

Date: July 16, 2025

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

Substitute
Agenda Item No. 8(N)(2)

From: Daniella Levine Cava
Mayor



Resolution No. R-751-25

Subject: Contract Award Recommendation to Replace Roof at DTPW MIC Building, RPQ No. TP-0000019994, to A-1 Property Services Group, Inc. in the Amount of \$320,920.60, Authorizing the Use of People's Transportation Plan Bond Program Funds for Such Purposes

This substitute differs from the original item in that it corrects language in the title and enactment clause of the resolution to reflect changes made to the item at the June 25, 2025, meeting of the Citizens' Independent Transportation Trust.

Executive Summary

This item requests approval from the Board of County Commissioners (Board) to award a contract to A-1 Property Services Group, Inc. for the replacement of the roof at the Department of Transportation and Public Works (DTPW) MIC Building (Project). The contract term is 180 calendar days, with a value of \$320,920.60, funded with People's Transportation Plan Bond Program Funds.

Recommendation

This contract award recommendation to A-1 Property Services Group, Inc. is for the project titled "Replace Roof at DTPW MIC Building," procured under the MCC 7360 Plan, Request for Price Quotation (RPQ) No. TP-0000019994, for a value of \$320,920.60 and a term of 180 days.

This contract award recommendation is placed for Board review pursuant to County Code Section 29-124(f). The recommendation may only be considered by the Board if the Citizens' Independent Transportation Trust (CITT) has forwarded a recommendation to the Board prior to the date scheduled for Board consideration or 45 days have elapsed since the filing with the Clerk of the Board of this contract award recommendation. If CITT has not forwarded a recommendation and 45 days have not elapsed since the filing of this contract award recommendation, withdrawal of this item will be requested.

PROJECT DESCRIPTION:

The awarded contractor shall be responsible for furnishing all supervision, labor, materials, tools, permits, and equipment and performing all operations required for the roof replacement at DTPW MIC Building at 3845 NW 25 Street, Miami, FL 33142. The work includes, but is not limited to, the following:

- Remove and replace approximately 13,000 square feet of existing roof system and insulation on a concrete deck.
- Remove all existing roofing membranes and flashings to the deck and prepare surfaces for the new roof system.
- Remove all fins, ridges, depressions, and other surface irregularities.

- Demolition of the roof assembly, which must leave a smooth, workable surface free of grease, oil, dirt, and loosely adhered particles.
- Inspect roof decking for any breaks, splits, or cracks.

PROJECT NAME:	Replace Roof at DTPW MIC Building
CONTRACT NO:	TP-0000019994
PROJECT LOCATION:	Roof at DTPW MIC Building
APPROVAL PATH:	Board of County Commissioners
USER DEPARTMENT:	Department of Transportation and Public Works
MANAGING DEPARTMENT:	Department of Transportation and Public Works

Delegation of Authority

The authority of the County Mayor or County Mayor's designee to execute and implement the contract is consistent with those authorities granted under the County Code to exercise the provisions contained therein, including termination provisions.

Fiscal Impact / Funding Source

The fiscal impact for the contract is \$320,920.60, inclusive of the contingency allowance of \$29,174.60 for unforeseen work. The annual estimated operations and maintenance costs will be approximately \$5,000. This contract is funded through the following funding source:

Program	Adopted Budget	Funding Source
677200 Infrastructure Renewal Plan (IRP)	FY24-25 Adopted Budget & Multi-Year Capital Plan; Volume 2, Page 165	People's Transportation Plan Bond Program

PTP FUNDING: Yes

GOB FUNDING: No

ARRA FUNDING: No

BID PACKAGES ISSUED: Electronic Download

BIDS RECEIVED: 2

CONTRACT PERIOD: 180 calendar days after NTP for final completion.

IG FEE INCLUDED IN BASE CONTRACT: Yes

ART IN PUBLIC PLACES: No

BASE CONTRACT AMOUNT: \$291,746.00

CONTINGENCY ALLOWANCE (SECTION 2-8.1 MIAMI DADE COUNTY CODE):	TYPE	PERCENT	AMOUNT	COMMENT
	Construction	10%	\$29,174.60	

PERMIT ALLOWANCE: Yes

SPARE PARTS ALLOWANCE:

TOTAL AMOUNT: \$320,920.60

Track Record / Monitor

EXPLANATION:

According to the Small Business Development (SBD) Office and its database, there are no violations on record within the last three years for A-1 Property Services Group, Inc. No Small Business Development construction goal has been established for this Project.

