



The City of Coral Gables

Procurement Division

2800 S.W. 72ND AVENUE
MIAMI, FLORIDA 33155

November 6, 2025

All Responding Bidders (See Distribution List)

SUBJECT: IFB 2025-034 Public Works Building 6 Exterior Painting and Sealing

Dear Bidders:

The evaluation of the bids submitted in response to the above cited solicitation is complete. The City Manager has recommended an award as shown in the attached document.

This notice is provided in accordance with Section 2-910 (c) of the Code of the City of Coral Gables. Our provision of this notice also serves to confirm the lifting of the Cone of Silence from this procurement action as dictated by Section 2-1027 (4)(b) of the same City Code.

Thank you for your participation in this competition. If you have any questions please contact Eduardo Hernandez, Procurement Specialist at 305-460-5108 or ehernandez2@coralgables.com

Sincerely,

A handwritten signature in blue ink, reading "Celeste S. Walker-Harmon".

Celeste S. Walker-Harmon
Chief Procurement Officer

Attachment: Award Recommendation

Distribution List:

- A.L.L. General Painting Services, Inc.
- BRJ Restoration, LLC
- Clean Up Group International, Inc.
- Crosshair Construction, LLC
- DMS Contractors, LLC
- Mario's Painting and Construction, Inc.
- MTD Painting and Construction Corp
- NAYSAC Corp
- SFL Property Maintenance Corp
- Tadeos Engineering, LLC
- Tropical Touch Restoration, Inc.

CITY OF CORAL GABLES

-MEMORANDUM-

TO: Peter J. Iglesias
City Manager

DATE: November 3, 2025

FROM: Celeste S. Walker-Harmon
Chief Procurement Officer

Celeste S. Walker-Harmon
Digitally signed by Celeste S. Walker-Harmon
Date: 2025.11.06 07:37:52 -05'00'

SUBJECT: Award Recommendation
IFB 2025-034 Public Works
Building 6 Exterior Painting
and Sealing

The Procurement Division advertised IFB 2025-034 Public Works Building 6 Exterior Painting and Sealing on September 3, 2025. A total of one ninety-one (91) firms were notified through INFOR, the City's web-based E-procurement ERP. On October 8, 2025, eleven (11) responses to the IFB were received from the following bidders: A.L.L. General Painting Services, Inc., BRJ Restoration, LLC, Clean Up Group International, Inc., Crosshair Construction, LLC, DMS Contractors, LLC, Mario's Painting and Construction, Inc., MTD Painting and Construction Corp, NAYSAC Corp, SFL Property Maintenance Corp, Tadeos Engineering, LLC, and Tropical Touch Restoration, Inc.

The responses were reviewed by the Procurement Division to determine responsiveness to the requirements of the IFB. Once this step was completed, Public Works Division conducted a review of the submittal identified by Procurement and found the bid to be in conformance with the City's bid requirements.

The Procurement Division finalized its due diligence process and confirmed that MTD Painting and Construction Corp complied with the requirements and is a responsible bidder. As such, my recommendation in accordance with Section 2-763 of the City Code entitled "Contract Award", for award of the subject IFB is as follows:

- 1) Accept the recommendation to award MTD Painting and Construction Corp., the lowest responsive and responsible bidder for IFB 2025-034 Public Works Building 6 Exterior Painting and Sealing.
- 2) Execute a contract with MTD Painting and Construction Corp, in the estimated total amount of \$38,660.00.

A copy of the IFB, bid response, bid tabulation and the department's concurrence are provided as part of this memo.

Your approval of this recommendation is being requested. Please contact me should you have any questions.

