



**INVITATION TO BID**

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 Department of Cultural Affairs at no later than 5/19/2025 at 02:00 PM. If you have any questions, contact EDUARDO VIVAS at (305) 927-8060.

This RPQ is issued under the terms and conditions of the Miscellaneous Construction Contracts (MCC) Program MCC 7360 Plan.

**RPQ DETAILED BREAKDOWN**

Bid Due Date:	5/19/2025	Time Due:	02:00 PM	Submitted Via:	Electronic Bidding	SBE-Con. Level:	N/A
Estimated Value:	\$340,000 (excluding Contingencies and Dedicated Allowances)						
Project Name:	Replacement of the Building Fire Alarm and Smoke Evacuation Systems at the Dennis C. Moss Cultural Arts Center						
Project Location:	10950 SW 211 St Cutler Bay, FL. 33189						
License Requirements:	Primary:	Fire Alarm					
	Sub:	Electrical Contractor; Air Conditioning Unlimited; Testing and Balancing Certification; Carpentry					
Scope of Work:	<p>(Contractor must obtain and submit all permits prior to performing any work).</p> <p><b>BACKGROUND</b></p> <p>The Department of Cultural Affairs manages the South Miami-Dade Cultural Arts Center (SMDCAC), a world-class, multi-disciplinary cultural venue and community-gathering place located at 10950 SW 211 Street in Cutler Bay. The Center plays a key role in the economic and cultural development of the area and has been serving as one of South Florida's premiere performing arts center since opening its doors in 2011. The complex consists of the main Theater Building (79,000 SF) that houses a 966-seat theater on three levels, an orchestra pit, stage area with fly loft space, dressing rooms, administrative offices, and a rehearsal room. The adjacent Activities Building (7,500 SF) adds rehearsal, small-scale performance and classroom spaces across an uncovered plaza that joins the two buildings.</p> <p>The existing Fire Alarm and Smoke Evacuation Systems have become obsolete, and parts are no longer manufactured or available for repairs. CUA has engaged the services of a registered Mechanical Engineer to assess and define the scope of work for services required to replace the Fire Alarm and Smoke Evacuation Systems for the facility.</p> <p><b>FIRE ALARM SYSTEM - SCOPE</b></p> <p>The Scope of Work for the Fire Alarm System Upgrade includes at a minimum the following:</p> <ol style="list-style-type: none"> <li>1. Download existing Fire Alarm System Programming.</li> <li>2. Remove existing Fire Alarm System main control computer "board" and replace with new SIEMENS upgraded main control "board".</li> <li>3. Remove existing Fire Alarm System "loop" cards and replace them with new SIEMENS upgraded "loop" cards.</li> <li>4. Upload existing Fire Alarm System Programming onto new main control "board".</li> <li>5. Remove and replace all existing fire alarm system area smoke detectors with new series, SIEMENS smoke detectors. Reassign existing device addresses to new devices.</li> <li>6. Remove and replace all existing fire alarm system duct-mounted smoke detectors with new series, SIEMENS duct mounted smoke detectors. Reassign existing addresses to new devices.</li> <li>7. Pre-test Fire Alarm System functions as required by NFPA 72 and Miami Dade County Fire Department.</li> <li>8. Schedule overtime testing of Fire Alarm System with Miami Dade County Fire Inspectors.</li> <li>9. Certify Installation per NFPA 72 and Miami Dade County Fire Department requirements. Provide Proper Documentation.</li> <li>10. Disconnect and re-connect 120-volt supply circuits to smoke control equipment and panels shown on the mechanical drawings.</li> <li>11. Prior to bidding, the contractor shall fully review the construction documents, existing Fire Alarm System, shop drawings, and visit the site in order to provide a proposal that will be inclusive of all work required.</li> <li>12. Contractor shall provide all required documentation in order to obtain a permit from the City of Cutler Bay Building Department and Miami Dade County Fire Department.</li> </ol> <p><b>SMOKE EVACUATION SYSTEM - SCOPE</b></p> <p>The Scope of Work for the Smoke Evacuation System Upgrade includes at a minimum the following:</p> <ol style="list-style-type: none"> <li>1. Download existing Smoke Evacuation System Programming.</li> <li>2. Remove existing Smoke Evacuation System fireman control override panel.</li> <li>3. Remove existing Trane MP581smoke system unitary control panels.</li> <li>4. Remove existing Trane EX2 smoke system zone extension panels.</li> <li>5. Remove related data wiring between items noted in #2, 3, and 4 above.</li> <li>6. Disconnect existing output wiring between Fire Alarm System control relays and Smoke Evacuation System equipment.</li> <li>7. Install new Smoke Evacuation System fireman control override panel.</li> <li>8. Install new Trane UC 600 unitary controllers.</li> <li>9. Install new Trane XM series zone extension panels.</li> <li>10. Install new "BACNET" wiring between items noted in #6, 7, and 8 above.</li> <li>11. Reconnect existing output wiring between Fire Alarm System control relays and smoke system equipment.</li> <li>12. Upload existing Smoke Evacuation System programming and modify as required.</li> <li>13. Pre-test system functions as required by the Florida Building Code – Mechanical, Chapter 5, Section 513, and Miami Dade County Fire Department.</li> <li>14. Schedule overtime testing of Smoke Evacuation System with Miami Dade Fire Inspectors.</li> <li>15. Certify installation per Florida Building Code – Mechanical, Chapter 5, Section 513, and Miami Dade County Fire Department requirements. Provide proper documentation.</li> <li>16. Prior to bidding, the contractor shall fully reviewed Construction Documents, existing Smoke Evacuation System shop drawings, and visit the site in order to provide a proposal that will be inclusive of all work required.</li> <li>17. Contractor shall provide all required documentation in order to obtain a permit from the City of Cutler Bay Building Department, and Miami Dade County Fire Department.</li> </ol> <p><b>IN-BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEM – SCOPE (ALLOWANCE)</b></p> <ol style="list-style-type: none"> <li>1. The contractor shall provide a line-item price for testing this facility in order to determine if a radio enhancement system is required.</li> <li>2. Testing shall be performed in accordance with requirements outlined by the Miami Dade County Fire Rescue Department and addressing the 53 verification points of the Department's checklist.</li> </ol>						

