

# MEMORANDUM

October 28, 2025  
**M1732-CM**  
 CM/995-1434

TO: Dr. Jose L. Dotres, Superintendent of Schools

THROUGH: Ron Y. Steiger, Chief Financial Officer

FROM: Charisma Montfort, Chief Procurement Officer *CM*  
 Procurement Management Services

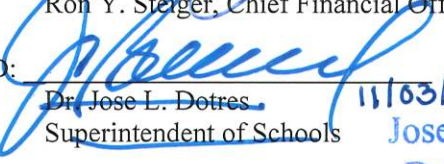
## SUBJECT: SUPERINTENDENT'S EXTENSION OF CONTRACTS

The following contracts are requested to be approved as Superintendent's Extension of Contracts, as authorized by School Board Policy 6320, Purchasing. It is the District's established practice, for Procurement Management Services to apply the contract amount for each approved extension, during the term of the contracts. There is no obligation to purchase any amount within the contract period as set forth in the bid solicitation. It is requested that you review and approve the extensions listed below:

| Contract Number | Contract Title                       | Board Approval Date                                                                               | # of Extensions Granted | Board Approved Contract Amount                                                                                                                                                                                                                                                                                                                                         | Board Approved Term | # of Extensions Used | Total Contract Expenditures for Previous Period | New Total Contract Amount | New Contract Term                              | Reason for Contract Extension vs. Re-Bid                                                 |
|-----------------|--------------------------------------|---------------------------------------------------------------------------------------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------|-------------------------------------------------|---------------------------|------------------------------------------------|------------------------------------------------------------------------------------------|
| ITB-20-063-EV   | Painting and Related Incidental Work | January 12, 2022<br><br>November 16, 2022 (Supplemental)<br><br>September 10, 2025 (Supplemental) | 2 1-year                | \$2,500,000 per year for a total of \$12,590,00 for 5-year contract period broken down as follows:<br><br>\$3,750,000 (initial three-year award)<br><br>\$2,500,000 (for renewal period)<br><br>\$3,840,000 (November 16, 2022 One-Time Supplemental for initial contract period only)<br><br>\$2,500,000 per year for renewal periods (September 10, 2025 Supplement) | 3 years             | 1                    | \$863,847.00 (9 months)                         | \$2,500,000.00            | January 13, 2026 – January 12, 2027 (One Year) | Originating department has requested to utilize the second and final contract extension. |

REVIEWED:  Digitally signed by Ailil Graupera  
 Date: 2025.10.29 12:12:03 -04'00'  
 School Board Attorney

RECOMMENDED:   
 Ron Y. Steiger, Chief Financial Officer

APPROVED:   
 Dr. Jose L. Dotres, Superintendent of Schools  
 11/03/2025  
 Jose Bueno  
 Designee

CM:yg

### CONTRACT EXTENSION SUMMARY

Contract No.: ITB-20-063-EV

Contract Title: Painting and Related Incidental Work

Board Meeting Date: January 12, 2022

Agenda Item: E-141

1<sup>st</sup> Supplemental Board Meeting Date: November 16, 2022

Agenda Item: E-143

2<sup>nd</sup> Supplemental Board Meeting Date: September 10, 2025

Agenda Item: E-142

Purpose of Contract: The purpose of this Invitation to Bid (ITB) is to establish a contract, with pre-approved vendors, to furnish all labor, supervision, equipment and materials necessary for painting and related incidental work at Miami-Dade County Public Schools' facilities.

Initial Award Amount: \$3,750,000 (initial contract period)

1<sup>st</sup> Supplemental Award Amount: \$7,590,000 (initial contract period)

2<sup>nd</sup> Supplemental Award Amount: \$12,590,000 (\$2,500,000 per year for a total of \$12,590,000 for the entire contract period including renewals)

Initial Contract Award Period and Extension: January 13, 2022 through January 12, 2025  
Three (3) years, with an option to extend for two (2) additional one (1) year periods.

Required Licenses and/or Certifications: Yes, see attached. ☒ No ☐

Current Extension Amount: \$1,250,000

Current Extension Period: January 13, 2025 to January 12, 2026

Recommended Extension Award Amount: \$2,500,000

Recommended Extension Period: January 13, 2026 – January 12, 2027  
This is the second and final extension of the contract. The awardees have agreed to extend for an additional one-year period, by letter on file.

Vendors Recommended for Contract Extension: Eight (8)

1. Alfonso All Services LLC
2. All Counties Painting, LLC dba Peoples Choice Pressure Cleaning and Painting
3. Cunano Builders Corporation
4. FSN Contracting Services, LLC
5. Inclan Painting and Waterproofing, Corp.
6. Kesoki Painting LLC
7. Pressure Cleaning Service Enterprise, Inc.
8. Quick Painting Group Corp

Additional certified firms available: Yes, see attached. ☐ No ☒

OEEA Verified: Yes, see attached. ☒ No ☐

Cost Savings: No ☒

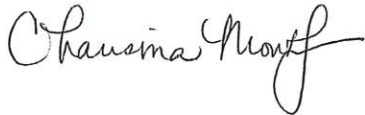
Justification: It is considered to be in the best interest of the District to extend this contract for an additional one-year period, to benefit from fixed prices and continuity of service, inasmuch as the Consumer Price Index for All Urban Consumers (CPI-U), as of August 2025, indicated an increase of 0.4%. Staff has indicated satisfactory performance from the vendor(s) and recommends extension. This extension is based on the terms and conditions contained in the original contract approved by the School Board.

Benchmark: N/A

Authorization to proceed with extension: ☒ Approved  
☐ Denied

Buyer: Y usbel Gonzalez  
Yusbel Gonzalez, Purchasing Agent

Date: 10/7/2025



By: \_\_\_\_\_  
Charisma Montfort, Chief Procurement Officer

Date: 10/28/2025