

Miami FL 33128



RPQ No: C2026CCMSBRR

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 Penelope Quintas at no later than 7/7/2026 at 02:00 PM. If you have any questions, contact Lawrence Del Valle at (305) 596-4460.

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

Bid Due Date:	7/7/2026	Time Due:	02:00 PM	Submitted Via:	Electronic Bidding		
Estimated Value:	\$167,000 (excluding Contingencies and Dedicated Allowances)						
Project Name:	Country Club of Miami - South Building 2 Park Roof Replacement and Recertification Repairs						
Project Location:	6881 NW 179 ST Miami,FL 33015						
License Requirements:	Primary:	General Building Contractor; Building Contractor					
	Sub:	Roofing Contractor; Painting					
Scope of Work:	(Contractor must obtain and submit all permits prior to performing any work). 1.1) CONTRACTOR shall review all documents, specifications, plans and scope of work provided by the Miami-Dade County Parks, Recreation and Open Spaces Department Construction & Maintenance Division Project Manager for work to be completed. 1.2) CONTRACTOR shall furnish all necessary supervision, labor, tools, materials, and safety equipment required to provide a complete installation Country Club of Miami South Building #2 Park Roof Replacement and Recertification repairs in accordance with the following. CONTRACTOR shall comply with Resolution No. R-54-18 Cool Roofs, which require the utilization of Cool Roofs for all new construction, roofing maintenance, and re-roofing work where the surface material is replaced on County owned properties. 1.3) The project includes the removal of the existing roofing system and the installation of a new 24-gauge standing seam metal roof system on the high-sloped roof, a hot-asphalt modified built-up or torch-applied modified bitumen roof system on the low-sloped roof, epoxy wood repairs to deteriorated terrace framing, removal and replacement of the terrace wood fascia, minor masonry/stucco repairs, and exterior painting of the building envelope, including cleaning, surface preparation, priming, and the application of two coats of exterior-grade paint. 1.4) Scope of work applies to wood framing repairs and complete fascia replacement at the covered terrace. Work includes removing all deteriorated fascia and installing new 2x12 pressure treated Southern Yellow Pine (PT SYP) fascia, fastened to existing joists with 20d galvanized fasteners. The scope also includes removing existing 1x trim wood installed over framing members and removing and replacing any damaged T1 11 under sheathing discovered during repairs. Epoxy repairs will be performed on damaged terrace joists, beams and perimeter fascia, restoring deteriorated sections through cleaning, consolidation, and application of a two part structural wood epoxy filler, sanded smooth and prepared for painting. Additionally, the scope includes removing surface corrosion from steel posts and fasteners and applying an anti corrosion primer to properly seal the surfaces for paint. 1.5) Where stucco and masonry repairs are required, remove all damaged stucco down to the sound substrate, apply a bonding agent with fiberglass reinforced stucco mesh, and install a polymer modified structural repair mortar as the base coats. Finish all repaired areas with a stucco top coat matched to the existing texture 1.6) Scope of work applies for the application of a standing seam metal roof system, 24 gauge 16" panel/ bare galvalume finish (ENGLERT A1300 Mechanically Seamed Panel), to include all engineered calculations, drawings, specifications, architect and/or engineering fees, and reports required for permitting by the building department. Contractor will submit product approval and manufactures specifications upon pre-construction meeting. 1.6.1) Tear off existing roof systems as applies down to the wood decking, removing all components of existing roofing system, remove and dispose of all existing asbestos containing roof material as per action plan keeping material wet at all times. Tear off remaining roofing system down to the wood deck and haul away debris.						

1.6.2) Contractor shall inspect existing wood deck upon completion of roofing system removal, remove/replace any fasteners as required which may affect new roofing system application (fasteners which may have been removed by tear off, fasteners which have raised above the deck surface, etc.) fasteners to match existing installation of wood deck, replace all damage and/or rotten wood (soffit, fascia) up to 100 square feet per each location (contractor shall apply unit cost to replacement of rotten wood outside scope of work).

1.6.3) Contractor shall be required to install secondary decking (ply-wood) to existing as required to insure fasteners do not penetrate/expose to underside/ceiling of shelter, secondary decking shall be required to meet manufactures specifications and all regulatory or proprietary building code/permitting agencies.

1.6.4) Contractor shall replace/repair as required structural beams (as required for permitting), repairs to include removal of damaged areas of beam replacement to match in size and length to existing. Jointed area of all beams repaired will receive sister support to each side w/staggered fasteners (repairs may require engineer review/certification letter if required by building department).

1.6.5) Install two plies of POLYSTICK XFR Self Adhered Fire Resistant High Temp Underlayment to meet the required Class A fire rating, in accordance with applicable building codes and manufacturer specifications. POLYSTICK XFR will serve as the approved fire resistant underlayment, as permitted by Dade County Building Code and manufacturer guidelines.

