

Date: December 22, 2025

Agenda Item No. 2(B)(7)
January 21, 2026

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava 
Mayor

Subject: Annual Report on the Janitorial and Landscaping Services Purchasing Program (June 1, 2024 to May 31, 2025) - Directive No. 221601

This report is being presented to comply with the reporting requirements of Section 2-8.2.7.02 of the Code of Miami-Dade County (Code) related to the Janitorial and Landscaping Services Program (JLS Purchasing Program or JLS), which was established by the Board of County Commissioners (Board) via Ordinance No. 22-129. The County Mayor or County Mayor's designee is directed submit an annual report to the Board regarding contracting activities under the JLS during the previous year, including the number of awards, total dollars awarded, the number of Small Business Enterprise (SBE) firms participating in the JLS, and the performance of the awarded SBE firms under contract.

Executive Summary

The JLS Purchasing Program consists of two prequalification pools: *22-129(J) for Janitorial Services*, and *22-129(L) for Landscaping Services*. Both pools were established on June 1, 2024, via Resolution No. R-399-24, with an initial allocation of \$50,000,000 per pool. This first annual report covers contracting activities under the JLS from June 1, 2024, through May 31, 2025. During this period, a total of 39 competitively awarded contracts were awarded to 14 certified SBE firms across both pools, with a combined value of \$25,988,706. As of May 31, 2025, 42 certified SBE firms are prequalified under the JLS Program. In this time frame, 14 SBE firms were awarded contracts (one under the Janitorial Pool and 13 under the Landscaping Pool).

The JLS has proven to be successful method of efficiently soliciting for these services amongst prequalified SBE firms. By appropriately sizing the contracts and capping awards at \$5,000,000, there are ample opportunities for SBEs to compete and for the work to go to multiple firms. Utilizing our SBEs aids in their growth and development, and also creates employment for local residents. Each spot market competition has had healthy participation, with multiple bids received for each solicitation, resulting in favorable pricing. Departments have confirmed that the JLS is meeting their operational needs, and none of the 39 awarded contracts have experienced performance or compliance issues with the vendors. The open, continuously accessible structure of the pools also reduces administrative burdens by allowing existing vendors to remain qualified without repeatedly submitting documentation and reducing procurement processing time through streamlined spot market competitions.

Based on the aforementioned positive outcomes and advantages of the JLS, including strong SBEs participation and savings achieved for some contracts, a separate item will be submitted to the Board requesting additional expenditure authority and extension of pool terms to continue replacing predecessor contracts and ensuring uninterrupted services. This will ensure sufficient capacity and flexibility to replace expiring contracts under the predecessor pools (*Prequalification Pool Nos. 9562-5/22, Janitorial Services, and 9743-0/23, Grounds Maintenance & Pest Control*), as well as the replacement of existing contracts awarded under the Landscaping Services Pool. Based on historical and anticipated usage data at this time, it is projected that the JLS will require an additional expenditure limit of approximately \$122,000,000 for Janitorial Services and \$107,000,000 for Landscaping Services to continue to benefit from the Program's efficiencies and support local small businesses. These estimates exclude federally-funded contracts and landscaping services for Miami International Airport (MIA), which cannot be split up amongst multiple vendors. These contracts are procured via separately advertised competitive solicitations outside of the JLS and presented to the Board, as applicable.

Background

The purpose of the JLS is to expand contracting opportunities for certified SBE-Goods & Services firms, expedite the award of janitorial and landscaping projects for County departments, achieve the maximum participation of SBE firms, and ensure the equitable distribution of work among JLS participants. These pools are exclusively set aside for certified SBE firms and serve the needs of multiple County departments. Under the janitorial services pool, vendors are responsible for providing all janitorial consumable supplies, materials, equipment, machinery, tools, supervision, labor, and services necessary to maintain clean and sanitized County facilities. The landscaping services supports treatment and maintenance of County-owned or County-managed land, including grounds maintenance, pest control and other services essential to sustaining the aesthetic value of County properties and protecting investments in landscaping and outdoor environments.

