

City of South Daytona

Office of the City Manager / Department of Finance

Post Office Box 214960 • South Daytona, FL 32121 • 386/322-3060 • FAX 386/322-3099



MEMORANDUM

TO: James L. Gillis Jr., City Manager

FROM: Jason E. Oliva, Finance Director

RE: Consideration of awarding a construction contract to Wise Builders in the total amount of \$26,710 for the Fire Department Bunk Room remodel project, as budgeted in the current fiscal year.

Date: 12/09/2025

The City Council approved the Fiscal Year 2025/2026 Budget on September 23, 2025. The budget included a remodel of the Fire Department Bunk Room. The scope of work for the bunk room remodel includes the construction of four separate bunk rooms for privacy and security.

On October 6, 2025, staff published an Invitation to Bid (26-ITB-001) for the Fire Department Bunk Room Remodel. Proposals were received until November 14, 2025. The lowest responsible bidder was Wise Builders.

Wise Builders has demonstrated that they can complete the work as requested. As a result, the staff recommends that the contract be awarded to Wise Builders. The amount of the bid is \$26,710, which is within the budgeted amount for the current fiscal year. If approved, the project will be completed by the end of February 2026.

Since the project exceeds the City Manager's spending authority of \$25,000, City Council approval is required. Staff requests approval from the City Council to document adherence to policies and procedures.

A summary of the bid has been attached for your review.



City of South Daytona, FL

Finance

Jason Oliva, Finance Director
1672 S Ridgewood Ave, South Daytona, FL 32119

[WISE BUILDERS LLC] RESPONSE DOCUMENT REPORT

ITB No. 26-ITB-001

[Fire Station 98 Bunk Room Remodel](#)

RESPONSE DEADLINE: November 14, 2025 at 2:30 pm

Report Generated: Friday, November 14, 2025

Wise Builders LLC Response

CONTACT INFORMATION

Company:

Wise Builders LLC

Email:

wisebuilders1988@att.net

Contact:

Jeff Wise

Address:

120 Carswell ave
Holly Hill, FL 32117

Phone:

N/A

Website:

N/A

Submission Date:

Nov 14, 2025 11:07 AM (Eastern Time)

ADDENDA CONFIRMATION

Addendum #1

Confirmed Nov 14, 2025 10:39 AM by Jeff Wise

Addendum #2

Confirmed Nov 14, 2025 10:39 AM by Jeff Wise

Addendum #3

Confirmed Nov 14, 2025 10:39 AM by Jeff Wise

QUESTIONNAIRE

1. Bidder's Information

AUTHORIZED REPRESENTATIVE CONTACT INFORMATION?*

Please include the name, title, phone and email of the authorized representative

Jeffrey Todd Wise, MGRM, 386-299-4536, wisebuilders1988@att.net

WHAT IS THE FEDERAL EMPLOYER IDENTIFICATION NUMBER (FEIN) OR SOCIAL SECURITY NUMBER (SSN)?*

43-2037376

2. Bid Form Acknowledgement

DO YOU HAVE ANY EXCEPTIONS/DEVIATIONS FROM THE SPECIFICATIONS?*

No

ACKNOWLEDGEMENT*

I have carefully examined the Invitation to Bid (ITB), Instructions to Vendors, General and/or Special Conditions, Specifications, and any other documents accompanying or made a part of this invitation.

I hereby propose to furnish the goods or services specified in the Invitation to Bid at the prices or rates as finally negotiated. I agree that my bid will remain firm for a period of up to ninety (90) days in order to allow the City of South Daytona adequate time to evaluate the proposed bid. Furthermore, I agree to abide by all conditions of the Invitation to Bid.

I certify that all information contained in this Bid is truthful to the best of my knowledge and belief. I further certify that I am a duly authorized to submit this Bid on behalf of the Vendor / Contractor as its act and deed and that the Vendor / Contractor is ready, willing and able to perform if awarded the contract.

