

Miami FL 33146



Bid Due Date:	8/12/2026	Time Due:	10:00 AM	Submitted Via:	Electronic Bidding		
Estimated Value:	\$2,913,300 (excluding Contingencies and Dedicated Allowances)						
Project Name:	Douglas Office Building Chiller and Cooling Tower Upgrades						
Project Location:	3071 SW 38 Avenue, Miami, FL 33146						
License Requirements:	Primary:	General Building Contractor					
	Sub:	General Mechanical, Master; Electrical Contractor; Roofing Contractor					
Scope of Work:	(Contractor must obtain and submit all permits prior to performing any work). DESCRIPTION OF WORK A. The Design includes the following notable features, but is not limited to this scope. Contractor is responsible for reviewing all contract documents and coordinating with all disciplines. Provide 600-ton water-cooled chiller plant, cooling towers, and associated chilled and condenser water pumps. Provide refrigerant monitoring system. Provide emergency exhaust fan serving chiller (machine) room. Replace six rooftop fans and variable frequency drives. Associated structural, electrical, and plumbing modifications. B. Demolition: Contractor shall remove existing chillers, cooling towers, pumps, piping, controls and related equipment as shown on plans. All utility isolations and lock-out/tag-out shall be coordinated with the Owner. Refrigerant shall be recovered per EPA rules and disposal manifests provided. Protect remaining equipment and finishes during work and legally dispose of removed materials. C. Temporary Cooling: Contractor shall furnish and operate temporary chillers, pumps, piping and connections as needed to maintain critical building temperatures during shutdowns. Tie-in and cutover procedures shall be coordinated with the Owner and performed within approved outage windows. D. Structural: Contractor shall furnish and install required structural supports, curbs, pads, anchorages and vibration isolation for new equipment as shown on plans. Any structural design performed by the Contractor shall be sealed by a Florida-licensed professional engineer. Coordinate roof penetrations and flashing with the roofing consultant and repair any structural or roof elements disturbed by the work. E. Plumbing: Contractor shall furnish make-up and blowdown connections for towers and replace the domestic booster pump skid and VFD as shown on plans. Pressure test, flush, treat and commission piping systems per the Contract Documents and applicable codes. F. HVAC: Contractor shall furnish, set, pipe and commission the new 600-ton water-cooled chiller, cooling towers, pumps, rooftop fans and VFDs, refrigerant monitoring, and associated accessories as shown on plans. Work includes factory start-up, refrigerant recovery/charging, system flushing, vibration isolation and hydronic balancing. Integrate equipment into the BAS and verify performance per the contract requirements. G. Electrical: Contractor shall furnish power distribution, starters/VFDs, disconnects and overcurrent protection sized for the new equipment, update coordination and short-circuit studies as required, and upgrade grounding and bonding as needed. Furnish control wiring, I/O panels and BAS interface for the new equipment as shown on plans. Perform electrical testing (megger, phase, rotation, continuity), verify power and metering during performance tests, and supply test reports. Furnish temporary construction power and protected circuits for temporary chillers.						

H. It is the intent of the department to obtain a complete and working installation under this Project and any items of labor, equipment or materials which may reasonably be assumed as necessary to accomplish this end shall be supplied whether or not they are specifically shown on the Plans or stated herein.

MINIMUM REQUIREMENTS OF THE BIDDER

A. Qualifications and experience history with a minimum of references shall be submitted with the bid.

B. The Contractor shall submit to WASD at the time of submitting the bid, name of the Manufacturer and the time it takes to create a product and deliver it to the job site, if the Bids submitted without entry the name of Manufacturer and the Lead Time, will be considered non-responsive. (if apply)

C. MCC 7360 Plan Contracts

1. General Contractor License Requirements

a. 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 and/or the Bidder and their Sub- Contractors, must hold a valid, current, and active:

1) Certification, as a General Contractor or Mechanical Contractor provided by the State of Florida Construction Industry Licensing Board, pursuant to the provisions of Section 489.115 of the Florida Statutes (F.S.).

