



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: December 11, 2024

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE CITY MANAGER, PURSUANT TO THE INVITATION TO BID (ITB) 2024-550-MP PAINTING (INTERIOR AND EXTERIOR) AND WATERPROOFING SERVICES; PREQUALIFYING THE INITIAL POOL OF CONSULTANTS: EG. PAINTING ENTERPRISES INC., J & J INC. D/B/A EAGLE PAINTING, FIVE 12 PAINTING AND REMODELING, FONSI LLC, POD LLC D/B/A PAINTERS ON DEMAND, QUICK PAINTING GROUP, THOUSAND AND ONE PAINTING, CORP. D/B/A THOUSAND AND ONE CONSTRUCTION, VULCAN CONSTRUCTION AND METAL WORKS, LLC, WGM QUALITY PAINTING, INC., FURTHER AUTHORIZING THE CITY MANAGER TO KEEP THE ITB OPEN TO PREQUALIFY ADDITIONAL CONSULTANTS; AND DELEGATING TO THE CITY MANAGER THE AUTHORITY TO ADD CONSULTANTS TO THE POOL, PROVIDED THAT ANY SUCH CONSULTANT MEETS THE REQUIREMENTS OF THE ITB, AND TO REMOVE CONSULTANTS, AND FURTHER PROVIDING THAT ANY PURCHASE OVER \$300,000 SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE CITY COMMISSION. (FACILITIES AND FLEET MANAGEMENT)

**RECOMMENDATION**

The City Administration ("Administration") recommends that the Mayor and City Commission ("City Commission") approve the Resolution.

This solicitation is currently under the cone of silence.

**BACKGROUND/HISTORY**

For approximately five (5) years, the City of Miami Beach (the "City") has had an agreement for a prequalified pool of vendors for painting (interior and exterior) and waterproofing. The existing agreement is set to expire on February 11, 2025. In order to establish a replacement contract, the City developed Invitation to Bid 2024-550-MP (the "ITB"). The purpose of the ITB is to establish a contract, by means of sealed applications, with qualified contractors for the establishment of a prequalified pool of painting and waterproofing contractors. The pre-qualified pool established shall effectively create a source of viable contractors from which the City may issue Invitation to Quotes ("ITQs") for various City painting and waterproofing projects during the term of the contract. Further, at any time, the City, through the approval of the City Manager, may accept applications and add additional or remove contractors to the list of prequalified contractors during the term of the contract.

**ANALYSIS**

On September 16, 2024, the Administration issued ITB 2024-550-MP to create a prequalified pool for Painting (Interior and Exterior) and Waterproofing Services. The Procurement Department issued bid notices to 9,593 companies through the e-procurement system, with 43 prospective

bidders accessing the advertised solicitation. Responses were due and received on October 16, 2024. The City received applications from the following thirteen (13) firms: EG Painting Enterprises Inc., J & J, Inc. d/b/a Eagle Painting, Five 12 Painting and Remodeling, Fonsis, LLC, Pod LLC, d/b/a Painters On Demand, Quick Painting Group, Thousand and One Painting, Corp. d/b/a Thousand and One Construction, Vulcan Construction and Metal Works, LLC, WGM Quality Painting, Inc., Cunano Builders Corporation, Government Business Development, SESPECA, LLC, Florida Service Painting, Inc. d/b/a Service Contracting Solutions.

The following contractors failed to produce evidence of meeting the minimum requirements of this solicitation. Therefore, the applications cannot be considered for the award with the initial pool of vendors. However, the firms were advised that they may resubmit their applications at a later date to be considered in a subsequent addition of contractors to the pool.

- Government Business Development
- Cunano Builders Corporation CSRS, LLC
- SESPECA, LLC
- Florida Service Painting, Inc d/b/a Service Contracting Solutions

The ITB stated that following the review of applications, the responsive and responsible bidder(s) meeting all terms and conditions of the ITB would be recommended for award. The ITB stipulated a contract term of five (5) years.

In its due diligence the Procurement and Facilities and Fleet Departments found that the following nine (9) firms are responsive, responsible bidders meeting all terms and conditions of the ITB and are recommended for award.

- EG Painting Enterprises Inc.
- J & J, Inc. d/b/a Eagle Painting
- Five 12 Painting and Remodeling
- Fonsis, LLC
- Pod LLC d/b/a Painters on Demand
- Quick Painting Group
- Thousand And One Painting, Corp. d/b/a Thousand and One Construction,
- Vulcan Construction and Metal Works, LLC
- WGM Quality Painting, Inc.

### **FISCAL IMPACT STATEMENT**

There is no fiscal impact at this time as this item only establishes a pool of prequalified contractors for future use. When services are needed, staff will seek proposals from the pool of prequalified contractors. All expenditures pursuant to this contract will be based on approved funding appropriated to the respective department's budget. Grant funds are not anticipated to be utilized for these services.

**Does this Ordinance require a Business Impact Estimate?**  
(FOR ORDINANCES ONLY)

**If applicable, the Business Impact Estimate (BIE) was published on:**

**See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>**

### **FINANCIAL INFORMATION**

## **CONCLUSION**

Proactively prequalifying firms that can be contacted for proposals for future work will expedite the City's response to future needs for identifying and seeking painting and waterproofing services. Otherwise, waiting to issue a solicitation when a need arises would significantly delay getting a contractor for painting on board when needed.

It is recommended that the Mayor and City Commission of the City of Miami Beach, Florida, approve the Resolution, prequalifying the initial pool of contractors: EG Painting Enterprises Inc., J & J, Inc. d/b/a Eagle Painting, Five 12 Painting and Remodeling, Fonsis, LLC, Pod LLC d/b/a Painters On Demand, Quick Painting Group, Thousand and One Painting, Corp. d/b/a Thousand and One Construction, Vulcan Construction and Metal Works, LLC, WGM Quality Painting, Inc. The Resolution also authorizes the City Manager to keep the ITB open to prequalify additional contractors and delegates authority to the City Manager to add firms to the pool, provided such firms meet the requirements of the ITB or remove firms for non-performance. In addition, the Resolution provides that any purchase over \$300,000 shall be subject to the prior approval of the City Commission.

## **Applicable Area**

Citywide

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?**

Yes

**Is this item related to a G.O. Bond Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

**Department**

Procurement

**Sponsor(s)**

**Co-sponsor(s)**

**Condensed Title**

Establish Pool of Contractors (ITB 2024-550-MP), Painting/Waterproofing Services. FF/PR