

Date: July 1, 2025

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

Agenda Item No. 8(F)(3)

From: Daniella Levine Cava
Mayor



Resolution No. R-654-25

Subject: Contract Award Recommendation for REG Roof and Building Envelope Windows and Storefront Replacement, Project No. I190271-A

Executive Summary

This item seeks approval from the Board of County Commissioners (Board) to execute a contract award with Arya Construction & Design Inc. (Arya Construction) for construction services at the Richard E. Gerstein Justice Building for Project No. I190271-A, Contract No. I190271-A, REG Roof and Building Envelope Windows and Storefront Replacement, for a total contract amount not to exceed \$5,443,936.19. This project scope of work includes, but is not be limited to, the following: Roof Replacement and building envelope consisting of replacement of windows to new Impact Resistant System, and Storefronts. The Richard E. Gerstein Justice Building roof has reached the end of its useful life, and the building currently has leaks in both the roof and windows.

Recommendation

It is recommended that the Board approve Contract No. I190271-A between Miami-Dade County (County) and Arya Construction for the REG Roof and Building Envelope Windows and Storefront Replacement, Project No. I190271-A, which has been prepared by the Internal Services Department (ISD) and is recommended for approval for a maximum value of \$5,443,936.19, which is inclusive of \$493,040.39 (10%) Contingency Allowance account and \$20,491.90 Dedicated Allowance account. Section 2-8.I (b) of the Code of Miami-Dade County (Code) delegates authority to the County Mayor or County's Mayor designee to award miscellaneous construction contracts if the recommended contract award amount does not exceed \$5,000,000. Solicitations for this construction contract were sent to 535 prequalified general contractors under the County's Miscellaneous Construction Contract (MCC) 7360 Plan. Because the bid exceeds the \$5,000,000 threshold, Board approval of this contract award recommendation is required.

Delegation of Authority

This item delegates authority to the County Mayor or County Mayor's designee to execute the contract, enforce all provisions and exercise all rights contained therein, including cancellation provisions. This delegation of authority is consistent with those authorities granted under the Code.

Scope

PROJECT NAME:	REG Roof and Building Envelope Windows and Storefront Replacement
PROJECT NO.:	I190271-A
CONTRACT NO.:	I190271-A
PROJECT DESCRIPTION:	Scope of work consists of, but is not limited to, furnishing all supervision, labor, materials, services, overhead & profit, permits, equipment, tools, etc. and testing. Prospective bidder shall examine carefully the site conditions of the work and be satisfied as to all observable conditions. The scope of work consists of furnishing all

materials, labor, services, supervision, tools, equipment, permits, and all other items necessary for the successful completion of the project in accordance with the plans and specifications included with the bid documents. The scope of work includes, but shall not be limited to, the following: Roof Replacement and building envelope consisting of replacement of windows to new Impact Resistant System, and Storefronts.

Please refer to BEA Architects complete permit set 10/27/2023 and specification dated 5/2023. The Contractor assumes all the responsibility for site verification of equipment for replacement, controls and other items required to successfully complete and meet the necessary building and safety codes. The Contractor shall become familiar with details of work in the field and shall advise OWNER of any discrepancy prior to performing any tasks, including but not limited to existing and proposed quantities, building and area locations, etc. The Contractor shall thoroughly investigate and satisfy itself of the conditions affecting the work prior to construction start.

The maximum Contract value is \$5,443,936.19, which consists of \$4,930,403.90 base bid (Construction 005001), \$493,040.39 contingency allowance (Project_Contingency 014003 and Construction 005001) and \$20,491.90 dedicated allowance for survey & testing (Planning_Design 012002).

PROJECT LOCATION: 1351 NW 12th Street, Miami, FL 33125
PRIMARY COMMISSION DISTRICT: District 3 Keon Hardemon
APPROVAL PATH: Board of County Commissioners
USING DEPARTMENT: ISD
MANAGING DEPARTMENT: ISD

**Fiscal Impact/
Funding Source**

FUNDING SOURCES: The work resulting from this construction contract will be funded through the Countywide Infrastructure Investment Program (CIIP) Program Revenues

