

**Capital Programs Division**  
**275 NW 2nd Street, 4th Floor**  
**Miami, FL 33173**



**Contract No:** MCC 7360 Plan  
**RPQ No:** 2025KRENO

A RPQ has been issued for the work identified below. If you are interested in submitting a bid for this project, please submit your bid via Electronic Bidding, attention to Dayami Corella at no later than 3/11/2025 at 02:00 PM. If you have any questions, contact Jason Brown at 786/830-8753.

## RPQ DETAILED BREAKDOWN

Bid Due Date:	3/11/2025	Time Due:	02:00 PM	Submitted Via:	Electronic Bidding		
Estimated Value:	\$267,918	(excluding Contingencies and Dedicated Allowances)					
Project Name:	Kendall Indian Hammocks Construction and Maintenance Division Office Renovation						
Project Location:	11395 SW 79th ST Miami FI 33173						
License Requirements:	Primary:	General Building Contractor					
	Sub:	Plumber, Master; Electrical Contractor; Building Contractor					
Scope of Work:	<p>(Contractor must obtain and submit all permits prior to performing any work).</p> <p>1. CONTRACTOR shall review all documents, specifications, plans and scope of work provided by the Miami-Dade County Parks, Recreation and Open Spaces Construction &amp; Maintenance Division Project Manager for work to be completed.</p> <p>1.1 It shall be the contractor's responsibility to ensure that all required regulatory or proprietary permits are obtained prior to commencement of work.</p> <p>1.2 Contractor shall obtain all required permits and forward to Miami Dade County Parks.</p> <p>1.3 Contractor is responsible for all Surveying &amp; Layout required. Red Line (As-built) drawings to be always maintained on site. Accurate survey (Inverts, Dimensions, Locations, etc.) to be reflected on red line (as-built) plans. These are to be reviewed on a weekly basis by Project Manager. Three signed and sealed as-builts to be submitted prior to final payment approval. Refer to item 21 for further as-built requirements.</p> <p>1.4 Contractor to coordinate all required inspections/tests and documentation required by any/all governing entities, i.e. City of Miami, Miami-Dade Building Department, Miami-Dade Water and Sewer, Miami-Dade Public Works, Plumbing, Electrical, Fire, Florida Department of Health, DERM, FDEP, South Florida Water Management, FPL, etc.</p> <p>1.5 Contractor shall be responsible for all dumpster rentals and disposal fees as required.</p> <p>2. CONTRACTOR shall furnish all labor, equipment and materials required to provide the Kendall Indian Hammocks Maintenance and Construction Division Renovation:</p> <p>2.1. Prior to submitting bid, the contractor is to visit site and become familiar with areas and requirements as per scope of work needed in RPQ, drawings, and submittals provided by owner to complete project. Contractor shall be required to complete on site measurements as applies for submission of bid.</p> <p>2.2. This project will be completed in 2 phases. Each Phase to be determined at a pre-construction meeting.</p> <p>2.3. This project shall be ADA compliant to include bathrooms, hallways, entryways, etc.</p> <p>2.4. Contractor shall complete the following as part of this scope of work:</p> <p>2.5. Demolition of interior. Remove drop ceiling, grid systems, all aluminum accents, AC trunk lines, lights, all bathroom fixtures, existing kitchen area, walls, flooring,</p> <p>2.6. Building Plumbing. Cast Iron pipes need to be removed and replaced with PVC pipes. Contractor shall inspect all plumbing prior to submitting BID in order to determine scope needed to complete the conversion from cast iron to PVC.</p> <p>2.7. Building Electrical. Contractor will identify how many new receptacles will be needed in order to comply with FBC. See section 5 of this scope for lighting requirements.</p> <p>2.8. Contractor shall furnish and install new Full View doors throughout the building.</p> <p>2.9. The contractor shall be responsible for the complete painting of the interior and exterior building being renovated. The color codes and paint schemes for the newly renovated buildings will be provided by Miami-Dade Parks, Construction &amp; Maintenance Division during pre-construction.</p> <p>2.10. Prior to painting, the contractor will ensure that all the walls are free of defects. Contractor will ensure that the existing wall finishes are restored to like new (free from defects and major imperfections).</p> <p>2.11. The contractor will be responsible for purchasing paint approved by the Construction &amp;</p>						

Maintenance Division.

2.12. Contractor shall build new partitions. See attached Floor plan.

2.13. Contractor shall remove all debris created from the demolition. Contractor shall ensure all areas not affected by the work being performed are protected and covered.

3. CONTRACTOR shall furnish all labor, equipment and materials required to provide the Renovation of tile of the floor tile throughout the building:

3.1. Contractor shall remove all existing base boards prior to floor tile demolition.

3.2. The contractor shall demolish all of the flooring systems in the building and remove all the existing thin set to ensure proper elevation of new tile. Contractor shall ensure proper disposal of tile and construction debris.

