

Date: December 2, 2025

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Approval of the Contract Award Recommendation for MIA New Office Building 3053
Construction, Contract No. AB041A

Agenda Item No. 8(A)(3)

Resolution No. R-1145-25

EXECUTIVE SUMMARY

Miami International Airport (MIA) continues to be ranked as one of the most connected airports worldwide, providing customers with 207 destinations and more than 30,000 connections, according to the OAG (Ocean Group) Megahubs 2025 rankings. On the domestic front, MIA remains one of the fastest-growing airports in the nation since the global COVID-19 pandemic, underscoring its critical role as Miami-Dade County's largest economic engine. To meet the surging demand for passenger and cargo capacity, the Miami-Dade Aviation Department's (MDAD) *Future-Ready \$9B Modernization in Action (M.I.A.) Program* funds a comprehensive portfolio of projects designed to transform MIA and the County's general aviation airports (GAA) into a state-of-the-art, world-class facilities. Over the next 5–7 years, these investments will renovate and repair parking garages, passenger boarding bridges, public restrooms, and moving conveyance units, while also supporting the design and construction of new terminals, concourses, ramps, runways, parking facilities, hotels, and other critical infrastructure. These programs and other infrastructure investments will ensure that MIA meets rising customer demands for services and facilities and retains its status as the Gateway to Latin America and the Caribbean. In that regard, the County issued a solicitation for construction services to build a new facility at MIA that will assist with the relocation of existing MDAD functions and provide for the expansion of tenant space.

This item seeks approval from the Board of County Commissioners (Board) to award a competitive contract to Winmar Construction, Inc. (Winmar) for the provision of construction services at Miami International Airport (MIA). The scope of work provides for the construction of a new two-story building, approximately 52,200 square feet in size to accommodate MDAD employees and tenant relocations from MIA Building 5A and provide future tenant office space with concession spaces on the ground floor. The project will achieve Leadership in Energy and Environmental Design (LEED) Silver Certification, reflecting the County's commitment to sustainable and energy-efficient building practices, and will include the installment of new electric vehicle (EV) supply equipment and supporting infrastructure for EV parking in accordance with Miami-Dade County Code Section 33.122.4 and Ordinance No. 19-17.

The County has agreed to pay Winmar a total compensation amount of \$18,349,699.70, which includes a 10 percent contingency of \$1,639,463.90, an Inspector's General Fee of \$45,085.26, and an Art in Public Places Fee of \$270,511.54. The total contract term consists of 660 calendar days (540 calendar days to substantial completion, and 120 days closeout period) from the effective date of the Notice to Proceed (NTP).

RECOMMENDATION

It is recommended that the Board approve the attached resolution awarding Project No. AB041A to Winmar, for the project entitled: “MIA New Office Building 3053 Construction” pursuant to Section 2-8.1 of the Miami-Dade County Code.

SCOPE

The project elements consist of project management, on-site supervision, labor, material, tools, equipment, trade subcontractors, licenses, permits, overhead, and profit. In general terms, the scope of work consists of, but is not limited to:

- Construction of a new two-story office building on the site of the existing MIA Building 3032.
- Construction of new covered walkways, sidewalks, fire access lanes, and landscaping linking to the new building.
- Coordination of all electrical and data connections.
- Coordination of pre-installation site meetings with stakeholders.

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

Project Name: MIA New Office Building 3053 Construction

Project No.: AB041A

Contract No: AB041A

Project Location: MIA

Project

Description: This project, entitled as “MIA New Office Building 3053 Construction”, provides for the construction of a new two-story building that will replace MIA Building 3032. The new building will feature 39,094 square feet of office space, a 1,312 square foot cafeteria for MDAD employees, electrical vehicle infrastructure, Silver LEED certification, tenant buildouts, demountable/movable wall panel system coordination, and furniture, fixtures and equipment integration (FF&E). Exterior improvements to the surrounding areas include new canopies and landscape.

Approval Path: Board of County Commissioners, Section 2-8.1 of the Miami-Dade County Code

BACKGROUND:

This project consists of the construction of a new building with a total gross area of approximately 52,200 square feet (approximately 26,100 square feet per level) on the site of former Building 3032. This facility is a key enabling project for MDAD’s Capital Improvement Program, supporting the relocation of existing MDAD functions from Building 5A, which is being repurposed for other uses. The new building will accommodate future staffing requirements as well as employees currently working in MIA Building 5A, including MDAD employees and MIA tenants.

The project site is bound by Building 3094 (Parking Structure – Park 2) on the north, Building 3090 (Utilities Building) on the east, Building 3030 (MDAD Administration and Maintenance) on the south and Building 3033 (Airport Police Station) on the west. The loading dock, located in the back of the building, will remain.

Pursuant to the terms and conditions of this construction contract, liquidated damages and their respective amounts are itemized as follows:

Milestone 1 – The Liquidated Damages Rate payable to the Owner in accordance with the Contract Documents shall be \$2,200.00 per calendar day due to a Non-Excusable Delay under 60 days past the Substantial Completion Milestone of 540 days from NTP for the Project.

Milestone 2 – The Liquidated Damages Rate payable to the Owner in accordance with the Contract Documents shall be \$2,640.00 per calendar day due to a Non-Excusable Delay 60 days or more past the Substantial Completion Milestone of 540 days from NTP for the Project.

Milestone 3 – The Liquidated Damages payable to the Owner in accordance with the Contract Documents shall be \$1,100.00 per calendar day due to a Non-Excusable Delay in not achieving the FF&E Start-Up Interim Milestone of 300 days from NTP for the preparation of the tenant spaces to receive the FF&E components.

Said amounts will be deducted from the contract amount each calendar day for a non-excusable delay. The measurement will be per day or part thereof and hour or part thereof.

FISCAL IMPACT/ FUNDING SOURCES

Funding Source

Future Aviation Financing

Capital Program Budget:

Program#2000001048, Miami International Airport – Cargo and Non-Terminal Buildings Subprogram, FY 2025-2026 Proposed Budget and Multi-Year Capital Plan, Volume 3, Page 201, Funding Year: FY 2025-2026 and future years. (See Attachment “A” as attached)

Base RIB US Cost Estimate: \$24,766,624.00

Base Award Amount: \$16,394,639.00

Contingency Allowance: (Section 2-8.1 Miami-Dade County Code)	<u>Type</u>	<u>Percent</u>	<u>Amount</u>	<u>Comment</u>
	Construction	10%	\$1,639,463.90	

Art in Public Places (APP): (Ordinance No. 19-08)	1.5%	\$270,511.54
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IG Fee (Ordinance No. 97-215):	0.25%	\$45,085.26
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Total Contract Award Amount:	\$18,349,699.70
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Total RIB US Cost Estimate:	\$27,720,044.00
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Operations Costs:	The annualized cost of routine maintenance is \$275,235.50.
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Maintenance Costs:	The annualized cost of routine maintenance is \$91,748.50.
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Total Contract Period:	660 Consecutive Calendar Days
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Contingency Period:	Not Applicable
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Life Expectancy of Asset:	40 years
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IG Fee Included In the Contract:	Yes
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PTP Funding:	No
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GOB Funding:	No
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ARRA Funding:	No
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Art in Public Places:	Yes
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Applicable Wages Resolution (R54-10):	No, due to funding source.
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**Sustainable Buildings
Ordinance (I.O. 8-8):**

Yes. All activity will comply with the County's Sustainable Buildings Program. The Sustainable Building Program Ordinance (07-65) created on May 8, 2007. Chapter 2, Article I, Sec. 2.1, BCC Rule 5.10, and Chapter 9, Article III, Sec. 9-71 through 9-75 of the Code of Miami-Dade County together with Implementing Order 8-8, established a County policy to incorporate, wherever practical, Green Building Practices into the planning, budgeting, design, construction, operations, management, renovation, maintenance and decommissioning of public projects. These sections of the code, along with the IO 8-8, are referred to as the "Sustainable Buildings Program." LEED Silver rating system for vertical infrastructure, Maximum Measures, and the Prescriptive Path elements as described in IO 8-8. Compliance with this project shall be determined by completing a formal certification process with USGBC for LEED certified projects, or as otherwise directed by the County's Sustainability Manager.

**Sea Level Rise:
(Ord. 14-79)**

Yes. Pursuant to Miami-Dade County Ordinance 14-79, all activity as a result of this contract, including building elevation, installation of mechanical and electrical systems, and building and infrastructure design plans have taken into consideration sea level rise protections and potential impacts as best estimated at the time of the project was designed, using the regionally consistent United Sea Level Rise Projections, during all project planning phases, to ensure that infrastructure projects will function properly for fifty (50) years or the design life of the project, whichever is greater.

**Buy American Iron
and Steel Procurement
Program
(Ordinance No. 2-22):**

Yes

Bid Packages Issued: 1

Bid Packages Received: 7

DELEGATION OF AUTHORITY

Pursuant to Sections 2-285 and 285.2 of the Miami-Dade County Code, the County Mayor's designee is authorized to exercise the provisions thereof, including the authority to execute Contract No. AB041A and the authority to exercise its termination provisions.

TRACK RECORD/MONITOR

MDAD Project Manager Jose Requejo will monitor the implementation of this construction project.

Due Diligence

Pursuant to Resolution No. R-187-12, due diligence was conducted to determine the responsibility of Winmar Construction, Inc., including verifying the firm's corporate status and conducting a review of their safety records (per R-1181-18) as well as confirming that there are no performance or compliance issues. The following lists were reviewed: 1) Occupational Safety and Health Administration (OSHA) logs of work-related injuries and illness (Form 300) including OSHA inspection data, and 2) convicted vendors, debarred vendors, delinquent contractors, suspended vendors, and federal-excluded parties list. The Florida Department of State Division of Corporations records show the company's status as active.

SBD History of

Violations: No

Procurement History

This construction project, known as Project No. AB041A, was advertised by the County under full and open competition on June 17, 2025 resulting in seven (7) responsive bids received from Allied Contractors, Inc., Magnum Construction Management, LLC, John Bell Construction, Inc., Winmar Construction, Inc., OHLA Building, Inc., Lemartec-NV2A JV, LLC, and Florida Construction & Engineering, Inc.. On August 25, 2025, SBD issued the results of its compliance review finding Winmar to be compliant.

A copy of SBD's Compliance Review shows Winmar's commitment to use local subcontractors and suppliers. (See Attachment "B" as attached)

SBD's Capital Improvements Information System (CIIS) database does not have any evaluations for Winmar.

On August 28, 2025, MDAD conducted a Responsibility Review meeting with Winmar to validate the firm's understanding of the project scope and the proposed pricing for certain items that were below MDAD's internal cost estimates, as Winmar's base bid estimate is approximately 34 percent lower than the base bid estimate prepared by RIB US Cost Estimate. During the meeting, Winmar confirmed that all of the elements in their scope of work had been incorporated into the bid's prices. Based on the outcome of this meeting, Winmar's bid was determined to be the most cost-effective.

Because Winmar has no previous work history with Miami-Dade County as a Prime Consultant or Subconsultant, MDAD conducted a Second Responsibility Review with Winmar on September 17, 2025, to review the references they had submitted of projects completed that were similar large-scale construction efforts. MDAD verified the references which encompassed a range of development projects over the past eight years including condominiums such as: AquaMar at 90 Isle of Venice Drive in Fort Lauderdale; Villa Valencia at 515 Valencia Avenue in Coral Gables; and assisted living facilities such as: 1212 Aventura at 21290 Biscayne Boulevard in Aventura and Sunrise of Coral Gables at 1000 Ponce de Leon Boulevard in Coral Gables. These projects showcase Winmar's ability to successfully complete approximately \$202 million in construction work.