I propose and agree, if this Bid is accepted, to enter into an Agreement with the City in the form included in the Contract Documents to furnish all necessary materials, equipment, machinery, tools, apparatus, transportation and labor and to complete all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the Contract Documents.

I will accept as full compensation for completion of the project in full compliance with the Contract Documents, the lump sum price for the work items submitted herein with this Bid.

I further certify that this Bid is made without prior understanding, Contract, connection, discussion, or collusion with any person, firm or corporation submitting a Bid for the same product or service; no officer, employee or agent of the City of South Daytona City Council or of any other Vendor interested in said ITB; and that the undersigned executed this Vendor's Acknowledgement with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

I further certify that having read and examined the specifications and documents for the designated services and understanding the general conditions for contract under which services will be performed, does hereby propose to furnish all labor, equipment, and material to provide the services set forth in the ITB.

I hereby declare that the following listing states any clarifications, any and all variations from and exceptions to the requirements of the specifications and documents. The undersigned further declares that the "work" will be performed in strict accordance with such requirements and understands that any exceptions to the requirements of the specifications and documents may render the Bid non-responsive.

Confirmed

3. Drug-Free Preference Statement

DRUG-FREE PREFERENCE STATEMENT*

IDENTICAL TIE BIDS - Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids, proposals, statements, or replies that are equal with respect to price, quality, and service are received by the city for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program.

In order to have a drug-free workplace program, a business shall:

- A. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
- B. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
- C. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
- D. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
- E. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
- F. Make a good faith effort to continue to maintain a drug-free workplace through implementation of Section 287.087, Florida Statutes.

As an authorized representative of the firm, I certify that this firm complies fully with the above requirements.

Confirmed

4. Public Entity Crimes Statement

PUBLIC ENTITY CRIMES STATEMENT*

- A. I understand that a public entity crime as defined in Section 287.133 of the Florida Statutes includes a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity in Florida or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or such an agency or political subdivision and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy or material misrepresentation.
- B. I understand that "convicted" or "conviction" is defined by the Florida Statutes to mean a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilt or nolo contendere.
- C. I understand that "affiliate" is defined by the Florida Statutes to mean (1) a predecessor or successor of a person or a corporation convicted of a public entity crime, or (2) an entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime, or (3) those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate, or (4) a person or corporation who knowingly entered into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months.
- D. I understand that a "person" as defined in Paragraph 287.133(i)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
- E. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies).

Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity, nor any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

IF YOU CHECKED EITHER OPTION 3 OR 4 IN THE ABOVE LIST, PLEASE ATTACH A COPY OF THE FINAL ORDER.
No response submitted

5. Anti-Collusion Statement

ANTI-COLLUSION STATEMENT*

By confirming, the Proposer agrees that this Bid is made without any other understanding, agreement, or connection with any person, corporation, or firm submitting a bid for the same purpose and that the bid is in all respects fair and without collusion or fraud.

IT IS AGREED BY THE VENDOR THAT THE SIGNING/CONFIRMATION AND DELIVERY OF THE BID REPRESENTS THE VENDORS ACCEPTANCE OF THE TERMS AND CONDITIONS OF THE FOREGOING SPECIFICATIONS, CONTRACT AND PROVISIONS, AND IF AWARDED, THIS CONTRACT WILL REPRESENT THE AGREEMENT BETWEEN THE VENDORS AND THE CITY OF SOUTH DAYTONA.

Confirmed

6. Statement of Vendor Qualifications

The undersigned warrants that he or she is duly authorized to complete this document, and hereby affirms that the information contained in this Form is complete, true, and correct to the best of their knowledge and belief. If necessary, questions may be answered on separate paper and attached, with any additional information that may be pertinent.