3.3. Contractor shall ensure that any cracks or depressions in the bare concrete are filled or sealed using current industry standards prior to new tile installation. Flooring must be prepped and floated where necessary with precautions taken for any surface cracks visible at the time of installation.

3.4. Contractor shall ensure floor is laid out with chalk lines line before installation begins. Installation will be from the center of the room outward and in a manner to allow continuous pattern from hallways into tiled rooms.

3.5. Contractor will refer to drawings and submittals for building floor tile specifications. Specified tile will be Aventura Gris II Large Format tile 30 x 60. Grout color will be selected during the pre-construction activities by the Miami-Dade project manager.

3.6. All new tiles shall be set using premium materials. All setting materials shall adhere to tile manufacturer specifications and or meet the minimum industry standards for tile size and material.

3.7. Contractor shall ensure the minimum finish grade possible while maintaining even grade across the building.

3.8. Contractor shall ensure all smooth transitions into all rooms and restrooms throughout. Contractor Shall arrange tile to minimize number of cuts. Contractor shall ensure cuts are even on all sides (where possible).

3.9. Contractor shall make any necessary adjustments to any door that will not be replaced as part of this scope (to allow installation of new tile with proper clearances). All new doors shall be installed to the new finish grade of the new tile.

3.10. All floors will be covered immediately after grouting with an approved floor covering which will be securely taped to the floor with masking tape. Tape shall be installed approximately 11/2" - 2" away from drywall so baseboard applied without removing the tape.

3.11. Contractor shall install new wall base boards 6" wood.

3.12. Prior to new base installation, Contractor shall repair and finish any portion of the wall that will not be covered by the new base. If wall is damaged, contractor shall repair with new drywall and finish.

3.13. Contractor shall install all wall bases using, the wall base adhesive specified by the manufacturer and fasten using nails to ensure proper adhesion.

3.14. All nail holes and miter joints shall be filled to ensure a seamless look throughout the building. All new wall bases shall be caulked against the wall and floor to seal off any joints prior to painting.

4. CONTRACTOR shall furnish all labor, equipment and materials required to provide the Renovation of all existing Restrooms inside the building:

4.1. This will entail the complete demolition and installation of both restrooms within the building. To include the removal of partitions, fixtures, tiles (floor and wall), counters, etc.

4.2. Contractor shall demolish and dispose of all the existing tile in all restrooms. Tiles to be removed shall include all floor and wall tile.

4.3. Contractor shall remove and dispose of all the damaged drywall, backerboard, cement board, etc. Once all the studs are exposed, contractor shall remove all fasteners left behind and ensure clean and prepped surface for new drywall and cement board. Any damaged studs shall be replaced using new 20ga metal or the same material that is present.

4.4. Contractor shall install new mold-resistant drywall throughout both restrooms.

4.5. Contractor shall install a new hard ceiling with square 4" recessed lighting (Approximately 8 lights in each bathroom).

4.6. Contractor shall install Aventura Gris II Large Format tile 30 x 60 floor tiles and Lenox White 12 x 24 Wall Tiles throughout the restroom walls. An accent wall will also be installed using Isola Capri Polished Ceramic 3 x 12 tile. Approximately 135 sq feet in each bathroom.

4.7. Contractor shall install new wall tiles throughout both restrooms. Wall tiles will consist of three separate products that have been specified in the shop drawings and material/ color selection sheets. Location for the wall tiles have been specified in the shop drawings. Contractor shall also install stainless steel Schluter tile trims in all transition areas (inside corners, outside corners, coves, top and bottom edges and from one tile type to another). Refer to drawings and submittals for details and specifications.

4.8. Contractor shall install new partitions using the existing layout provided in the drawings for

both restrooms. The partitions should be Phenolic in the color to be determined at pre construction.

4.9. Contractor shall install new American Standard, Studio, rectangular undercounter sink, vitreous china (unglazed rim and front overflow. New vanities will have quartz Calacatta Gold countertops in both restrooms with removable ADA access panels. New access panels shall be plywood with laminate finish. Color will be determined at pre-construction.

4.9 Contractor shall install all new restroom fixtures and accessories based on specifications provided, this includes but is not limited to: toilets, urinals, flush valves, sink faucets, soap dispensers, mirrors, towel dispenser and waste receptacle, toilet tissue dispenser, ADA grab bars (Stainless Steel), toilet and urinal partitions, see specification sheet for details.

5. CONTRACTOR shall furnish all labor, equipment and materials required to provide the Renovation interior ceiling and lighting, electrical outlets, and HVAC Ducts throughout the building:

5.1. Contractor shall remove existing ceiling tiles and suspension system. Contractor shall dispose of them according to any guidelines set forth by the authority having jurisdiction.