In a letter dated September 22, 2025, addressed to the Aviation Department, the Architect of Record, Stantec Consulting Services Inc., evaluated the bid information and confirmed that the recommended low bidder, Winmar, qualifies for award of this construction contract. (See Attachment "C" as attached)

Contract measures were established as part of this construction contract including a Small Business Enterprise Services (SBE-S) participation goal of 1.37 percent. Winmar committed to the 1.37 percent SBE-S participation goal, which meets the required participation goal. A copy of the SBD Project Worksheet is enclosed. (See Attachment "D" as attached)

The Contract Summary, Bid Bond, and Required Affidavits (also called "Combined Affidavit") executed by Winmar are enclosed. (See Attachment "E" as attached)

Company Principals: Luis Leon

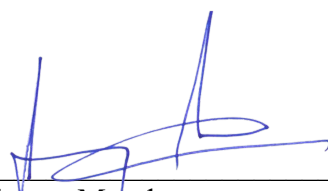
Company Location: 5959 Waterford District Dr., Suite 100
Miami, FL 33126

How Long in Business: 14 years

Contract Manager Name Sylvia Novela, Assistant Director
Phone/Email: Office: (305) 876-7048 Cell: (786) 769-1580
snovela@flymia.com

don

Project Manager Name Jose Requejo, Architect 3
Phone/Email: Office: (305) 869-3303
JRequejo@flyMIA.com



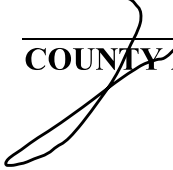
Jimmy Morales
Chief Operating Officer

SIGNATURE PAGE
MDAD CONSTRUCTION CONTRACT NO. AB041A
WINMAR CONSTRUCTION, INC.

**BUDGET
APPROVAL
FUNDS
AVAILABLE:**

DB  10/02/2025
OFFICE OF MANAGEMENT DATE
AND BUDGET (OMB)
DIRECTOR

**APPROVED AS
TO LEGAL
SUFFICIENCY:**

 9-30-25
COUNTY ATTORNEY **DATE**

 10/15/25
COUNTY MAYOR OR **DATE**
DESIGNEE

**CLERK
DATE**

DATE

Attachment A

FY 2025-2026 Proposed Budget and
Multi-Year Capital Plan, Volume 3,
Page 201

FY 2025-26 Proposed Budget and Multi-Year Capital Plan

MIAMI INTERNATIONAL AIRPORT (MIA) - AIRFIELD/AIRSIDE SUBPROGRAM

PROGRAM #: 2000001046

DESCRIPTION: Rehabilitate and extend Runway 9-27 to include lighting and lighting infrastructure upgrades; and implement runway incursion mitigation hot spot 5 to leverage Geographical Information System (GIS) runway incursion data to highlight focus areas on the airfield; rehabilitate airside tunnel; construct apron in westside cargo area; install perimeter protection security cameras

LOCATION: Miami International Airport District Located: 6
Unincorporated Miami-Dade County District(s) Served: Countywide

REVENUE SCHEDULE:	PRIOR	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	FUTURE	TOTAL
Aviation 2021 Commercial Paper	3,442	0	0	0	0	0	0	0	3,442
FDOT Funds	106	1,589	6,375	2,441	0	0	0	0	10,511
Federal Aviation Administration	848	9,537	18,785	0	0	0	0	0	29,170
Future Financing	825	2,537	29,749	45,538	25,339	35,307	126,342	348,024	613,661
TOTAL REVENUES:	5,221	13,663	54,909	47,979	25,339	35,307	126,342	348,024	656,784
EXPENDITURE SCHEDULE:	PRIOR	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	FUTURE	TOTAL
Construction	283	12,533	53,502	47,207	24,673	34,768	126,342	340,632	639,940
Planning and Design	4,938	1,130	1,407	772	666	539	0	7,392	16,844
TOTAL EXPENDITURES:	5,221	13,663	54,909	47,979	25,339	35,307	126,342	348,024	656,784

MIAMI INTERNATIONAL AIRPORT (MIA) - CARGO AND NON-TERMINAL BUILDINGS SUBPROGRAM

PROGRAM #: 2000001048

DESCRIPTION: Demolish buildings 703 and 703A; complete environmental assessment and remediation of demolished buildings; demolish building 5A and relocate tenants; improve apron and airside areas of building 702; construct MIA General Service Equipment (GSE) facility for north terminal; construct a vehicle fueling and car wash facility; demolish building 3039 and existing fuel facility; construct a temporary south terminal GSE facility; modify NW 20th Street Airport Operations area; demolish building 704; develop a west cargo truck parking area; complete the Aviation Department's office relocations and building 3032 replacement; construct hanger and parking garage for various tenants on northside of airfield; and build two-story hangar/office building including ramp and apron improvements; construct parking garage for transportation network company vehicles and taxis; renovate building 3030

LOCATION: Miami International Airport District Located: 6
Unincorporated Miami-Dade County District(s) Served: Countywide

REVENUE SCHEDULE:	PRIOR	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	FUTURE	TOTAL
Aviation Operating Funds	5,294	1,807	0	0	0	0	0	0	7,101
Aviation Revenue Bonds	2,715	0	0	0	0	0	0	0	2,715
FDOT Funds	671	1,829	0	0	0	0	0	0	2,500
Future Financing	6,191	55,887	64,871	82,694	168,287	142,247	33,273	5,210	558,660
Improvement Fund	26,562	5,009	1,829	383	1,532	1,955	5,474	5,604	48,348
TOTAL REVENUES:	41,433	64,532	66,700	83,077	169,819	144,202	38,747	10,814	619,324
EXPENDITURE SCHEDULE:	PRIOR	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	FUTURE	TOTAL
Construction	31,625	56,446	51,190	71,203	162,396	141,174	38,118	10,491	562,643
Planning and Design	9,808	8,086	15,510	11,874	7,423	3,028	629	323	56,681
TOTAL EXPENDITURES:	41,433	64,532	66,700	83,077	169,819	144,202	38,747	10,814	619,324

Attachment B

SBD's Compliance Review

Memorandum



DATE: August 25, 2025

TO: Sylvia Novela, Division Director 3
Miami-Dade Aviation Department

FROM: Laurie Johnson, Section Chief *Laurie Johnson*
Project Review & Analysis Unit
Strategic Procurement Department

SUBJECT: Compliance Review AB041A
MIA New Office Building 3032 Construction

The Project Review & Analysis Unit (PRA) has completed its review of the subject project for compliance with the Small Business Enterprise-Goods & Services (SBE-G&S) Program. The contract measure established for this project is a 1.37% SBE-G&S sub-contractor goal.

The Miami-Dade Aviation Department has submitted the Certificate of Assurance for the firms listed below acknowledging the project's SBE-G&S measure. The firms also submitted their Utilization Plans (UPs) identifying the SBE firms to fulfill the goal via the Business Management Workforce System (BMWS) and the following is their pre-award compliance status and summary.

FIRM

Winmar Construction, Inc.
Allied Contractors, Inc.
John Bell Construction, Inc.

STATUS

Compliant
Compliant
Compliant

SUMMARY:

Winmar Construction, Inc., a non-certified SBE-G&S firm, committed to utilize Aquatic Landscaping Design, Inc., a certified SBE-G&S firm, to provide Landscaping services for a total of 1.37%. The contractor confirmed its participation via the BMWS in agreement with the measure.

Winmar Construction, Inc., has satisfied the contract's 1.37% SBE-G&S subcontractor goal and is in compliance with the overall Small Business measure established for this contract.

Allied Contractors, Inc., a non-certified SBE-G&S firm, committed to utilize the following certified SBE-G&S firms: Aquatic Landscaping Design, Inc., to provide Landscaping services at 0.99%, Chin Diesel, Inc., to provide Trucking and Hauling services at 0.17%, and Eastern Engineering Group Company, to provide Engineering services at 0.23% for a total of 1.39%. The subcontractors confirmed their participation via the BMWS in agreement with the measure.

Allied Contractors, Inc., has satisfied the contract's 1.37% SBE-G&S subcontractor goal and is in compliance with the overall Small Business measure established for this contract.

John Bell Construction, Inc., a non-certified SBE-G&S firm, committed to utilize Aquatic Landscaping Design, Inc., a certified SBE-G&S firm, to provide Landscaping services for a total of 1.92%. The subcontractor confirmed its participation via the BMWS in agreement with the measure.

John Bell Construction, Inc., has satisfied the contract's 1.37% SBE-G&S subcontractor goal and is in compliance with the overall Small Business measure established for this contract.

PRA has verified that the aforementioned firm, Allied Contractors, Inc., is listed in *the Compliance Report of Open and Closed Small Business, Wage and/or Workforce Violations in the last three (3) years as of August 25, 2025*, with resolved issues.

Please be reminded that PRA's review is specific to the SBE-G&S Program. Miami-Dade Aviation Department is responsible for any other issues that may exist. Should you have any questions or need any additional information, please do not hesitate to call Leonardo Mane, Capital Improvement Project Analyst, at (305) 375-3167.

c: Julissa S. Arocha, MDAD
Andre Ragin, MDAD

Attachment C

- 1) letter - Stantec,
- 2) US Rib Cost Estimate
- 3) Final Tally



Stantec
Miami Office:
One Biscayne Tower Suite 1670, 2 South Biscayne Boulevard
Miami FL 33131-1804 US
www.stantec.com

September 22, 2025

Mr. **Jose Requejo**, RA, ID, LEED AP, Architect 3
Project Manager
JRequejo@flymia.com
Miami-Dade Aviation Department
Facilities Development Division
Miami International Airport
Building 3030, Second Floor
Miami, FL 33102-5504

**Re: Project AB041A – Miami International Airport New Office Building 3053 –
Architect of Record Bid Evaluation, Analysis, and Initial Recommendation for
Award**

Stantec has completed a comprehensive review of the bids submitted for the Miami-Dade Aviation Department Project No. AB041A, New Office Building 3053. Based on our evaluation of the lowest three bids and comparison with the US Cost estimate, the lowest responsible bidder is Winmar Construction, Inc.

Winmar's base bid amount is \$16,394,639, which is significantly below the escalated US Cost base estimate of \$24,766,624 (↓\$8,371,985.00, approx. 34% lower). This represents a competitive and cost-effective proposal that demonstrates strong market alignment and value engineering.

On August 28, 2025 and September 17, 2025, Stantec attended two responsibility review sessions with Winmar Construction, Inc. These meetings were held to confirm that the bid price aligns with market conditions, as described in the key highlights below.

Key Highlights:

• Division 26 – Electrical:

Winmar bid \$1,539,772 vs. US Cost estimate \$3,358,617 (↓\$1,819,845, approx. 54% lower). This division reflects one of the most significant savings in the entire bid package. Electrical systems are typically a major cost driver in office building projects, and Winmar's pricing demonstrates

strong subcontractor relationships and efficient procurement strategies. The 54% reduction from the estimate indicates a well-managed scope and competitive market engagement.

