

Bid Due Date:	7/28/2026	Time Due:	02:00 PM	Submitted Via:	Sealed Envelopes		
Estimated Value:	\$38,500	(excluding Contingencies and Dedicated Allowances)					
Project Name:	Beautification Program District 6 - Paint						
Project Location:	District 6 Various Locations						
License Requirements:	Primary:	Painting					
Scope of Work:	(Contractor must obtain and submit all permits prior to performing any work). Scope of Work: House Painting BeautD6-26-03 A. GENERAL CONDITIONS Contractor is responsible for verifying all existing dimensions, quantities and job site conditions prior to submitting his/her bid. The contractor shall not place any debris or equipment on adjacent property. Contractor must clean all areas affected by work under this Contract. All left over debris must be removed and disposed of by legal means. Property must be left in broom clean condition. All related construction items removed or replaced shall become the property of contractor unless prior agreement with Owner has been reached in writing and approved by County. Contractor shall be responsible for any damage done to Owner's home, furnishings and personal property as a result of the work performed by Contractor under these Bid Specifications. The Contractor is responsible for scheduling and coordinating all subcontractor work. The Contractor shall provide all necessary materials, equipment and personnel who have the appropriate qualifications and experience to undertake the scope of work specifications. It is the Owner's responsibility to remove and replace all personal property to facilitate the performance of the work. This includes, but is not limited to, furniture, rugs, curtains, and alarm systems. Contractor shall repair/relocate any phone wires that are affected by this work; Owner is responsible for all TV cables or satellite wiring. The work shall be complete in the time limit(s) specified and in accordance with the work specifications and plans. If there are any conflicts between the Owner and the Contractor, the requirements cited in the Work Specifications shall prevail. Exception: Contractor and Owner must receive written approval from the Homeowner Association or Condo Association for all work items. B. CHANGE ORDERS No changes will be permitted to the Contract Agreement unless in an emergency nature, code violations, a requirement by the Building Department or other instances as deemed necessary and executed by the Contractor and County prior to the start of the Change Order work. In the event a change order is required, the Contractor shall provide picture images of the work to be performed prior to the commencement of the change order work. • Change orders must be authorized by the Program in advance. Authorization can be initiated verbally (e.g. over the phone) but must ultimately be in writing and signed off by Contractor and Program staff. Only approved written change orders will be acknowledged upon invoicing. • Change orders must be comprised of measures on the unit price list, and will be paid at the same rates as the Contractor's unit prices. C. CODES, ORDINANCES AND PERMITS All work to be performed in the Contract Agreement, including plans and bid specifications shall comply with all current building codes, ordinances, and permitting requirements from the County						

and/or applicable City. This includes the current Florida Building Code (F.B.C.) with the latest revisions. It is the Contractor's responsibility to identify and pull all required permits. The installation of all materials and products shall be done in accordance with the manufacturer's specifications and in accordance with the latest revised addition of the Florida Building Code, ordinances, permitting requirements, and Contractors must inform the Project Manager if he/she is experiencing undue delays in the permitting process.

D. BUILDING DEPARTMENT INSPECTIONS

Building Department Inspections shall be as per Florida Building Code and Miami Dade County Building Code. Work that has been concealed without a Compliance Inspection may result in payment delays or denial. Contractor shall be responsible for requesting all mandatory inspections as per Florida Building Code and Miami Dade County Building Code.

E. WORKMANSHIP & MATERIAL STANDARDS

The Contractor must perform work specified in the Work Specifications section in a high quality good workmanlike manner using specified materials or approved equals. Material must 1) be high quality, 2) installed in accordance with manufacturer's specs and 3) meet the requirements of building inspectors. All "equals" must be submitted and approved by the Program Manager. Final decision on workmanship will be determined by the Project Manager and/or Inspector.

F. WORK SCHEDULE

Contractor shall schedule and coordinate work with the Owner between the hours of 7:00 am and 6:00 pm, Monday through Friday. Requests to work before or after these hours and at weekends must be approved by the Owner. The Owner shall provide the water and electric services necessary to accomplish this work. Work requiring a program inspection by a Project Manager can only be performed during normal business hours, Monday through Friday. The Contractor is responsible for scheduling and coordinating subcontractor work. The Contractor acknowledges that the Project Manager and Inspector shall perform pre and post inspections of all work performed. The Contractor must call and schedule a post inspection (Final Walk-Through) with the Project Manager. A ladder must be provided by the Contractor for the Inspector at the Final Walk-Through. Final and full payment for all work completed pursuant to the work specifications (as amended/modified, if applicable) shall be done upon completion of all inspections required by the program and the work has been deemed satisfactory.

G. GENERAL WARRANTY

Materials installed and work performed shall have a one-year Contractor warranty from the date of final acceptance of the work by the Owner and Project Manager. Roof warranties must be valid for a period of no less than five years from final completion date of all work required under this contract.

H. GENERAL CLEAN-UP

Contractor is to provide clear and safe passageways in and around the structure during the project. Contractor to remove all debris and materials from in and around structure being repaired at the end of each workday. All shall be stored on site in a code approved storage container or dumpster and be legally dumped at a code approved dump or recycling center regularly and at the end of the project. In progress and final clean-up to include-but is not limited to-damp wiping, sweeping, mopping and vacuuming.

