

Financial Services  
Mr. Ron Y. Steiger, Chief Financial Officer

**SUBJECT:                   AWARD INVITATION TO BID NO. ITB-23-022-PM – CHILLER SERVICE CONTRACT**

**COMMITTEE:               FISCAL ACCOUNTABILITY & GOVERNMENT RELATIONS**

**LINK TO STRATEGIC PLAN:                       EFFECTIVE AND SUSTAINABLE OPERATIONAL PRACTICES**

Procurement Management Services, at the request of Facilities Operations, Maintenance, released the above-referenced solicitation. The purpose of this Invitation to Bid (ITB) is to establish contracts to furnish all labor, material and equipment to institute a continuing and comprehensive program of inspections, preventive maintenance, emergency repair and routine repair services, including all water chillers compressor overhauls, providing necessary, systematic, periodic service, maintenance and satisfactory repair for all of the air-conditioning and water treatment equipment including but not limited to the cooling tower HVAC structural components, chilled water pumps and associated piping listed in this ITB. This is a term bid which states that the Board may purchase services, as may be needed, but is not obligated to purchase any guaranteed amount. This ITB was advertised on the Procurement Management Services website and DemandStar. This contract impacts all District facilities, which breaks down to an annual amount of \$21,000 per facility based on the annual contract amount of \$8,400,000. The solicitation was shared with the District's Office of Economic Opportunity (OEO) for additional community outreach.

The initial term of the bid shall be for a period of three (3) years, commencing July 24, 2024 through July 23, 2024, and may, by mutual agreement between The School Board of Miami-Dade County, Florida, and the successful bidders, be extended for two (2) additional one (1) year periods.

Pursuant to School Board Policy 6320.02, the Goal Setting Committee recommended that this solicitation be open with a 5% price preference for SBE/MBE certified firms.

Six (6) vendors responded to this advertised bid. M-DCPS OEO staff verified the Small, Micro, Veteran and/or M/WBE certification status of the firm(s). Based on the criteria listed in the solicitation, the contract will be awarded to five (5) vendors of which four(4) are certified.

In Fiscal Year 2023-2024, the District spent \$5,638,980 on chiller services.

Fund Source  
Capital  
General

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida:

- 1. AWARD INVITATION TO BID NO. ITB-23-022-PM – CHILLER SERVICES CONTRACT**, to establish contracts to furnish all labor, material and equipment to institute a continuing and comprehensive program of inspections, preventive maintenance, emergency repair and routine repair services, including all water chillers compressor overhauls, providing necessary, systematic, periodic service, maintenance and satisfactory repair for all of the air-conditioning and water treatment equipment including but not limited to the cooling tower HVAC structural components, chilled water pumps and associated piping listed in this ITB, during the term of the bid, with an effective date of July 24, 2024 through July 23, 2024, and may, by mutual agreement between The School Board of Miami-Dade County, Florida, and the successful bidders, be extended for two (2) additional one (1) year extension periods thereto, as follows:

MAINTENANCE SERVICE CENTER 1

PRIMARY

PREMIER AIRCONDITIONING & REFRIGERATION, INC. SBE/MWBE  
2165 WEST 10<sup>TH</sup> COURT  
HIALEAH, FL 33010  
OFFICER: JOSE L. HERNANDEZ, JR  
HISPANIC AMERICAN

ALTERNATE

RGEN ENTERPRISES, LLC DBA COOL WATER AIR CONDITIONING  
SBE/MWBE  
5716 NE 4<sup>TH</sup> AVENUE  
MIAMI, FL 33137  
OFFICER: RAMON GENEMARAS  
HISPANIC AMERICAN

CLARK CONTRACTING SOLUTIONS, LLC DBA FORAIR SBE  
13751 SW 143<sup>RD</sup> COURT, SUITE 102  
MIAMI, FL 33186  
OFFICER: FRANK CLARK, JR

MAINTENANCE SERVICE CENTER 2

PRIMARY

SOUTHEASTERN CHILLER OF MIAMI, INC. DBA SOUTHEASTERN  
CHILLER SERVICES  
3800 NW 126<sup>TH</sup> AVENUE  
CORAL SPRINGS, FL 33065  
OFFICER: PHILIP LAROCHE

ALTERNATE

PREMIER AIRCONDITIONING & REFRIGERATION, INC. SBE/MWBE  
2165 WEST 10<sup>TH</sup> COURT  
HIALEAH, FL 33010  
OFFICER: JOSE L. HERNANDEZ, JR  
HISPANIC AMERICAN

RGEN ENTERPRISES, LLC DBA COOL WATER AIR CONDITIONING  
SBE/MWBE  
5716 NE 4<sup>TH</sup> AVENUE  
MIAMI, FL 33137  
OFFICER: RAMON GENEMARAS  
HISPANIC AMERICAN

MAINTENANCE SERVICE CENTER 3

PRIMARY

CLARK CONTRACTING SOLUTIONS, LLC DBA FORAIR SBE  
13751 SW 143<sup>RD</sup> COURT, SUITE 102  
MIAMI, FL 33186  
OFFICER: FRANK CLARK, JR

ALTERNATE

PREMIER AIRCONDITIONING & REFRIGERATION, INC. SBE/MWBE  
2165 WEST 10<sup>TH</sup> COURT  
HIALEAH, FL 33010  
OFFICER: JOSE L. HERNANDEZ, JR  
HISPANIC AMERICAN

SOUTHEASTERN CHILLER OF MIAMI, INC. DBA SOUTHEASTERN  
CHILLER SERVICES  
3800 NW 126<sup>TH</sup> AVENUE  
CORAL SPRINGS, FL 33065  
OFFICER: PHILIP LAROCHE

MAINTENANCE SERVICE CENTER 4

PRIMARY

WEATHERTROL MAINTENANCE CORP MWBE  
7250 NE 4<sup>TH</sup> AVENUE  
MIAMI, FL 33138  
OFFICER: CARLOS I. BORJA  
HISPANIC AMERICAN

ALTERNATE

CLARK CONTRACTING SOLUTIONS, LLC DBA FORAIR SBE  
13751 SW 143<sup>RD</sup> COURT, SUITE 102  
MIAMI, FL 33186  
OFFICER: FRANK CLARK, JR

RGEN ENTERPRISES, LLC DBA COOL WATER AIR CONDITIONING  
SBE/MWBE  
5716 NE 4<sup>TH</sup> AVENUE  
MIAMI, FL 33137  
OFFICER: RAMON GENEMARAS  
HISPANIC AMERICAN

2. **AUTHORIZE** the Superintendent to purchase up to the total estimated amount of \$25,200,000 for the initial contract term and an amount not to exceed \$8,400,000 for each subsequent one (1) year extension period. Board authorization of this recommendation does not mean the amount shown will be expended.