

Library Department
 101 W Flagler St
 Miami 33130



MIAMI-DADE COUNTY, FLORIDA
REQUEST FOR PRICE QUOTATION (RPQ)

Contract No: MCC 7360 Plan

RPQ No: CO-RENO-25

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 Sealed Envelopes, attention to Shiham Colegial Lorenzo at 111 NW 1st Street, Miami, Florida 33128, 17th Floor no later than 3/10/2026 at 02:00 PM. If you have any questions, contact Shiham Colegial Lorenzo at 305-375-5005.

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:	3/10/2026	Time Due:	02:00 PM	Submitted Via:	Sealed Envelopes		
Estimated Value:	\$2,234,000 (excluding Contingencies and Dedicated Allowances)						
Project Name:	Coconut Grove Branch Library Interior and Exterior Improvements						
Project Location:	2875 McFarlane Road Miami, FL 33133						
License Requirements:	Primary:	General Building Contractor					
	Sub:	Electrical Contractor; Plumber, Master; Refrigeration / Air Conditioning					
Scope of Work:	<p>(Contractor must obtain and submit all permits prior to performing any work).</p> <p>The Miami-Dade Public Library System (MDPLS) requires the construction services from a prime contractor for interior and exterior improvements of the existing Coconut Grove Branch Library building built in 1963 of approximately 7,899 square feet. The library branch located at 2875 McFarlane Road. The project is sustainably designed to achieve LEED Silver Certification. The work includes, but is not limited to furnishing all supervision, labor, materials, equipment, tools, services, and incidentals necessary for the construction services for the demolition and improvements in accordance with THE CITY OF MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD Resolution Enactment Number: HEPB-R-22-053 and construction documents. The renovation upgrades include: MEP upgrades, exterior site improvements and waterproofing, addition of a passenger elevator for ADA accessibility, replacement of windows/doors for impact resistant windows/doors, interior remodel, new landscaping and landscaping improvements to the Eva Munroe gravesite directly abutting the library, and repainting of the interior/exterior building to match the existing approved color chart.</p> <p>The project must complete the work in accordance with the Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant Program (HMGP) Contract No. H1019 Project No. 4486-030-R.</p> <p>The selected CONTRACTOR shall be responsible for completing the project in accordance with the construction documents and specifications by SD Collaborative Inc., obtain all approvals by any/all authorities having jurisdiction over the project, including but not limited to the City of Miami Building Department and the Miami-Dade County Building Department or other permitting agencies having jurisdiction. The project must be constructed to meet or exceed applicable building codes, and work with modern technological standards for library facilities. Contractor will facilitate the project in an efficient and cooperative manner with MDPLS and MDPLS' design professionals. They will provide construction services through the completion of the project and include systems commissioning, and warranty/close out periods. The required work will result in a completely fully functional and operational Branch Library facility with all new interior/exterior upgrades that will serve the public safely, in a modern, clean, and efficient manner while allowing for the use of modern library technologies throughout the building.</p> <p>The PRIME, through full time-personnel, should demonstrate experience as the prime consultant on similar projects with project scopes that are comparable to the Project Scope of Services for this project. A preferred minimum of three (3) of these projects are preferred to have been completed within the last ten (10) years. Include LEED building certification experience. Bidders lacking this experience may be deemed non-responsible in the sole discretion of the County.</p> <p>The CONTRACTOR must obtain and submit all permits prior to performing any work and shall review all documents, plans, specifications and scope of work provided in the bid documents and addenda.</p> <p>The CONTRACTOR shall submit a Tree Protection Bond and a Certificate to Dig within 30 days of issuance of the building permit. The CONTRACTOR shall comply with the provisions of the City of Miami, Historically Designated Properties requirements, as set forth in the City Code.</p> <p>The CONTRACTOR shall protect all existing components: walkways, existing trees, benches and other existing site furnishings including perimeter fence, if applicable. The CONTRACTOR shall perform the WORK complete, in place, tested, and ready for continuous occupancy, and shall</p>						

include repairs, replacements, and restoration required as a result of damages caused during the construction. CONTRACTOR shall furnish all labor, materials, equipment, services, and incidentals to complete all work required by these contract documents and as can be inferred and necessary for the proper completion of the WORK, whether specifically indicated in the contract documents or not.

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

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 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 Miami-Dade County & Miami-Dade Public Library System, 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.

B. Commercial General Liability Insurance in an amount not less than \$1,000,000 per occurrence, and \$2,000,000 in the aggregate, not to exclude Products and Completed Operations and Explosion Collapse and Underground Hazards. 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 in an amount not less than \$1,000,000 combined single limit per occurrence for bodily injury and property damage.

D. Pollution Liability Insurance in an amount not less than \$1,000,000 per occurrence covering third party claims, remediation expenses, and legal defense expenses arising from on-site and off-site loss, or expense or claim related to the release or threatened release of Hazardous Materials that result in contamination or degradation of the environment and surrounding ecosystems, and/or cause injury to humans and their economic interest.

E. Umbrella Liability Insurance in an amount not less than \$5,000,000 per occurrence, and \$5,000,000 in the aggregate.

a. If Excess Liability is provided must be follow form for coverages B and C.

F. Completed Value Builders' Risk Insurance on an "all risk" basis in an amount not less than one hundred (100%) percent of the completed contract value of the project. The policy shall be in the name of Miami Dade County and the Contractor.

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.

Miami Dade County reserves the right, upon reasonable notice, to request and examine the policies of insurance (including but not limited to policies, binders, amendments, exclusions, or riders, etc.).

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

Document Pickup:	Contact:		Phone No:		Date:	1/1/1900	
	Location:						
Pre-Bid Meeting::	YES	Mandatory:	No	Date:	1/14/2026	Time:	11:00 AM
	Location:	2875 McFarlane Road Miami, FL 33133					
Site Meeting:	YES	Mandatory:	No	Date:	1/21/2026	Time:	11:00 AM
	Location:	2875 McFarlane Road Miami, FL 33133					
Bid shall be submitted to:	Contact:	Shiham Colegial Lorenzo					
	Address:	111 NW 1st Street, Miami, Florida 33128, 17th Floor					
	Email:	cgb@mdpls.org	FAX # :	305-375-5005			
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:	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-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:	\$929.00				
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:	YES	Shop Drawing Included:	NO	Specifications Included:	YES		
Anticipated Start Date:	3/30/2026		Calendar Days for Project Completion:	548			
Comments:	RPQ No: CO-RENO-25 processed as SBE - No Measure due to funding source (federal)						

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 **Library Department, 101 W Flagler St, Miami 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 \$1,000,000 per occurrence, and \$2,000,000 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 \$1,000,000 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.