5.2. Ceiling height will be set to approximately 9 feet to allow clearance for all supply and return trunk lines, supply lines, registers, lighting, etc.

5.3. Contractor shall install new Armstrong 9/16" Suprafine XL in "White". Contractor shall also install new Armstrong Lyra PB Square Tegular in a standard size of 24"x48" in "White" (where applicable).

5.4. Contractor shall ensure that all ceiling finishes are up to industry standards.

5.5. Contractor shall install new r-rated battings above the new ceiling structure. New batting should be a minimum of R-30 insulating rating or greater rating to meet current building code (where applicable).

5.6. Contractor shall install electrical new electrical outlets. Approximately (80) outlets.

5.7. Contractor shall replace all interior lighting with compatible LED fixtures or troffers.

5.8. Contractor will be responsible for electrical connections of new lights. Contractor shall ensure proper lighting throughout the building. Additional lights maybe needed to maintain lumen levels throughout the building. Any additional lights needed should be included as part of this scope.

5.9. Contractor shall install emergency exit lighting signs at all exits from the building. If functional the currents signs may be reused for installation.

5.10. Contractor shall install new A/C diffusers and A/C return grills throughout the building. All new grills shall be white to match the ceiling. New supply and Return trunk lines will be installed from the current package units.

5.11. Contractor shall add all auxiliary duct work.

5.12. Contractor shall ensure that all Duct sizes meet CFM requirements per room.

5.13. Contractor shall provide HVAC Load Calculations.

6. CONTRACTOR shall furnish all labor, equipment and materials required to provide the installation of new wall partitions and doors.

6.1 Contractors can form the partitions using either wood or metal studs, whichever is preferred.

6.2 Contractors will install R19 insulation between all studs.

6.3 Contractors shall install 5/8-inch drywall.

6.4 Where partitions terminate in the middle of a windowpane, Contractor shall fabricate Mullins to properly terminate partitions to the window.

6.5 The IT room and any other required storage room will be fire rated according to building codes. This scope includes walls, and doors as required by code.

6.6 Contractors shall form walls necessary to build out offices, bathrooms, kitchen.

6.7 Contractor shall install chase walls beneath all store front windows using 2 ½ inch stud and 5/8" drywall in order to cover all the electrical, and Low Voltage lines.

6.8 Contractor shall furnish and install full clear panel wood doors. This project calls for (8) 36 x 84 for offices, and (2) 42 x 84 hallway doors.

7. CONTRACTOR shall furnish all labor, equipment and materials required to provide the installation of Kitchen cabinets, appliances. and accessories.

7.1 Contractor shall measure and provide drawings for the installation of base cabinets and wall cabinets.

Kitchen length is approximately 13 feet with standard 24 inches base cabinets. Wall Cabinets will be 36" tall and

12" inches in depth.

7.2 Contract shall install quartz Silestone Calacatta Gold countertops and back splash with an undermount sink.

7.3 Contractor shall install new sink minimum of 33 inches. The specifications of the sink will be stainless steel, single drain, workstation.

7.4 Contractor shall install a minimum of 4 electrical outlets along the width of the kitchen on the backsplash.

7.5 Contractor shall also install an electrical outlet in the interior of the sink base cabinet.

7.6 Contractor shall include as part of the kitchen the following accessories. Kitchen Sink, Refrigerator, that includes both an icemaker and filtered water, and microwave installed above kitchen sink. All accessories are to be stainless steel. See Kitchen Layout Drawing.

8. The Contractor is responsible for repairs on anything damaged that is outside of this scope. All work must be performed in accordance with all local, state and federal guidelines. All products used shall be Miami-Dade

County approved as well as approved by the Florida Building Code.

9. Contractor shall include all required documents for permitting by the building department or any authority having jurisdiction. Contractor shall submit product approval and manufactures specifications upon pre-construction meeting (If applicable).

10. The Contractor is responsible for keeping the site clean during and after construction. Furthermore, the Contractor ensures removal and proper disposal of all debris generated in accordance with local, state and federal laws. This Scope of Work is not intended to be an all-inclusive description of the Contractors duties and responsibilities. It is intended to be an "included but not limited to", outlined to assist the Contractor with a guideline as to what is expected in their scope of work. As such, the Contractor understands and accepts that anything that can be reasonably expected in their scope of work is included and that the basis of determination shall be an objective, typical industry standard for said work.

Note that work is further described in the contract documents listed in Project Volume I 00800 Supplemental General Conditions.

All requests for information (RFI) must be submitted in writing by 02/10/2025 to Penelope.Quintas@miamidade.gov and copy 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 an RPQ or addendum to the RPQ are not binding on the County and should not form any basis for a bidder's response to an RPQ.