Certified SBE firms can apply to participate in the JLS at any time by submitting an online application through the County’s Strategic Procurement Department (SPD) website. SPD issues solicitations on behalf of departments, on an as-needed basis, to establish contracts under the pools for services across numerous County facilities.

Report

The subject directive requires an annual report on the JLS contracting activities during the previous year (June 1, 2024 through May 31, 2025). Additional solicitations have continued to be issued to replace existing contracts with longer expiration dates, which will be detailed in the next annual report.

A. 22-129(J) Janitorial Services Pool

There were two competitive contract awards, with a combined value of \$5,970,089, that were awarded to a single SBE firm under the Janitorial Services Pool during the reporting period. Contract details are provided below:

Contract No.	Description	Award Value	Awarded Vendor
EVN0012983	22-129(J)-1: Janitorial Services for WASD Locations	\$2,667,497	Gum Hunters Carpet & Tile Cleaning Corp.
		\$3,302,592	Gum Hunters Carpet & Tile Cleaning Corp.

B. 22-129(L) Landscaping Services Pool

There were 37 competitive contract awards, with a combined value of \$20,018,617, that were awarded to 13 SBE firms under the Landscaping Services Pool during the reporting period. Contract details are provided below:

Contract No.	Description	Award Value	Awarded Vendor
EVN0003975	22-129(L)-1: Landscaping Services for WASD	\$640,320	Charles Enterprise Group LLC
		\$1,354,437	McIntyre Maintenance, Inc.
		\$1,280,021	Rubio M. G. Inc.
		\$643,018	Vision of Verdancy Landscaping LLC
EVN00012671	22-129(L)-2: Landscaping Services for General Aviation Airports	\$1,173,155	Vision of Verdancy Landscaping LLC
EVN00013465	22-129(L)-3: Landscaping Services for Irrigation for PROS & WASD	\$72,000	JML Irrigation and Landscaping, Inc.
EVN00013552	22-129(L)-4: Landscaping Services for Transit Facilities	\$492,400	Abraham Vanegas Landscaping, Inc.
		\$613,275	C & W Lawn Care Plus II, Inc.
		\$503,480	Charles Enterprise Group LLC
		\$815,505	Jireh Landscaping Corp.

Contract No.	Description	Award Value	Awarded Vendor
		\$599,884	Rubio M. G. Inc.
		\$307,920	The Bannerman Group Inc.
		\$358,499	Thomas Maintenance Services, Inc.
		\$511,142	Vision of Verdancy Landscaping LLC
EVN0007437	22-129(L)-5: Landscaping Services for Roadways	\$2,073,167	C & W Lawn Care Plus II, Inc.
		\$746,400	Charles Enterprise Group LLC
		\$381,520	Crodon, Inc.
		\$1,213,300	Jireh Landscaping Corp.
		\$1,842,124	Rubio M. G. Inc.
		\$1,720,260	Tropical Homes and Gardens Landscape Designs Inc.
		\$706,487	Vision of Verdancy Landscaping LLC
		\$1,970,303	Weed-A-Way, Inc.

JLS Purchasing Program Participants

As of May 31, 2025, a total of 42 certified SBE firms are part of the JLS, of which 18 firms are prequalified under the janitorial services pool (Attachment 1) and 24 firms are prequalified under the landscaping services pool (Attachment 2). There are 14 firms with awarded contracts (one under the Janitorial Pool and 13 under the Landscaping Pool).

Pursuant to the Code, this report will be placed on the next available Board agenda. Should you require additional information, please contact Namita Uppal, Director and Chief Procurement Officer, at 305-375-1574.