1.6.6) Install 16" standing seam panel roof system with bare galvalume finish as per manufacture specifications. Install galvalume eave drip metal (min. 3"), with fascia skin (same as roof material) to receive a fascia cleating.

1.6.7) Ridge/Hip cap Z cleat will receive heavier gauge and/or additional fasteners, panel clips will be placed no more than 8"o/c for field panels to roof decking.

1.6.8) Roof top equipment, electrical conduit, mechanical piping during roofing system removal and replacement responsibilities are to be completed by the contractor and shall meet current building codes. All roof top equipment, electrical conduit, mechanical piping bracket supports/staging/rest blocks shall be replaced to meet code requirements. Pitch pan flashing, conduit support, curb flashing as applies to all mechanical, roof penetrations shall be completed as per building department/manufactures specifications.

1.7) Scope of work applies for the application of a Hot asphalt modified built-up roof system to areas as applies will be installed per manufacture's specifications to roof conditions, scope of work applies for the new installation of product approved hot asphalt modified built-up roof system to include modified bitumen fiberglass base sheet (approved fasteners), 3 ply fiberglass asphalt impregnated ply sheet, granule surface SBS modified bitumen membrane/fiberglass, mat reinforcement (Premium Cap Sheet). Contractor may install product approved MODIFIED BITUMEN ROOFING-TORCHED APPLICATION system as per manufacturer's specifications.

1.7.1) Tear off existing roof down to decking as required (concrete, lightweight, wood, metal), removal of all components of existing roofing system, remove and dispose of all existing asbestos containing roof material as per action plan. Roofing materials to be correctly disposed per action plan.

1.7.2) Upon completion of removal of existing roof materials down to the decking as required. Contractor shall be required as applies pending up-lift testing to replace light weight and/or insulation (contractor to submit unit cost, unit cost applies if materials remain as credit)) to a minimum R-19 and/or match existing as per manufactures specification per roof system installed, as required permitting by the building department

1.7.3) Contractor shall inspect existing deck upon completion of roofing system removal, remove/replace any fasteners as required which may affect new roofing system application (fasteners which may have been removed by tear off, fasteners which have raised above the deck surface, etc.) fasteners to match existing installation of deck.

1.7.4) Contractor shall inspect existing deck upon completion of roofing system removal, repair/replace any areas of damage due to removal and/or failed roof system as required to match existing conditions (contractor shall apply approved bonding agent as applies to repairs for light weight and/or insulation).

1.7.5) The contractor shall provide tapered insulation, cant strips and/or crickets to insure positive drainage with scuppers reworked where needed to insure proper drainage of water from roof. All flashings, flashing procedures and other waterproofing measures to be as recommended by the product manufacturer of the systems being utilized.

1.7.6) Torched applications system description for roof system selection basis of design system compliance with project requirements.

1.7.7) Contractor shall be responsible for system application/installation per existing deck system conditions, concrete/rigid insulation/gypsum roof cover board, and light weight.

1.7.8) Contractor to install 6"Cleated Face Eave Drip with Class/Grade" B" Stainless Steel around entire perimeter of roof (to match existing/material s/s).

1.7.9) Tear off existing roof materials down to the decking. (As applies pending up-lift testing), contractor shall be required to replace light weight and/or insulation (unit cost) as per manufactures specification per roof system installed.

1.7.10) Roof top equipment, electrical conduit, mechanical piping during roofing system removal and replacement responsibilities are to be completed by the contractor and shall meet current building codes. All roof top equipment, electrical conduit, mechanical piping bracket supports/staging/rest blocks shall be replaced to meet code requirements. Pitch pan flashing, conduit support, curb flashing as applies to all mechanical, roof penetrations shall be completed as per building department/manufactures specifications.

1.7.11) Contractor shall install one-way vapor vents in locations as per manufactures specifications.

1.8) Scope of work applicable for exterior painting of the building envelope, consisting of cleaning, surface preparation, priming, and applying two coats of exterior grade paint to all exterior doors, walls, fascia, metal components, wood joists, beams, and underside sheathing. Are the following

1.8.1) Pressure cleaning of all exterior walls, soffit, fascia, security grates and doors of buildings also to include walkways to entry from public parking lots/streets with a minimum 3000-PSI will be required. ALL INTERIOR SURFACES will be cleaned as required to insure a complete bond for paint/sealer applications, repair damaged areas as required with correct materials to match existing surfaces.

1.8.2) Scrape all areas of exterior that pressured water was unable to remove chipped paint, interior surfaces were paint flaking apply will be scraped and correct finish materials will be used to match existing surfaces.