Approved: Peter J. Iglesias
Peter J. Iglesias
City Manager

Digitally signed by Peter J. Iglesias
Date: 2025.11.05 15:58:24 -05'00'

Date: 11/5/2025

Copy:

Cristina M. Suárez, City Attorney
Billy Y. Urquia, City Clerk
Jose Gomez, Deputy City Manager
Hermes Diaz, Public Works Director
Jose Oliveros, Assistant Public Works Director CIP
Diana M. Gomez, Finance Director

City of Coral Gables, Florida

Bid Tabulation

IFB No.:

IFB 2025-034

Bid Title:

Public Works Building 6 Exterior Painting and Sealing

Bid Opening Date:

October 8, 2025 at 2:00 pm

Prepared by:

Eduardo Hernandez

																Lowest Responsive and Responsible Bidder											
VENDOR NAME					A.L.L. General Painting services, Inc.		BRJ Restoration, LLC		Clean Up Group International, Inc.		Crosshair Construction, LLC		DMS Contractors, LLC		Mario's Painting and Construction, Inc.		MTD Painting and Construction Corp.		NAYSAC Corp.		SFL Property Maintenance, Corp.		Tadeos Engineering LLC		Tropical Touch Restoration, Inc.		
Vendor FEIN					47-2175562		36-1610002		46-5088437		84-3351104		47-1148323		65-1109602		45-5509311		35-2558312		45-5621968		47-3077227		99-5040500		
Corporation Address/ Locations (County & State):					16332 SW 111 Ave Miami, FL 33157		6821 Colyer Xing Victor, NY 14564		1497 Rail Head Blvd. Naples, FL 34110		2019 Parson St. Naples, FL 34120		4101 Ravenswood Road Suite 223 Dania Beach, FL 33312		911 NW 209 Ave. Suite 104 Pembroke Pines, FL 33029		12296 Wiles Road Coral Springs, FL 33076		782 NW 42 Ave. Unit 635 Miami, FL 33126		8030 SW 34 Street Miami, FL 33155		14030 NW 82 Ave. Miami Lakes, FL 33016		335 Shore Dive Ellenton, FL 34222		
Local Preference Affirmed?					No		No		No		No		No		No		No		Yes		Yes		Yes		No		
Local 5% Preference Applicable? Coral Gables/ Miami-Dade County					N/A		N/A		N/A		N/A		N/A		N/A		N/A		Yes		Yes		Yes		N/A		
Vendor Contact (for this bid)					Alberto Lima		Jordan Cieslinski Contract Administrator		Susan Summer President		Gabriel Martinez		Martha Bracho CFO		Kason Viera Vice President		Yamile Rangel Vice President		Jason A. Compres President		Nicole Perez Owner		Luis de la Hoz President		Peter Nowakowski President		
Vendor Contact Phone Number					O: 305-539-9289		O: 585-953-3100		O: 239-455-2225		O: 786-359-4556 C: 786-325-2759		O: 305-627-3276		O: 954-815-6198		O: 833-350-9300		O: 786-731-8009 C: 786-619-4214		O: 786-383-4240 C: 786-383-4574		O: 305-903-8816		O: 941-313-0184 C: 941-875-1394		
Vendor Contact Email			allgeneralpaintingservices@gmail.com		jordan@brjrestoration.com		susan@cleanupgroup.com		gabriel@crosshairconstruction.com		bids@dmscontractorsllc.com		info@mpc-build.com		yamile.rangel@mtdpc.com		jcompres@naysac.com		nicole@slfpropertymaintenance.com		luis@tadeosengineering.com		pete@tt-llc.com				
NO.	DESCRIPTION	ESTIMATED HOURS PER YEAR	UNIT OF MEASURE	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL		
