

C2 A 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) 2025-023-MP, TO ESTABLISH AND MAINTAIN A POOL OF PREQUALIFIED CONTRACTORS FOR FUTURE CITYWIDE REHABILITATION PROJECTS IN ACCORDANCE WITH THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM (SHIP); AND APPROVING THE INITIAL POOL OF PREQUALIFIED CONTRACTORS: A & H ENVIRONMENTAL, CORP., BUILDING & REMODELING, INC., BYRDSON SERVICES, LLC, CENTERLINE SERVICES GROUP, INC., CUNANO BUILDERS, CORP., FERNTEC, CORP., HRT CONSTRUCTION GROUP, LLC, LLORENS CONTRACTING, LLC, PAYA CONSTRUCTION MANAGEMENT, LLC, RESIPRO, LLC, AND SOLUTIONS CAPITAL GROUP, INC. FURTHER AUTHORIZING THE CITY MANAGER TO KEEP THE ITB OPEN TO PREQUALIFY ADDITIONAL CONTRACTORS; AND DELEGATING TO THE CITY MANAGER THE AUTHORITY TO ADD CONTRACTORS TO THE POOL, PROVIDED THAT ANY SUCH CONTRACTOR MEETS THE REQUIREMENTS OF THE ITB, AND TO REMOVE CONTRACTORS FOR NON-PERFORMANCE. (OFFICE OF HOUSING & COMMUNITY SERVICES)

Applicable Area:



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: February 26, 2025

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) 2025-023-MP, TO ESTABLISH AND MAINTAIN A POOL OF PREQUALIFIED CONTRACTORS FOR FUTURE CITYWIDE REHABILITATION PROJECTS IN ACCORDANCE WITH THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM (SHIP); AND APPROVING THE INITIAL POOL OF PREQUALIFIED CONTRACTORS: A & H ENVIRONMENTAL, CORP., BUILDING & REMODELING, INC., BYRDSON SERVICES, LLC, CENTERLINE SERVICES GROUP, INC., CUNANO BUILDERS, CORP., FERNTec, CORP., HRT CONSTRUCTION GROUP, LLC, LLORENS CONTRACTING, LLC, PAYA CONSTRUCTION MANAGEMENT, LLC, RESIPRO, LLC, AND SOLUTIONS CAPITAL GROUP, INC. FURTHER AUTHORIZING THE CITY MANAGER TO KEEP THE ITB OPEN TO PREQUALIFY ADDITIONAL CONTRACTORS; AND DELEGATING TO THE CITY MANAGER THE AUTHORITY TO ADD CONTRACTORS TO THE POOL, PROVIDED THAT ANY SUCH CONTRACTOR MEETS THE REQUIREMENTS OF THE ITB, AND TO REMOVE CONTRACTORS FOR NON-PERFORMANCE. (OFFICE OF HOUSING & COMMUNITY SERVICES)

**RECOMMENDATION**

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

This solicitation is under the cone of silence.

**BACKGROUND/HISTORY**

On January 17, 2018, the Mayor and City Commission adopted a policy governing the selection of contractors for construction projects awarded under the Statewide Housing Initiatives Partnership Program (SHIP). Pursuant to the policy, the Administration was authorized to issue a solicitation, at a minimum, once per year, in order to establish and maintain a pool of prequalified contractors. The policy also authorizes the City Manager to execute agreements with the pre-qualified contractors for the project award limits authorized by the City's Local Housing Assistance Plan (LHAP).

Pre-qualified contractors shall compete for future projects pursuant to the State Housing Initiatives Partnership (SHIP) program for owner-occupied construction projects funded by the Florida Housing Finance Corporation (FHFC)'s SHIP program. Pursuant to the Local Housing Assistance Plan (LHAP), previously approved by the City Commission, the City may provide income eligible homeowners with SHIP funds in connection with repairs or improvements that are needed for safe or sanitary habitation, correction of substantial code violations, or the creation of additional living space (rehabilitation) or disaster mitigation repairs (collectively, City's Housing Rehabilitation Program). Pre-qualified contractors must maintain the licensing, insurance, and qualifications

required by the City to be prequalified for future projects awarded through this procedure.

