

C2 B REQUEST FOR APPROVAL TO AWARD A CONTRACT PURSUANT TO
INVITATION TO BID (ITB) 2025-008-MP, FOR PRESSURE WASHING SERVICES.
(FACILITIES AND FLEET MANAGEMENT)
Applicable Area:



COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: March 19, 2025

TITLE: REQUEST FOR APPROVAL TO AWARD A CONTRACT PURSUANT TO INVITATION TO BID (ITB) 2025-008-MP, FOR PRESSURE WASHING SERVICES. (FACILITIES AND FLEET MANAGEMENT)

RECOMMENDATION

It is recommended that the Mayor and City Commission approve the award of a contract pursuant to Bid (ITB) 2025-008-MP, for Pressure Washing Services to Blue Edonis, LLC., the lowest, responsive, and responsible Bidder as the primary vendor, and Spotless & Bright Cleaning Services, Inc. the second lowest responsive and responsible bidder, as the secondary vendor.

This solicitation is currently under the cone of silence.

BACKGROUND/HISTORY

The Facilities and Fleet Department requires a contractor to provide periodic pressure cleaning services for parking decks, stairwells, sidewalks, curbs, columns, and walls at various multi-story City parking garages, public safety buildings, and administrative buildings, as needed.

Since 2020, the City has established agreements with a pool of prequalified vendors for pressure washing services, which will expire in March 2025. To consider a replacement contract, ITB 2025-008-MP was issued seeking bids from qualified firms.

The purpose of this bid is to establish a contract with qualified firm(s) to provide pressure washing services for the city's garages, as well as additional services as needed. Prospective bidders were invited to provide a price per service for each garage for Group 1- Pressure Washing services based on price per service, and a unit cost per square foot for Group 2 - additional services. While bidders were not required to submit bids for both groups, they were required to bid on all line items within a group to be considered for award.

ANALYSIS

On January 15, 2025, the ITB was issued. The Procurement Department issued bid notices to approximately 1,078 companies utilizing the City's e-procurement system, with 116 prospective bidders accessing the solicitation. A voluntary pre-bid conference was held to provide information to bidders submitting a response on January 22, 2025. ITB responses were due and received on February 20, 2025. See Attachment A for a list of respondents received and Attachment B for the tabulation of bids received.

The bid submittal from Compass of Miami, Inc. was deemed non-responsive for failure to submit the cost proposal form as required in the ITB and could not be further considered.

The solicitation stated that the lowest responsive, responsible bidder, meeting all terms, conditions, and specifications, would be recommended for award. The Procurement and Facilities and Fleet Management Departments verified that the lowest responsive, responsible bidder for Groups 1 and 2 is Blue Edonis, LLC. and the second lowest responsive, responsible bidder for the same groups is Spotless & Bright Cleaning Services, Inc.

Below is a brief description of qualifications for the recommended responsive and responsible bidders based on information provided by each firm.

Blue Edonis, LLC

Blue Edonis, LLC has been in business for over 23 years, originally founded in Europe before expanding to Florida five years ago. The company has provided power washing services across municipal sites, including parks, sidewalks, police stations, garages, gutters, curbs, and more, with notable work completed for the City of Delray Beach and the City of Miramar. In addition to its municipal work, the firm also offers pressure washing services to the private sector, namely Battubelin Group. References indicate satisfaction with the services provided. In addition, Blue Edonis, LLC has been a prequalified vendor in the current pool for pressure washing services since 2020.

Spotless & Bright Cleaning Services, Inc.

Spotless & Bright Cleaning Services, Inc. has been operating locally for four years, specializing in cleaning services, namely pressure washing. Their primary clients are predominantly from the private sector, including Mercy Rehabilitation Clinic, Eastwind Church, and the Marina Palms Yacht Club and Residences. The services offered include pressure washing of parking garages and buildings, oil stain removal, and stormwater protection measures. Additionally, the firm has worked with Wells Fargo Bank in Davie, providing bi-annual pressure washing for parking structures and public walkways. References indicate satisfaction with the services provided.

FISCAL IMPACT STATEMENT

The City has spent an average of \$332,489 annually on garage pressure washing services. Under the new contract, the projected annual expenditure is \$268,008.56, resulting in an estimated annual savings of \$64,480.94.

Does this Ordinance require a Business Impact Estimate?

(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

FINANCIAL INFORMATION

142-6976-000325-27-413-526-00-00-00	\$33,000.00
463-1990-000325-27 -413-526-00-00-00	\$54,000.00
467-1996-000325-27-413-526-00-00-00	\$32,000.00
468-1998-000325-27-413-526-00-00-00	\$27,000.00
480-0463-000325-27-413-526-00-00-00	\$185,000.00
465-1995-000342-34-413-532-00-00-00	\$10,000.00

CONCLUSION

Based on the foregoing, it is recommended that the Mayor and City Commission of the City of Miami Beach, Florida, approve the award of a contract pursuant to Bid (ITB) 2025-008-MP, for Pressure Washing Services to Blue Edonis, LLC., the lowest, responsive and responsible Bidder as primary vendor, and Spotless & Bright Cleaning Services, Inc. the second lowest responsive and responsible bidder, as secondary vendor.

Applicable Area

Citywide

Is this a “Residents Right to Know” item, pursuant to City Code Section 2-17?