DATE ORGANIZED: *
1988

IF A CORPORATION, WHERE INCORPORATED? *
Florida

HOW MANY YEARS HAVE YOU BEEN ENGAGED IN THE CONTRACTING BUSINESS UNDER YOUR PRESENT FIRM OR TRADE NAME? *

22

CONTRACTS ON HAND: (SCHEDULE THESE, SHOWING AMOUNT OF EACH CONTRACT AND THE APPROPRIATE ANTICIPATED DATES OF COMPLETION.) *

Belle Vista Condo, Unit #206, \$7,200.00, entry door change out, November 2025

City of Daytona Beach: 2423 Peninsula Drive, \$63000.00, interior re-hab, November 2025

City of Daytona Beach: 621 North Street, \$61,000.00, interior/exterior re-hab, November 2025

City of Daytona Beach: 622 Marion Street, \$242,000.00, new construction of single family home(demo.re-build), Dec 2025

GENERAL CHARACTER OF WORK PERFORMED BY YOUR COMPANY?*

General Contractor

HAVE YOU EVER FAILED TO COMPLETE ANY WORK AWARDED TO YOU?*

No

HAVE YOU EVER DEFAULTED ON A CONTRACT?*

No

LIST THE MORE IMPORTANT PROJECTS RECENTLY COMPLETED BY YOUR COMPANY, STATING THE APPROXIMATE COST FOR EACH AND THE MONTH AND YEAR COMPLETED:*

City of Daytona Beach: 741 Greene Avenue, \$54,000.00, interior re-hab, Sept 2025

City of South Daytona: Fire Station, \$37,500.00, kitchen remodel, April 2025

Nigara: 220 Auditorium Blvd., Daytona Beach, \$352,450.00, New single family home construction, April 2025

Bianco: 3452 Country Walk, Port Orange, \$25,665.00, addition, Jan 2025

LIST YOUR MAJOR EQUIPMENT CURRENTLY OWNED OR LEASED:*

TH844 Telescoping Fork Lift

TB42 Snorkel Lift

T250 bobcat

763 Bobcat

IHI35N Excavator

Misc equipment and dump trailers

Multiple heavy duty trucks

EXPERIENCE IN WORK SIMILAR TO THIS TYPE OF PROJECT:*

Saint Alphonsus Villa - Re-hab/remodel "Assisted Living Community" 318 N. Ridgewood Drive, New Smyrna Beach, FL 386-689-0573
Luz Rodriguez

Wendy's Corporation - 32 kitchen remodels

Volusia County Community Assistance and City of Daytona Beach Community Services - Numerous repairs for their clients over the last 20+ years

BACKGROUND AND EXPERIENCE OF THE PRINCIPAL MEMBERS OF YOUR ORGANIZATION, INCLUDING THE OFFICERS:*

Wise Builders, LLC, General Contractor #CGC055237, 120 Carswell Avenue, Holly Hill, FL 32117, 386-248-0033,
wisebuilders1988@att.net

Jeffrey Wise - MGRM of Wise Builders, LLC. Jeff has been working in the construction field for the past 39 years. He started Wise Builders in 1988. He has taken several continuing education classes over the years to keep current with the changes in the building field. Jeff has completed classes on Auto Cad Drafting and is also Lead Renovator Certified.

BY CONFIRMING, THE AUTHORIZED REPRESENTATIVE HEREBY AUTHORIZES AND REQUESTS ANY PERSON, FIRM, OR CORPORATION TO FURNISH ANY INFORMATION REQUESTED BY THE CITY IN VERIFICATION OF THE RECITALS COMPRISING THIS STATEMENT OF VENDOR QUALIFICATIONS. *

Confirmed

7. Professional References for Previous Experience

The Vendor proposes that he/she is qualified to perform the referenced work and has successfully done so on recent projects similar in nature and size. The City reserves the right to check references and confirm information provided herein.

