

# Memorandum



**Date:** October 9, 2025

**To:** Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners

**From:** Daniella Levine Cava *Daniella Levine Cava*  
Mayor

Agenda Item No. 8(A)(4)

**Subject:** Rejection of Bids Received in Connection with Miami International Airport's Airport Operations Center; Miami-Dade Aviation Department, Project No. P250A

## SUMMARY

This item seeks approval from the Board of County Commissioners (Board) to reject all bids received from the firms noted below in response to a competitive solicitation issued in January 2025 on behalf of the Miami-Dade Aviation Department (MDAD or Aviation Department) for a project entitled: "Miami International Airport (MIA) - Airport Operations Center". The scope of work includes the renovation of an existing unfinished shell space on the third floor of the North Terminal (Concourse D) at Miami International Airport (MIA) and the consolidation of MIA's Airport Operations Center with the Emergency Operations Center. The following vendors submitted bids for the project:

- Allied Contractors, Inc.
- CES Construction, LLC
- Lemartec-NV2A JV, LLC
- Magnum Construction Management, LLC
- TGSV Enterprises, Inc.

After the competitive solicitation was advertised, 13 addendums were issued in response to over 400 questions related to the scope of work and/or technical specifications. While MDAD staff evaluated the five bids received, a pricing discrepancy was identified in Addendum No. 13, which included the addition of two separate line items (Line Nos. 22 and 23) to the Schedule of Prices with a new unit of measure that introduced a different pricing structure from the other items. Instead of basing the unit price on the lump sum cost of an item, it was based on quantities in a set. Furthermore, the new unit of measure was not explained in the specification documents or in the addendums issued to the bidders resulting in various different interpretations by the bidders and leading to significant price variances in the price schedules submitted. A copy of Addendum No. 13 is attached to this memorandum as Exhibit 1.

It is the intent of the Aviation Department to review the original solicitation and update the scope of work and all related technical specifications/drawings, after which time the project will be re-advertised with the incorporated changes.

## RECOMMENDATION

It is recommended that the Board approve the rejection of five bids received under Project No. P250A, entitled: Miami International Airport – Airport Operations Center as it was determined that the original solicitation requires revision.

**BACKGROUND:**

A competitive solicitation was publicly advertised on January 10, 2025, to renovate and unify the operations of MDAD's existing Airport Operations Center with the Emergency Operations Center. MDAD issued 13 addendums in response to more than 400 questions to address questions and provide clarification to potential bidders. In response to the solicitation, MDAD received a total of five bids. During the bid evaluation process, MDAD staff identified issues related to the bid submissions stemming from Addendum No. 13. Subsequently, MDAD concluded that the original solicitation required revision to avoid confusion by bidders and to ensure all bidders are bidding from the same starting point. For that reason, MDAD is seeking Board approval to reject the five bids submitted for this solicitation.

**SCOPE**

Although MIA is primarily located within District 6, which is represented by Commissioner Natalie Milian Orbis, the impact of this agenda item is countywide as MIA is a regional asset.

**FISCAL IMPACT/ FUNDING SOURCES**

There is no fiscal impact to the County associated with the rejection of bids.

**TRACK RECORD/MONITOR**

MDAD's Procurement and Materials Management Division Director, Sylvia Novela, will monitor all actions related to the rejection of bids.

**DELEGATED AUTHORITY**

There are no delegated authorities associated with the rejection of bids.

**VENDORS RECOMMENDED FOR AWARD**

None

**VENDORS NOT RECOMMENDED FOR AWARD**

<b>Vendor</b>	<b>Local Address</b>	<b>Reason for Not Recommending</b>
Lemartec-NV2A JV, LLC	Yes	Rejection of Bid
Magnum Construction Management, LLC	Yes	Rejection of Bid
TGSV Enterprises, Inc.	Yes	Rejection of Bid
Allied Contractors, Inc.	Yes	Rejection of Bid
CES Construction, LLC	Yes	Rejection of Bid

**APPLICABILITY OF ORDINANCES AND CONTRACT MEASURES**

- Small Business Measures, Disadvantaged Business Enterprise (DBE) would have applied.
- Miami-Dade County Responsible David Bacon Wages would have applied.

  
\_\_\_\_\_  
Jimmy Morales  
Chief Operating Officer

# Exhibit 1



## ADDENDUM NO. 13

**DATE:** April 29, 2025  
**TO:** ALL PROSPECTIVE VENDORS  
**SUBJECT:** Bid No. P250A  
**TITLE:** MIAMI INTERNATIONAL AIRPORT (MIA) AIRPORT OPERATIONS CENTER (AOC)

This Addendum becomes a part of the subject Solicitation.

### QUESTIONS & ANSWERS

Question No. 1: Addendum #10, Page 2 answer to question 4 items 2, 3 & 5 specifies these items to be hot-dipped galvanized. Sheets S2.01, S3.03 & S3.04 issued with addendum 10 specify items 2, 3 & 5 as galvanized and not hot dipped galvanized. There is a substantial difference incurred to hot-dip galvanizing, though it provides a significant added layer of protection for the steel rust. Confirm if items 2, 3 & 5 will require to be galvanized or hot-dipped galvanized.