Within the last five years, A-1 Property Services Group, Inc., had no evaluations found in the Capital Improvements Information System.

Due diligence was conducted in accordance with Procurement Guidelines to determine contractor responsibility, including verifying corporate status with the Florida Department of State's Division of Corporations and reviewing performance and compliance issues. A copy of all bids, and the bid tabulation for the project is available by contacting the Chief of the Capital Improvements Division of DTPW. No major issue related to safety was found.

Bids received were lower than the engineer's cost estimate. DTPW requested a bid confirmation from the contractor on October 23, 2024, verifying that A-1 Property Services Group, Inc. understood the scope of work and was able to complete the project for the proposed bid amount. A-1 Property Services Group, Inc. sent the bid confirmation letter on November 11, 2024, confirming the bid amount. Additionally, the project manager confirmed that the company stated that it can comply with the proposed price. Therefore, DTPW is moving forward with the recommendation to award the contract to A-1 Property Services Group, Inc.

BID OPEN DATE:	09/11/2024		
BID BOND EXPIRES:	03/11/2025		
BID VALID UNTIL:	03/11/2025		
PRIME CONTRACTOR:	A-1 Property Services Group, Inc.		
COMPANY PRINCIPALS:	Yosvany Madruga		
COMPANY QUALIFIER:	Yosvany Madruga		
COMPANY EMAIL ADDRESS:	lientervicesrep@A1propertyservices.net		
COMPANY STREET ADDRESS:	6925 NW 42 Street		
COMPANY CITY-STATE-ZIP:	Miami, Florida 33166		
EXCEED LEGAL REQUIREMENTS:	Yes		
STANDARD PAYMENT AND PERFORMANCE BOND:	Yes		
REVIEW COMMITTEE:	MEETING DATE: N/A	SIGNOFF DATE:	N/A
RESPONSIBLE WAGES: (HB 705-)	N/A		

**REVIEW
COMMITTEE
ASSIGNED
CONTRACT
MEASURES:**

<u>TYPE</u>	<u>GOAL</u>
SBD-Const.	N/A
CWP	N/A

**MANDATORY
CLEARING HOUSE:**

Yes

**SEA LEVEL RISE:
(ORDINANCE 14-79)**

Yes

**SUSTAINABLE
BUILDINGS
ORDINANCE:
(I.O. NO. 8-8)**

Yes

**CONTRACT
MANAGER NAME /
PHONE / EMAIL:**

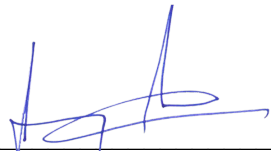
Tiondra Wright	(786) 469-5291	Tiondra.Wright@miamidade.gov
----------------	----------------	------------------------------

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

Antonio Chahine	(786) 469-5173	Antonio. Chahine@miamidade.gov
-----------------	----------------	-----------------------------------

BACKGROUND:

The DTPW MIC Building roof project is located at 3845 NW 25th Street, Miami, Florida 33142. The roof is severely damaged and needs to be replaced to protect the overall building structure and prevent continued water intrusion inside the building and damage to equipment. This new roofing system is required to maintain a safe structure and protective covering for the building in accordance with the Florida Building Code and to prevent any potential health hazards to employees working inside the building.



Jimmy Morales
Chief Operating Officer



MEMORANDUM

(Revised)

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

DATE: July 16, 2025

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Substitute
Agenda Item No. 8(N)(2)

