



CITY OF DORAL COUNCIL MEETING MEMORANDUM

ITEM TITLE:

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, PURSUANT TO SECTION 2-322 OF THE CITY'S CODE OF ORDINANCES, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH SFM JANITORIAL SERVICES, LLC FOR THE PROVISION OF JANITORIAL SERVICES AT THE DORAL CENTRAL PARK COMMUNITY CENTER; FURTHER AUTHORIZING THE CITY MANAGER TO ADOPT THE EXISTING MIAMI-DADE AVIATION DEPARTMENT CONTRACT No. EVN0000201 WITH SFM SERVICES, INC. FOR CITYWIDE JANITORIAL NEEDS AND EMERGENCY SUPPORT, IN AN AMOUNT NOT TO EXCEED THE CITY'S ANNUAL BUDGETED FUNDS; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE

DEPARTMENT RECOMMENDATION:

Approval

BRIEF HISTORY:

Introduction

The Parks and Recreation Department (PRD) respectfully recommends that the Mayor and the City Councilmembers authorize the City Manager to adopt the contract between Adopt and utilize the competitively bid Miami-Dade Aviation Department (MDAD) Contract No. EVN0000201 with SFM Services, Inc., for janitorial services, as permitted under Section 2-322 of the City Code and enter into an agreement with SFM Janitorial Services, LLC to supplement janitorial services at Doral Central Park Community Center.

Background

With the completion of Phase 4 of Doral Central Park, the new Doral Central Park Community Center and Multi-Use Aquatic Center are now open to the public. These state-of-the-art facilities offer year-round operations and feature multipurpose rooms, classrooms, kitchens, a kids' playground, a childcare room, teen and senior rooms, a gymnasium, basketball courts, numerous public restrooms, and six men's and women's locker rooms. Maintaining a clean and sanitary environment is critical to the success and safety of this high-traffic facility. After evaluating multiple options, City staff selected SFM Janitorial Services, LLC, based in Medley, FL. With over 50 years of experience and a strong record of municipal performance, SFM was chosen for its comprehensive and dependable janitorial services. Their proposal includes:

- Nightly cleaning of all common areas, seven days a week
- Dedicated day porter services
- Janitorial coverage for both seasonal and year-round portions of the Aquatic Center
- High-level disinfection services

To further enhance efficiency, particularly in managing janitorial services across multiple City facilities, the Parks and Recreation Department recommends the adoption of Miami-Dade Aviation Department (MDAD) Contract No. EVN0000201 (Area C) between Miami-Dade County and SFM Services, Inc., approved on February 19, 2025. This competitively awarded, transparent, and fully compliant contract valued at \$34,516,353 over five years covers janitorial services for non-terminal buildings and general aviation airports. It also includes advanced features such as smart restroom technology and stringent quality control measures.

To continue providing the highest quality service in a timely and cost-efficient manner and to ensure the City continues to receive essential support during peak operations the Parks and Recreation Department recommends the adoption of MDAD Contract No. EVN0000201 with SFM Services, Inc. The City has budgeted \$200,000 in Fiscal Year 2024–25 for these services.

Procurement

Pursuant to Section 2-322 of the City Code, Staff respectfully requests that the Mayor and the City Councilmembers approve the execution of a new agreement with SFM Janitorial Services, LLC for the provision of janitorial services at the Doral Central Park Community Center, based on the proposal dated April 3, 2025; and approve the adoption of the existing Miami-Dade Aviation Department (MDAD) Contract No. EVN0000201 with SFM Services, Inc., which was competitively entered into in a manner similar to that set forth in Chapter 2, Article V, of the City of Doral Code, for the provision of janitorial services at non-terminal facilities and general aviation airports. The MDAD Contract has an initial term of five (5) years, commencing February 28, 2025, and was approved by the Miami-Dade Board of County Commissioners via Resolution No. R242131

Attached please find the SFM Janitorial Services proposal dated April 3, 2025, and the Miami-Dade Aviation Department Resolution of Award for Contract No. EVN0000201 with SFM Services, Inc., authorizing the Agreement.

Recommendation

The City Staff respectfully request that the Mayor and City Councilmembers authorize the City Manager to enter into an agreement with SFM Janitorial Services, LLC for the provision of janitorial services at the Doral Central Park Community Center, and to adopt the Miami-Dade County Contract No. EVN0000201 with SFM Services, Inc., awarded through the competitive solicitation process, for citywide janitorial needs and emergency response support, for the term of the contract and any necessary extension periods, in an amount not to exceed the City's annual budgeted funds.

LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments

FINANCIAL INFORMATION: (IF APPLICABLE)

No.	Amount	Account No.	Source of Funds
1.	\$250,000	001.90005.500310	Contractual Services
2.	\$0		
Total:	\$0		
Fiscal Impact Statement: The proposed item has a fiscal impact on revenues and/or expenditures not to exceed \$250,000 for the fiscal year.			

STRATEGIC PLAN ALIGNMENT:

This item aligns with the Parks & Recreation and Excellent Service goals, ensuring that public facilities remain safe, clean, and welcoming for all residents and visitors. This investment in infrastructure demonstrates the City's ongoing commitment to quality of life and operational excellence.

ATTACHMENT(S):

- A. Proposal.
- B. Draft Resolution.