On March 18, 2020, an initial pool of pre-qualified contractors was awarded pursuant to the referenced SHIP Policy, set to expire in March 2025. This Invitation to Bid (ITB) sought to establish a new contract, through a sealed application process, to maintain a prequalified pool of SHIP contractors.

## **ANALYSIS**

Pursuant to the foregoing policy, on December 2, 2024, the Procurement Department issued Invitation to Bid (ITB) 2025-023-MP. The Procurement Department issued bid notices to approximately 34,101 companies utilizing the City's e-procurement system, one (1) addenda was issued, and 55 prospective bidders accessed the solicitation. Responses were due and received on January 6, 2025. The City received applications from the following eleven (11) contractors:

- A & H Environmental, Corp.
- Building & Remodeling, Inc.
- Byrdson Services, LLC
- Centerline Services Group, Inc.
- Cunano Builders, Corp.
- Ferntec, Corp.
- HRT Construction Group, LLC
- Llorens Contracting, LLC
- Paya Construction Management, LLC
- Resipro, LLC
- Solutions Capital Group, Inc.

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.

The Procurement and Housing and Community Services Departments determined that all eleven (11) contractors are responsive and responsible, meet all terms and conditions of the ITB, and are recommended for award.

## **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. The cost associated with the projects is subject to the funds available through the SHIP Program.

## **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 construction projects awarded under the Statewide Housing Initiatives Partnership Program (SHIP). Otherwise, waiting to issue a solicitation when a need arises would significantly delay getting a contractor for construction 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: A & H Environmental, Corp., Building & Remodeling, Inc., Byrdson Services, LLC, Centerline Services Group, Inc., Cunano Builders, Corp., Ferntec, Corp., HRT Construction Group, LLC, Llorens Contracting, LLC, Paya Construction Management, LLC, Resipro, LLC, and Solutions Capital Group, 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 contractors to the pool, provided such contractors meet the requirements of the ITB or remove contractors for non-performance.

## **Applicable Area**

Citywide

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

No

**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 (ITB 2025-023-MP), Contractor Prequalification Application for SHIP Program.  
PR

## **Previous Action (For City Clerk Use Only)**

RESOLUTION NO. \_\_\_\_\_

**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) 2025-023-MP, TO ESTABLISH AND MAINTAIN A POOL OF PREQUALIFIED CONTRACTORS FOR FUTURE CITYWIDE REHABILITATION PROJECTS IN ACCORDANCE WITH THE STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM (SHIP); AND APPROVING THE INITIAL POOL OF PREQUALIFIED CONTRACTORS: A & H ENVIRONMENTAL, CORP., BUILDING & REMODELING, INC., BYRDSON SERVICES, LLC, CENTERLINE SERVICES GROUP, INC., CUNANO BUILDERS, CORP., FERNTEC, CORP., HRT CONSTRUCTION GROUP, LLC, LLORENS CONTRACTING, LLC, PAYA CONSTRUCTION MANAGEMENT, LLC, RESIPRO, LLC, AND SOLUTIONS CAPITAL GROUP, INC.; FURTHER AUTHORIZING THE CITY MANAGER TO KEEP THE ITB OPEN TO PREQUALIFY ADDITIONAL CONTRACTORS; AND DELEGATING TO THE CITY MANAGER THE AUTHORITY TO ADD CONTRACTORS TO THE POOL, PROVIDED THAT ANY SUCH CONTRACTOR MEETS THE REQUIREMENTS OF THE ITB, AND TO REMOVE CONTRACTORS FOR NON-PERFORMANCE.**

**WHEREAS**, on March 18, 2020, the City Commission approved the award of a contract pursuant to Invitation to Bid (ITB) 2020-101-WG for Prequal Contractors-Citywide Rehab Projects (SHIP) with a three (3) year original term and two (2) additional one (1) year optional renewals; and