No

Is this item related to a G.O. Bond Project?

No

Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying? No

If so, specify the name of lobbyist(s) and principal(s):

Department

Procurement

Sponsor(s)

Co-sponsor(s)

Condensed Title

Award ITB 2025-008-MP, Pressure Washing Services. FF/PR

Previous Action (For City Clerk Use Only)

ITB 2025-008-MP
Pressure Washing Services
Respondents

1. BLUE EDONIS LLC
2. Compass of Miami Services Inc.
3. EB Window Cleaning LLC
4. Spotless & Bright Cleaning Services
5. General Contractor Solution Renovation and New construction, Inc.
6. Pressure Cleaning Service Enterprise, Inc.
7. Berger's Power Washing, LLC
8. Cadence Business Corporation
9. Fleetwash Inc.
10. National Cleaning Contractors USA, Inc.
11. "P&P Service Group CORP. Ana Padron and Erika Atucha"
12. Klēn Space, Inc.
13. Surfaces Facility Services LLC
14. Tower Contracting Corp
15. Green Earth Miami Powerwashing LLC
16. Jetstar Pressure Wash and Window Cleaning.
17. Encompass Onsite LLC
18. People's Choice Pressure Cleaning Inc.
19. SFM Janitorial Service, LLC.
20. Contractors Enterprises Inc.
21. VIP Special Services LLC
22. GATOR PROTECTION INCORPORATED
23. BelAir Maintenance Inc
24. 305 Multiple Svc Inc.
25. FONSI LLC.
26. Smart Coat Painting LLC.
27. Cleanstreak Surface Cleaning, LLC
28. GEMSTONE BUILDERS LLC.
29. Cunano Builders Corporation

Tabulation

2025-08-MP

Pressure Washing Services

	Group 1: (Pressure Washing based on Price per service)	Group 2 (Pressure washing per Sqft)	Total
BLUE EDONIS LLC ¹	\$ 268,008.56	\$ 0.136	\$ 268,008.70
Compass of Miami Services Inc.*	\$ 278,575.16	\$ 0.029	\$ 278,575.28
Spotless & Bright Cleaning Services ²	\$ 305,000.00	\$ 0.50	\$ 305,000.50
Pressure Cleaning Service Enterprise Inc	\$ 309,440.00	\$ 0.14	\$ 309,440.16
Berger's Power Washing LLC	310,000.00	\$ 0.38	\$ 309,999.96
Cadence Business Corporation	\$ 319,904.00	\$ 0.50	\$ 319,904.50
EB Window Cleaning LLC	\$ 296,752.00	\$ 28,700.00	\$ 325,452.00
Fleetwash Inc.	\$ 329,006.87	\$ 0.72	\$ 329,007.59
General Contractor Solution Renovation and New construction inc	\$ 307,384.00	\$ 28,800.00	\$ 335,424.00
National Cleaning Contractors USA inc	\$ 336,211.40	\$ 0.06	\$ 336,211.64
P&P Service Group CORP. Ana Padron and Erika Atucha	\$ 338,797.40	\$ 0.21	\$ 338,797.62
Klën Space, Inc.	\$ 339,957.76	\$ 0.157	\$ 339,958.00
Surfaces Facility Services LLC	\$ 354,128.96	\$ 0.18	\$ 354,129.14
Tower Contracting Corp	\$ 354,920.00	no bid	\$ 354,926.00
Green Earth Miami Powerwashing, LLC	\$ 367,312.00	\$ 0.1905	\$ 367,312.19
Jetstar Pressure Wash and Window Cleaning.	\$ 379,090.00	\$ 0.154	\$ 379,180.15
Encompass Onsite, LLC	\$ 384,240.00	\$ 0.16	\$ 384,208.16
SFM Janitorial Services, LLC.	\$ 394,397.23	\$ 0.24	\$ 394,397.48
People's Choice Pressure Cleaning, Inc.	\$ 386,800.00	\$ 0.56	\$ 476,800.56
Vlp Special Services LLC	\$ 540,000.00	\$ 1.12	\$ 540,001.12
GATOR PROTECTION INCORPORATED	\$ 540,302.00	\$ 0.05	\$ 540,302.20
BelAir Maintenance Inc	\$ 662,816.76	\$ 0.31	\$ 542,817.07
Contractors Enterprises Inc	\$ 517,796.40	\$ 35,000.00	\$ 552,796.40
305 Multiple Svc Inc.	\$ 845,326.72	\$ 0.088	\$ 845,327.07
FONSIS LLC	\$ 1,141,370.00	\$ 0.41	\$ 1,141,370.41
Cleanstreak Surface Cleaning, LLC	\$ 1,587,546.00	no bid	\$ 1,587,552.00
Smart Coat Painting L.L.C.	\$ 1,297,700.00	no bid	\$ 1,931,494.64
GEMSTONE BUILDERS LLC	\$ 2,377,712.00	\$ 1.10	\$ 2,365,713.10
Cunano Builders Corporation	\$ 15,013,560.00	\$ 1.50	\$ 15,013,566.00

Blue Edonis, LLC. ¹ is recommended for award as primary vendor

Spotless Bright Cleaning Services, Inc. ² is recommended for award as secondary vendor

Compass of Miami Services Inc* is non-responsive