3. This information upon completion shall be presented to the design engineer for review prior to submitting it to the building department.

4. The Allowance is dedicated to the testing and if necessary, the implementation of the necessary radio repeaters required to provide first responders with appropriate radio communications inside and outside the Moss Center Complex.

#### EGRESS DOORS - SCOPE

1. Prior to performing any test, the Contractor, shall adjust all egress doors, including stair doors so that the doors opening and closing force are in compliance with the Florida Building Code, Florida Fire prevention Code, and the Florida ADA Code.

#### RFQ STIPULATIONS:

1. Mandatory site walk-through for bidders
2. Design documents, as built drawings and shop drawings will made available to interested bidders.
3. An engineer will be made available to answer questions from bidders and to help evaluate proposals.

#### LICENSE REQUIREMENTS:

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 and Contract Documents, the Bidder must hold a valid, current, and active Certified Fire Alarm Systems Contractor License in the State of Florida.

#### EXPERIENCE:

Bidders must meet the following minimum qualifications and responsibility requirements:

1. The selected contractor or primary principals of the company must demonstrate active experience in the fire alarm and smoke evacuation industry for at least ten (10) years prior to submittal.
  2. The selected contractor or primary principals and/or senior management must demonstrate experience as a prime contractor responsible for the successful completion by the identified personnel of a minimum of two (2) project within the last 10 years involving the replacement of fire alarms systems and smoke evacuation controls systems in commercial buildings of similar size and scope.
  3. Bidders must fill out and include in their bid submissions a Bidder's Qualification Form in order to provide information about the projects being submitted for consideration to substantiate the experience required, Reference Section 00 45 13.
  4. Bidders are required to include in their bid submissions general information regarding their companies' management and operations, financial resources, bonding capacity, payment history to subcontractors, and a history of commenced and completed projects in order to support said requirements.
  5. Any and all documentation submitted to support these requirements will be subject to verification by County staff.
- The determination of the companies and/or individual's qualifications and compliance with the above experience and qualifications shall be at the sole discretion of the County.

#### INDEMNIFICATION AND INSURANCE REQUIREMENTS:

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 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 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.

Contractor shall furnish Miami-Dade County 111 NW 1st Street Suite 2340 Miami, Florida 33128, Certificate(s) of Insurance with coverages 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 not to exclude Products and Completed Operations. 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.

All insurance policies required above shall be issued by companies authorized to do business under the laws of the State of Florida, with the following qualifications:

The company must be rated no less than "A-" as to management, and no less than "Class VII" as to financial strength, by Best's Insurance Guide, published by A.M. Best Company, Oldwick, New Jersey, or its equivalent, subject to the approval of the County Risk Management Division.  
or

The company must hold a valid Florida Certificate of Authority as shown in the latest "List of All Insurance Companies Authorized or Approved to Do Business in Florida" issued by the State of Florida Department of Financial Services.