I. PRIVATE AGREEMENTS

It is understood that only the work contained in these permitted specifications shall be done. There shall be no private agreements of any kind between the Owner and Contractor other than as referenced in the County's Invitation for bid.

J. PERSONAL PROTECTIVE EQUIPMENT – COVID-19

Contractor must provide a copy of their completed Virtual Training Course for (PPE) Personal Protective Equipment prior to the issuance of any weatherization related project.

1. Scope of Services

Exterior Paint, Complete:

A. Surface Preparation:

- Pressure washes all exterior walls surfaces.
- Clean all surfaces to remove dirt, mildew, peeling paint, and debris,
- Scrape, sand, and repair imperfections as needed, (Fill cracks using appropriate caulking and patching materials)
- Replace soffit wood to match existing adjacent surface as needed.

- Prime bare surfaces, stains, and repaired surfaces to ensure proper adhesion and color uniformity.
- Protect surrounding areas (landscaping, windows, fixtures, floors)

B. Painting Areas Exterior Walls:

- Walls (stucco, wood, siding, concrete landings, etc.)
- Concrete steps and landings if applicable
- Trim, fascia, soffits
- Doors and Door Frames
- Gutters and Downspouts if applicable
- Porch ceiling, railings, columns if applicable

C. Materials:

- Use Premium grade brands quality, color to be selected by client

Sherwin-Williams

Benjamin Moore

PPG

Behr

Farrow & Ball

ECOS Paints

Rust Oleum

- 1 Coat of primer, 2 finish coats unless otherwise specified by manufacturer specifications

D. Electric Conduit Material & Paint Compatibility:

PVC Conduit:

- Water-based or latex paints are generally recommended for PVC conduit as they help preserve its physical properties.
- Solvent-based paints may degrade PVC.

E. Metal Conduit (EMT, Rigid):

- The NEC (National Electrical Code) doesn't prohibit painting metal conduit, but grounding continuity must be maintained.
- If painting before installation, tape off the ends to ensure proper grounding when installed.

F. Job Site Protection and Clean-up

- Protect all non-painted areas and furnishings.
- Maintain a clean and safe work environment throughout the project.
- Remove all masking tape and coverings.
- Properly disposed of all debris.
- Final walk-through with the inspector and client to confirm satisfaction.

G. Warranty

- The contractor provides a 1-year warranty on labor and application.

General Note:

In Miami-Dade County, when working with lead-based paint, renovations, repairs, or painting projects in pre-1978 homes or child-occupied facilities require compliance with the federal Lead Renovation, Repair, and Painting (LRRP) Rule. This includes firms being EPA- or state-certified and using certified renovators who follow specific work practices to prevent lead contamination.

Here's a more detailed breakdown:

Key Requirements:

- Certification:

Firms performing RRP projects that disturb lead-based paint in homes, childcare facilities, and kindergartens built before 1978 must be EPA- or state-certified.

- Certified Renovators:

Renovators must be trained and certified in lead-safe work practices.

- Disclosure:

Residents must be provided with the EPA pamphlet "Renovate Right" and a pre-renovation disclosure form.

- Work Practices:

Renovators must adhere to specific work practices to prevent lead contamination, such as containing dust and debris.

• Waste Disposal:

Used spray booth filters and other materials contaminated with paint and solvents must be treated as hazardous waste and disposed of properly.

Who is Affected?

• Paid Renovators:

The rule applies to individuals and firms paid to perform RRP projects in pre-1978 homes and child-occupied facilities.

• Homeowners:

Generally, the rule does not apply to homeowners doing RRP projects in their own homes, but it does apply if you rent out all or part of your home, operate a childcare center in your home, or buy, renovate, and sell homes for profit.

Florida and Miami-Dade County:

• Florida defers to federal EPA rules regarding lead-based paint practices and certification requirements.

• Miami-Dade County also has its own regulations and requirements for lead-based paint, including requirements for air permits for surface coating operations, according to Miami-Dade County's Department of Regulatory and Economic Resources (DERM).

Important Considerations:

• Lead Risk Assessments:

If you are concerned about lead-based paint, you can have a lead risk assessment performed by an EPA-certified firm.

• Lead Hazard Removal:

If lead hazards are identified, you can have them removed by an EPA-certified contractor.

• Disclosures:

The Florida Lead-Based Paint Law mandates disclosure of any known lead-based paint hazards during the sale or lease of a property.

Client's name and address

1. Juan Caballero
6745 SW 50 Terrace
Miami Florida 33155
Approximated sq ft. 1,358. Sq ft. of wall surface.

Total Cost \$ _____

2. Ruben Mendez
98 NW Drive
Miami Florida 33126
Approximated sq ft. 875 sq ft of wall surface.

Total Cost \$ _____

3. Milly Gonzalez
510 SW 90 Court
Miami Florida 33174
Approximated sq ft. 1,551 sq ft of wall surface.

Total Cost \$ _____

4. Teresa M. Fabano
3911 NW 64 Avenue
Virginia Gardens, Florida 33166
Approximated sq ft. 1,162 sq ft. of wall surface.

Total Cost \$ _____

5. Margarita Suarez-Rivas
1255 SW 63 Avenue
West Miami, Florida 33144
Approximated sq ft. 1,632 sq ft of wall surface.

Total Cost \$ _____

6. Raulin L. Alcover
990 SW 63 Avenue

Miami, Florida 33144
Approximated sq ft. 1,553 sq ft of wall surface.