OPERATIONS COST IMPACT/FUNDING: None

MAINTENANCE COST IMPACT/FUNDING: None

LIFE EXPECTANCY OF ASSET: 50-60 Years

PTP FUNDING: No

GOB FUNDING: No

ARRA FUNDING: No

CAPITAL BUDGET PROJECTS:	<u>CAPITAL BUDGET PROJECT NO./DESCRIPTION</u>	<u>AMOUNT</u>
	#2000001285 - INFRASTRUCTURE IMPROVEMENTS - ISD FACILITIES SYSTEMWIDE; Project 3006502	\$6,167,000
	FY 2025-26 Proposed Budget and Multi-Year Capital Plan, All Years' Funding	
	CAPITAL BUDGET PROJECTS TOTAL	\$6,167,000
SUSTAINABLE BUILDINGS ORDINANCE (I.O. NO. 8-8):	The project qualifies for compliance with the Sustainable Buildings Ordinance.	
SEA LEVEL RISE (Ord. No. 14-79):	N/A	
BUY AMERICAN IRON AND STEEL PRODUCTS PROCUREMENT PROGRAM (Ord. No. 21-22):	No	
NO. VENDORS ISSUED ADVERTISEMENT:	535	
SOLICITATION PACKAGES ISSUED:	13	
BIDS RECEIVED:	3	
ESTIMATED ORIGINAL CONTRACT PERIOD:	547 calendar days	
IG FEE INCLUDED IN BASE CONTRACT:	Yes	
ART IN PUBLIC PLACES:	No	
ADVERTISED BASE ESTIMATE:	\$4,221,331	
BASE CONTRACT AMOUNT:	\$4,930,403.90	
	<u>TYPE:</u>	<u>PERCENT:</u>
	<u>AMOUNT:</u>	<u>COMMENT:</u>
CONTINGENCY ALLOWANCE (SECTION 2-8.1 CODE OF MIAMI-DADE COUNTY):	Renovation	Ten Percent
	<u>\$493,040.39</u>	County Ordinance 00-65
PERMIT FEES:	Included in Base Contract Amount	
TOTAL DEDICATED ALLOWANCES:	\$20,491.90 for Survey & Testing	
TOTAL MAXIMUM CONTRACT AMOUNT:	\$5,443,936.19	
ART IN PUBLIC PLACES (APP):	N/A	

Track Record/Monitor

EXPLANATION:

On August, 27, 2024 ISD received and opened three bids. A copy of the Bid Tally is attached in Exhibit A. The lowest bidder withdrew its bid due to pricing oversight. ISD staff determined that Aarya Construction & Design Inc. (Aarya Construction), the second bidder, was the lowest responsive, responsible bidder with a total maximum contract amount of \$5,443,936.19, which includes ten percent contingency allowance and a dedicated allowance.

Aarya Construction's Base Bid of \$4,930,403.90 is 16.8 percent above the advertised \$4,221,331 estimate. Upon further review of the Contractor's Schedule of Values (SOV), it was determined that the bid is within the current construction market.

There were no SBE Measures for this project; therefore, Small Business Development (SBD) did not conduct a Compliance Review.

SBD HISTORY OF VIOLATIONS:

Aarya Construction is eligible to receive this award. Aarya Construction has two (2) closed violations dated July 6, 2021 on SBD Violations report for SBE Program Violation – Failed to meet SBE measure on an Aviation (AV) project (Y086D) and November 16, 2022 Wage Violation – Failed to pay employees of subcontractor.

DUE DILIGENCE:

Due diligence was performed by ISD in accordance with Resolution No. R-187-12, Resolution No. R-1181-18, and Procurement Guidelines, to determine the Contractor's responsibility, including verifying corporate status, performance, safety records (including Occupational Safety and Health Administration (OSHA) records), and compliance data. The lists that were reviewed include: Sun Biz, convicted vendors, debarred vendors, delinquent contractors, suspended vendors, federal excluded parties, SBD Violations report. Safety records have been obtained for Aarya Construction and its subcontractors for the last three years and are available for review upon request. Information was compiled regarding Aarya's prior experience with the County. There are 27 evaluations listed in the Capital Improvement Information System (CIIS) with an average score of 3.2 out of a possible 4.0 points. The firm demonstrates required years of experience in completed project of similar scope. There were no other adverse findings relating to Aarya Construction besides the two (2) closed SBE/Wage Program Violations.

PREVIOUS EXPERIENCE WITH COUNTY IN THE LAST THREE YEARS:

According to the Firm History report, as provided by SBD, Aarya Construction has held four MCC Program contracts and one Capital Construction Contract as Prime Contractor in the last 3 years, for a total value of \$18,659,708. One of the MCC contracts exceeded \$5,000,000.

BID OPEN DATE:

8/27/2024

BID BOND EXPIRES:

3/24/2025

BID VALID UNTIL: 3/24/2025

ESTIMATED NOTICE TO PROCEED: 30 days after Board approval

PRIME CONTRACTOR: Aarya Construction & Design Inc.

