



April 13, 2026

RESPONSE LETTER NO. 4 TO REQUEST INFORMATION

Project Title: **Replacement of Emergency Doors at Metrorail and Metromover Stations**

Project No.: **TP-0000020837-R**

Question from Ms. Thiara Dominguez Naysac Corp., Request for Information dated 4/10/2026, 12:34 PM. Please see the attachment.

QUESTION:1) After further review of the bid documents, ongoing coordination with the referenced manufacturer, and additional technical evaluation of the specified door requirements, we respectfully request that the County consider granting an extension of the bid due date, together with a technical review of the current solicitation documents.

At this time, we have identified several significant inconsistencies and technical concerns that directly affect the feasibility, pricing accuracy, code compliance, and proper execution of the project. Most importantly, although we have been in communication with Ms. Cristina at Next Door Company, we were advised that the factory had not yet issued pricing to any contractor, and as of April 6, 2026, no response had been provided by the factory. This alone materially impacts bidders' ability to obtain complete and reliable manufacturer pricing for a project of this nature.

RESPONSE:1) At this time, the County will not be extending the bid due date for the subject project. Should this position change, all interested parties will be formally notified via a written addendum.

Next Door Company is a door manufacturer, not a door distributor.

QUESTION: 2) In addition, several technical issues appear to require clarification and/or correction before a responsible and fully compliant bid can be prepared, including the following:

1. Fire-rating and louver conflict:

The current requirements indicate three-hour fire-rated door assemblies; however, doors with louvers cannot meet a three-hour fire-rating condition. Based on manufacturer guidance, louvered doors would be limited to a 90-minute fire-rating, while only flush doors without louvers, and generally not exceeding 8'-0" x 8'-0", may qualify for a three-hour rating.

RESPONSE:2) The Metro Mover stations have twelve doors with louvers. The stainless-steel louvers are 12" x 12", 16-gauge, fire-rated, and Florida Building Code-approved (Psf = -70). They have exposed vertical edges and stiffeners. As stated in the Scope of Work, Page 3. In the Solicitation Documents. The frames, doors, and hardware of those twelve Metro Mover doors must have a 3-hour fire-resistance rating. However, with fire-rated metal louvers equipped with a fusible link, the

fire-resistance rating shall be 90 minutes. Complying with UL 10C, NFPA 80, and NFPA 252 standards.

QUESTION: 3) Opening size limitations:

There are openings in the project reaching approximately 10 feet in height. These conditions do not appear to pass product control under the referenced approval limitations and may require redesign, engineering, or revised specifications.

RESPONSE:3) All doors shall be 7 feet (84 inches) tall and match the existing door width. A stainless-steel transom will be installed above the doors to close the opening completely. As stated in the Scope of Work, Page 1. Only the five double doors—like those shown during the mandatory site visit—do not require a transom. Several manufacturers produce metal doors with transom assemblies in various sizes that comply with the Florida Building Code (FBC) and the High-Velocity Hurricane Zone (HVHZ) requirements. Compliance generally requires products to be tested to ASTM E330/E1886/E1996, TAS201/TAS202/TAS203, and hold a current Florida Product Approval (FPA) number. Several manufacturers offer Miami-Dade Notice of Acceptance (NOA)- approved metal door systems featuring metal transoms, with options for custom sizing within tested parameters.

QUESTION: 4) Product approval / swing direction conflict:

We were also informed that only doors swinging outward comply with the applicable product control parameters. This bid, however, includes doors that swing inward, which appears to conflict with those approval requirements.

RESPONSE:4) A 3-hour-rated fire door's certification is based on its ability to withstand fire, not on its swing direction. Both inward- and outward-swinging doors can meet the required 180-minute rating, provided they comply with ANSI/UL 10C positive-pressure testing standards. The swing direction is primarily determined by ADA accessibility and life-safety egress codes. The swing direction does not affect the fire rating, provided the door is installed with the correct hardware and frame to maintain a positive seal.

Question from Ms. Thiara Dominguez Cunano Builders, Request for Information dated 4/10/2026, 5:43 PM. Please see the attachment.

QUESTION:1) Please confirm whether all doors must be 7'-0" high, regardless of their current height.

RESPONSE:1) All doors shall be 7 feet (84 inches) tall and match the existing door width. A stainless-steel transom will be installed above the doors to close the opening completely. As stated in the Scope of Work, page 1 in the Solicitation Document.

QUESTION:2) Please confirm whether panic hardware is required on all doors, including interior doors.



RESPONSE:2) All doors in this project will require a panic exit device with a scutcheon and lever trim. As stated in the Scope of Work, Specifications, page 2 of the Solicitation Documents.

QUESTION:3) If any doors are not Stanley steel doors, please confirm whether they are required to receive a painted finish..

RESPONSE:3) Bidders shall base their bid on stainless steel double doors. If stainless steel is unavailable at the time of construction, an alternative material may be proposed, subject to review and approval by the Engineer of Record. No paint finish is required for stainless steel doors.