Answer No. 1: All galvanized steel items, including items 2, 3, and 5 from addendum 10, page 2, shall be "Hot dip galvanized" in accordance with the specification section for Metal Fabrications 05 50 00, 2.11 A. There is no other type of galvanizing allowed in the project. Additionally, refer to Sheet S1.00, General Structural Notes, section 23 Structural Steel, paragraphs E and F - Corrosion Control. (EXHIBIT 11 structural drawings and EXHIBIT 1 specifications).

Questions No. 2: Addendum #10, Page 2 answer to question 4 items 3 states "there is no 3" diameter exposed on the project". The question asked identified the 3" pipe columns in Mechanical Room #2 these pipes are not inside a stud wall and thus are exposed to view. Will these pipe columns require to be galvanized or hot dipped galvanized.

Answer No. 2: Any exposed pipe columns in Mechanical Room #2 shall be hot-dip galvanized in accordance with Answer No. 1.

Questions No. 3: Addendum #10, Sheet A1.41 "Finish Schedule" specifies the "Pedestrian Traffic Coating" as Tremco, Vulkem 350/351. This product cannot be used to slope floors. Sheet A5.01.01 Fifth Level Penthouse Mechanical Rooms indicate (WP-1) as the "Pedestrian Traffic Coating" to be installed but it also indicates a polymer- modified mortar bed creating a required slope. Provide an answer to the following questions.

1. Is the polymer-modified bed existing?
2. If the polymer-modified bed is existing will the waterproofing on the existing floor require to be removed before the pedestrian traffic coating is applied?
3. If the polymer-modified bed is new and knowing that the specified pedestrian traffic coating cannot be used to slope floors, provide a waterproofing product that can achieve the slopes required.

Answer No. 3: The product specified, Vulkem 350/351, was not intended or specified to slope the floor. The slope to drain is provided by a separate polymer-modified mortar bed, which will serve as the surface.



According to consultation with Tremco's technical representative, Vulkem 350/351 can be used as the pedestrian coating for the Mechanical Rooms and the Generator Room, as indicated in the architectural drawings. However, the pedestrian coating is being changed from Vulkem 350/351 to the Vulkem EWS/PUMA Pedestrian System, as it is a superior product from the same manufacturer and offers a longer warranty. Please refer to the revised sheet A1.41 under Finish Schedule for the revised WP-1 product, and to specification 07 18 10 Pedestrian Traffic Coating. (EXHIBIT 6-V5 architectural drawings and EXHIBIT 1 specifications).

Question No. 4: When reviewing specification 09 69 33 “Low-Profile Fixed Height Access Flooring” issued with Addendum 10 we noticed this specification section was duplicated . One of the specifications sections lists as the Basis of Design: Tate Access Floor, Inc. with no other approved manufacturers provided. The other specification section does not provide a Basis of Design manufacturer, but lists (4) approved manufacturers ASM Modular System, Inc., Camino Modular System, Inc., Computer Environmental, Inc., and Tate Access Floor, Inc. If it is determined that Tate Access Floor will be the only approved “Proprietary” manufacturer this creates a competitive advantage to “Tate’s” distributor providing a price, for the following reason. Even though Tate Access Flooring have various distributors in the South Florida area, the way the company operates is the first distributor which contacts them will have the privilege of being the only distributor obtaining a price from the Tate Company thus the privileged distributor will have no competition setting his own margins & price knowing there is no other competition. It is for this reason we request that all (4) listed manufactures are approved to be able to have a competitive price between each manufacturer and at the same time the owner will gain the benefit of the savings.

Answer No. 4: The duplicated specification 09 69 33 “Low-Profile Fixed Height Access Flooring” that shows 4 manufacturers, including Tate Access Floor, Inc., is removed. The valid specification section is the specification 09 69 33 “Low-Profile Fixed Height Access Flooring” that shows the Basis of Design: Tate Access Floors, Inc.

Question No. 5: Clarify when a manufacture is selected as a “Basis of Design” does this mean that any other manufactures will be considered as substitutions. It is industry practice that “Basis of Design” is the manufacture selected by the architect to include on the drawing including their details, etc., but it doesn’t necessarily imply that the other manufactures should be considered to be a substitution. Provide an explanation to the above.

Answer No. 5: For specifics about "Basis of Design," please refer to Technical Specification section 01 25 00 Substitution Procedures, including part 1.3 paragraph A, part 1.3 paragraph D, part 1.4, and part 1.7.

Question No. 6: The revised Bid form issue with addendum 6 does not include a line item # for the “Evans Consoles”. Please confirm where this cost should be included in the Bid form.

Answer No. 6: Refer to the Schedule of Prices Bid Table A – REVISED (Exhibit 1).

