

**RESOLUTION No. 26-**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AUTHORIZING THE CITY MANAGER TO AWARD INVITATION TO NEGOTIATE #2025-12 “CITY FACILITIES CUSTODIAL SERVICES” TO ENCOMPASS ONSITE, THE MOST RESPONSIVE AND RESPONSIBLE PROPOSER; AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH ENCOMPASS ONSITE 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 FOUR (4) 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 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 ITN; 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 of Doral ( 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 through its Public Works, Parks and Recreation, and Procurement and Asset Management Departments, issued Invitation to Negotiate (ITN) No. 2025-12 to solicit proposals from qualified service providers for custodial services; and

**WHEREAS**, the ITN solicitation was advertised and issued by the City of Doral on June 11, 2025, and City received twelve (12) completed proposal responses; and

**WHEREAS**, the Evaluation Committee, approved by the City Manager held a public meeting on August 18, 2025, and 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 September 3, 2025, upon completion of all presentations and Q&A sessions, the Evaluation Committee ranked the proposers and unanimously decided to invite the top four ranked proposers to the next phase of the ITN negotiation meetings with a purpose to prepare the finalists for submission of a “Best and Final Offer” (BAFO); and

**WHEREAS**, on September 16, 2025, the negotiating team, led by City of Doral CFO Mr. Casamayor, met with all four (4) finalists and upon conclusion of these meetings, the Procurement and Asset Management Director requested that each finalist submit their Best and Final Offer (BAFO); and

**WHEREAS**, on October 9, 2025, the Evaluation Committee convened for the public meeting to evaluate and rank the BAFOs, along with other criteria as set forth in the ITN; and

**WHEREAS**, upon conclusion of the meeting, the Committee ranked four finalists as follows:

1. Encompass Onsite
2. USSI dba Grupo Eulen
3. AK Building Services

4. SFM Janitorial Services LLC; 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 ITN-2025-12 - City Facilities Custodial Services be granted to Encompass Onsite 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 ITN; and

**WHEREAS**, funding for this request is available in the Public Works Fund, Account No. 001.80005.500340 and on the Parks & Recreation Fund, Account No. 001.90005.500340.

**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 Invitation to Negotiate (ITN) 2025-12 - City Facilities Custodial Services to Encompass Onsite 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 ITM, 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 11 day of March, 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