Total Cost \$ _____

7. Alfredo Martin
5860 SW 13 Terrace
Miami, Florida 33144
Approximated sq ft. 1,921 sq ft of wall surface.

Total Cost \$ _____

8. Marta M. Sosa
4381 SW 15 Street
Miami, Florida 33134
Approximated sq ft. 1,112 sq ft of wall surface.

Total Cost \$ _____

9. Enrique Morcate
4811 SW 6 Street
Miami Florida 33134
Approximated sq ft. 1,919 sq ft of wall surface.

Total Cost \$ _____

10. Olga A. Combert
117 Iroquois Street
Miami Springs, Florida 33166
Approximated sq ft. 2,500 sq ft of wall surface.

Total Cost \$ _____

11. Elena Barcelo
700 East 8 Lane
Hialeah, Florida 33015
Approximated sq ft. 2,500 sq ft of wall surface.

Total Cost \$ _____

Grand Total: \$ _____

Document Pickup:	Contact:	Elmer Garcia	Phone No:	786-469-4799	Date:	7/21/2026	
	Location:	701 NW 1st Court Miami, Florida 33136					
Pre-Bid Meeting::	YES	Mandatory:	YES	Date:	7/21/2026	Time:	09:00 AM
	Location:	6745 SW 50 Terrace Miami Florida 33155					
Site Meeting:	YES	Mandatory:	YES	Date:	7/21/2026	Time:	09:00 AM
	Location:	6745 SW 50 Terrace Miami Florida 33155					
Bid shall be submitted to:	Contact:	Elmer Garcia					
	Address:	701 NW 1st Court					
	Email:	Elmer.Garcia@miamidade.gov	FAX # :	786-469-4750			
Type of Contract:	Single 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:	NO		Bid Bond Required:	NO	
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-Services Commodity Set-Aside	NO	If Yes, Service =			
SBE-G Requirements	NO	Percentage:	0.00%		
SBE-Goods Commodity Set-Aside	NO	If Yes, Goods =			
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:	NO
Anticipated Start Date:	8/4/2026		Calendar Days for Project Completion:	45	
Comments:	1.) The Mandatory Pre-Bid Meeting shall be held on Tuesday, July 21, 2026, at 9:00 AM. All persons interested in participating in the Mandatory Pre-Bid Meeting are encouraged to pre-register and indicate their intention to attend the meeting by sending an email to Elmer.Garcia@miamidade.gov and copy to Kyle.Kincaid@miamidade.gov by doing so they will ensure that all of their contact information is correct and available to Community Services Department (CSD). The email should include names of anticipated attendees, email address, and phone number as well as their company's name. Please note that the pre-bid meeting is mandatory and failure of a bidder to attend and sign the attendance sheet will result in the Contractor's bid being rejected. Also note that if the bidder fails to arrive timely their participation in the pre-bid site visit is not guaranteed. 2.) Contract Documents: Contract Documents shall be provided to the Contractors that attend the Mandatory Pre-Bid Meeting. Upon the conclusion of the Mandatory Pre-Bid Meeting, the Contract Documents will be sent to the attending Contractors at no charge via an email containing the attachments or via email containing the online downloadable link. 3.) Following the advertisement for this project, the cone of silence will be in place. No requests for information will be answered prior to the pre-bid meeting with the exception of questions regarding the time and date of pre-bid meeting. Following the mandatory site visit, requests for Information (RFI's)/requests for clarification must be submitted in writing by Friday, July 24, 2026, by 12:00 PM. Written communications must be in the form of an e-mail addressed to Elmer.Garcia@miamidade.gov and Kyle.Kincaid@miamidade.gov. 4.) Bids received after the due date and time will not be accepted. Bids are to be submitted in a sealed envelope with the complete Bid Package. The envelope must contain the RPQ Bid Form - Attachment 5A, and all other accompanying required documents (i.e. addenda and Schedule of Values, etc.). Bidders are strongly encouraged to label the envelope clearly. Bidders may submit their submissions in person, via the US Post, FedEx, UPS or courier service. A complete bid package is due on or before the time and bid date specified in the advertisement or subsequent addenda changing the due date and time. 5.) The preliminary bid results (Bid Analysis) can be requested via e-mail. An e-mail request must be sent to Elmer.Garcia@miamidade.gov and to Kyle.Kincaid@miamidade.gov. 6.) Subsequent to the commencement of the Contract, the County may require specific qualifications based on a Project's scope of work. Such requirements will be included within the RPQ.				

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 **Community Action and Human Services, Community Services Department , Energy, Facilities and Transportation Division , Miami FL 33130**, 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.