

## REPLACEMENT KEY BISCAYNE BRANCH LIBRARY PROJECT: C25-MDPLS-KB-ESP - INVITATION TO BID

### BID SUBMITTAL DEADLINE:

Miami-Dade County, hereinafter known as MDC, will receive sealed bids on **August 13, 2025** on behalf of the Maimi- Dade Public Library System (Library) by the Office of the Clerk of the Board of County Commissioners, Stephen P. Clark Center, Room 17-202, 111 NW 1st Street, Miami, FL 33128, **until 2:00 p.m., Local Time**, or as modified by addendum for the Construction Services for the ***Replacement Key Biscayne Branch Library, Project No.: C25-MDPLS-KB-ESP***. Request information via email to: **Cga@mdpls.org** copy the Clerk of the Board at **clerkbcc@miamidade.gov**.

Bids received after the bid submittal date and time stipulated above will not be considered. The County reserves the right to postpone or cancel the bid opening at any time prior to the scheduled opening, reject any and or all Bids, waive informalities and irregularities, or to re-advertise the Project. The County, choosing to exercise its right of rejection, does so without the imposition of any liability against the County.

It is the responsibility of the Contractor to verify all pricing prior to submitting a final Base Bid price. Failure to honor pricing could impact the ability of the firm to receive County Business in the future as it will become a responsibility issue in future evaluations.

Bids must be submitted pursuant to all the requirements set forth in the Bid Documents.

**PROJECT ESTIMATE(S):** Contract Base: **\$ 20,594,556.13**

**CALENDAR DAYS:** 669

**PROJECT LOCATION:** 299 Crandon Blvd., Key Biscayne, Florida 33149

**PRE-BID MEETING: (IN PERSON)** A Pre-Bid Meeting is scheduled for **Wednesday July 9, 2025 @ 11:00 AM at the existing Key Biscayne Branch Library**. The Pre- Bid meeting and site visit are **MANDATORY**. Please be advised that the bid documents will be available on **9- JUL-2025**.

Address: 299 Crandon Blvd., Key Biscayne, Florida 33149

### PRIME CONTRACTOR LICENSE AND EXPERIENCE REQUIREMENTS:

Include with the bid submittal package, copies of certifications and documentation that demonstrate that at the time of Bid and pursuant to the requirements of Section 10-3 of the Code of Miami-Dade County, Florida and these Solicitation Documents, the Bidder holds a valid, current, and active:

### LICENSE REQUIREMENTS:

**PRIMARY:** Certified General Contractor

**SUBCONTRACTOR:** Mechanical, Electrical, Plumbing, Low Voltage & Audio Visual, Signage Designer/Fabricator

**EXPERIENCE REQUIREMENTS:** Miami-Dade Public Library System is requesting that the General Contractor at a minimum, through full-time personnel, have experience within the last five (5) years in successfully completing new multi-story construction of commercial or public buildings using sustainable materials and methods, coordinating electrical and low voltage infrastructure and that they can demonstrate experience delivering high quality, durable interior finishes, and fixtures. They must be fully insured and bonded for the project which is estimated at \$20,594,556.13. It is preferred that the team members also have the following:

- Experience within the last seven (7) years with building new or renovating public libraries.
- Experience with library technologies including high-speed wi-fi internet, low voltage wiring, all- in-one audio-visual presentation systems, and integrated automated building control systems.
- LEED building certified professionals on staff and experience constructing at least 1 LEED certified building within the last seven (7) years.

**SCOPE OF WORK:** (Contractor must obtain and submit all permits prior to performing any work.) CONTRACTOR shall review all documents, plans, and scope of work provided by Miami-Dade County Library System, Capital Programs Division for work to be completed.

The CONTRACTOR shall protect all existing components: included, but not limited to walkways, trees, pond, benches and other existing site furnishings including perimeter fence, if applicable. The CONTRACTOR shall perform the WORK complete, in place, tested, and ready for continuous occupancy, and shall include repairs, replacements, and restoration required as a result of damage caused during the construction. CONTRACTOR shall furnish all labor, materials, equipment, services, and incidentals to complete all work required by these contract documents and as can be inferred and necessary for the proper completion of the WORK, whether specifically indicated in the contract documents or not.

The Library requires construction services for a new Key Biscayne Branch library located at 299 Crandon Boulevard in Key Biscayne. The new two-story, approximately 20,000 square foot library will replace the existing 6,200 square foot library built in 1976 at the same location. The building will be LEED silver certified with sustainable features that include rooftop solar panels, electric vehicle charging stations in the parking area, and new landscaping that takes advantage of the existing water feature and native vegetation. The new library will contain modern technological standards with two (2) multipurpose spaces that contain state-of-the-art audio/visual presentation systems and are integrated with the lighting systems. There are a variety of spaces and fixtures to accommodate single users and small groups to gather. The second floor has a dedicated family area with features that include a children's interactive area, a sensory-friendly room, a YouMedia technology space, and young adult areas.