END OF REQUEST FOR INFORMATION No. 4

Sincerely,

Laura on behalf of

Tiondra Wright,
Chief, Capital Improvements Division
Department of Transportation and Public Works (DTPW)

TW:lh

cc:

Laura Hernandez, DTPW
Antonio Chahine, DTPW

Renessa Gordon, DTPW
Katherine Fernandez, DTPW

Project File
Clerk of the Board

Request for Extension and Technical Review – RPQ No. TP-0000020837-R

From tdominguez@naysac.com <tdominguez@naysac.com>

Date Fri 4/10/2026 12:34 PM

To Hernandez, Laura (DTPW) <laura.hernandez@miamidade.gov>

Cc Clerk of the Board (COC) <clerkbcc@miamidade.gov>

Dear Ms. Hernandez,

I hope you are doing well.

We are writing regarding RPQ No. TP-0000020837-R, Replacement of Emergency Doors at Metrorail and Metromover Stations.

After further review of the bid documents, ongoing coordination with the referenced manufacturer, and additional technical evaluation of the specified door requirements, we respectfully request that the County consider granting an **extension of the bid due date**, together with a technical review of the current solicitation documents.

At this time, we have identified several significant inconsistencies and technical concerns that directly affect the feasibility, pricing accuracy, code compliance, and proper execution of the project. Most importantly, although we have been in communication with Ms. Cristina at **Next Door Company**, we were advised that the factory had not yet issued **pricing to any contractor**, and as of **April 6, 2026, no response had been provided by the factory**. This alone materially impacts bidders' ability to obtain complete and reliable manufacturer pricing for a project of this nature.

In addition, several technical issues appear to require clarification and/or correction before a responsible and fully compliant bid can be prepared, including the following:

1. Fire-rating and louver conflict:

The current requirements indicate three-hour fire-rated door assemblies; however, doors with louvers cannot meet a three-hour fire-rating condition. Based on manufacturer guidance, louvered doors would be limited to a 90-minute fire-rating, while only flush doors without louvers, and generally not exceeding 8'-0" x 8'-0", may qualify for a three-hour rating.

2. Opening size limitations:

There are openings in the project reaching approximately 10 feet in height. These conditions do not appear to pass product control under the referenced approval limitations and may require redesign, engineering, or revised specifications.

3. **Product approval / swing direction conflict:**

We were also informed that only doors swinging outward comply with the applicable product control parameters. This bid, however, includes doors that swing inward, which appears to conflict with those approval requirements.

These are only some of the inconsistencies identified so far. Because of these issues, even if pricing is eventually obtained, the current bid package lacks sufficient technical certainty to support a serious, accurate, and code-compliant proposal. As presently written, the project carries a substantial risk of being incorrectly priced and, ultimately, improperly executed.

For these reasons, we respectfully request that the County issue an extension of the bid due date and perform a review of the bid documents, technical requirements, and product criteria before proceeding further.

Our intention is only to ensure that all bidders are pricing the same scope under technically viable and code-compliant conditions, which would ultimately benefit both the County and the successful execution of the project.

Thank you in advance for your attention to this matter. We remain available should you need any additional information or wish to discuss the concerns noted above.

Kind regards,



Thiara Domínguez | Marketing Assistant

Email: tdominguez@naysac.com

Main Number: 888 - 536 -1536 - Ext 108

Direct Number: 305 - 239 - 8746

www.naysac.com

[782 NW 42nd Avenue Unit 635, Miami, FL 33126](#)

Re: TP-00000020837-R Replacement of Emergency Doors at Metrorail and Metromover Stations

From Cunano bc <cunanobc@gmail.com>

Date Fri 4/10/2026 5:43 PM

To Rodriguez, Bryan (DTPW) <Bryan.Rodriguez3@miamidade.gov>; Hernandez, Laura (DTPW) <laura.hernandez@miamidade.gov>; Clerk of the Board (COC) <clerk.board@miamidadeclerk.gov>

Cc Wright, Tiondra (DTPW) <Tiondra.Wright@miamidade.gov>; Fernandez, Katherine (DTPW) <Katherine.Fernandez@miamidade.gov>; Gordon, Renessa (DTPW) <Renessa.Gordon@miamidade.gov>; Chahine, Antonio (DTPW) <Antonio.Chahine@miamidade.gov>; Castillo, Amanda (DTPW) <Amanda.Castillo2@miamidade.gov>; Carbonell, Patricia (DTPW) <Patricia.Carbonell@miamidade.gov>; Orlando Fernandez <fern8620@bellsouth.net>; Cunano Builders Corporation <opscunano@gmail.com>; Diana <cunano2025@gmail.com>

You don't often get email from cunanobc@gmail.com. [Learn why this is important](#)

Good Afternoon,

Thank you for sending RFI No. 3. Could you kindly assist us with the following questions:

1. Please confirm whether all doors must be 7'-0" high, regardless of their current height.
2. Please confirm whether panic hardware is required on all doors, including interior doors.
3. If any doors are not Stanley steel doors, please confirm whether they are required to receive a painted finish.

We appreciate your guidance and look forward to your response.

Respectfully,



Erika Franco

"Constantly Building Confidence"

P-(786) 258-3719

F- (786) 701-3903

On Fri, Apr 10, 2026 at 3:17 PM Rodriguez, Bryan (DTPW) <Bryan.Rodriguez3@miamidade.gov> wrote:

Good afternoon,

Please see RFI No. 3 for the project mentioned.

Best regards,

Bryan J. Rodriguez, Clerk 4

Capital Improvement Division

Department of Transportation and Public Works (DTPW)

111 NW 1st St. Suite 1410 Miami, FL, 33128

 (305) 375-1875

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