• **Division 23 – HVAC:**

Winmar bid \$1,938,562 vs. US Cost estimate \$3,255,754 (↓\$1,317,192, approx. 40% lower). HVAC systems are critical for occupant comfort and energy performance. Winmar's pricing reflects current market conditions and suggests they leveraged competitive bids from mechanical subcontractors, ensuring compliance with design intent while maintaining cost control.

• **Division 27 – Communication:**

Winmar bid \$343,402 vs. US Cost estimate \$1,164,732 (↓\$821,330, approx. 70% lower). This substantial reduction in low-voltage systems indicates Winmar's ability to optimize technology infrastructure costs without compromising on quality or system integration, which is essential for a modern office environment.

• **Division 28 – Electronic Safety & Security:**

Winmar bid \$265,860 vs. US Cost estimate \$1,052,937 (↓\$787,077, approx. 75% lower). Security systems are vital for operational safety and regulatory compliance. Winmar's aggressive pricing here suggests strong vendor relationships and efficient design coordination, delivering significant value to the owner.

Winmar Construction has provided all required documentation including affidavits, licenses, SBE compliance, bid bond, and corporate certifications. Their bid reflects current market conditions and demonstrates a clear understanding of the project scope.

Recommendation:

Stantec takes no exception to Miami-Dade Aviation Department awarding the construction contract for AB041A to Winmar Construction, Inc. in the amount of \$16,394,639.

Should you have any questions or need additional information, please don't hesitate to contact us.

Best regards,

STANTEC



Aida Sanchez-Gomez AIA, LEED AP
Principal

General Scope of Work:

The project consists of the construction of a **new two-story office building** with a total gross area of approximately **52,200 square feet** (approximately **26,100 square feet per level**) on the site of the existing Building 3032. This facility is a key enabling project for MIA's ongoing **Capital Improvement Program**, supporting the relocation of existing MDAD functions from Building 5A, which is being repurposed for other uses.

The new facility will initially accommodate the following MDAD tenants:

- **Miami-Dade Fire Rescue (MDFR)**
- **Civil Environmental Engineering Division (CEED)**
- **Miscellaneous Construction Contracts (MCC) Program Offices**

Additionally, the building will include a **reserved area of approximately 1,312 square feet** for a **future cafeteria** to serve MDAD employees.

All **Furniture, Fixtures, and Equipment (FF&E)** required to fit out the building will be integrated by the Contractor in coordination with MDAD's contracted furniture vendor.

Sustainable Design and LEED Certification:

The project is designed to achieve **LEED Silver Certification**, reflecting the County's commitment to sustainable and energy-efficient building practices.

Electric Vehicle Infrastructure:

The scope includes the installation of **Electric Vehicle Supply Equipment (EVSE)** and supporting infrastructure to accommodate EV parking spaces in accordance with **Miami-Dade County Code Section 33-122.4** and **Ordinance No. 19-17**.

Parking Requirements:

In compliance with **Article VII, Off-Street Parking** of the Miami-Dade County Code, the proposed building requires **174 parking spaces**. These will be accommodated within the existing **Parking Garage #3094 (Park 2)**, which contains **1,095 total spaces**. As of August 2020:

- **488 spaces** are occupied by American Airlines
- **75 spaces** by the Miami-Dade Police Department
- Approximately **100 spaces** are used by MDAD and subcontractors

This leaves **432 available spaces**, which are sufficient to meet the parking needs of the new office building.

Building Information Modeling (BIM):

The awarded Contractor shall implement **Building Information Modeling (BIM)** throughout the project duration. The Contractor is responsible for providing all necessary software, hardware, personnel, and training at their own expense. BIM implementation must comply with:

- MDAD BIM Contract Language – Construction Phase
- MDAD BIM Standards Manual and associated exhibits
- Special Provisions and Standard Construction General Contract Conditions

Tenant Buildouts – FF&E Integration:

The Contractor shall coordinate the construction and integration of **Demountable/Movable Wall Panels** and **Systems Furniture Cubicle Panels** as part of the FF&E tenant buildouts. While MDAD will procure and install the FF&E package through a contracted furniture vendor, the Contractor is responsible for:

- Coordination of all electrical and data connections
- Conducting pre-installation site meetings with stakeholders
- Scheduling and staging of furniture systems deliveries within 45 days of Notice to Proceed (NTP)

Demountable/Movable Wall Panel System Coordination:

Installation of the demountable wall system must be closely coordinated with the progress of construction and building infrastructure systems. The Contractor shall:

- Complete interior finishes and ceiling grid installation prior to field measurements
- Coordinate with the manufacturer for accurate field dimensions and timely release of shop drawings
- Ensure a 10-week lead time for fabrication and delivery
- Schedule a site examination with the manufacturer's field technician



Miami-Dade Aviation Department
MDAD Project No. AB041A

Independent Cost Estimate
100% Construction Documents

**MIA Building 3032 Demolition and Replacement - New Building and
Tenant Relocations**



Estimate Date: May 31, 2024

Estimate Date: August 23, 2024 Rev. 01 - New procurement method and schedule updates

Estimate Date: December 23, 2024 Rev. 02 - Dedicated Allowance Account - MDAD Scope

Estimate Date: January 22, 2025 Rev. 03 - Dedicated Allowance & Buy American Act Provisions

Estimate Date: January 24, 2025 Rev. 04

Prepared by:



Prepared for:





Miami-Dade Aviation Department
MDAD Project No. AB041A

Independent Cost Estimate

MIA Building 3032 Demolition and Replacement - New Building and Tenant Relocations

Basis of Estimate

Project Description

RIB U.S. Cost was tasked by Miami-Dade Aviation Department to provide an Independent Cost Estimate (ICE) for **Building 3032 New Building and Tenant Relocation Project** at the Miami International Airport. The project consists of the construction of a new two-story building that will house new office spaces and also a cafeteria. In addition, exterior improvement to the surrounding areas will also be part of the project with new canopies and new landscape. The project also includes the implementation of new Electric Vehicle Supply Equipment (EVSE) and all the infrastructure for parking spaces at the existing parking garage adjacent to the project. Per MDAD request, some of the interior spaces noted in the drawings as "Future Office Spaces" will remain unfinished (no flooring, paint or ceiling) and will be finished later on under a separate project.

As per MDAD request, Revision 04 of this ICE adds provisions to "Buy American Act".

This Independent Cost Estimate is based on Stantec's 100% Construction Documents dated October 04, 2024 and subsequent revisions 1 through 5, and includes the following scope:

- Mobilization and maintenance of traffic (MOT).
- Sitework and fences.
- New two-story building with CMU exterior walls, stucco finished and painted.
- Pre-engineered metal canopy.
- Metal deck/concrete & steel columns, floors and roof deck.
- Modified Bitumen roofing system.
- Exterior doors, windows and storefront.
- GWB ceiling and acoustical ceiling tiles (ACT).
- Interior partitions/drywalls painted.
- Interior finishes, interior doors and signage.
- Breakroom cabinets, sink and countertop.
- Restrooms finishes, fixtures and accessories.
- 2 New passenger elevators.
- New HVAC system.
- New fire protection system.
- Run new utilities from existing meters and tap to new building.
- New communication and security systems
- New lighting & branch wiring/switches.
- New fire alarm system.
- New Data and CCTV.
- New Lightning system.
- New power service.
- New sidewalks and pathways.
- New sod and landscaping and irrigation.
- Electric Vehicle Supply Equipment (EVSE).



Miami-Dade Aviation Department
MDAD Project No. AB041A

Independent Cost Estimate

MIA Building 3032 Demolition and Replacement - New Building and Tenant Relocations

Basis of Estimate

In addition, this cost estimate includes the following allowances for scope of work that will be performed by MDAD:

- Interior compartment cubicles, demountable partitions and furniture.
- Allowance for directional signage and door identifications.
- Allowance for tenant relocation.

Estimate Assumptions

- Estimate classification: Class 1 - Independent Cost Estimate.
- The work will be performed in one phase.
- Estimate assumes the project will be bid out and will be awarded to a General Contractor who will supervise and coordinate the required trade contractors (subcontractors) and self-perform a portion of the work.
- Project Schedule: Schedule information was provided by MDAD. Construction start day is January 12, 2025 and completion date is July 05, 2027.
- Escalation is based on 3.5% a year through the midpoint of construction.
- Badging is not required for workers. Site is accessible without going through security checkpoints.
- Construction access to site will be provided by MDAD.
- Construction parking will be available for construction crews.
- GEO Technical Report was not available.
- Estimate assumes the project will be MDAD Direct Procurement.
- Storage and staging will be available to contractors in the proximity of the work area.
- Night work will not be required, however, work can be performed at any time during the day or night at the contractors' discretion. This Estimate assumes that the work will be done during normal business hours with one shift per day.

Estimate Exclusions

- Piling foundations.
- Parking and site lighting.
- New utility taps & meters.
- Any improvements not listed in the detailed estimate.
- Hazardous material abatement.



Miami-Dade Aviation Department
MDAD Project No. AB041A

Independent Cost Estimate

MIA Building 3032 Demolition and Replacement - New Building and Tenant Relocations

Basis of Estimate

Contingencies

Dedicated Allowance Account for Black Box - MDAD MEN Network Equipment in the amount of \$165K was added to the estimate. MDAD Telecom (Black Box) is solely responsible for the procurement and installation of the MEN Network equipment for this project.

The estimate includes 10% for County Allowance to cover Change Orders during construction.

Estimate Qualifications

This estimate assumes a competitive bid and is an opinion of probable costs based on fair market value and is not a prediction of the anticipated low bid.

RIB U.S. Cost has no control over the cost of labor and materials, the General Contractor's or any Subcontractor's method of determining price or competitive bidding and market conditions. This opinion of probable costs of construction is made on the basis of the experience, qualifications and best judgment of the Cost Estimator.

RIB U.S. Cost cannot, and does not, guarantee that proposals bid or actual construction costs will not vary from this or subsequent estimates.

RIB U.S. Cost has prepared this estimate in accordance with generally accepted cost estimating and practices and standards.