The construction is to be performed in accordance with the plans and specifications prepared by Ferguson, Glasgow, Schuster, Soto, Inc. for the Library. The work consists of the demolition of the existing library and

site construction including protection of the existing landscaping and water features on site and the construction of the new two-story library.

As described in the plans and specifications the scope includes, but is not limited to, sitework, civil, structural, mechanical, electrical, plumbing, fire protection, low voltage, landscaping, paving and interiors with all finishes

(i.e. ceilings, paint, flooring, accessories, fixtures, etc.). The selected Contractor shall hire an experienced low voltage/media professional (Integrator) that will be responsible of identifying, coordinating among all systems and building trades, programming all required equipment proposed for the project including the categories of:

- structured cabling systems,
- security systems,
- audio/visual systems, and
- IT rack, including, but not limited to, providing all drawings, specifications and contract administration required to design and install the project's low voltage and audio/visual system. The Integrator shall coordinate with the Library's IT team to review proposed systems and verify compliance with the standards, maintenance requirements, lighting and daylighting controls, and compatibility with County systems.

The scope of work includes providing a new water line on adjacent Key Colony property and must be completed within the first 90 calendar days after NTP. For the water line relocation on Key Colony Property the contractor must do the following:

- Include Key Colony Property as an additional insurer in the Certificate of Insurances.
- Provide advance notifications on the starting date and project schedule.
- All existing vegetation, trees, irrigation within the demolition area must be replaced or relocated as required per contract drawings.
- All work must be completed within the first 90 days from NTP.
- Conveyance package must be submitted, reviewed and approved 30 days after completion of the water line is completed and before the demolition starts in the MDPLS work site.
- All these requirements must be included as part of the overall schedule.

The selected Contractor shall be responsible for completing the project in accordance with the complete contract documents and specifications and obtaining all approvals by any/all authorities and permitting agencies having jurisdiction over the project, including, but not limited to, the Village of Key Biscayne, Miami-Dade County, WASD, FPL and State/Federal authorities, as applicable. The project must be constructed to meet or exceed applicable building codes, including Miami-Dade County and Village of Key Biscayne Ordinances, and apply modern technological standards for library facilities. Contractor will facilitate the project in an efficient and cooperative manner with the Library team and Library's design professionals. They will provide construction services through the completion of the project and include systems commissioning and a two-year warranty/close out periods. The required work will result in a complete, fully functional and operational library facility that will serve the public safely, in a clean and efficient manner while allowing for the use of modern library technologies throughout the building and site.

The selected Contractor shall be responsible to develop and get all required approvals for their own construction staging and MOT (maintenance of traffic) plans.

All books and furniture will be removed by MDPLS. However, any furniture left inside the existing building the contractor will be responsible for removing and disposing of it accordingly. All costs associated with this work are part of the contract.

Note that work is further described in the contract documents and within the plans.

**BID DOCUMENTS:** To receive the bid documents, contact Malka Rodriguez at **Cga@mdpls.org**. The Bid Documents must be requested directly from the Library Department, or your bid may be deemed non-responsive.

Bid Documents will be available on: **July 9, 2025**

All Addenda for this project will be available within the same link emailed for the Bid Documents. It is the Bidder's responsibility to ensure receipt of all addenda, and any accompanying documentation. Acknowledgment of bid documents and addenda received by Bidders is a requirement when submitting Bids. Failure to return signed receipts as part of your Bid Submittal may deem the bid non-responsive.

**BONDS (BID, PERFORMANCE AND PAYMENT):** Each Bid must be accompanied by a certified check or acceptable bid bond in the amount of five percent (5%) of the proposed total bid amount as guarantee that the Bidder, if awarded the Contract, will provide, as set forth in the Bid Documents, a Performance and Payment bond satisfactory to Miami-Dade County, Library Department, equal to one hundred (100%) percent of the total Contract award amount.

Bidders may not withdraw their bids for a period of one-hundred and eighty (180) calendar days after the bid opening, after which they may be requested to extend their bids until either a Recommendation for Award or a Notice of Rejection of Bids has been filed with the Clerk of the Board, Miami-Dade County. Failure to hold prices shall be cause to render the bid non-responsive and risk forfeiture of the bid bond as liquidated damages.

**REQUEST FOR CLARIFICATION/INFORMATION:** All Requests for Information (RFI) must be submitted electronically, in word format, by **August 6, 2025** to **Cga@mdpls.org** and a copy filed with the Clerk of the Board at **clerkbcc@miamidade.gov**. **NO PHONE CALLS WILL BE ACCEPTED**. Verbal statements made by the County or the Owner's Representative that are not contained in the contract documents or addendum to the contract are not binding on the County and should not form any basis for a bidder's response to a contract.

