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

Memorandum

MIAMI-DADE COUNTY

Date: October 20, 2026

Agenda Item No. 8(F)(1)

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

From: Daniella Levine Cava
Mayor

Resolution No. R-878-26

Subject: Recommendation to Reject All Bids for Project No. W230030-C, West Dade Government Center Interior Renovation Floors 1 through 4

EXECUTIVE SUMMARY

This item seeks approval from the Board of County Commissioners (Board) to reject all bids received in response to a competitive solicitation issued on August 7, 2025, on behalf of the People and Internal Operations Department (PIOD) for construction services for Project No. W230030-C, West Dade Government Center Interior Renovation Floors 1 through 4.

At the time of advertisement, the construction documents were not fully complete and were subsequently revised through multiple addenda as the project design advanced. Since the bid opening, the design has progressed to 100% construction documents, providing a complete and coordinated definition of the project scope, technical requirements, and construction constraints.

The County has determined that awarding a contract based on bids submitted against evolving design documents may not yield the most favorable pricing or ensure competition on a fully defined scope of work. Accordingly, rejecting all bids and re-soliciting the project using the finalized construction documents is in the County's best interest. This approach will promote fair competition, improve pricing accuracy and transparency, reduce construction risk, and enhance cost certainty during project execution.

RECOMMENDATION

It is recommended that the Board approve the rejection of all bids received for Project No. W230030-C, West Dade Government Center Interior Renovation Floors 1 through 4 and allow the County to re-advertise the solicitation based on 100 percent construction documents.

BACKGROUND

On October 1, 2025, PIOD received and opened three bids. A copy of the Bid Tally is attached as Exhibit A. JRM Construction Management Florida, LLC (JRM) was the lowest responsive, responsible bidder submitting a bid totaling $62,324,701 with a total maximum contract amount of $71,966,332.25, which includes a 10 percent contingency allowance and a dedicated allowance with two accounts.

The original Request to Advertise (RTA) noted the County's budget was established at $46,202,051.96 for the "Phase A" Scope of interior renovations. As such, JRM's bid is approximately 35% above this figure. However, this disparity does not account for the additional work incorporated by the County in Addenda 1 through 4, which added the following critical base building scope components:

- Skylight and window replacement
- Electrical upgrades for both normal and emergency distribution systems
- Refurbishment of the cooling towers
- Replacement of five building-wide air handling units (AHU's)
- Replacement of four chillers

- Replacement of the building Fire Alarm System
- Replacement of the Base Building System (BMS)
- Replacement of the Fire Pump
- Replacement of four Data Center Computer Room Air Conditioning (CRAC) Units
- Replacement of two Data Center Power Distribution Units (PDU's)

The value associated with these additional scope items were not incorporated into the County's reported Estimate of Probable Cost provided to bidders. JRM's bid includes the costs for these additional scope elements. Accordingly, the bid should not be characterized as being "35% over the Base Estimate." Instead, it should be evaluated against the total anticipated project value, consisting of (1) the original Phase A budget of $46.2 million and (2) the budget for the base building critical systems, which recent estimates place at approximately $48 million. This results in a combined estimated project value of approximately $94.2 million, compared to JRM's bid of $62.3 million. Acting under my authority as Mayor, and for these reasons, I rescinded the original recommendation for award issued to JRM.

SCOPE
Although West Dade Government Center is located within District 10, which is represented by Chairman Anthony Rodriguez, the impact of this agenda item is countywide as this facility is a regional asset.

FISCAL IMPACT/FUNDING SOURCE
There is no fiscal impact to the County associated with the rejection of bids.

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

VENDOR RECOMMENDED FOR AWARD
None

VENDORS NOT RECOMMENDED FOR AWARD
JRM Construction Management Florida, LLC
Persons Services Corp.
Lego Construction Co.