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 _____

Substitute
Agenda Item No. 8(N)(2)
7-16-25

RESOLUTION NO. R-751-25

RESOLUTION APPROVING THE AWARD OF THE CONTRACT FOR THE PROJECT TITLED REPLACE ROOF AT DTPW MIC BUILDING – REQUEST FOR PRICE QUOTATION RPQ NO. TP-0000019994 – BETWEEN MIAMI-DADE COUNTY AND A-1 PROPERTY SERVICES GROUP, INC., IN THE AMOUNT NOT TO EXCEED \$320,920.60, INCLUSIVE OF A CONTINGENCY ALLOWANCE OF \$29,174.60; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO EXECUTE SAME AND EXERCISE THE PROVISIONS CONTAINED THEREIN; AND AUTHORIZING THE USE OF PEOPLE’S TRANSPORTATION PLAN BOND PROGRAM FUNDS OF UP TO \$320,920.60 FOR THIS PROJECT WHICH WAS ADDED TO THE PEOPLE’S TRANSPORTATION PLAN IN FEBRUARY 2024

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: (a) incorporates the foregoing recital as if fully set forth herein; (b) approves the contract award between Miami-Dade County and A-1 Property Services Group, Inc. for the project to “Replace Roof at DTPW MIC Building” in an amount not to exceed \$320,920.60, inclusive of the contingency allowance of \$29,174.60, authorizing the use of People’s Transportation Plan Bond Program Funds of up to ~~[[\$550,000.00 or other amount]]~~¹ >>\$320,920.60<< set forth in the ~~[[People’s Transportation Plan]]~~ >>FY24-28<< Five-Year Implementation Plan ~~[[for this project~~

¹ The differences between the substitute and the original item are indicated as follows: Words stricken through and/or [[double bracketed]] shall be deleted, words underscored and/or >>double arrowed<< are added.

~~which was added in February, 2024]] >>which was added in February 2024<<;~~ and (c) authorizes the County Mayor or County Mayor's designee to execute the same and to exercise the provisions contained therein, including termination provisions. A copy of the contract documents is on file with and available upon request from the Chief of the Capital Improvements Division of the Department of Transportation and Public Works.

The foregoing resolution was offered by Commissioner **Marleine Bastien**, who moved its adoption. The motion was seconded by Commissioner **Danielle Cohen Higgins** 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	absent
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 16th 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.

A handwritten signature in dark ink, appearing to read "B. Libhaber", is written over a horizontal line.

Bruce Libhaber



Memorandum



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

From: Javier A. Betancourt, Executive Director 

Date: June 26, 2025

Re: **CITT AGENDA ITEM 7A:**
RESOLUTION BY THE CITIZENS' INDEPENDENT TRANSPORTATION TRUST (CITT) RECOMMENDING THE BOARD OF COUNTY COMMISSIONERS APPROVE THE AWARD OF THE CONTRACT FOR THE PROJECT TITLED REPLACE ROOF AT DTPW MIC BUILDING – REQUEST FOR PRICE QUOTATION RPQ NO. TP-0000019994 – BETWEEN MIAMI-DADE COUNTY AND A-1 PROPERTY SERVICES GROUP, INC., IN THE AMOUNT NOT TO EXCEED \$320,920.60, INCLUSIVE OF A CONTINGENCY ALLOWANCE OF \$29,174.60; AUTHORIZE THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE SAME AND EXERCISE THE PROVISIONS CONTAINED THEREIN; AND AUTHORIZE THE USE OF PEOPLE'S TRANSPORTATION PLAN BOND PROGRAM FUNDS OF UP TO **\$320,920.60** FOR THIS PROJECT WHICH WAS ADDED TO THE PEOPLE'S TRANSPORTATION PLAN IN FEBRUARY 2024 (**DTPW- BCC LEGISLATIVE FILE NO. 251096**)

On June 25, 2025, the CITT voted (7-0) to forward a favorable recommendation to the Board of County Commissioners (BCC) for the approval of the above referenced item, CITT Resolution No. 25-011. The vote was as follows:

Robert Wolfarth, Chairperson – Aye
Mary Street, Esq., 1st Vice-Chairperson – Absent
Hon. Peggy Bell, 2nd Vice-Chairperson – Aye

Omar K. Bradford, Esq. – Aye
Qjuezari Harvey – Absent
Kenneth Kilpatrick – Aye
Miguel Murphy – Absent
Paul J. Schwiep, Esq. – Absent

Meg Daly – Aye
Harry Hoffman – Absent
David Marin – Aye
Robert Ruano – Aye

c: Jimmy Morales, Chief Operations Officer
Bruce Libhaber, Assistant County Attorney