**NON-COLLUSION AFFIDAVIT:** Pursuant to Section 10-33.02.1 of the Miami-Dade County Code, bidders on County construction contracts are requested to complete and submit the Non-Collusion Affidavit form included with the Bid Documents. Any person or entity that fails to submit the required affidavit in accordance with the aforementioned Code shall be ineligible for the contract award. Failure to provide a Non-Collusion Affidavit within five (5) days from notification of intent to award may be cause for the Contractor to be deemed non-responsive and forfeit their bid/proposal bond.

**CONE OF SILENCE:** Pursuant to Section 2-11.1(t) of the County Code and Administrative Order 3-27 ("Cone of Silence Provisions"), as amended, a "Cone of Silence" is imposed upon RFPs, RFQs, or bids after advertisement and is lifted at the time the project has been Recommended for Award. Written communications may be submitted via e-mail to Malka Rodriguez at **Cga@mdpls.org** copy the Clerk of the Board at **CLERKBCC@miamidade.gov**. The County shall respond in writing and file a copy with the Clerk of the Board, which shall be made available to any person upon request.

**DISCLOSURES:** In accordance with Miami-Dade County Implementing Order 3-9, Accounts Receivable Adjustments, if money is owed by the Contractor to the County, whether under this Contract or for any other purpose, the County reserves the right to retain such an amount from payment due by County to the Contractor under this Contract. Such a retained amount shall be applied to the amount owed by the Contractor to the County. The Contractor shall have no further claim to such retained amounts which shall be deemed full accord and satisfaction of the amount due by the County to the Contractor for the applicable payment due herein.

**VERIFICATION OF EMPLOYMENT ELIGIBILITY (E-VERIFY):** By entering the Contract, the Awarded Bidder becomes obligated to comply with the provisions of Section 448.095, Florida Statute, titled "Verification of Employment Eligibility." This includes but is not limited to utilization of the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of all newly hired employees by the Awarded Bidder effective, January 1, 2021, and requiring all Subcontractors to provide an affidavit attesting that the Subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. Failure to comply may lead to termination of this Awarded Bidder, or if a Subcontractor knowingly violates the statute, the subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit Court no later than twenty (20) calendar days after the date of termination. If this Contract is terminated for a violation of the statute by the Awarded Bidder, the Awarded Bidder may not be awarded a public contract for a period of one year after the date of termination, and the Awarded Bidder may be liable for any additional costs incurred by the County resulting from the termination of the Contract. Public and private employers must enroll in the E-Verify System (<http://www.uscis.gov/e-verify>) and retain the I-9 Forms for inspection."

**MIAMI-DADE COUNTY DEBARMENT AFFIDAVIT:** The Contractor shall be subject to and comply with all the provisions of Ordinance No. 93-129. A breach of the clauses contained in the contract adversely affecting the performance of the Contractor on this project may be grounds for the initiation of debarment proceeding.

**SUSTAINABLE BUILDINGS PROGRAM:** Bidders contracted for the planning, design, construction, management, renovation, maintenance, or decommissioning of infrastructure projects and buildings owned, financed, leased, or operated by Miami-Dade County or constructed on County-owned property shall adhere to the Miami-Dade County Sustainable Buildings Program as set out in Article III, **Sec. 9-71 to Sec. 9-75 of the Ordinance No. 07-65 and Ord. No. 22-107**.

The primary mechanism for determining compliance with the Sustainable Building Program shall be the U. S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Rating System. All construction projects are required to meet the standards delineated in Ordinance 07-65. Compliance shall be determined by completing a formal certification process with the U.S. Green Building Council, or as otherwise directed by the County's Sustainability Manager.

- New Construction (NC): All new construction projects shall be required to attain "Silver" or higher-level rating under the LEED-NC Rating System.
- Major Renovations and Remodels: All major renovations and remodels shall attain "Certified" or higher- level rating under the LEED-NC Rating System.
- Non-Major Renovations and Remodels: All non-major renovations and remodels shall attain "Certified" or higher-level rating under the appropriate LEED Rating System such as LEEDNC, LEED-Existing Building (EB) or LEED-Commercial Interior (CI).
- Renovations, remodels, and other building upgrades not meeting the above criteria are encouraged to incorporate the maximum number of LEED approved green building practices as are feasible from a practical and fiscal perspective; however, LEED certification will not be required.

**INDEMNIFICATION AND INSURANCE REQUIREMENTS:** Refer to Project Manual - 00800 Supplemental General Conditions, Article 1.08 for requirements.

**LIQUIDATED DAMAGES:** \$1,735.88 per day until Certificate of Acceptance for Substantial Completion or after Acceptance for Substantial Completion until Final Acceptance.

**IG FEES:** Pursuant to Miami-Dade County Code Section 2-1076 - Office of the Inspector General (IG) Fees apply.

**ADDITIONAL FUNDING:** This project is funded in part by the State of Florida, Public Library Construction Grant and all Grant requirements apply.