Please provide three (3) current and correct references from clients for similar services. (Do not include the City of South Daytona)

REFERENCE 1*

Please include

Company Name:

City, State:

Contact Person:

Telephone Number:

Email Address:

Description of Goods or Services provided:

Contract Amount:

Start/End Date of Contract:

County Of Volusia Purchasing, 123 W. Indiana Avenue, Deland, FL, Jennifer Ditslear (Activity Project Manager) 386-626-6627,
Jditslear@volusia.org

Interior and exterior rehabilitation projects for single family residences. Costs varies per project. We have worked with them for 30+ years. Typically do 12-15 projects per year.

REFERENCE 2*

Please include

Company Name:

City, State:

Contact Person:

Telephone Number:

Email Address:

Description of Goods or Services provided:

Contract Amount:

Start/End Date of Contract:

City of Daytona Redevelopment Services, 301 S. Ridgewood Avenue, Daytona Beach, FL LaShondra Robinson (Housing Manager) 386-671-8058, robinsonlashondra@daytonabeach.gov

Interior and exterior rehabilitation projects for single family residences. Costs varies per project. We have worked with them for 30+ years. Typically do 4-6 projects per year.

REFERENCE 3*

Please include

Company Name:

City, State:

Contact Person:

Telephone Number:

Email Address:

Description of Goods or Services provided:

Contract Amount:

Start/End Date of Contract:

Redemptorist Fathers of Florida, 318 N. Riverside Drive, New Smyrna Beach, FL Luz Rodriguez 386-689-0573 vpofrichmond@aol.com

Interior rehabilitation of Saint Alphonsus Villa Assisted Living Facility including kitchen and cafeteria area. \$525,000.00 2018/2019

8. Listing of Subcontractors

The Vendor proposes that the following subcontractors are qualified to perform the referenced work and have successfully done so on recent projects similar in nature and size. All subcontractors whose work product accounts for 5% or more of the total contract value shall be listed. Upon approval of subcontractors listed, the successful Vendor shall not substitute subcontractors without approval from the City. Vendor shall attach additional sheets as necessary.

SUBCONTRACTORS*

Please include the following information for each subcontractor

Name:

City, State:

Description of Work:

Percent of Contract Price:

Previous Experience Together: Yes / No

Jim's Electric LLC, Owner: James Dooley, 1550 Garden Avenue, Holly Hill, FL, Electrical, % of contract price - \$4500.00 17%, Yes previous experience

Behrens Heating and Air Conditioning, Inc., Owner: Kevin Behrens, 1200 S. Nova Road, Daytona Beach, FL, Mechanical; % of contract price: \$6000.00 22%; previous experience yes

ATTACH ANY ADDITIONAL SHEETS AS NECESSARY
SD_Response_8_2_General_Terms_nov_2025.pdf

MILESTONES*

The Vendor agrees to complete the required project milestones listed below within the time frame specified. (Copy and paste below)

Milestone #1: _____

Required Milestone #1 Completion Time*: _____

Milestone #2: _____

Required Milestone #2 Completion Time*: _____

Milestone #1: Framing complete, Hanging of drywall, 2 weeks after permit issuance

Milestone #2: Final building inspection, 4 weeks after permit issuance

PRICE TABLES

Line Item	Description	Unit of Measure	Unit Cost
1	Fire Station 98 Bunk Room Remodel	LUMP SUM	\$26,710.00

**WISE BUILDERS
JEFFREY T. WISE
134 CARSWELL AVENUE
HOLLY HILL, FLORIDA 32117
(386) 248-0033**

October 16, 2025

Response to General Terms and Conditions 6.100

Wise Builders, LLC
General Contractor #CGC055237
120 Carswell Avenue
Holly Hill, FL 32117
Ph. 1-386-248-0033
wisebuilders1988@att.net

To whom it may concern:

I, Jeff Wise, am the managing member of Wise Builders, LLC, as listed on Sunbiz. I attest that the information provided is current and factual, and that all the firms on my proposed team agree to work together and are very interested in working on any future projects together. If any additional information is needed, please call me directly at 386-299-4536.

Sincerely,



Jeffrey T. Wise