Miami-Dade Aviation Department
MDAD Project No. AB041A

Independent Cost Estimate

MIA Building 3032 Demolition and Replacement - New Building and Tenant Relocations

Estimate Summary - Escalated

		Construction of New 2 Story Building	MDAD Scope - Cubicles, FF&E, Tenant Relocation, Blackbox	Total Cost Escalated
Construction Cost				
Direct Cost of Construction		\$ 19,734,362	\$ 1,107,855	\$ 20,842,217
	Sub-Total	\$ 19,734,362	\$ 1,107,855	\$ 20,842,217
GC General Requirements, Bond, Insurance, Profit and Fee, LEED	25.50%	\$ 5,032,262	\$ -	\$ 5,032,262
	Sub-Total	\$ 24,766,624	\$ 1,107,855	\$ 25,874,479
Dedicated Allowance Account - Black Box - MDAD MEN Network Equipment - (Note A)		\$ -	\$ 165,000	\$ 165,000
Owner's Allowance Account	10.00%	\$ 2,476,662	\$ 110,786	\$ 2,587,448
	Total Construction Cost	\$ 27,243,286	\$ 1,383,641	\$ 28,626,927
IG	0.25%	\$ 68,108	\$ 3,459	\$ 71,567
	Sub-Total	\$ 27,311,394	\$ 1,387,100	\$ 28,698,494
	Total Contract Award Amount	\$ 27,311,394	\$ 1,387,100	\$ 28,698,494
A/E Services				
A/E Design STANTEC Actual Costs		\$ 1,229,506	\$ -	\$ 1,229,506
A/E CA + Reimbursables - STANTEC Actual Costs		\$ 391,300	\$ -	\$ 391,300
A/E Additional Services - Design Changes - Stantec Actual Costs		\$ 70,470	\$ -	\$ 70,470
A/E Additional Services - Design Changes - Stantec Actual Costs		\$ 135,686	\$ -	\$ 135,686
A/E Additional Services - Design Changes - Stantec Actual Costs		\$ 47,426	\$ -	\$ 47,426
A/E Additional Services -Reimbursables		\$ 10,000	\$ -	\$ 10,000
Construction Inspection, Work-Site Services	3.00%	\$ 819,342	\$ -	\$ 819,342
Owner's Allowance Account	10.00%	\$ 270,373	\$ -	\$ 270,373
IG	0.25%	\$ 7,435	\$ -	\$ 7,435
	Sub-Total A/E Services	\$ 2,981,538	\$ -	\$ 2,981,538
Construction Support				
Permitting Costs	0.50%	\$ 136,557	\$ -	\$ 136,557
Testing & Inspection Services	1.50%	\$ 409,671	\$ -	\$ 409,671
	Sub-Total Construction Support	\$ 546,228	\$ -	\$ 546,228
Indirect Costs				
Program Support, PM, CM, Commissioning	12.00%	\$ 3,700,699	\$ -	\$ 3,700,699
AIPP	1.50%	\$ 462,587	\$ -	\$ 462,587
	Sub-Total Indirect Costs	\$ 4,163,287	\$ -	\$ 4,163,287
	Total Estimated Project Cost	\$ 35,002,447	\$ 1,387,100	\$ 36,389,547

Dedicated Allowance Account - Note A:

- A. MDAD Telecom (Black Box) is solely responsible for the procurement and installation of the MEN Network equipment for this project.



Miami-Dade Aviation Department
MDAD Project No. AB041A

Independent Cost Estimate

MIA Building 3032 Demolition and Replacement - New Building and Tenant Relocations

Estimate Summary - 2025 Dollars

		Construction of New 2 Story Building	MDAD Scope - Cubicles, FF&E, Tenant Relocation, Blackbox	Total Cost
Construction Cost				
Direct Cost of Construction		\$ 18,590,239	\$ 1,043,626	\$ 19,633,865
	Sub-Total	\$ 18,590,239	\$ 1,043,626	\$ 19,633,865
GC General Requirements, Bond, Insurance, Profit and Fee, LEED	25.50%	\$ 4,740,511	\$ -	\$ 4,740,511
	Sub-Total	\$ 23,330,750	\$ 1,043,626	\$ 24,374,376
Dedicated Allowance Account - Black Box - MDAD MEN Network Equipment - (Note A)		\$ -	\$ 165,000	\$ 165,000
Owner's Allowance Account	10.00%	\$ 2,333,075	\$ 104,363	\$ 2,437,438
	Total Construction Cost	\$ 25,663,825	\$ 1,312,989	\$ 26,976,814
IG	0.25%	\$ 64,160	\$ 3,282	\$ 67,442
	Sub-Total	\$ 25,727,985	\$ 1,316,271	\$ 27,044,256
	Total Contract Award Amount	\$ 25,727,985	\$ 1,316,271	\$ 27,044,256
A/E Services				
A/E Design STANTEC Actual Costs		\$ 1,229,506	\$ -	\$ 1,229,506
A/E CA + Reimbursables - STANTEC Actual Costs		\$ 391,300	\$ -	\$ 391,300
A/E Additional Services - Design Changes - Stantec Actual Costs		\$ 70,470	\$ -	\$ 70,470
A/E Additional Services - Design Changes - Stantec Actual Costs		\$ 135,686	\$ -	\$ 135,686
A/E Additional Services - Design Changes - Stantec Actual Costs		\$ 47,426	\$ -	\$ 47,426
A/E Additional Services -Reimbursables		\$ 10,000	\$ -	\$ 10,000
Construction Inspection, Work-Site Services	3.00%	\$ 771,840	\$ -	\$ 771,840
Owner's Allowance Account	10.00%	\$ 265,623	\$ -	\$ 265,623
IG	0.25%	\$ 7,305	\$ -	\$ 7,305
	Sub-Total A/E Services	\$ 2,929,155	\$ -	\$ 2,929,155
Construction Support				
Permitting Costs	0.50%	\$ 128,640	\$ -	\$ 128,640
Testing & Inspection Services	1.50%	\$ 385,920	\$ -	\$ 385,920
	Sub-Total Construction Support	\$ 514,560	\$ -	\$ 514,560
Indirect Costs				
Program Support, PM, CM, Commissioning	12.00%	\$ 3,500,604	\$ -	\$ 3,500,604
AIPP	1.50%	\$ 437,575	\$ -	\$ 437,575
	Sub-Total Indirect Costs	\$ 3,938,179	\$ -	\$ 3,938,179
	Total Estimated Project Cost	\$ 33,109,878	\$ 1,316,271	\$ 34,426,150

Dedicated Allowance Account - Note A:

- A. MDAD Telecom (Black Box) is solely responsible for the procurement and installation of the MEN Network equipment for this project.



Miami-Dade Aviation Department
MDAD Project No. AB041A

Independent Cost Estimate

MIA Building 3032 Demolition and Replacement - New Building and Tenant Relocations

Escalation Calculation

Escalation:	Escalation dates provided by MDAD
Estimate Date:	22-Jan-25

Description	Start	Finish	Project Duration								Mid Point	Mid Point from Estimate Date (Months)	Escalation (3.5% a Year)
MIA Building 3032 Demolition and Replacement - New Building and Tenant Relocations	01/12/26	07/05/27	18.0	MO	or	540	Cal Days	or	385	Work Days	10/09/26	21	6.15%



Miami-Dade Aviation Department
MDAD Project No. AB041A

Independent Cost Estimate

MIA Building 3032 Demolition and Replacement - New Building and Tenant Relocations

Detailed Estimate

**AB041A MIA Building 3032 New Building and Tenant Reloc.
Direct Cost Summary Report**

LEVEL DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
- MIA Building 3032 - New Building and Tenant Relocations	1.00	LS	-----	\$19,633,865
+ MIA Building 3032 - New Building and Tenant Relocations	52,847.00	SF	351.77	\$18,590,239
+ MDAD Scope	1.00	LS	-----	\$1,043,626

AB041A MIA Building 3032 New Building and Tenant Reloc. Direct Cost Summary Report

LEVEL DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
- MIA Building 3032 - New Building and Tenant Relocations	1.00	LS	-----	\$18,590,239
- MIA Building 3032 - New Building and Tenant Relocations	52,847.00	SF	351.77	\$18,590,239
+ DIVISION 01 - GENERAL REQUIREMENTS	1.00	LS	-----	\$740,264
+ DIVISION 03 - CONCRETE	1.00	LS	-----	\$4,164,699
+ DIVISION 04 - MASONRY	1.00	LS	-----	\$515,681
+ DIVISION 05 - METALS	1.00	LS	-----	\$217,675
+ DIVISION 07 - THERMAL & MOISTURE PROTECTION	1.00	LS	-----	\$988,969
+ DIVISION 08 - OPENINGS	1.00	LS	-----	\$527,625
+ DIVISION 09 - FINISHES	1.00	LS	-----	\$1,254,510
+ DIVISION 10 - SPECIALTIES	1.00	LS	-----	\$89,786
+ DIVISION 12 - FURNISHINGS	1.00	LS	-----	\$31,210
+ DIVISION 14 - CONVEYING	1.00	LS	-----	\$427,907
+ DIVISION 21 - FIRE SUPPRESSION	1.00	LS	-----	\$738,089
+ DIVISION 22 - PLUMBING	1.00	LS	-----	\$1,037,157
+ DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING	1.00	LS	-----	\$2,443,925
+ DIVISION 26 - ELECTRICAL	1.00	LS	-----	\$2,521,139
+ DIVISION 27 - COMMUNICATIONS, SECURITY, & ALARM SYSTEMS	1.00	LS	-----	\$874,304
+ DIVISION 28 - ELECTRONIC SAFETY AND SECURITY	1.00	LS	-----	\$790,385
+ DIVISION 32 - EXTERIOR IMPROVEMENT	1.00	LS	-----	\$509,897
+ DIVISION 33 - UTILITIES	1.00	LS	-----	\$717,016

Solicitation Number: AB041A

Event Name: MIA NEW OFFICE BUILDING 3053

Prepared By: Rebecca Moore

Verified By: Julissa Arocha

Date: August 1, 2025

Date: August 5, 2025

THIS TALLY SHEET IS AN INDICATION OF PRICES ONLY AND IS NOT A DETERMINATION OF THE LOWEST RESPONSIVE/RESPONSIBLE BIDDER(S)