COMPANY PRINCIPAL: Sam F. Sami (Farhad Sami), President

COMPANY QUALIFIERS: Farhad Sami

COMPANY EMAIL ADDRESS: eric@aaryaconstruction.com

COMPANY STREET ADDRESS: 7657 NW 50 Street

COMPANY CITY-STATE-ZIP: Miami, FL 33166

YEARS IN BUSINESS: 34

SUBCONTRACTORS AND SUPPLIERS (SECTION 10-34 MIAMI-DADE COUNTY CODE): SAP Windows and Door Services, LLC
VMECH, Inc.
Prestige Roofing & Waterproofing, LLC
Alasur Interior Corp.
City Spark, Inc.
Bonded Lightning Protection Systems, Inc.
Kee Safety, Inc. (Supplier)

MINIMUM QUALIFICATIONS EXCEED LEGAL REQUIREMENTS: Yes
The Contractor was required to:
- have minimum of (5) year's successful experience and completed a minimum of five (5) similar projects.

PROJECT TECHNICAL CERTIFICATION REQUIREMENTS: At the time of Bid and pursuant to the requirements of Section 10-3 of the Code and the solicitation and contract documents, the County contractor's certification is required in one of the following categories: General Building, Building or other category as applicable to Chapter 10 of the Code, and/or a State of Florida General Contractor's License.

STANDARD PAYMENT AND PERFORMANCE BOND: Yes

REVIEW COMMITTEE: **SUBMITTAL DATE:** NA **SIGNOFF DATE:** NA

REVIEW COMMITTEE ASSIGNED CONTRACT MEASURES:	TYPE	GOAL	ESTIMATED VALUE	COMMENT
	SBE-Con	No Measure	N/A	I.O. 3-22
	SBE-G&S	No Measure	N/A	I.O. 3-41
	Workforce Programs do not apply to this Contract.			

MANDATORY CLEARING HOUSE: N/A (FYI under HB 705, Residents 1st & Employ Miami workforce programs are NOT allowed, so no clearinghouse allowed)

APPLICABLE WAGES: (RESOLUTION NO. R-54-10) No Responsible Wages

CONTRACT MANAGER NAME/PHONE/EMAIL Julia Aden (305) 375-4296 julia.aden@miamidade.gov

**PROJECT MANAGER
NAME/PHONE/EMAIL:**

Eddy Etienne

(305) 375-3952

eddy.etienne
@miamidade.gov

Background

The Richard E. Gerstein Justice Building is located at 1351 NW 12th Street, Miami, FL 33125. The building has encountered leak issues throughout the years. To maintain operations and reduce disruption to the existing tenants, repairs have been completed on several occasions. In an effort to have a permanent resolution, ISD engaged a consultant to begin investigation, planning and design of the replacement of the building envelope, windows and storefront replacement, and provide the necessary waterproofing to address the building leaks. During the design development phases, it was determined that it will be more efficient in the long term for the County to address the leaking roof and windows. Therefore, the project scope of work includes, but is not be limited to, the following: Roof Replacement and building envelope consisting of replacement of windows to new Impact Resistant System, and Storefronts. The Richard E. Gerstein Justice Building roof has reached its useful life, the building currently has roof and window leaks. This solution provides sustainable benefits by addressing the existing building's envelope, creating a more energy efficient building that meets the County's Sustainability Plan.

Track Record/Monitor

Eddy Etienne is responsible for managing the project on behalf of ISD.

Attachment



Carladenise Edwards
Chief Administrative Officer

EXHIBIT A

BID TALLY



Internal Services Department
CONTRACTS ADMINISTRATION SECTION
BID TALLY SHEET

Project No.: 1190271

Project Description: REG Roof and Building Envelope Windows and Storefront Replacement

Bid Due Date: 8/27/2024

Bid Opening Date: 8/27/2024

Number of Addenda Issued: 6

Bid Ranking	Company Name	Bid Price	Alternate Bid Submitted			Bid Bond Submitted (check box that applies)			Addenda Acknowledged or Submitted			SBD Certificate of Assurance (COA)		
			Yes	No	N/A	Check	Bond Form	No	N/A	Yes	No	Yes	No	N/A
1	Aarya Construction & Design, Inc.	\$4,930,403.90			✓		✓			✓				✓
2	Florida General & Roofing Contractors, LLC	\$7,893,363.40			✓		✓			✓				✓
3	Florida Construction & Engineering, Inc.													
4														
5														
6														
7														
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10														
11														
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17														
18														
19														
20														

Bid Withdrawn

Name of Witness: (Marcela Rodriguez)

Marcela Rodriguez

Date: 9/23/2024

09/23/24

Signature of Person Opening Bids (Kristina Hagberg): *Kristina Hagberg*

ISD Project Manager (Eddy Etienne): *Eddy Etienne*

Comments: Total of 3 Bids. All 3 Firms Submitted Original Bid Bond.