NOTE: CERTIFICATE HOLDER MUST READ: MIAMI-DADE COUNTY  
111 NW 1st STREET  
SUITE 2340  
MIAMI, FL 33128

#### BID DOCUMENTS:

Prior to securing any bid documents, bidders shall provide the County a signed and notarized Section 00 60 00 - Confidentiality Affidavit provided with the documents under this solicitation. The affidavit shall be sent to Dorixis Batista, CUA Contracts Manager, at Dorixis.Batista@miamidade.gov who in turn will make the drawings and specifications available to the bidder. The Bid Documents will be available via a cloud download service, free of charge, any hard copies to be obtained by the bidder.

#### ADDENDUMS - REQUESTS FOR INFORMATION (RFI's):

Bidders shall submit a Request for Information (RFI) whenever they believe that the specifications or drawings are unclear or present a conflict. Once advertised, the project is under the 'Cone of Silence' pursuant to MDC section 2-11.1 (t). Therefore, all requests must be submitted in writing in the form provided in Section 00 43 14 to Eduardo Vivas, Cultural Affairs Project Manager, at Eduardo.vivas@miamidade.gov with a copy to Dorixis Batista, at Dorixis.Batista@miamidade.gov and include a copy to the Clerk of the Board clerkbcc@miamidade.gov in a manner that clearly

identifies the drawing and/or specification section where clarification or interpretation is being requested. Additionally, please include the RPQ No. in the Subject of all your communications. Contractors who download the solicitation, drawings and contract documents will be responsible to download the Addendums and RFI's.

All document holders must provide a dedicated e-mail address. The Department will only be sending addendums and RFI's by e-mail. Please be aware that acknowledgment of receipt of all addendums and RFI's is a requirement when submitting bids.

**VENDOR REGISTRATION:**

Due to the new Vendor Registration procedures of the Internal Services Department, Procurement Management Division, updated definitions along with the "Affirmation of Vendor Affidavits" has been added to the Bid Submittal Package. The successful bidder must be registered under this new procedure prior to award.

**PRE BID:**

Pre-Bid Conference time and location: April 24, 2025 at 2:00 P.M., a Mandatory Pre-bid Meeting and Site Visit will be conducted at the Dennis C. Moss Cultural Arts Center, located at 10950 SW 211 St Cutler Bay, FL. 33189

**BID SUBMITTAL:**

Cultural Affair MCC Bid Submittal and Bid Opening procedures have been modified to ONLY ALLOW ELECTRONIC BID SUBMITTAL and conduct Construction Bid Openings using Teams. Bidder will visit <https://constructionbids.miamidade.gov> and click on the "External Log In" link. Bidder will then select this RPQ No. from the drop-down list and will then have the ability to upload a Bid electronically. Bidders that has not previously created a miamidade.gov portal account will be prompted to do so prior to submitting a Bid. Bidders must combine ALL Bid documents into a single PDF file, with a 25 MB file size limit, for upload. Bidders will receive a confirmation email upon successful Bid submittal/upload.

Bidders shall submit one scanned document from the original documents outlined in the Document Submittal Check List Section 00 40 01. The scanned bid submittal shall have as the front cover page the Document Submittal Check List per Specification Section 00 40 01, indicating the items that are being included with the bid package. It is requested that documents be organized in the order specified in the Document Submittal Check List (Section 00 40 01) and tabbed accordingly. Forms to be submitted with bid package must have the Miami-Dade logo on the upper left-hand corner. Submission of bids are due at the time and date stated below. Electronic Bids submitted after the official deadline will not be considered. The County reserves the right to secure the original Bid Documents from where the scanned Bid Documents were submitted at any time during the bid evaluation process and at any time during the life of a construction contract for the successful bidder.

Electronic bids for furnishing all labor, materials and equipment for the following project will be received via the Miami Dade County CONSTRUCTION BIDS PROGRAM (CBP) which can be accessed at the following link: <https://constructionbids.miamidade.gov/>. All bids received will be opened within the close of business day and prices will be available for review shortly after the bid time and date as stipulated in the bid advertisement documents.

Prospective bidders shall be responsible for monitoring their dedicated emails and downloading any applicable addenda or supplemental information.

The scanned bid submittal shall have as the front cover page the Document Submittal Check List per Specification Section 00 40 01, indicating the items that are being included with the bid package. It is requested that documents be organized in the order specified in the Document Submittal Check List (Section 00 40 01) and tabbed accordingly. Forms to be submitted with bid package must have the Miami-Dade logo on the upper left-hand corner. Submission of bids are due at the time and date stated below.

