



CITY OF DORAL COUNCIL MEETING MEMORANDUM

ITEM TITLE:

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AWARDING REQUEST FOR PROPOSAL RFP #2026-09 "CUSTODIAL SERVICES FOR CITY OF DORAL FACILITIES" TO SFM JANITORIAL SERVICES, LLC, THE MOST RESPONSIVE AND RESPONSIBLE PROPOSER; AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH SFM JANITORIAL SERVICES, LLC FOR THE PROVISION OF CITY FACILITIES CUSTODIAL SERVICES IN AN AMOUNT NOT TO EXCEED DEPARTMENTAL BUDGETED FUNDS, FOR A PERIOD OF THREE (3) YEARS WITH AN OPTION TO RENEW FOR AN ADDITIONAL THREE (3) ONE-YEAR (1) PERIODS UNDER THE SAME TERMS, CONDITIONS, AND PRICES OF THE CONTRACT; AUTHORIZING THE CITY MANAGER TO APPROVE AS QUALIFIED SERVICE PROVIDERS THE SECOND AND THIRD HIGHEST-RANKED PROPOSERS UNDER THIS RFP, ALLOWING THE CITY TO SELECT THEM TO PROVIDE SERVICES IF THE TOP-RANKED PROPOSER IS UNABLE TO FULFILL THE FULL SCOPE OF WORK OR MEET THE TERMS AND CONDITIONS REQUIRED UNDER THE RFP; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT AND EXPEND BUDGETED FUNDS ON BEHALF OF THE CITY; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE

DEPARTMENT RECOMMENDATION:

Approval

BRIEF HISTORY:

As the City continues to grow, there is a need for the City's Government Center to adapt and transform in order to address the needs of a growing staff and ensure that the best possible service is provided to the community. The City of Doral, through its Public Works, and Procurement and Asset Management Departments, issued Request for Proposals (RFP) No. 2026-09 to solicit proposals from qualified service providers for custodial services at City Facilities. The scope of work includes providing all necessary personnel, supervision, cleaning supplies, and paper products and any other materials required to ensure the complete servicing of facilities. Buildings to be serviced under this RFP include:

- Government Center
- City of Doral Police Department
- City of Doral Police Training & Community Center
- Public Works Facility

The RFP solicitation was advertised and issued by the City of Doral on April 6, 2026. A public

pre-proposal conference was held on April 15, 2026. The City received nineteen (19) proposals. Upon review of the responses by the Procurement and Asset Management Department, thirteen (13) were deemed completed. All thirteen (13) responsive proposals were forwarded to the Evaluation Committee for their review and preparation for the first Public Evaluation Committee meeting.

The following individuals were designated and approved by the City Manager to serve as members of the Evaluation Committee:

- Kenneth Soler, Assistant Parks & Recreation Director
- Rita Carbonell, Assistant Public Works Director
- Jorge Hernandez, Capital Improvements Division Senior Project Manager
- Michael Festa, Parks & Recreation Director
- Igor Ignatenko, Facility Manager

The Evaluation Committee convened for a public meeting on May 15, 2026. All responsive proposers were reviewed and ranked. Upon conclusion of the meeting, the Committee unanimously agreed to invite the top five (5) ranked proposers for a presentations and Q&A session.

On May 28, 2026, the Evaluation Committee convened and received presentations, followed by Q&A sessions from all five shortlisted proposers. Upon completion of all presentations and Q&A sessions, the Committee ranked the proposers based on price, along with other criteria as set forth in the RFP. Upon conclusion of the meeting, the Committee ranked all four (5) finalists as follows:

1. SFM Janitorial Services LLC
2. Encompass Onsite
3. Assima Facility Management
4. AK Building Services
5. USSI dba Grupo Eulen

The Evaluation Team members included the following City staff:

- Kenneth Soler, Assistant Parks & Recreation Director
- Rita Carbonell, Assistant Public Works Director
- Jorge Hernandez, Capital Improvements Division Senior Project Manager
- Igor Ignatenko, Facility Manager

Based on the result of the final ranking of the finalists by Evaluation Committee, City Staff recommend that the award for RFP-2026-09 - City Facilities Custodial Services be granted to SFM Janitorial Services LLC, as the top-ranked proposer. Additionally, Public Works Department recommends that the second and third highest-ranked proposers be approved as qualified service providers under this RFP, allowing the City to select them to provide services if the top-ranked proposer is unable to fulfill the full scope of work or meet the terms and conditions required under the RFP.

The City Manager has reviewed the recommendation and concur with awarding the contract

pursuant to RFP-2026-09 to SFM Janitorial Services LLC, as the highest-ranked, qualified, responsive, and responsible proposer.

LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments

FINANCIAL INFORMATION: (IF APPLICABLE)

No.	Amount	Account No.	Source of Funds
I.	\$221,047.56	001.80005.500340	Public Works Fund
Total:	\$221,047.56		
Fiscal Impact Statement: The proposed item has a fiscal impact on expenditures of \$221,047.56 per year.			

STRATEGIC PLAN ALIGNMENT:

This item follows the Exceptional Service strategic initiative of the City's Strategic Plan.

ATTACHMENT(S):

- A. SFM Janitorial Services LL proposal
- B. RFP 2026-09
- C. CM approved recommendation
- D. Draft Resolution.