*All other information remains the same.*

Miami-Dade County,

Claudia Portocarrero  
Aviation Senior Procurement Contracting Officer

c: Clerk of the Board

ADDENDUM No. 13

EXHIBIT No. 1

PROJECT No. P250A - MIAMI  
INTERNATIONAL AIRPORT (MIA)  
AIRPORT OPERATIONS CENTER  
(AOC)

**SCHEDULE OF PRICES BID TABLE A – FILLABLE - REVISED**

**[All Prices shall be in U.S. Dollars]**

<b>Item #</b>	<b>Description</b>	<b>Quantity</b>	<b>Unit of Measurement</b>	<b>Unit Price</b>
1	DIVISION 01 - GENERAL REQUIREMENTS	1	Lump Sum	
2	DIVISION 02 - EXISTING CONDITIONS	1	Lump Sum	
3	DIVISION 03 - CONCRETE	1	Lump Sum	
4	DIVISION 04 - MASONRY	1	Lump Sum	
5	DIVISION 05 - METALS	1	Lump Sum	
6	DIVISION 07 - THERMAL & MOISTURE PROTECTION	1	Lump Sum	
7	DIVISION 08 - OPENINGS	1	Lump Sum	
8	DIVISION 09 - FINISHES	1	Lump Sum	
9	DIVISION 10 - SPECIALTIES	1	Lump Sum	
<del>10</del>	<del>DIVISION 14 – CONVEYING EQUIPMENT – ELEVATOR</del>	<del>4</del>	<del>Lump Sum</del>	
11	DIVISION 21 - FIRE SUPPRESSION	1	Lump Sum	
12	DIVISION 22 - PLUMBING	1	Lump Sum	
13	DIVISION 23 - HEATING, VENTILATION, AND AIR CONDITIONING	1	Lump Sum	
14	DIVISION 26 - ELECTRICAL	1	Lump Sum	
15	DIVISION 27 - TELECOMMUNICATIONS	1	Lump Sum	
16	DIVISION 28 - ELECTRONIC SAFETY AND SECURITY	1	Lump Sum	
17	DIVISION 31 - EARTHWORK	1	Lump Sum	
18	DIVISION 32 - EXTERIOR IMPROVEMENTS	1	Lump Sum	
19	DIVISION 33 - UTILITIES	1	Lump Sum	
<del>20</del>	<del>DIVISION 34 – TRANSPORTATION</del>	<del>4</del>	<del>Lump Sum</del>	
21	INDEPENDENT COMMISSIONING AGENT FOR THE LIGHTING SYSTEM FUNCTIONAL TESTING	1	Lump Sum	
22	AOC CONSOLES – FOUR (4) MONITORS	26	Each Set of 4	
23	AOC CONSOLES – FIVE (5) MONITORS	3	Each Set of 5	

CONTINUES ON NEXT PAGE

**SCHEDULE OF PRICES BID TABLE A**

**[All Prices shall be in U.S. Dollars]**

**NOTE: ALLOWANCE ACCOUNT(S):**

CONTINGENCY ALLOWANCE ACCOUNT      10% OF THE TOTAL BID ITEM TABLE A

INSPECTOR GENERAL                      0.25% OF THE TOTAL BID ITEM TABLE A

The Department reserves the right to require bidders to provide additional information regarding pricing in order to determine bidder responsibility, which may include, but is not limited to, provision of a preliminary schedule of values and/or quotes from subcontractors/suppliers. Acceptance of a Schedule of Values for the purposes of a responsibility review shall not limit the ability of the County to require additional changes to the Schedule of Values after award of a contract but prior to issuance of a Notice to Proceed or as otherwise allowed under the General Covenants and Conditions.



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners

**DATE:** October 9, 2025

**FROM:**   
Gen Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 8(A)(4)

Please note any items checked.

- “3-Day Rule” for committees applicable if raised**
- 6 weeks required between first reading and public hearing**
- 4 weeks notification to municipal officials required prior to public hearing**
- Decreases revenues or increases expenditures without balancing budget**
- Budget required**
- Statement of fiscal impact required**
- Statement of social equity required**
- Ordinance creating a new board requires detailed County Mayor’s report for public hearing**
- No committee review**
- Applicable legislation requires more than a majority vote (i.e., 2/3’s present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5’s \_\_\_\_, unanimous \_\_\_\_, majority plus one \_\_\_\_, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) \_\_\_\_, CDMP 9 vote requirement per 2-116.1(4)(c) (2) \_\_\_\_)** to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(A)(4)  
10-9-25

RESOLUTION NO. \_\_\_\_\_

RESOLUTION REJECTING ALL BIDS AND  
AUTHORIZING RE-ADVERTISEMENT OF PROJECT NO.  
P250A FOR THE MIAMI-DADE AVIATION  
DEPARTMENT TO PROVIDE CONSTRUCTION  
SERVICES FOR THE AIRPORT OPERATIONS  
CENTER AT MIAMI INTERNATIONAL AIRPORT

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum and documents, copies of which are incorporated herein by reference,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that this Board approves the rejection of all bids and authorizing re-advertisement of Project No. P250A for the Miami-Dade Aviation Department to provide construction services for the Airport Operations Center at Miami International Airport.

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	
Kionne L. McGhee, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Eileen Higgins
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

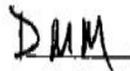
The Chairperson thereupon declared this resolution duly passed and adopted this 9<sup>th</sup> day of October, 2025. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



David M. Murray