Signature

Signature

Vendor Name:		Allied Contractors, Inc.	Magnum Construction Management, LLC	John Bell Construction, Inc.	Winmar Construction, Inc.	OHLA Building, Inc.	Lemartec-NV2A JV, LLC	Florida Construction & Engineering, Inc.
FEIN / Suffix:		65-0271339	59-2373403	81-1551021	45-2700056	65-0584540	93-1759275	59-2768130
Address:		2302 W 79 St, Hialeah, FL 33016	6201 SW 70 St., 1st Floor Miami, FL 33143	4000 SW 60 Ct, 33155	5959 Waterford District Dr., Suite 100 Miami, FL 33126	9675 NW 117 Ave, Suite 108 FL 33178	3390 Mary St., Suite 166 Grove, FL 33133	2555 Ponce de Leon, Suite 230 Coral Gables, FL 33134
Bid Submittal Date and Time		08/01/2025 at 11:45AM	08/01/2025 at 12:58PM	08/01/2025 at 1:10PM	08/01/2025 at 1:24PM	08/01/2025 at 1:38PM	08/01/2025 at 1:40PM	08/01/2025 at 1:20PM
Registered Vendor (yes/no):		Yes	Yes	Yes	Yes	Yes	Yes	Yes
Addenda Acknowledged:		Yes	Yes	Yes	Yes	Yes	Yes	Yes
Certificate of Assurance		Received	Received	Received	Received	Received	Received	Received
Bidders Single Execution Affidavits	Public Entity Crimes Affidavit: Received	Public Entity Crimes Affidavit: Received	Public Entity Crimes Affidavit: Received	Public Entity Crimes Affidavit: Received	Public Entity Crimes Affidavit: Received	Public Entity Crimes Affidavit: Received	Public Entity Crimes Affidavit: Received	Public Entity Crimes Affidavit: Received
	Criminal Record Affidavit: Received	Criminal Record Affidavit: Received	Criminal Record Affidavit: Received	Criminal Record Affidavit: Received	Criminal Record Affidavit: Received	Criminal Record Affidavit: Received	Criminal Record Affidavit: Received	Criminal Record Affidavit: Received
	Bidder's Affidavit In Compliance W/ FL Trench: Received	Bidder's Affidavit In Compliance W/ FL Trench: Received	Bidder's Affidavit In Compliance W/ FL Trench: Received	Bidder's Affidavit In Compliance W/ FL Trench: Received	Bidder's Affidavit In Compliance W/ FL Trench: Received	Bidder's Affidavit In Compliance W/ FL Trench: Received	Bidder's Affidavit In Compliance W/ FL Trench: Received	Bidder's Affidavit In Compliance W/ FL Trench: Received
	Bid Form	Received	Received	Received	Received	Received	Received	Received
	Bid Guaranty (Bid Bond)	Received	Received	Received	Received	Received	Received	Received
	Veterans Confirmed	No	No	No	No	No	No	No
	Local Preference Affidavit	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Locally Headquartered Affidavit	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	NDA Compliance Affidavit	Received	Received	Received	Received	Received	Received	Received
	Non-Collusion Affidavit	Received	Received	Received	Received	Received	Received	Received
Affidavit – Southflorid Companies with Activities in Sudan or Iran Petroleum Energy Sector Lists F.S. 215.473	Contractor Due Diligence (applicable to contracts over \$1,000,000)	Received	Received - Provided Cases	Received	Received	Received	Received	Received
	Subcontracting Policies Statement	Received	Received	Received	Received	Received	Received	Received
	Proof of Authorization to do Business	Received	Received	Received	Received	Received	Received	Received
		Received	Received	Received	Received	Received	Received	Received
A Bidder must hold at the time this bid is submitted:								
License/Certification Requirements	A Certificate of Certification issued by the State of Florida Construction Industry Licensing Board pursuant to the provisions of Florida Statutes Section 488.115;			Received - License No. CGC1524390 (Active)	Received - License No. CGC060294 (Active)	Received - License No. CGC48807 (Active)	Not Received with Bid Submittal - Confirmed via Florida DBPR. License No. CGC1534533 (Active)	Received - License No. CGC1528496 (Active)
	Or,							
	A Certificate of Registration as a General Contractor issued by the State of Florida Construction Industry Licensing Board pursuant to 489.117, Fla. Stat.; and, hold a Certificate of Competency as a General Contractor issued by the Miami-Dade Construction Trades Qualifying Board pursuant to the provisions of Section 10-3 (a) of the Miami-Dade County Code;							
	Or,							
	A Certificate of Registration as a Building Contractor issued by the State of Florida Construction Industry Licensing Board pursuant to 489.117, Fla. Stat.; and, hold a Certificate of Competency as a Sub-General or Building Contractor issued by the Miami-Dade Construction Trades Qualifying Board pursuant to the provisions of Section 10-3 (a) of the Miami-Dade County Code;							
	Failure to comply with the provisions of this Article at the time this bid is submitted, shall render the Bid nonresponsive.							
Contact Information	Representative Name:	Armando Caracache	Daniel Munilla	Oscar Morejon	Luis Leon	Francisco Chang	Manuel Garcia Tunon	Johnny Das Dardah
	Phone Number:	305-819-4599	305-541-0000	305-458-5666	305-682-4074	786-418-3740	305-905-5089	305-863-7601
	Email Address:	armandoc@allied-construction.com	dmunilla@mcmm-us.com	oscar@johnbellconstruction.com	leon@winmarconstruction.com	Frank.Chang@ohla-usa.com	maisuarez@lemartec.com	kiao@icebuild.com
Schedule of Prices Bid		Amount	Amount	Amount	Amount	Amount	Amount	Amount
1	General Requirements	1	\$1,800,000.00	\$2,400,247.78	\$2,320,736.00	\$5,728,720.00	\$1,905,472.00	\$2,275,000.00
2	Existing Conditions	1	\$720,000.00	\$46,241.25	\$60,926.00	\$6,207.00	\$140,519.00	\$65,000.00
3	Concrete	1	\$4,081,000.00	\$3,418,625.40	\$3,513,783.00	\$3,841,815.00	\$3,815,552.00	\$4,112,000.00
4	Masonry	1	\$458,774.00	\$500,500.00	\$507,249.00	\$513,650.00	\$444,453.00	\$467,000.00
5	Metals	1	\$232,016.00	\$218,908.88	\$254,782.00	\$145,907.00	\$132,807.00	\$187,000.00
6	Wood, Plastics and Composites	1	\$65,000.00	\$51,748.04	\$44,310.00	\$57,043.00	\$57,043.00	\$29,000.00
7	Thermal & Moisture Protection	1	\$888,000.00	\$1,098,223.17	\$1,185,292.00	\$1,115,616.00	\$804,796.00	\$954,000.00
8	Openings	1	\$25,210.00	\$37,346.52	\$409,887.00	\$853,081.00	\$875,446.00	\$604,000.00
9	Finishes	1	\$1,946,000.00	\$1,328,151.55	\$707,800.00	\$2,098,972.00	\$1,654,088.00	\$1,457,000.00
10	Specialties	1	\$318,000.00	\$110,775.00	\$107,715.00	\$59,903.00	\$574,568.00	\$382,000.00
11	Furnishings	1	\$58,000.00	\$43,980.58	\$671,298.00	\$38,030.00	\$89,198.00	\$67,000.00
12	Conveying Equipment	1	\$940,000.00	\$1,075,954.42	\$1,492,716.00	\$1,368,030.00	\$1,344,000.00	\$1,344,000.00
13	Fire Suppression	1	\$725,000.00	\$707,159.66	\$210,472.00	\$298,188.00	\$247,724.00	\$335,000.00
14	Plumbing	1	\$245,000.00	\$2,837,669.40	\$1,938,562.00	\$1,135,741.00	\$1,399,000.00	\$2,396,000.00
15	HVAC	1	\$1,900,000.00	\$1,578,822.20	\$1,539,772.00	\$2,570,161.00	\$1,842,112.00	\$2,745,000.00
16	Electrical	1	\$1,790,000.00	\$687,875.70	\$343,402.00	\$0.00	\$471,620.00	\$765,000.00
17	Communication	1	\$630,000.00	\$21,397.50	\$285,860.00	\$659,337.00	\$378,166.00	\$589,000.00
18	Electronic Safety & Security	1	\$670,000.00	\$276,298.37	\$0.00	\$1,508,676.00	\$385,776.00	\$144,000.00
19	Earthwork	1	\$140,000.00	\$276,298.37	\$330,000.00	\$1,030,691.00	\$591,384.00	\$655,000.00
20	Exterior Improvements	1	\$280,000.00	\$430,654.57	\$425,376.00	\$1,710,141.00	\$398,542.00	\$365,000.00
21	Utilities	1	\$275,000.00	\$280,400.21	\$590,375.00	\$1,710,141.00	\$398,542.00	\$365,000.00
Total Bid Item Table A (sum of Items 1 through 21)			\$19,695,000.00	\$18,476,925.77	\$16,394,639.00	\$28,605,401.00	\$19,995,686.00	\$21,295,000.00
Contingency Allowance Account (10% of Total Bid Item Table A)			\$1,969,500.00	\$1,847,692.58	\$1,639,463.90	\$2,860,540.10	\$1,999,568.60	\$2,129,500.00
Inspector General (0.25% of Total Bid Item Table A and all Allowances)			\$47,918.75	\$54,161.25	\$45,085.26	\$78,664.85	\$54,988.14	\$59,561.25
Art In Public Places (1.5% of Total Bid Item Table A and all Allowances)			\$287,512.50	\$304,902.28	\$270,511.54	\$471,989.12	\$329,928.82	\$351,367.50
Total			\$22,043,628.75	\$20,689,537.67	\$18,340,699.70	\$32,016,595.07	\$22,380,171.56	\$23,834,428.75
Responsive								

Attachment D

SBD Project Worksheet



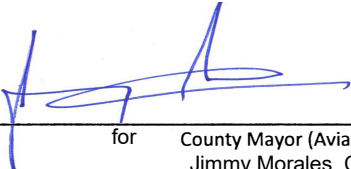
Office of Small Business Development

Project Worksheet

Project/Contract Title: MIA New Office Building 3032 Construction
Project/Contract No: AB041A
Received Date: 3/20/2025
Funding Source: Future Aviation Financing
Department: Aviation
Estimated Cost of Project/Bid: \$27,720,043.00
Description of Project/Bid: The project consists of the construction of a new two-story building that will house new office spaces and a cafeteria. In addition, exterior improvement to the surrounding areas will also be part of the project with new canopies and new landscape. The project also includes the implementation of new Electric Vehicle Supply Equipment (EVSE) and all the infrastructure for parking spaces at the existing parking garage adjacent to the project. Per MDAD request, some of the interior spaces noted in the drawings as "Future Office Spaces" will remain unfinished (no flooring, paint or ceiling) and will be finished later under a separate project.

Contract Measures Recommendation		
Measure	Program	Goal Percent
Goal	SBE-G&S	1.37%
Reasons for Recommendation		
SMALL BUSINESS ENTERPRISE - GOODS & SERVICES (SBE-G&S). SBD reviewed this project pursuant to Implementing Order 3-41 for an SBE-G or SBE-S measure. Project information analyzed included the project's scope of services, estimated project cost, minimum requirements/qualifications and funding source; these indicate a 1.37% SBE-G&S Subcontractor Goal is appropriate in the following recommended areas: Construction Office Trailer at 0.06%, Janitorial Services at 0.20%, Portable Jobsite Toilets at 0.05%, LEED Consultant at 0.29%, Commissioning at 0.47%, Photographic, Mapping, Printing and Publication Services at 0.04%, and Construction Waste Disposal at 0.26%. Total Project cost: Construction Services \$24,766,624.00 + Contingency Allowance \$2,476,662.00 + Art in Public Places \$408,649.00 + IG Fee \$68,108.00 = \$27,720,043.00 NIGP 91039 Janitorial and Custodial Services, NIGP 97773 Toilets and Showers, Portable, Rental or Lease, NIGP 90974 Site Clean-up, Pre-Construction, NIGP 98500 RENTAL OR LEASE SERVICES OF OFFICE, PHOTOGRAPHIC, PRINTING, RADIO/TELEVISION/TELEPHONE EQUIPMENT, NIGP 91113 C.I.P., Commissioning, NIGP 91158 C.I.P., Special Consultants		
Small Business Contract Measure Recommendation		
Subtrade	Category	
Const. Office Trailer	SBE-G&S	
Janitorial Services	SBE-G&S	
Portable Jobsite Toilets	SBE-G&S	
LEED Consultant	SBE-G&S	
Commissioning	SBE-G&S	
Photographic, Mapping, Printing Services	SBE-G&S	
Construction Waste Disposal	SBE-G&S	

Living Wages: YES ☐ NO ☒ Highway: YES ☐ NO ☒ Heavy Construction: YES ☐ NO ☒
Responsible Wages: YES ☐ NO ☒ Building: YES ☐ NO ☒


for County Mayor (Aviation Only)
Jimmy Morales, Chief Operating Officer

4/3/2025

Date

Attachment E

Contract Summary, Bid Bond, and
Required Affidavits

CONTRACT SUMMARY

THIS CONTRACT made and entered into as of the _____ day of _____ 20 _____, by and between Miami-Dade County, Florida, by its Board of County Commissioners, hereinafter called the Owner and
Winmar Construction, Inc.

hereinafter called the Contractor:

WITNESSETH, that the said Contractor, for and in consideration of the payments hereinafter specified and agreed to be made by the County, hereby covenants and agrees to furnish and deliver all the materials required, to do and perform all the Work and labor, in a satisfactory and workmanlike manner, required to complete this Contract within the time specified, in strict and entire conformity with the Plans, Technical Specifications and other Contract Documents, which are hereby incorporated by reference, for;

PROJECT TITLE: MIA New Office Building 3053 Construction

BID NO: AB041A

CONTRACT TIME: Completion of the Work within the Contract Time is of the essence. The Contract Time for this Work is 660 calendar days (540 calendar days to substantial completion, and 120 days Closeout period) from the effective date established in the Notice To Proceed.