Bidders must allow enough time in advance of the Bid Submittal Deadline to complete any necessary steps. The responsibility for submitting a Bid on or before the stated time and date is solely and strictly the responsibility of the Bidder. The County will in no way be responsible for delays caused by technical difficulty or caused by any other occurrence. All expenses involved with the preparation and submission of Bids to the County, or any work performed in connection therewith, shall be borne by the Bidder. No part of any Bid can be submitted via hardcopy, email, or fax, unless otherwise directed by the Solicitation documents.

All references to "Sealed Envelopes" or "Sealed Bid" in the Invitation to Bid or Bid Documents shall mean an "electronic bid."

The Electronic Bid package shall include the following documents:

1. Section 00 11 13 - Invitation to Bid
2. Section 00 40 01 - Bid Submittal Checklist
3. Section 00 41 13 - Bid Proposal Form
4. Section 00 43 13 - Bid Bond Form
5. Section 00 43 14 - Request for Information (RFI) During Bidding Form
6. Section 00 45 13 - Bidder's Qualifications Form
7. Section 00 45 19 - Universal Affidavit Form
8. Section 00 60 00 - Confidentiality Affidavit
9. Office Of Small Business Development Certificate of Assurance (COA)
10. RPQ Bid Form - Attachment 5A
11. Plans/As-builts/Front end documents as applicable
12. Specifications
13. Miami-Dade County, Section 1 - General Terms and Conditions

Forms for #1-10, along with plans, as-builts, front-end documents, and General Terms and Conditions, are provided in the Bid Documents.

**BID SUBMITTAL DUE DATE:**

May 19, 2025 at 2:00 PM.

**BID OPENING:**

The Bid Opening associated with this solicitation will be conducted via Teams immediately after the 2 P.M. May 19, 2025 at 2:00 PM, Bid Deadline.

To join the meeting, please use the following link:

Microsoft Teams

Meeting ID: 229 110 100 341  
 Passcode: wj6Ct2vc  
 Dial in by phone  
 +1 786-628-2782,,142599964# United States, Miami  
 Find a local number  
 Phone conference ID: 142 599 964#

Design documents, as built drawings and shop drawings will made available to interested bidders. An engineer will be made available to answer questions from bidders and to help evaluate proposals.

Document Pickup:	Contact:	Dorixis Batista	Phone No:	7865103990	Date:	4/17/2025	
	Location:	Electronically - Bids shall be submitted via <a href="https://constructionbids.miamidade.gov/">https://constructionbids.miamidade.gov/</a>					
Pre-Bid Meeting::	YES	Mandatory:	YES	Date:	4/24/2025	Time:	02:00 PM

	Location:	10950 SW 211 St Cutler Bay, FL. 33189							
Site Meeting:	YES	Mandatory:	YES	Date:	4/24/2025	Time:	02:30 PM		
	Location:	10950 SW 211 St Cutler Bay, FL. 33189							
Bid shall be submitted to:	Contact:	Department of Cultural Affairs							
	Address:	Only electronic bids shall be accepted via link: <a href="https://constructionbids.miamidade.gov/">https://constructionbids.miamidade.gov/</a>							
	Email:	dorixis.batista@miamidade.gov				FAX # :	305-375-3068		
Type of Contract:	Multiple Trade			Method of Award:	Lowest Responsible Bidder				
Method of Payment:	Lump Sum			Insurance Required:	YES				
Additional Insurance Required:	NO			If Yes - Minimum Coverage:					
Performance & Payment Bond Required:	YES			Bid Bond Required:	YES				
Prevailing Wage Rate Required:	Building Construction	Davis Bacon:	NO	Maintenance Wages:	NO	AIPP:	NO	Amount:	
SBE-Con. Requirements:	NO	Percentage:	0.00%	SBD Certificate of Assurance Form Required:	YES				
DBE Participation:	NO	Percentage:	0.00%	DBE Subcontractor Forms Required:	NO				
CWP Requirements:	NO	Percentage:	0.00%						
SBE-S Requirements	NO	Percentage:	0.00%						
SBE-G Requirements	NO	Percentage:	0.00%						
Liquidated Damages:	YES	\$\$ Per Day:	\$100.00						
Trade Set-a-side:	NO	If Yes, Trade =							
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:	YES	Shop Drawing Included:	NO	Specifications Included:	YES				
Anticipated Start Date:	8/29/2025			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 **Cultural Affairs, 111 NW 1st St. Suite 625, 33128**, 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.