MEMORANDUM

(Revised)

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

DATE: July 1, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(F)(3)

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(F)(3)
7-1-25

RESOLUTION NO. _____ R-654-25

RESOLUTION APPROVING AWARD OF A CONSTRUCTION CONTRACT TO AARYA CONSTRUCTION & DESIGN INC. FOR REG ROOF AND BUILDING ENVELOPE WINDOWS AND STOREFRONT REPLACEMENT, PIOD PROJECT NO. I190271-A, CONTRACT NO. I190271-A, IN AN AMOUNT NOT TO EXCEED \$5,443,936.19; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE CONTRACT, ENFORCE ALL PROVISIONS AND EXERCISE ALL RIGHTS CONTAINED THEREIN, TO APPROVE EXPENDITURES FROM THE CONTINGENCY ALLOWANCE ACCOUNT, AND TO RESOLVE DISPUTES UNDER THE CONTRACT

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is 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 award of a construction contract to Aarya Construction & Design Inc. for REG Roof and Building Envelope Windows and Storefront Replacement, PIOD Project No. I190271-A, Contract No. I190271-A, in an amount not to exceed \$5,443,936.19, inclusive of contingency allowance and dedicated allowance accounts; and authorizes the County Mayor or County Mayor's designee to execute the contract, enforce all provisions and exercise all rights contained therein, to approve expenditures from the contingency allowance account, and to resolve all disputes arising thereunder subject to the limits of the contingency allowance account. The contract is substantially in the form attached hereto and made a part hereof.

The foregoing resolution was offered by Commissioner **Raquel A. Regalado**, who moved its adoption. The motion was seconded by Commissioner **Marleine Bastien** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 1st day of July, 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: **Basia Pruna**

Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency

Melanie J. Spencer

mjs

**REG Roof and Building Envelope Windows and Storefront Replacement
PIOD CONTRACT NO. I190271-A
CONSTRUCTION CONTRACT**

THIS CONTRACT, made and entered into on this ____ day of _____, 2025, by and between Miami-Dade County, Florida, acting by and through the Office of The Mayor, party of the first part (hereinafter sometimes called the "County"), and AARYA Construction & Design Inc., party of the second part (hereinafter sometimes called "Contractor");

W I T N E S E T H

That the parties hereto, for and in consideration of the covenants and agreements hereinafter set forth, mutually agree as follows, to wit:

1. That the Contractor shall furnish all plant, labor, materials and equipment and perform all work in the manner and form provided by the Contract Documents covering the Project of the County known and identified as **REG Roof and Building Envelope Windows and Storefront Replacement** for the amount reflected by the Proposal, based on the Contract prices shown in the Proposal heretofore provided by the County, a copy of said Proposal being a part of the Contract Documents, the aggregate amount of this not to exceed Five Million Four Hundred Forty-Three Thousand Nine Hundred Thirty-Six Dollars and 19/100 Cents (\$5,443,936.19) as follows: Base Bid \$4,930,403.90 and 10% Contingency \$493,040.39 and dedicated allowance \$20,491.90 for Survey & Testing.
2. That the Contractor shall begin the work to be performed under this Contract on a day to be specified in a written order issued by the Architect/Engineer, and shall fully complete all work hereunder within the time or times stated within the Contract Documents.
3. That the County shall pay to the Contractor for the faithful performance of this Contract in lawful money of the United States, and subject to additions and deductions as provided in the Contract Documents, the total amount of the aggregate prices for work performed as set forth above at the times and in a manner stated in the General Contract Conditions of the Contract Documents.
4. It is further mutually agreed that if at any time after the execution of this Contract and the Performance Bond and Payment Bond, the County shall find the surety upon such bonds to be unsatisfactory, or if for any reason such bond shall become inadequate to cover the performance of the work, the Contractor shall at his own expense, within five (5) days after the receipt of notice from the County to do so, furnish an additional bond or bonds in such form and amount and with such surety or sureties as shall be satisfactory to the County. In such event, no further payment to the Contractor shall be deemed to be due under this Contract until such new or

additional surety shall have been furnished in a manner and form satisfactory to the County.