INDEMNITY: The value of the indemnity hereunder shall not exceed \$1,000,000

LIQUIDATED DAMAGES: Construction phase durations have been established for this contract and are available in the Construction Safety and Phasing Plans (CSPP) and Construction plans/drawings prepared by ATKINS. The following Liquidated Damages for Phase 1 and Phase 2 will be deducted from the Contract amount for each calendar day/hour of delay due to a Non-Excusable Delay. Measurement shall be per day or part thereof, and hour or part thereof.

1. **Milestone 1** – The Liquidated Damages Rate payable to the Owner in accordance with the Contract Documents shall be \$2,200 per calendar day due to a Non-Excusable Delay under 60 days past the Substantial Completion Milestone of 540 days from NTP for the Project.
2. **Milestone 2** - The Liquidated Damages Rate payable to the Owner in accordance with the Contract Documents shall be \$2,640 per calendar day due to a Non-Excusable Delay 60 days or more past the Substantial Completion Milestone of 540 days from NTP for the Project.
3. **Milestone 3** - The Liquidated Damages Rate payable to the Owner in accordance with the Contract Documents shall be \$1,100 per calendar day due to a Non-Excusable Delay in not achieving the FF&E Start-Up Interim Milestone of 300 days from NTP for the preparation of the tenant spaces to receive the FF&E components.
4. **Stacking of Liquidated Damages** – Should the delay for completion of Milestone 3 (FF&E Start-Up) continue beyond the Milestone 1 (Substantial Completion date of 540 calendar days), the LD rates for each milestone not completed by the Contractor shall apply concurrently (stacked - LD's 3+1). In the event that Milestone 3 is delayed beyond the time frame stipulated for LDs for Milestone 1 (beyond 660 days) LD's for Milestone 3 will continue to be assessed until completed, and the LD's for Milestone 2 would be assessed concurrently (stacked – LD's 3+2). The assessment of LD's will be applied and discontinued independent of each other (per milestone) in all cases until each Milestone is completed.

LIQUIDATED INDIRECT COSTS: Liquidated Indirect Costs recoverable by the Contractor, shall be \$2,400 per day for each day the project is delayed up to 90 days due to a Compensable Excusable Delay. After 90 days, the recoverable Liquidated Indirect Costs by the Contractor, resulting from a Compensable Excusable Delay, shall be \$ 500 per day.

The Contractor agrees to make payment of all proper charges for labor and materials required in the aforementioned Work, and to defend, indemnify and save harmless the County and all its officers, employees and agents against and from all suits and costs of every kind and description, and from all damages to which the said County or any of its officers, agents and employees may be put, by reason of injury or death to persons or injury to property of others resulting from the performance of said Work, or through the negligence of the Contractor, its officers, agents or employees or through any improper or defective machinery, implements or appliances used by the Contractor, its officers, agents or employees in the aforesaid Work, or through any act or omission on the part of the Contractor, or its officers, agents or employees.

In consideration of these premises, the County hereby agrees to pay to the Contractor for the said Work, when fully completed, the total maximum sum of

Eighteen Million Three Hundred Forty-Nine Thousand Six Hundred Ninety-Nine Dollars and Seventy Cents. Dollars (\$ 18,349,699.70),

consisting of the following accepted items or schedules of Work as taken from the Bid Form:

<u>Total Price L.S. Price Items</u>	\$ <u>16,394,639.00</u>
<u>Contingency Allowance Account</u>	\$ <u>1,639,463.90</u>
<u>Art in Public Places Account</u>	\$ <u>270,511.54</u>
<u>Inspector General Audit Account</u>	\$ <u>45,085.26</u>
TOTAL MAXIMUM CONTRACT AMOUNT	\$ <u>18,349,699.70</u>

The total maximum Contract amount is subject to such additions and deductions as may be provided for in the Contract Documents. Partial and Final Payments will be made as provided for in the Contract Documents.

Notwithstanding and prevailing over any other provision of the Contract Documents to the contrary, the County Mayor or County Mayor’s designee’s may exercise the provisions of Section 2-285.2 (4) (d) and (e) of the Code of Miami-Dade County. Individual change orders or amendments shall not exceed 10 percent of the base contract price in cumulative percentage amount; provided however, that the foregoing limitation shall not apply to any change order or amendment related to emergency actions impacting remediation, public safety, health requirements or recovery from natural disaster and the foregoing change orders and amendments shall require ratification by the Board; provided further that the County Mayor or his designee may reduce in any amount the scope and compensation payable under this Contract and grant compensable and non-compensable time extensions thereunder. Pursuant to Section 2-285.2 (6), the County Mayor or the County Mayor’s designee’s award and execution of this Contract is subject to ratification by the Board of County Commissioners. If the County Mayor or the County Mayor’s designee’s action is not ratified, and such legislative action becomes final, this Contract shall be deemed terminated without further notice. In such event, the Contractor shall not be entitled to recovery of any lost profits or other consequential or indirect damages. However, the Contractor is eligible for payment for any work done prior to failure of the ratification, in accordance with the Article 13 of the General Conditions.

Continue to next page.

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

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

ATTEST: Juan Fernandez-Barquin
Clerk of the Court and Comptroller

By: _____
Mayor or designee

By: _____
Clerk

(MIAMI-DADE COUNTY SEAL)

CONTRACTOR (If Corporation)

Approved for Form and Legal Sufficiency

(Assistant County Attorney)

Winmar Construction, Inc.
(Corporate Name)

By: _____
President

Attest: _____
Secretary

CONTRACTOR (if Partnership or Corporate Joint Venture)

(A) PARTNERSHIP OR CORPORATE
JOINT VENTURER:

(Corporate Name)

By: _____
President

Attest _____
Secretary

(B) PARTNERSHIP OR CORPORATE
JOINT VENTURER:

(Corporate Name)

By: _____
President

Attest _____
Secretary

(ATTACH ADDITIONAL SHEETS FOR EACH JOINT VENTURER, AS NEEDED)

NAME OF MANAGING JOINT VENTURER:

By _____
Signature of Authorized Representative of Joint Venture

Witnesses as to Above

(CORPORATE SEAL)

BID BOND

State of Florida County of Miami-Dade
We, Winmar Construction, Inc. as Principal
and FCCI Insurance Company as Surety, are held and
firmly bound unto Miami-Dade County, Florida hereinafter called the County, in the Penal sum of
Five Percent of Amount Bid Dollars (\$5%)¹ lawful money of the
United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors,
administrators, successors and assigns, jointly and severally, firmly by these presents. The Principal has submitted
the attached Bid, dated August 01, 2025, for

PROJECT NAME: MIA New Office Building 3053 Construction

PROJECT: AB041A

BID NO.: AB041A

The Principal shall at time of bid opening furnish all documents and information required by the Contract Documents, and shall not withdraw said Bid within the time stipulated in the advertisement for bids and shall within the time stipulated in the Instructions to Bidders execute and deliver to the County, the Contract Summary, Performance Bond, Payment Bond, and satisfactory evidence of all required Insurance. The Principal shall give a Performance and Payment Bond with good and sufficient surety, as required by the Contract Documents, for the faithful performance and proper fulfillment of such Contract and for the prompt payment of all persons furnishing labor or materials in connection therewith. Having met these obligations shall render this Bond void and of no effect; or in the event of withdrawal of said Bid within the period specified, or in the event of the failure to comply with the Contract Documents, or in the event of failure to enter into such Contract and give such Bonds and evidence of insurance within the time specified, if the Principal shall pay the County the difference between the amounts specified in said Bid and the amount for which the County may procure the required work and supplies, provided the latter amount be in excess of the former, then the above obligations shall be void and of no effect; otherwise, to remain in full force and virtue.

The above parties have caused this Bond to be executed by their appropriate officials as of the 01 day of August, 2025.

CORPORATION

Winmar Construction, Inc.

By: [Signature]

Title: President

PARTNERSHIP OR JOINT VENTURE *

By: _____

Title: _____

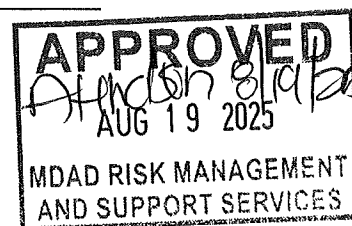
By: _____

Title: _____

William A. Idarte
[Signature]
Witness

GEORGE JUSTINA
[Signature]
Witness

Witness



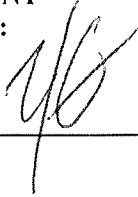
BID BOND (Cont'd)

* Note: All Partners or Joint Venture Members shall sign and submit documentation proving their authority to sign on behalf of the Partnership or Joint Venture.

(Corporate Seal)

**COUNTERSIGNED BY RESIDENT
FLORIDA AGENT OF SURETY:**

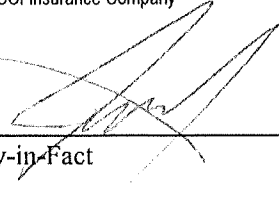
Layne Holmes # W119764



SURETY: FCCI Insurance Company

James Murphy

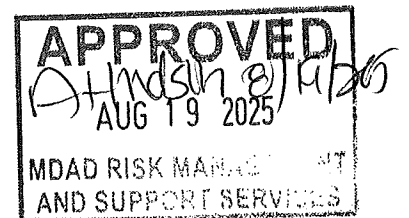
By: Attorney-in-Fact



(A copy of Agent's current Identification Card as issued by State of Florida Insurance Commissioner must be attached.)

(THIS FORM MUST BE SUBMITTED IN DUPLICATE - ONE ORIGINAL AND ONE COPY)

¹ Bid Bond equivalent to five percent (5%) of the Bid Price





GENERAL POWER OF ATTORNEY

Know all men by these presents: That the FCCI Insurance Company, a Corporation organized and existing under the laws of the State of Florida (the "Corporation") does make, constitute and appoint:

Michael Gorham; Layne Holmes; Michael Holmes; James Murphy; Jamien Neil

Each, its true and lawful Attorney-In-Fact, to make, execute, seal and deliver, for and on its behalf as surety, and as its act and deed in all bonds and undertakings provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the sum of (not to exceed \$30,000,000.00): \$30,000,000.00

This Power of Attorney is made and executed by authority of a Resolution adopted by the Board of Directors. That resolution also authorized any further action by the officers of the Company necessary to effect such transaction.

The signatures below and the seal of the Corporation may be affixed by facsimile, and any such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached.

In witness whereof, the FCCI Insurance Company has caused these presents to be signed by its duly authorized officers and its corporate Seal to be hereunto affixed, this 20th day of December, 2024.

Attest:

Christina D. Welch

Christina D. Welch, President
FCCI Insurance Company



Christopher Shoucair

Christopher Shoucair,
EVP, CFO, Treasurer, Secretary
FCCI Insurance Company

State of Florida
County of Sarasota

Before me this day personally appeared Christina D. Welch, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 2/27/2027



PEGGY SNOW
Commission # HH 320535
Expires February 27, 2027

Peggy Snow

Notary Public

State of Florida
County of Sarasota

Before me this day personally appeared Christopher Shoucair, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 2/27/2027



PEGGY SNOW
Commission # HH 320535
Expires February 27, 2027

Peggy Snow

Notary Public

CERTIFICATE

I, the undersigned Secretary of FCCI Insurance Company, a Florida Corporation, DO HEREBY CERTIFY that the foregoing Power of Attorney remains in full force and has not been revoked; and furthermore that the February 27, 2020 Resolution of the Board of Directors, referenced in said Power of Attorney, is now in force.