Bidder or vendor key personal experience shall have completed at least two (2) projects of similar size and scope in accordance with Resolution No. R-1122-21. Bidder shall provide evidence of this experience; project names; dollar values and contract information for verification purposes. This information should be entered on form 00450 Bidder's Statement of Qualifications and Business References, highlighting at least two comparable projects and using additional pages as needed.

**MATERIAL or PRODUCT SUBSTITUTIONS:** Material or Product substitutions are not reviewed, evaluated, or considered during bidding. PROS will review substitutions for better or equal materials as outlined in the RPQ after the Notice to Proceed is issued. All material substitutions are subject to approval. Miami-Dade County Park and Recreation has specified certain brand names because it seeks to match products currently in use at other Park facilities. Any specified products or systems intended to be substituted by the Contractor has to be submitted to the Project Manager within 30 calendar days after receipt of the Notice to Proceed. Only one (1) request for substitutions will be considered for each product. When substitutions are not accepted, the Contractor shall provide specified product. The request is to be accompanied by complete cost data of the proposed substitution, substantiating compliance with the contract documents, including product identification and description, performance and test data, references and samples where applicable, and an itemized comparison of the proposed substitution with the product specified.

Document Pickup:	Contact:	Penelope.Quintas@miamidade.gov	Phone No:		Date:	2/6/2025	
	Location:	To receive the bid documents contact Penelope.Quintas@miamidade.gov					
Pre-Bid Meeting::	YES	Mandatory:	No	Date:	2/20/2025	Time:	10:00 AM
	Location:	Kendall Shops Maintenance Office - 11395 SW 79th Street, Miami FL 33173.					
Site Meeting:	YES	Mandatory:	YES	Date:	2/20/2025	Time:	10:00 AM
	Location:	Kendall Shops Maintenance Office - 11395 SW 79th Street, Miami FL 33173.					
Bid shall be submitted to:	Contact:	Dayami Corella					
	Address:	Electronically; via email in PDF format to Dayami.Corella@miamidade.gov					
	Email:	Dayami.Corella@miamidade.gov	FAX # :	305-755-7840			

Type of Contract:	Single Trade			Method of Award:	Lowest Responsible Bidder		
Method of Payment:	Scheduled Monthly Payments			Insurance Required:	YES		
Additional Insurance Required:	NO		If Yes - Minimum Coverage:				
Performance & Payment Bond Required:	YES			Bid Bond Required:	YES		
Davis Bacon:	NO	Maintenance Wages:	NO	AIPP:	NO	Amount:	
DBE Participation:	NO	Percentage:	0.00%	DBE Subcontractor Forms Required:			NO
SBE-S Requirements	NO	Percentage:	0.00%				
SBE-G Requirements	NO	Percentage:	0.00%				
Liquidated Damages:	YES	\$\$ Per Day:	\$250.00				
For RPQ's less than \$10,000, if no LD rate is specified, the County reserves the right to assess actual damages in lieu of LDs.							
Design Drawing Included:	NO	Shop Drawing Included:	NO	Specifications Included:			YES
Anticipated Start Date:	4/14/2025			Calendar Days for Project Completion:			180
Comments:							

## **DISCLOSURE:**

- Contractor shall indemnify and hold harmless the County and its officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the County or its officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the performance of this Agreement by the Contractor or its employees, agents, servants, partners principals or subcontractors. Contractor shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the County, where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorney's fees which may issue thereon. Contractor expressly understands and agrees that any insurance protection required by this Agreement or otherwise provided by the Contractor shall in no way limit the responsibility to indemnify, keep and save harmless and defend the County or its officers, employees, agents and instrumentalities as herein provided.

The Contractor shall furnish to **Parks, Recreation and Open Spaces, Capital Programs Division, 275 NW 2nd Street, 4th Floor, Miami FI 33173**, Certificate(s) of Insurance which indicate that insurance coverage has been obtained which meets the requirements as outlined below:

- A.** Worker's Compensation Insurance for all employees of the Contractor as required by Florida Statute 440.
  - a. If applicable should include coverage required under the U.S. Longshoremen and Harbor Workers' Act (USL&H) and/or Jones Act for any activities on or about navigable water.
- B.** Commercial General Liability in an amount not less than \$300,000 per occurrence, and \$600,000 in the aggregate. Miami-Dade County must be shown as an additional insured with respect to this coverage.
- C.** Automobile Liability Insurance covering all owned, non-owned and hired vehicles used in connection with the work, in an amount not less than \$300,000 combined single limit per occurrence for bodily injury and property damage.

\*Under no circumstances are Contractors permitted on the Aviation Department, Aircraft Operating Airside (A.O.A) at Miami International Airport without increasing automobile coverage to \$5 million. Only vehicles owned or leased by a company will be authorized. \$1 million limit applies at all other airports.

## **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.