

**RESOLUTION No. 26-**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AWARDED 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**

**WHEREAS**, 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; and

**WHEREAS**, the City of Doral, through its Public Works, Parks and Recreation, and Procurement and Asset Management Departments, issued Request for Proposal (RFP) No. 2026-09 to solicit proposals from qualified service providers for custodial services; and

**WHEREAS**, the RFP solicitation was advertised and issued by the City of Doral on April 6, 2026, and the City received nineteen (19) proposals, in which thirteen (13) were deemed as completed proposal responses; and

**WHEREAS**, the Evaluation Committee, approved by the City Manager held a public meeting on May 15, 2026, and the responsive proposers were reviewed and ranked; and

**WHEREAS**, upon conclusion of the meeting, the Committee unanimously agreed to invite the top five (5) ranked proposers for presentations and Q&A session; and

**WHEREAS**, on May 28, 2026, upon completion of all presentations and Q&A sessions, the Evaluation Committee ranked the five finalists as follows:

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

**WHEREAS**, based on the result of the final finalists ranking by Evaluation Committee, City staff recommends City Council approve and authorize the City Manager that the award for RFP-2026-09 - City Facilities Custodial Services be granted to SFM Janitorial Services LLC, as the top-ranked proposer; and

**WHEREAS**, City staff recommend that the City Council approve and authorize the City Manager to approve second and third highest-ranked proposers as qualified service providers under this ITN, 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; and

**WHEREAS**, funding for this request is available in the Public Works Fund, Account No. 001.80005.500340.

**NOW, THEREFORE, BE RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL AS FOLLOWS:**

**Section 1. Recitals.** The above recitals are confirmed, adopted, and incorporated herein and made part hereof by this reference.

**Section 2. Approval.** The award of RFP-2026-09 - City Facilities Custodial Services be granted to SFM Janitorial Services LLC, as the top-ranked proposer as the top-ranked proposer, and the use of the second and third ranked proposers as service providers to allow 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, are hereby approved.

**Section 3. Authorization.** The City Manager is authorized to execute the agreements and expend budgeted funds on behalf of the City in furtherance hereof.

**Section 4. Implementation.** The City Manager and City Attorney are authorized to take any additional actions necessary to implement this Resolution, including making any modifications, executing any documents and addendums as necessary to effectuate this Resolution, provided that such actions remain consistent with the Council's intent.

**Section 5. Effective Date.** This Resolution shall take effect immediately upon adoption.

The foregoing Resolution was offered by \_\_\_\_\_ who moved its adoption. The motion was seconded by \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Mayor Christi Fraga  
Vice Mayor Digna Cabral  
Councilman Rafael Pineyro  
Councilwoman Maureen Porras  
Councilwoman Nicole Reinoso

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PASSED AND ADOPTED this 10 day of June, 2026.

\_\_\_\_\_  
CHRISTI FRAGA, MAYOR

ATTEST:

\_\_\_\_\_  
CONNIE DIAZ, MMC  
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:

\_\_\_\_\_  
LORENZO COBIELLA  
GASTESI, LOPEZ, MESTRE & COBIELLA, PLLC  
CITY ATTORNEY