Dated this 01 day of August, 2025.

Christopher Shoucair

Christopher Shoucair, EVP, CFO, Treasurer, Secretary
FCCI Insurance Company

FLORIDA DEPARTMENT OF FINANCIAL SERVICES

LAYNE HOLMES

License Number : W119764

Resident Insurance License

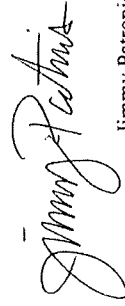
- 0220 - GENERAL LINES (PROP & CAS)
- 0215 - LIFE INCL VAR ANNUITY & HEALTH

Issue Date

07/26/2016
12/10/2012

Please Note:

A licensee may only transact insurance with an active appointment by an eligible insurer or employer. If you are acting as a surplus lines agent, public adjuster, or reinsurance intermediary manager/broker, you should have an appointment recorded in your own name on file with the Department. If you are unsure of your license status you should contact the Florida Department of Financial Services immediately. This license will expire if more than 48 months elapse without an appointment for each class of insurance listed. If such expiration occurs, the individual will be required to re-qualify as a first-time applicant. If this license was obtained by passing a licensure examination offered by the Florida Department of Financial Services, the licensee is required to comply with continuing education requirements contained in 626.2815 or 648.385, Florida Statutes. A licensee may track their continuing education requirements completed or needed in their MyProfile account at <https://dice.fdfs.com>. To validate the accuracy of this license you may review the individual license record under "Licensee Search" on the Florida Department of Financial Services website at <http://www.MyFloridaCFO.com/Division/Agents>



Jimmy Patronis
Chief Financial Officer
State of Florida



**SMALL BUSINESS DEVELOPMENT
CERTIFICATE OF ASSURANCE (COA)**

SMALL BUSINESS PARTICIPATION ON COUNTY PROJECTS

This completed form must be submitted with bid documents by all bidders/proposers on a Miami-Dade County project with Small Business Enterprise ("SBE") program measure(s).

Project No.: AB041A Project Title: MIA New Office Building 3053 Construction

Name of Bidder/Proposer: Winmar Construction, Inc. FEIN 45-2790056

Address: 5959 Waterford District Drive City Miami State FL ZIP 33126

Phone Number: (305) 662 4074 Email address: lleon@winmarconstruction.com

The bidder/proposer is committed to meeting the established measure(s) assigned to this project: _____ % SBE-A/E, _____ % SBE-Con, _____ Trade Set-aside SBE-Con, _____ % SBE-G, and/or 1.37 % SBE-S.
(For Goals, write in the percentage. For Set-aside, put a check mark or x.)

Luis Leon, President
Print Prime Bidder's Name & Title


Prime Bidder's Signature

07/23/2025
Date

To satisfy the requirements for **Step 1 – Bid Submittal and Compliance with Small Business Enterprise Program(s)**, the following are required:

1. Acknowledgement of the SBE-Architecture & Engineering, SBE-Construction, SBE-Good and/or SBE-Service (non-construction, architecture or engineering) measure(s) established for this project via this Certificate of Assurance.
2. Agree to engage in the solicitation of approved Miami-Dade County Small Business Enterprise firm(s) to achieve the established measure(s) as indicated in the Project Documents (specifications).
3. Agree to select and submit the names of the certified SBEs to satisfy the measures via Miami-Dade County's Business Management Workforce System ("BMWS") within the specified timeframe, upon email notification from the Small Business Development ("SBD") Division or BMWS.

To satisfy the requirements for **Step 2 – Bid Evaluation and Recommendation for Award**, please attest that:

I understand that my company will be deemed non-compliant and not eligible for award if I fail to (1) submit this form with my bid/proposal documents and/or (2) submit my company's Utilization Plan which shall list all certified Miami-Dade County Small Business Enterprise firms whom will be subcontracted with to satisfy the project's established SBE measure(s) via BMWS, within the specified timeframe, upon email notification from SBD or BMWS. Each SBE subcontractor, subconsultant, and/or sub-vendor will also be required to confirm its contractual relationship via BMWS, within the specified timeframe, for final approval by SBD.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

BEFORE ME, an officer duly authorized to administer oaths and take acknowledgement, personally appeared Luis A. Leon, who being first sworn deposes and affirms that the provided information statements are true and correct to the best of his/her knowledge information and belief.


Signature of Owner

SWORN TO and subscribed before me this 29 day of July, 2025

My Commission  MIRNA COSTA Signature of Notary Public-State of Florida
Notary Public - State of Florida
Commission # HH 347023
My Comm. Expires Jan 14, 2027
Bonded through National Notary Assn.

MDC040

MIAMI-DADE COUNTY
MIAMI-DADE AVIATION DEPARTMENT SINGLE EXECUTION AFFIDAVITS

This sworn statement is submitted for:

PROJECT: MIA New Office Building 3053 Construction

BID NO.: AB041A

COUNTY OF MIAMI-DADE

STATE OF FLORIDA

Before me the undersigned authority appeared Luis Leon (Print Name), who is personally known to me or who has provided as identification and who (did or did not) take an oath, and who stated:
That he/she is the duly authorized representative of

Winmar Construction, Inc.

(Name of Entity)

5959 Waterford District Drive, Suite 100, Miami, FL 33126

(Address of Entity)

4 / 5 - 2 / 7 / 9 / 0 / 0 / 5 / 6
Federal Employment Identification Number

hereinafter referred to as the Entity being its President

(Sole Proprietor) (Partner) (President or Other Authorized Officer)

and as such has full authority to make these affidavits and say as follows.

AFFIDAVIT No. 1
PUBLIC ENTITY CRIMES
SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES

1. I understand that a "public entity crime" as defined in Paragraph 287.133(1) (g), **Florida Statutes**, means "a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to any bid, proposal, reply, or contract for goods or services, any lease for real property, or any contract for the construction or repair of a public building or public work, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation."

2. I understand that "convicted" or "conviction" as defined in Paragraph 287.133 (1)(b), **Florida Statutes**, means "a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere."

3. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), **Florida Statutes**, means:

A. A predecessor or successor of a person convicted of a public entity crime; or

B. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate."

4. I understand that a "person" as defined in Paragraph 287.133(1)(e), **Florida Statutes**, means "any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members and agents who are active in management of an entity."

5. The statement which is marked below is true in relation to the Entity submitting this sworn statement. **[Please indicate which statement applies.]**

AFFIDAVIT No. 1
PUBLIC ENTITY CRIMES
SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES (Cont'd)

 X Neither the Entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the Entity, nor any affiliate of the Entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

 The Entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the Entity, or an affiliate of the Entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. **[Please indicate which additional statement applies.]**

 There has been a proceeding concerning the conviction before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted vendor list. **[Please attach a copy of the final order.]**

 The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. **[Please attach a copy of the final order.]**

 The person or affiliate has been placed on the convicted vendor list. **[Please describe any action taken by or pending with the Florida Department of Management Services.]**

AFFIDAVIT No. 2
CRIMINAL RECORD AFFIDAVIT
PURSUANT TO SECTION 2-8.6 OF THE
MIAMI-DADE COUNTY CODE

Pursuant to Section 2-8.6 of the Code, the Entity must disclose, at the time the submission, if the Entity or any of its officers, directors, or executives have been convicted of a felony during the past (10) years. Failure to disclose such conviction may result in the debarment of the Entity who knowingly fails to make the required disclosure or to falsify information.

Indicate below if the above named Entity, as of the date of submission:

 X has not been convicted of a felony during the past ten (10) years, nor does it, as of the date of submission, have an officer, director or executive who has been convicted of a felony during the past ten (10) years.

 has been convicted of a felony during the past ten (10) years, or as of the date of submission, has an officer, director or executive who has been convicted of a felony during the past ten (10) years.

AFFIDAVIT No. 3
BIDDER'S AFFIDAVIT IN COMPLIANCE WITH
FLORIDA TRENCH SAFETY ACT (SECTION 553.60-553.64, FLORIDA STATUTES)

1. By submission of his bid and subsequent execution of this Contract, the undersigned Bidder certifies that as successful Bidder (Contractor) all trench excavation done within his control (by his own forces or by his Subcontractors) shall be accomplished in strict adherence with OSHA Trench Safety Standards contained in 29 C.F.R., s. 1926, 650, Subpart P, including all subsequent revisions or updates to these standards as adopted by the Department of Labor and Employment Security.
2. The undersigned Bidder certifies that as successful Bidder (Contractor) he has obtained or will obtain identical certification from his proposed Subcontractors that will perform trench excavation prior to award of the subcontracts and that he will retain such certifications in his files for a period of not less than three years following final acceptance.
3. The Bidder acknowledges that included in the various items listed in the Schedule of Bid Price Form and in the Total Amount Bid are costs for complying with the Florida Trench Safety Act (Sections 553.60-553.64, Florida Statutes). The bidder further identifies the costs to be summarized below*:

Item	Trench Safety Measure (Description)	Units of Measure (LF, SY, etc.)	Unit Quantity	Unit Cost	Extended Cost
A.	Trench Box Installation	LF	500	15.00	\$ 7,500.00
B.	Trench Safety Plan	LS	1	1,500.00	\$ 1,500.00
C.	Competent Person- Daily Inspection	Day	30	200.00	\$ \$ 6,000.00
D.	Ladder Access	EA	10	150.00	\$ 1,500.00
E.	Sloping or Benching	LF	500	7.00	\$ 3,500.00

Miami-Dade County

Contractor Due Diligence Affidavit

Per Miami-Dade County Board of County Commissioners (Board) Resolution No. R-63-14, County Vendors and Contractors shall disclose the following as a condition of award for any contract that exceeds one million dollars (\$1,000,000) or that otherwise must be presented to the Board for approval:

- (1) Provide a list of all lawsuits in the five (5) years prior to bid or proposal submittal that have been filed against the firm, its directors, partners, principals and/or board members based on a breach of contract by the firm; include the case name, number and disposition;
- (2) Provide a list of any instances in the five (5) years prior to bid or proposal submittal where the firm has defaulted; include a brief description of the circumstances;
- (3) Provide a list of any instances in the five (5) years prior to bid or proposal submittal where the firm has been debarred or received a formal notice of non-compliance or non-performance, such as a notice to cure or a suspension from participating or bidding for contracts, whether related to Miami-Dade County or not.

All of the above information shall be attached to the executed affidavit and submitted to the Procurement Contracting Officer (PCO)/ AE Selection Coordinator overseeing this solicitation. The Vendor/Contractor attests to providing all of the above information, if applicable, to the PCO.