1.8.3) All metal surfaces i.e. doors/jambs, security grates, steel columns etc. showing surface rust or rust flaking will be sanded/grinded to original surface, All doors/jambs shall be sanded using a (Mechanical sander) with a 150-grit paper prior to the primer coat. Raw metal will be coated with a (DTM) Direct to Metal primer coat.

1.8.4) All cracks, holes and heavy paint flaking areas will be filled with flex-lock product, chalk all areas around door frames, windows, etc. for complete primer coat finish, stucco patch required to complete in areas as directed by construction supervisor (areas where stucco finish require repair will apply).

1.8.5) Materials shall be 100% acrylic latex, alkyd oil base, direct to metal, stain (concrete/wood applications), primer compatible to all surface conditions and manufactures specifications. All materials used shall be of equal and/or greater quality per manufactures listed: Richards-100% acrylic latex Signature-750 Series, Flood CWF-UV, Richards high gloss aluminum enamel # 1011, Richards direct to metal, Zinsser/123 acrylic primer, PPG/waterborne epoxy (2 components)

1.8.6) Primer one coat to all exteriors/interiors of buildings, oil and latex primers will be applied to correct surfaces, primer will be compatible to paint manufacture.

1.8.7) Note: If primer coat does not prevent Bleed-Through and completely (Block out/Cover) existing paint, a second primer coat shall be applied to all doors/jambs, building surfaces etc. before finish coat is applied.

1.8.8) Apply two coats of finish color to all exterior/interior surfaces, oil and latex products will be applied to correct surfaces, roof flashing on buildings that has not been painted will remain unpainted. Apply one coat latex epoxy to all surfaces in restroom/shower locker rooms, all other rooms will have two coats acrylic latex applications.

1.8.9) All colors will have a SEMI-GLOSS finish.

1.8.10) Designated colors to specific areas of building will be as directed by Miami Dade PROS Construction Manager.

1.8.11) Contractor will be responsible for the removal/reinstallation as required of all signs, information boards, etc. on buildings.

1.8.12) As required where new signs will be furnished by owner and installed by contractor, placement to be approved by project manager prior to installment. Contractor is to furnish fasteners to match existing.

1.9) Upon final completion and acceptance contractor will submit in writing a minimum 2-year workmanship warranty to include guaranteeing materials and workmanship for water tightness, weather tightness (to manufactures specifications/storm debris, roof penetrations), and against all leaks without any cost to building owner with the appropriate invoice documents at the completion of the project.

1.10) Contractor to submit manufacturer's warranty for all roofing system in writing with the appropriate invoice documents at the completion of the project.

1.11) Contractor will submit as-built drawing of roof conditions (roof dimensions) to reflect replacement, to include permit application package from building department.

1.12) Work will be as per plans and specifications provided by Owner:

- Attachment A: Owner conceptual plan

1.13) The Contractor acknowledges and agrees that the work includes removing the existing roofing system and installing a new 24 gauge standing seam metal roof system, along with a product approved hot asphalt modified built up or torch applied modified bitumen roof system. The Contractor shall also perform epoxy wood repairs to deteriorated terrace framing, replace terrace wood fascia, complete necessary masonry and stucco repairs, and provide exterior painting of the building envelope. The Contractor should adhere to the manufacturers' requirements and installation guidelines; Contractor's performance will be substantiated to include and provide the following:

- Documents, reports, etc. required by the building department for permitting.
- Product specifications, approvals, etc.
- Any and all permitting, and inspection fees required by the Authority Having Jurisdiction (AHJ).
- Written warranties and guarantees (1 year minimum on labor).
- Closeout documents.
- Any additional documentation that can be reasonably anticipated to be included when permitting and performing complete scope of work.

1.14) Contractor to any applicable submit shop drawings, etc. at Pre-Construction meeting. Once submittals are approved materials are to be ordered immediately. Contractor is fully aware of deadline established and is responsible for any necessary expedited delivery charges. Written delivery date confirmations are to be submitted on a bi-weekly basis.

1.15) Contractor shall secure and maintain a safe work environment throughout all accessible areas, ensuring the protection of the public and public property during the execution of the project. This includes, but is not limited to, installing temporary fencing, safety barriers, and other necessary protective measures.

1.16) Contractor shall always maintain public access to all walkways, both during and after work hours.

1.17) Contractor shall work with coordinating project schedule with all parties involved, including park manager, construction supervisor, special Inspector, and any required Testing Agency. If applicable, contractor shall be responsible for completing project in multiple phases as to not disrupt the daily park operation schedule.

1.18) Material storage area to be determined at pre-construction meeting.

1.19) Contractor to include shop drawings, specifications, reports, plans required for permitting by the building department as reflected per owner provided drawings. Contractor will submit product approval and/or manufactures specifications upon pre-construction meeting.