**WHEREAS**, the contract has exhausted all renewal options, and this ITB is intended to replace the expiring contract; and

**WHEREAS**, therefore, in order to consider replacement contracts, through this solicitation, the City sought to prequalify contractors to compete for future projects pursuant to the State Housing Initiatives Partnership (SHIP) program for owner-occupied construction projects funded by the Florida Housing Finance Corporation (FHFC)'s SHIP program; and

**WHEREAS**, on December 2, 2024, the Administration issued ITB 2025-023-MP to establish a prequalified pool of contractors for State Housing Initiatives Partnership Program ("SHIP"); and

**WHEREAS**, the Procurement Department issued 34,101 bid notices through the e-procurement system, with 55 prospective bidders accessing the advertised solicitation; and

**WHEREAS**, responses were due and received on January 6, 2025 by A & H Environmental, Corp.; Building & Remodeling, Inc.; Byrdson Services, LLC; Centerline Services Group, Inc.; Cunano Builders, Corp.; Ferntec, Corp.; HRT Construction Group, LLC; Llorens Contracting, LLC; Paya Construction Management, LLC; Resipro, LLC; and Solutions Capital Group, Inc.; and

**WHEREAS**, 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, with a contract term of five (5) years; and

**WHEREAS**, the Procurement Department found that the following eleven (11) contractors are responsive, responsible bidders meeting all terms and conditions of the ITB and are recommended for award:

- A & H Environmental, Corp.
- Building & Remodeling, Inc.
- Byrdson Services, LLC
- Centerline Services Group, Inc.
- Cunano Builders, Corp.
- Ferntec, Corp.
- HRT Construction Group, LLC
- Llorens Contracting, LLC
- Paya Construction Management, LLC
- Resipro, LLC
- Solutions Capital Group, Inc.; and

**WHEREAS**, it is recommended that the Mayor and City Commission approve the Resolution authorizing the Administration to establish a pool of prequalified contractors that will be used to assist the City in acquiring contractors for future competition of rehabilitation projects in accordance with the SHIP program; and

**WHEREAS**, when services are needed, the prequalified contractors will be contacted for proposals; and

**WHEREAS**, the initial pool of prequalified contractors shall include:

- A & H Environmental, Corp.
- Building & Remodeling, Inc.
- Byrdson Services, LLC
- Centerline Services Group, Inc.
- Cunano Builders, Corp.
- Ferntec, Corp.
- HRT Construction Group, LLC
- Llorens Contracting, LLC
- Paya Construction Management, LLC
- Resipro, LLC

- Solutions Capital Group, Inc.; and

**WHEREAS**, the City Manager may keep the ITB open to prequalify additional contractors and delegates authority to the City Manager to add contractors to the pool, provided such contractors meet the requirements of the ITB or remove contractors for non-performance.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA**, that the Mayor and City Commission hereby accept the recommendation of the City Manager, pursuant to the Invitation to Bid (ITB) 2025-023-MP for contractor prequalification application for state Housing Initiatives Partnership Program ("SHIP") prequalifying the initial pool of contractors: A & H Environmental, Corp.; Building & Remodeling, Inc.; Byrdson Services, LLC; Centerline Services Group, Inc.; Cunano Builders, Corp.; Ferntec, Corp.; Llorens Contracting, LLC; Paya Construction Management, LLC; Resipro, LLC; and Solutions Capital Group, Inc.; further authorize the City Manager to keep the ITB open to prequalify additional contractors; and delegate to the City Manager the authority to add contractors to the pool, provided that any such contractor meets the requirements of the ITB, and to remove contractors for non-performance.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

ATTEST:

\_\_\_\_\_  
RAFAEL E. GRANADO, CITY CLERK

\_\_\_\_\_  
STEVEN MEINER, MAYOR

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

  
\_\_\_\_\_  
City Attorney

2/18/2025  
\_\_\_\_\_  
Date