5. The "Contract Documents" are hereby defined as: (electronic check box)

- | | |
|--|---|
| ☐ Questionnaire | ☒ Amended Standard Construction General Contract Conditions (revised 7/1/24) |
| ☒ MCC 7360 Vendor Pool Contract (6/1/03) | ☒ ISD Special Provisions |
| ☒ RPQ Invitation To Bid | ☒ Non-Collusion Affidavit |
| ☒ Contract | ☒ Human Trafficking Affidavit |
| ☒ Performance and Payment Bond | ☒ Contracting with Entities of Foreign Countries of Concern Prohibited Affidavit |
| ☒ Bid Bond | ☒ Contractor Due Diligence Affidavit |
| ☒ Proposal (Attachment 5-A) | ☒ Specifications, including NOA #s 22-1227.03, 21-0513.03, 23-0717.21, 23-0717.02 |
| ☒ OSHA Form 300/300A of Contractor and First-Tier Subcontractors | ☒ Plans |
| ☒ Addenda | ☒ Asbestos Survey |
| ☒ Notice to Proceed | ☒ Plans/Specs Index |
| ☒ Change Orders | ☒ Schedule of Values |
| ☒ Referenced Codes and Ordinances | ☒ Warranties and Guarantees |
| ☒ All related correspondence, field notes, logs, and other documents | |

6. The terms and conditions of said Contract Documents are incorporated herein by reference and made a part hereof as though fully set forth herein. The Contract Documents are complementary, so that a recital in one is tantamount to a recital in all, and the Contractor specifically acknowledges that he has read and understands all of said Contract Documents.
7. The various indemnities of the Contractor contained in the Contract Documents indemnifying the County from liability for damages to persons or property caused by acts, omissions, or defaults in the performance of the Contract Documents shall have a monetary limitation of the larger of the following: \$1,000,000, or the entire amount of the Contract.
8. The County retains the right to audit any and all information regarding this Contract as described in Article 18, "AUDIT RIGHTS BY AUDIT AND MANAGEMENT SERVICES AND BCC AUDITOR" of the Instructions to Prospective Contractors.

IN WITNESS HEREOF, the parties hereto have caused this Agreement to be executed by their appropriate officials as of the date first above written.

WHEN THE CONTRACTOR IS A CORPORATION

ATTEST:
Secretary:

Signature

AARYA Construction & Design Inc.

Legal Name of Corporation

By:

AARYA Construction & Design Inc.

Legal Name of Corporation

Signature

(Corporate Seal)

ERIC SAMI - VICE PRESIDENT
Legal Name and Title

WHEN THE CONTRACTOR IS A PARTNERSHIP

ATTEST:
Witness:

Signature

Legal Name of Partnership

Witness:

Signature

Legal Name and Title

Date Signed

By:

Signature

(Seal)

Legal Name and Title

By:

Signature

**WHEN THE CONTRACTOR IS A SOLE PROPRIETORSHIP
OR OPERATES UNDER A TRADE NAME**

ATTEST:

Witness:

Signature

Legal Name of Firm

Witness:

Signature

Legal Name of Firm

Date Signed

By:

Signature

WHEN THE CONTRACTOR IS AN INDIVIDUAL

Witness:

Signature

Legal Name

Witness:

Signature

Signature

ACKNOWLEDGEMENT:

STATE OF _____) ss.:

COUNTY OF _____)

Before me personally appeared _____ to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that _____ executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this _____ day of _____, 2009.

Signature of Notary

Serial Number

Print or Stamp name of
Notary

Expiration Date

State of _____ at large

MIAMI-DADE COUNTY, FLORIDA

Approved as to Insurance Requirements:

Approved for Legal Sufficiency:

Risk Management Division



Assistant County Attorney

Date: _____

Date: 2.7.25

IN WITNESS WHEREOF the said MIAMI-DADE COUNTY, FLORIDA, has caused this Agreement to be executed in its name by the County Mayor or County Mayor's designee, attested by the Clerk of the Board of County Commissioners, and has caused the seal of the Board County Commissioners to be set hereto, as executed and attested by the undersigned this day and year first above written.

ATTEST:

FOR:
**BOARD OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA**

Clerk of the Court

**DANIELLA LEVINE CAVA
County Mayor**

By: _____, Clerk of the Board

By: _____

Signature

Signature

Date: _____

Date: _____

Distribution:
One Original to Clerk of the Board
One Original to Contractor

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