1.20) Contractor shall be responsible for attaining all pertinent permits from any and all governing entities (i.e., City of Miami, Miami-Dade RER, Electrical, Plumbing, Miami-Dade Public Works, Miami-Dade Water & Sewer, DERM, Fire, FDEP, Florida Department of Health, South Florida Water Management, US Army Corps of Engineers, etc.) needed to begin and complete all phases of work.

1.21) It shall be the contractor's responsibility to ensure that all required regulatory or proprietary permits are obtained prior to commencement of work.

1.22) Contractor shall obtain all required permits and forward to Miami Dade County Parks within five (5) days of receipt of dry run plans.

1.23) Contractor to call Underground Locating Company and have all underground located at least 48 hrs. prior to any excavation and shall provide ticket number to any of the Project Managers. Contractor to provide ticket numbers provided by underground locating company to owner. **CONTRACTOR SHALL BE RESPONSIBLE FOR UNDERGROUND LOCATIONS WITHIN THE PROPERTY LINE.** Contractor shall provide for any and all means of utility location necessary to carry out the intent of the work.

1.24) Contractor shall be responsible for relocation of any utilities, such as electrical conduit, plumbing, low-voltage, sprinkler lines etc. to carry out the intended work.

1.25) Contractor to provide any exploratory digging as required; inclusive of hand digging.

1.26) Contractor is responsible for all Surveying & 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.

1.27) Contractor is responsible for all MOT (Maintenance of Traffic) required under this project.

1.28) The Contractor shall coordinate all required inspections, tests, and documentation with the Special Inspector and all governing entities—including the Miami Dade Building Department, Miami Dade Public Works, Plumbing, Electrical, Fire,—ensuring all regulatory requirements are

met throughout the project.

1.29) 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, must 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. Refer to attached form required with proposed substitution. The request is to be accompanied by data relating to contract time schedule and aesthetic effect when applicable. When redesign by the Architect or Engineer is required to accommodate an alternate product or system, all costs of this redesign are to be paid by the Contractor requesting the substitution. When additional work is required by other contractors to accommodate the alternate product or system, all additional cost of this work is to be paid by the Contractor requesting the substitution. Failure to place orders for specified products or systems sufficiently in advance of installation scheduled date(s) not considered a valid reason upon which Contractor may base request for Substitutions or for deviations from Contract Documents. Requested substitution will be accepted as an approved equal or rejected, solely at the discretion of the Owner's Project Manager with Architect's or Engineer's written approval.

1.30) Work required may include, but is not limited to the following trades: General Contractor, Roofing

1.31) Contractor shall be responsible to furnish all temporary utilities as required to complete all work, this shall include, but is not limited to, electric, water, phone, toilet facilities, etc. Miami Dade County Parks shall not provide any temporary utility services for the contractors use.

1.32) CONTRACTORS submitting bids for work are responsible to list appropriate subcontractors required to complete all areas of work required.

1.33) Contractor is responsible for the safety and security of the job site. Any vandalism, theft, etc. which occurs during the construction time is the responsibility of the Contractor. No monetary compensation shall be granted if any of the above occurs. Contractor is required to have proper insurance to cover ongoing work on the job site. If Contractor opts to hire an independent Security Company, such company is to be properly bonded and insured.

1.34) Contractor shall provide twenty-four hour, seven days a week emergency contact phone number for emergencies. Contractor's contact person shall be able to address and resolve site emergencies on behalf of the contractor.

1.35) Contractor shall perform all required daily clean up of the jobsite; all areas shall be left broom clean with minimal dust present.

1.36) The Contractor shall remove and properly dispose of all debris generated during the work. All debris shall be hauled off-site at the end of each workday or placed in a Contractor-provided roll-off dumpster.

1.37) The Contractor shall perform final cleaning and pressure washing of all areas affected by the repairs, removing all debris and residue, protecting repaired surfaces, and leaving the site in a condition acceptable to the Owner.

Document Pickup:	Contact:	roberto.ciprian@miamidade.gov	Phone No:		Date:	1/1/1900	
	Location:	To receive the bid documents contact: roberto.ciprian@miamidade.gov					
Pre-Bid Meeting::	YES	Mandatory:	YES	Date:	6/11/2026	Time:	10:00 AM
	Location:	6801 NW 186 Street, Miami FL 33015					
Site Meeting:	YES	Mandatory:	YES	Date:	6/11/2026	Time:	10:00 AM
	Location:	6801 NW 186 Street, Miami FL 33015					
Bid shall be submitted to:	Contact:	Penelope Quintas					
	Address:	via email in PDF format to penelope.quintas@miamidade.gov					
	Email:	penelope.quintas@miamidade.gov	FAX # :	305-755-7840			
Type of Contract:	Multiple 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:		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:	YES	Specifications Included:		YES	
Anticipated Start Date:	7/3/2026			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, Suite 412, Miami FL 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.