Contract No. : AB041A Federal Employer Identification Number (FEIN): 45-2790056
Contract Title: MIA New Office Building 3053 Construction

Luis Leon President [Signature]
Printed Name of Affiant Printed Title of Affiant Signature of Affiant
Winmar Construction, Inc. 07/23/2025
Name of Firm Date
5959 Waterford District Drive, Suite 100 FL 33126
Address of Firm State Zip Code

Notary Public Information

Notary Public - State of Florida County of MIAMI - DADE

Subscribed and sworn to (or affirmed) before me this 29 day of, July 20 25
by Luis A. Leon He or she is personally known to me or has produced identification

Type of identification produced: [Signature]
Signature of Notary Public
MIRNA COSTA
Notary Public - State of Florida
Commission # HH 347023
My Comm. Expires Jan 14, 2027
Bonded through National Notary Assn.
Serial Number
Print or Stamp of Notary Public Expiration Date Notary Public Seal



MIAMI-DADE COUNTY – AVIATION DEPARTMENT (MDAD) Fair Subcontracting Policies
(Section 2-8.8 of the Miami-Dade County Code)

FAIR SUBCONTRACTING PRACTICES

In compliance with Section 2-8.8 of the Miami-Dade County Code, the Proposer submits the following detailed statement of its policies and procedures for awarding subcontracts:

Fair Subcontracting Practices Statement

Purpose:

This statement affirms our commitment to fair, ethical, and transparent subcontracting practices in the award and management of construction subcontracts.

Policy Statement:

We are committed to fostering a fair, competitive, and inclusive subcontracting process. Our subcontracting practices are designed to:

Promote Transparency and Fair Competition:

Subcontracting opportunities will be publicly advertised or otherwise communicated in a manner that ensures fair access for qualified firms.

Selection criteria will be clearly defined, consistent, and based on objective factors such as price, qualifications, experience, safety record, and capacity to perform.

Support Diversity and Inclusion:

We actively seek participation from disadvantaged business enterprises (DBEs), minority-owned businesses (MBEs), women-owned businesses (WBEs), veteran-owned businesses (VBEs), and other underrepresented groups.

Subcontracting goals and outreach efforts will align with applicable federal, state, and local diversity programs.

Uphold Ethical Standards:

All subcontract awards will be made without favoritism, collusion, or conflict of interest.

We will comply with all relevant laws, including labor laws, equal opportunity requirements, and prevailing wage standards.

Ensure Timely and Fair Payment:

Subcontractors will be paid promptly and in accordance with contract terms and applicable law.

We will not impose unfair or unreasonable payment or retainage conditions.

Provide Equal Opportunity for Qualified Firms:

Subcontractors will be selected based on their merit and ability to meet project requirements.

No subcontractor will be unfairly excluded based on non-performance-related considerations.

Implementation:

This policy is communicated to all project stakeholders, including project managers, estimators, and procurement staff. It is the responsibility of each team member involved in the subcontracting process to uphold the

I hereby certify that the foregoing information is true, correct and complete.

Signature of Authorized Representative: _____

Title: _____

Date: _____

Proposer's Name: _____

President
Luis A. Leon / Winmax Construction, Inc.



NON-COLLUSION AFFIDAVIT

(In accordance with Sections 2-8.1.1 and 10-33.02.1 of the Code of Miami-Dade County)

I, the undersigned, am over 18 years of age, have personal knowledge of the facts stated in the Non-Collusion Affidavit (*this Affidavit*) and I am an owner, officer, director, principal shareholder and/or otherwise authorized to bind the Bidder/Proposer of this solicitation.

A. I have reviewed the list of respondents attached to this Affidavit. I state that the Bidder/Proposer of this competitive solicitation (check one):

☒ is **not related** to any of the other respondents submitting a Bid/Proposal in the competitive solicitation.

☐ is **related** to the following respondents who submitted a Bid/Proposal in the competitive solicitation, which are identified and listed below:

B. I state that the Bidder/Proposer of this competitive solicitation:

1. has prepared this Bid/Proposal independently without consultation, communication, agreement or arrangement with any other Bidder/Proposer or competitor for the purpose of restricting competition;
2. has submitted the Bid/Proposal in its own behalf, and not in the interest or on behalf of any person not therein named;
3. has not, directly or indirectly, induced or solicited any other Bidder/Proposer to put in a sham proposal, or any other person, firm, or corporation to refrain from proposing;
4. has not in any manner sought by collusion to secure an advantage over any other Bidder/Proposer.

Note: Any person or entity that fails to submit this executed Affidavit shall be ineligible for contract award. In accordance with Section 2-8.1.1 of the Code of Miami-Dade County, where two or more related parties, as defined herein, each submit a Bid for any contract, such Bids shall be presumed to be collusive. The foregoing presumption may be rebutted by the presentation of evidence as to the extent of ownership, control and management of such related parties in preparation and submittal of such Bids. **Related parties** shall mean the Bidder/Proposer; the principals, corporate officers, and managers of a Bidder/Proposer; or the spouse, domestic partner, parents, stepparents, siblings, children or stepchildren of a Bidder/Proposer or the principals, corporate officers and managers thereof which have a direct or indirect ownership interest in another Bidder/Proposer for the same contract or in which a parent company or the principals thereof of one Bidder/Proposer have a direct or indirect ownership interest in another Bidder/Proposer for the same contract. Bid/Proposal found to be collusive shall be rejected. Bidder/Proposer who has been found to have engaged in collusion may be considered non-responsible, and may be suspended or debarred, and any contract resulting from collusive bidding may be terminated for default.

Written Declaration: Pursuant to §92.525, Florida Statutes, under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true, accurate, and complete.

Solicitation No.: AB041A

Solicitation Title: MIA New Office Building 3053 Construction

By: 

Date: 07/23 2025

Signature of Affiant

Luis Leon, President

Printed Name of Affiant and Title

4 / 5 - 2 / 7 / 9 / 0 / 0 / 56

Federal Employer Identification Number

Winmar Construction, Inc.

Printed Name of Bidder/Proposer

5959 Waterford District Drive, Suite 100, Miami, FL 33126

Address of Bidder/Proposer

MDC047

PROPOSER'S NAME (Name of firm, entity or organization):

Winmar Construction, Inc.

FEDERAL EMPLOYER IDENTIFICATION NUMBER: 45-2790056**NAME AND TITLE OF PROPOSER'S CONTACT PERSON:**

Name: Luis Leon

Title: President

MAILING ADDRESS:

Street Address: 5959 Waterford District Drive, Suite 100

City, State, Zip: Miami, FL 33126

TELEPHONE:

(305) 662 4074

FAX:

()

E-MAIL ADDRESS:

lleon@winmarconstruction.com

PROPOSER'S ORGANIZATIONAL STRUCTURE:

☒ Corporation ☐ Partnership ☐ Proprietorship ☐ Joint Venture

☐ Other (Explain):

IF CORPORATION:

Date Incorporated/Organized: 07/22/2011 State Incorporated/Organized: FLORIDA

States registered in as foreign corporation:

PROPOSER'S SERVICE OR BUSINESS ACTIVITIES OTHER THAN WHAT THIS SOLICITATION REQUESTS FOR:

Design-Build, Construction Maanagement

LIST NAMES OF PROPOSER'S SUBCONTRACTORS OR SUBCONSULTANTS FOR THIS PROJECT:**LOCAL CERTIFIED SERVICE-DISABLED VETERAN BUSINESS ENTERPRISE:**

A Local Certified Service-Disabled Veteran Business Enterprise is a firm that is a) a local business pursuant to Section 2-8.5 of the Code of Miami-Dade County and b) prior to proposal submittal is certified by the State of Florida Department of Management Services as a service-disabled veteran business enterprise pursuant to Section 295.187 of the Florida Statutes. At the time of proposal submission, the Local Certified Service-Disabled Veteran Business Enterprise must affirm in writing its compliance with the certification requirements of Section 295.187 of the Florida Statutes and submit said affirmation and a copy of the actual certification along with the proposal submission.

- ☐ Place a checkmark here only if affirming Proposer is a certified Local Certified Service-Disabled Veteran Business Enterprise. A copy of the required certification must be submitted with the proposal.

CRIMINAL CONVICTION DISCLOSURE:

Pursuant to Miami-Dade County Ordinance No. 94-34, any individual who has been convicted of a felony during the past ten years and any corporation, partnership, joint venture or other legal entity having an officer, director, or executive who has been convicted of a felony during the past ten years shall disclose this information prior to entering into a contract with or receiving funding from the County.

- ☐ Place a checkmark here **only** if Proposer has such conviction to disclose.

Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List:

By executing this proposal through a duly authorized representative, the proposer certifies that the proposer is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, as those terms are used and defined in sections 287.135 and 215.473 of the Florida Statutes. In the event that the proposer is unable to provide such certification but still seeks to be considered for award of this solicitation, the proposer shall execute the proposal through a duly authorized representative and shall also initial this space: . In such event, the proposer shall furnish together with its proposal a duly executed written explanation of the facts supporting any exception to the requirement for certification that it claims under Section 287.135 of the Florida Statutes. The proposer agrees to cooperate fully with the County in any investigation undertaken by the County to determine whether the claimed exception would be applicable. The County shall have the right to terminate any contract resulting from this solicitation for default if the proposer is found to have submitted a false certification or to have been placed on the Scrutinized Companies for Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

PROPOSER'S AUTHORIZED SIGNATURE

The undersigned hereby certifies that this proposal is submitted in response to this solicitation.

THE EXECUTION OF THIS FORM CONSTITUTES THE UNEQUIVOCAL OFFER OF PROPOSER TO BE BOUND BY THE TERMS OF ITS PROPOSAL. FAILURE TO SIGN THIS SOLICITATION WHERE INDICATED BELOW BY AN AUTHORIZED REPRESENTATIVE SHALL RENDER THE PROPOSAL NON-RESPONSIVE. THE COUNTY MAY, HOWEVER, IN ITS SOLE DISCRETION, ACCEPT ANY PROPOSAL THAT INCLUDES AN EXECUTED DOCUMENT WHICH UNEQUIVOCALLY BINDS THE PROPOSER TO THE TERMS OF ITS OFFER.

Signed By:  Date: 07/23/25
Print Name: Luis Leon Title: President



MEMORANDUM

(Revised)

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

DATE: December 2, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(A)(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(A)(3)
12-2-25

RESOLUTION NO. R-1145-25

RESOLUTION APPROVING A CONTRACT BETWEEN MIAMI-DADE COUNTY AND WINMAR CONSTRUCTION, INC. TO PROVIDE CONSTRUCTION SERVICES FOR THE MIA NEW BUILDING 3053 CONSTRUCTION PROJECT AT MIAMI INTERNATIONAL AIRPORT, CONTRACT NO. AB041A, IN AN AMOUNT NOT TO EXCEED \$18,349,699.70; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE SAME, AND TO EXERCISE THE PROVISIONS THEREOF, INCLUDING TERMINATION

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:

Section 1. This Board approves Contract AB041A between Miami-Dade County and Winmar Construction, Inc. to provide construction services for the MIA New Building 3053 Construction project at Miami International Airport in an amount not to exceed \$18,349,699.70, in substantially the form attached to the accompanying County Mayor's memorandum as Attachment E and made a part of hereto. A complete set of contract documents are on file and available upon request from the Miami-Dade Aviation Department.

Section 2. Pursuant to section 2-285 and 2-285.2 of the Miami-Dade County Code, this Board authorizes the County Mayor or County Mayor's designee to exercise the provisions thereof, including the authority to execute Contract No. AB041A and the authority to exercise its termination provisions.

The foregoing resolution was offered by Commissioner **Danielle Cohen Higgins** ,
 who moved its adoption. The motion was seconded by Commissioner **Kionne L. McGhee**
 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	absent	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Vicki L. Lopez	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	absent		

The Chairperson thereupon declared this resolution duly passed and adopted this 2nd day of December, 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.

DMM

David M. Murray