2. Proof of such Certificate(s) must be submitted at the time of initial response and maintained current throughout the contract period. The County may request proof of continued certification at any time during the contract period. Failure to provide such proof within five (5) working days from notification by the County shall result in the removal from the contract and the rejection of any current or future RPQ bid submissions.

1.08 MINIMUM EXPERIENCE

A. In addition to the license requirements stated elsewhere, the Bidder must:

1. Have a minimum of 5 years of experience, under its current business name (which can include the experience of key supervisory employees that would man, the project), in the construction of chilled water plants, supported by references as detailed below. Submitted reference Projects must demonstrate that the Bidder served as the Prime Contractor for the referenced Projects provided.

2. Demonstrate that it has full-time personnel with the necessary experience to perform the Project's Scope of Work. This experience shall include work in successfully completed projects performed by the identified personnel whose bulk of work performed in the public right-of-way is similar in detail to the Project's Scope of Work described in these Solicitation Documents.

3. Demonstrate the experience requirement by:

a. Providing a detailed description of at least 3 projects similar in detail to the Project's Scope of Work described in these Solicitation Documents and in which the Bidder's identified personnel has completed within the past 5 years. List and describe the aforementioned projects and state whether the work was performed for the County, other government clients, or private entities.

b. For each project listed, the chiller plant installation shall have been completed and accepted by the project owner prior to the bid submittal date.

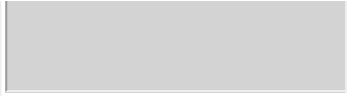
c. The description for each project must include the following:

1) Identified personnel, their assigned role and responsibilities for the listed project

2) The client's name, address and contact person and phone number for reference

- 3) Description of work
- 4) Total dollar value of the contract
- 5) Contract duration
- 6) Statement or notation of whether Bidder's referenced personnel is/was employed by the prime contractor or subcontractor, and
- 7) Letters of certification of final acceptance or similar project closure documentation issued by the client and available Contractor's performance evaluations.
- B. The County reserves the right to request additional information and/or contact listed persons pertaining to bidder's experience.

Document Pickup:	Contact:	Alvaro Rosario	Phone No:	786-473-4549	Date:	4/30/2026	
	Location:	Documents in eBuilder/Trimble					
Pre-Bid Meeting::	No	Mandatory:	No	Date:	7/15/2026	Time:	10:00 AM
	Location:	3071 SW 38 Ave., Miami, FL 33146					
Site Meeting:	No	Mandatory:	No	Date:	7/22/2026	Time:	10:00 AM
	Location:	3071 SW 38 Ave., Miami, FL 33146					
Bid shall be submitted to:	Contact:	Alvaro G Rosario					
	Address:	3071 SW 38 Ave., Miami, FL 33146					
	Email:	alvaro.rosario@miamidade.gov	FAX # :	786-552-8630			
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:	\$1,000.00				
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:	9/1/2026		Calendar Days for Project Completion:	365			
Comments:	Pursuant to Section 2-8.10 of the Code of Miami-Dade County, this Contract is subject to a user access fee under the County's User Access Program (UAP) in the amount of two percent (2%). All construction services provided under this contract are subject to the 2% UAP. This fee applies to all Contract usage whether by County Departments or by any other governmental, quasi-governmental or not-for-profit entity. From every payment made to the Contractor under this contract (including the payment of retainage), the County will deduct the two percent (2%) UAP fee provided in the ordinance and the Contractor will accept such reduced amount as full compensation for any and all deliverables under the contract. The County shall retain the 2% UAP for use by the County to help defray the cost of its procurement program. Contractor participation in this pay request reduction portion of the UAP is mandatory. Provided, however, UAP shall not be applicable for total contract values, inclusive of contingency and allowance accounts, of less than five hundred thousand dollars (\$500,000.00). RFI Cutoff date is Tuesday, July 21, 2026, COB.						



SPD department will process it as a "No Measure" (no SBE Measure)

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 **Water and Sewer, 3071 SW 38 Avenue, Douglas Building, Miami FL 33146**, 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.

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.