Attachment

Carladenise Edwards
Chief Administrative Office

Roy Coley
Deputy Mayor

Memorandum

MIAMI-DADE COUNTY

Date: October 6, 2026

To: Honorable Chairman Anthony Rodriguez
Board of County Commissioners

From: Raimundo Delgado, Director
People and Internal Operations Department

Subject: Request to Process Late Departmental Agenda Item

I am requesting that the following item be placed on Board of County Commissioner's October 2026 Committee Agenda Cycle:

RESOLUTION APPROVING THE REJECTION OF ALL BIDS RECEIVED FOR PROJECT NO. W230030-C, WEST DADE GOVERNMENT CENTER INTERIOR RENOVATION FLOORS 1 THROUGH 4, AND THE RE-ADVERTISING OF THE SOLICITATION

Although this item has not met the noticed deadline and has been provided to the Agenda Coordination Office late, immediate Board consideration is critical to allow the County to advance to the next stages in the procurement process and promptly re-advertise the solicitation for the interior renovation of floors 1 through 4 of the West Dade Government Center. Approval of the recommendation to reject all bids would expedite issuance of the new solicitation and advance renovation of this countywide asset.

Therefore, please process the item notwithstanding that the 3-day rule may apply. I am aware that this item is subject to approval for placement on the agenda by the Chair of the Committee and the BCC Chairperson, and review by the County Attorney's Office.

Approved by Mayor or Mayor's Designee Signature

Roy Coley
Print Name

Approved by Legislative Director or Designee Signature

Demetria Henderson
Print Name

cc: Geri Bonzon-Keenan, County Attorney
Jess M. McCarty, First Assistant County Attorney
CAOagenda@miamidade.gov

MEMORANDUM

(Revised)

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

DATE: October 20, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(F)(1)

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**

_____ **Requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(F)(1)
10-20-26

RESOLUTION NO. R-878-26

RESOLUTION APPROVING THE REJECTION OF ALL BIDS RECEIVED FOR PROJECT NO. W230030-C, WEST DADE GOVERNMENT CENTER INTERIOR RENOVATION FLOORS 1 THROUGH 4, AND THE RE-ADVERTISING OF THE SOLICITATION

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board approves to reject all bids received for Project No. W230030-C, West Dade Government Center Interior Renovation Floors 1 through 4, and to re-advertise the solicitation based on 100 percent construction documents. A full set of the 2025 bid documents is available upon request from People and Internal Operations Department, Fiscal and Shared Services Division.

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

Anthony Rodriguez, Chairman **absent**
Kionne L. McGhee, Vice Chairman **absent**

Marleine Bastien	**aye**	Juan Carlos Bermudez	**aye**
Sen. René García	**absent**	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	**aye**		

The Chairperson thereupon declared this resolution duly passed and adopted this 20th day of October, 2026. 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

Eduardo W. Gonzalez

EXHIBIT A

BID TALLY

MIAMI-DADE COUNTY

People and Internal Operations Department

CONTRACTS ADMINISTRATION SECTION

BID TALLY SHEET

Project No.: W230030-C

Project Description: West Dade Government Center Interior Renovation Floors 1 through 4

Bid Due Date: 10/01/2025 **Bid Opening Date: 10/01/2025** **Number of Addenda Issued: 5**

Bid Ranking	Company Name	Bid Price		Alternate Bid Submitted			Bid Bond Submitted (check box that applies)				Addenda Acknowledged or Submitted			SBD Certificate of Assurance (COA)		
				Yes	No	N/A	Check	Bond Form	No	N/A	Yes	No	N/A	Yes	No	N/A
1	JRM Construction Management Florida LLC	Total Base Bid	$62,324,701.00		✓			✓				✓		✓		
		Alt No. 1 (Additive)														
		Unit Price No. 1														
		Unit Price No. 2														
		Unit Price No.3														
2	Persons Services Corp.	Total Base Bid	$62,662,236.00		✓			✓			✓			✓		
		Alt No. 1 (Additive)	TBD													
		Unit Price No. 1	$30.00													
		Unit Price No. 2	$25.00													
		Unit Price No.3	$12.00													
3	Lego Construction Co.	Total Base Bid	$79,375,917.00	✓				✓			✓			✓		
		Alt No. 1 (Additive)	$75,000.00													
		Unit Price No. 1	$1,656.00													
		Unit Price No. 2	$22.815													
		Unit Price No.3	$658.12													
4																
5																

Signature of Person Opening Bids (Marcela Rodriguez): Marcela Rodriguez

Name of Witness: (Kristina Hagberg) Kristina Hagberg

PIOD Project Manager (Marlene Blanco): MB **Date:** 12/3/25

Manager, Contracts Administration Section (Julia Aden): Julia Aden **Date:** 12/3/2025

Comments:

MDC008