SCHEDULE OF VALUES																											
1	General Conditiona	1	LS	\$79,119.00	\$79,119.00	\$6,720.00	\$6,720.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$2,859.75	\$2,859.75	\$8,947.00	\$8,947.00	\$19,330.00	\$19,330.00	\$5,016.00	\$5,016.00	\$0.00	\$0.00	\$25,000.00	\$25,000.00	\$1.00	\$1.00		
2	Pressure Clean	12,300	SQFT	\$0.47	\$5,781.00	\$0.48	\$5,904.00	\$0.17	\$2,091.00	\$0.53	\$6,519.00	\$0.47	\$5,781.00	\$0.71	\$8,733.00	\$0.10	\$1,230.00	\$0.86	\$10,578.00	\$0.20	\$2,460.00	\$1.50	\$18,450.00	\$0.35	\$4,305.00		
3	Concrete Wall Patch Repair	100	SQFT	\$72.50	\$7,250.00	\$12.16	\$1,216.00	\$12.00	\$1,200.00	\$72.00	\$7,200.00	\$24.60	\$2,460.00	\$1.05	\$195.99	\$7.59	\$759.99	\$55.67	\$5,567.00	\$15.00	\$1,500.00	\$25.00	\$2,500.00	\$40.00	\$4,000.00		
4	Removal of Sealant	1,800	LINF	\$2.72	\$4,896.00	\$0.03	\$54.00	\$2.25	\$4,050.00	\$3.25	\$5,850.00	\$2.04	\$3,672.00	\$7.50	\$13,500.00	\$3.00	\$5,400.00	\$3.71	\$6,678.00	\$1.25	\$2,250.00	\$2.50	\$4,500.00	\$2.50	\$4,500.00		
5	Apply Sealant	1,800	LINF	\$4.78	\$8,604.00	\$0.11	\$198.00	\$2.80	\$5,040.00	\$7.23	\$13,014.00	\$3.69	\$6,642.00	\$7.50	\$13,500.00	\$2.00	\$3,600.00	\$7.42	\$13,356.00	\$2.50	\$4,500.00	\$5.50	\$9,900.00	\$6.50	\$11,700.00		
6	Painting of Concrete Surfaces	3,800	SQFT	\$6.84	\$25,992.00	\$2.35	\$8,930.00	\$1.25	\$4,750.00	\$4.25	\$16,150.00	\$2.86	\$10,868.00	\$2.30	\$8,740.00	\$0.75	\$2,850.00	\$2.85	\$10,830.00	\$3.00	\$11,400.00	\$3.50	\$13,300.00	\$1.70	\$6,460.00		
7	Painting of Block Surfaces	7,500	SQFT	\$1.54	\$11,550.00	\$2.35	\$17,625.00	\$1.15	\$8,625.00	\$4.15	\$31,125.00	\$2.87	\$21,525.00	\$1.60	\$12,000.00	\$0.60	\$4,500.00	\$2.85	\$21,375.00	\$3.00	\$22,500.00	\$3.50	\$26,250.00	\$1.70	\$12,750.00		
8	Painting of Covered Ceiling Areas	650	SQFT	\$11.84	\$7,696.00	\$2.34	\$1,521.00	\$1.45	\$942.50	\$7.00	\$4,550.00	\$3.26	\$2,119.00	\$1.00	\$650.00	\$1.00	\$650.00	\$2.85	\$1,852.50	\$3.00	\$1,950.00	\$4.25	\$2,762.50	\$1.70	\$1,105.00		
9	Painting of Transfer Switch Building Exterior	350	SQFT	\$21.00	\$7,350.00	\$2.36	\$826.00	\$1.30	\$455.00	\$8.75	\$3,062.50	\$3.76	\$1,316.00	\$1.00	\$350.00	\$1.00	\$350.00	\$2.85	\$997.50	\$3.00	\$1,050.00	\$3.50	\$1,225.00	\$1.70	\$595.00		
Total				\$158,238.00		\$42,994.00		\$39,653.50		\$99,970.50		\$57,242.75		\$66,525.00		\$38,660.00		\$76,259.99		\$47,610.00		\$103,887.50		\$45,416.00			
Local Preference - 5%																\$1,933											
Evaluation Adjustment Local Business Preference																\$40,593											
				NO BAFO		NO BAFO		NO BAFO		NO BAFO		NO BAFO		NO BAFO		LOW BID		NO BAFO		NO BAFO		NO BAFO		NO BAFO			

NOTE: This bid tabulation is an indication of prices only and not a determination of the responsive, responsible bidders.

Assigned Procurement Personnel: Eduardo Hernandez

10/20/25

Procurement Personnel Signature

10/20/25

Witness Signature