

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING, IN SUBSTANTIAL FORM, THE PROFESSIONAL SERVICES AGREEMENTS WITH SFM SERVICES, INC. AS THE PRIMARY VENDOR AND CLEAN SPACE, INC. AS THE SECONDARY VENDOR PURSUANT TO REQUEST FOR PROPOSALS (RFP) 2024-032-WG JANITORIAL SERVICES; AUTHORIZING THE CITY MANAGER AND CITY CLERK TO EXECUTE THE PROFESSIONAL SERVICES AGREEMENTS; AND FURTHER, AUTHORIZING THE MONTH-TO-MONTH EXTENSION OF THE EXISTING AGREEMENTS UNTIL THE REPLACEMENT AGREEMENTS ARE EXECUTED.

WHEREAS, on October 18, 2023, the Mayor and City Commission approved the issuance of Request for Proposals (RFP) 2024-032-WG Janitorial Services; and

WHEREAS, on February 2, 2024, the City received proposals from the following seven (7) firms: 305 Multiple Services, Inc.; Able Business Services, Inc.; American Facility Services, Inc.; Chi-Ada Corporation; Clean Space, Inc.; Dream Clean, Inc.; Encompass Onsite, LLC; Kleen Tech Services LLC; Owens, Renz & Lee Co., Inc.; SFM Services, Inc.; Star Building Services, Inc.; United Services, Inc.; and, Z&CJS, Inc.; and

WHEREAS, the proposals submitted by 305 Multiple Services, Inc., Able Business Services, Inc., Dream Clean, Inc., and Encompass Onsite, LLC failed to meet the requirements of the RFP and were deemed non-responsive and, therefore, received no further consideration; and

WHEREAS, On February 24, 2024, the City Manager appointed an Evaluation Committee via LTC # 065-2024. The Committee was comprised of Marcel Couso, Senior Parking Operations Manager, Parking Department; Jose Del Risco, Assistant Director, Parks and Recreation Department; and Elvis Santana, Facilities Zone Manager, Facilities and Fleet Management Department; and

WHEREAS, the Evaluation Committee convened on March 6th and 7th, 2024, to consider the responsive proposals received; and

WHEREAS, the Committee was provided an overview of the project, information relative to the City's Cone of Silence Ordinance, the Government Sunshine Law, and general information on the scope of services and a copy of each proposal; and

WHEREAS, the Committee was instructed to score and rank each proposal pursuant to the evaluation criteria established in the RFP; and

WHEREAS, the evaluation process resulted in the proposers being ranked by the Evaluation Committee in the following order:

1st ranked – American Facility Services, Inc.
1st ranked – SFM Services, Inc.
3rd ranked – Clean Space, Inc.
3rd ranked – Owens, Renz & Lee Co., Inc. dba Owens Realty Services
5th ranked – United Services, Inc.
6th ranked – Kleen-Tech Services LLC
7th ranked – Star Building Services, Inc.
8th ranked – Z&CJS, Inc.
9th ranked – Chi-Ada Corporation; and

WHEREAS, after reviewing the submissions, the Evaluation Committee's rankings, and commentary, the Administration recommended at the May 15, 2024 Commission Meeting via Item C2 E to enter into simultaneous negotiations with American Facility Services, Inc. and SFM Services, Inc. in order to break the tie; and

WHEREAS, given the City's needs, it was also recommended, in addition to having a primary service provider, to have a secondary contractor awarded in the event of a performance or capacity issue with the primary contractor; and

WHEREAS, Clean Space, Inc. and Owens, Renz & Lee., Inc. d/b/a Owens Realty Services were also deemed to be well qualified and were ranked third (tied) by the Evaluation Committee and should be considered if negotiations with the top-ranked proposers were not successful in order to establish a primary and/or secondary service provider, contingent upon the outcome of negotiations with the tied top-ranked proposers; and

WHEREAS, upon receipt of the term sheet from the City, American Facility Services, Inc. ("AFS"), on July 29, 2024, stated that upon careful review of their budget they would be withdrawing their bid from consideration; and

WHEREAS, nonetheless, the Administration has successfully negotiated the following material terms with SFM Services Inc. to serve as the primary contractor; and

WHEREAS, following the conclusion of negotiations to establish the primary contractor, the Administration initiated discussions with Clean Space, Inc. and Owens, Renz & Lee, Inc. d/b/a Owens Realty Services.

WHEREAS, Owens Realty Services submitted a letter to the City on April 16, 2025 withdrawing from consideration as secondary vendor.

WHEREAS, based on the foregoing, the Administration has determined that Clean Space, Inc. should be selected as the secondary vendor.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission approve, in substantial form, the professional services agreements with SFM Services, Inc. as the primary vendor and Clean Space, Inc. as the secondary vendor pursuant to Request for Proposals (RFP) 2024-032-WG for janitorial services; authorize the City Manager and City Clerk to execute the final professional services agreements; and further, authorize the month-to-month extension of the existing agreements until the replacement agreements are executed.

PASSED AND ADOPTED this _____ day of _____ 2025.

ATTEST:

RAFAEL E. GRANADO, CITY CLERK

STEVEN MEINER, MAYOR

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney

SH

5/13/2025

Date