Attachments

- c: Geri Bonzon-Keenan, County Attorney
- Gerald K. Sanchez, First Assistant County Attorney
- Jess M. McCarty, Executive Assistant County Attorney
- Office of the Mayor Senior Staff
- Department Directors
- Office of Policy and Budgetary Affairs
- Yinka Majekodunmi, Commission Auditor
- Basia Pruna, Director, Clerk of the Board
- Eugene Love, Agenda Coordinator

Attachment 1 – Prequalified Vendors for Janitorial Services Pool
(JLS Purchasing Program)

Vendor	Principal Address	Local Address	Principal
Amer Plus Janitorial & Maintenance, Inc.	20340 NE 15 Court Miami, FL	Same	Lumodeste Cetoute
AYSP Janitorial and Pressure Cleaning, LLC	3790 SE 2 Drive Homestead, FL	Same	X-Zavier Akinpelu
Dream Clean Inc.	1471 NW 54 Street Miami, FL	Same	Rodney A. McGilvery
EFCO USA Inc	7640 NW 25 Street Suite 120 Doral, FL	Same	Nicolas H. Posselt
Gum Hunters Carpet & Tile Cleaning	24867 SW 127 Path Homestead, FL	Same	Arovis Valdes Figueroa
Integrity Janitorial Serv Corp.	10871 SW 188 Street Unit 21 Miami, FL	Same	Maureen N. James
M&M Cleaning Service Unlimited, Inc.	817 Turner Circle Homestead, FL	Same	Mark Mills
McKenzie's Cleaning Inc.	3600 S State Road 7 Suite 38 Miramar, FL	99 NW 183 Street Suite 239G Miami Gardens, FL	Terriann McKenzie
Montecarlo Services, Inc.	1250 SW 27 Avenue 204 Miami, FL	Same	Leticia Montero Rodriguez
N & K Enterprises, Inc.	47 Alhambra Circle Suite 220 Coral Gables, FL	Same	Neville Jennings
National Cleaning Contractors USA Inc.	14482 SW 38 Lane Miami, FL	Same	Guillermo Alfonso
Oh La La Spotless, Inc.	7855 NW 29 Street Suite 190 Miami, FL	Same	Giselle Knight
Oracle Consulting Group, LLC	17220 NW 20 Avenue Miami Gardens, FL	Same	Shannan Ighodaro
Puregreen Health Inc.	1111 Park Centre Boulevard 105A Miami Gardens, FL	Same	Olanike Isaac
QBO Corporation	8333 NW 53 Street Suite 450 Doral, FL	Same	Claudia Salazar
Reese-Key Services LLC	14508 Lincoln Boulevard Suite 210 Miami, FL	Same	Marquisha L. Reese-Key
South Florida Quality Cleaning LLC	13215 SW 199 Terrace Miami, FL	Same	Doreen H. Mincey
Sustainable Design and Construction Services, Inc.	12490 NE 7 Avenue 205 Miami Gardens, FL	Same	Marie-Frantz Jean-Pharuns

Attachment 2 – Prequalified Vendors for Landscaping Services Pool
(JLS Purchasing Program)

Vendor	Principal Address	Local Address	Principal
A Native Tree Service, Inc.	15733 SW 117 Avenue Miami, FL	Same	Dayne Tomasetti
Abraham Vanegas Landscaping, Inc.	11201 SW 188 Terrace Miami, FL	Same	Rebecca Farfan
Bella Fiore Landscaping LLC	3152 SW 135 Avenue Miami, FL	Same	Yista M. Urbina Tapia
C & W Lawn Care Plus II, Inc.	6600 NW 27 Avenue Miami, FL	Same	Camille Olliff
Charles Enterprise Group LLC	13418 NW 38 Court Suite 9 Opa-Locka, FL	Same	Jeffrey LeFlore
Coco Tree Service Corp	3201 NW 24 Street Miami, FL	Same	Geovanny E. Ramos
Crodon, Inc.	11767 S Dixie Highway Suite 429 Miami, FL	Same	Rodger Crouse
Extensions of Her, LLC	12750 SW 128 Street Suite 207 Miami, FL	Same	Carol Sutton-Brown
Ginley Lawn Service & Landscaping Inc. dba GLS Landscaping	13422 SW 128 Street Miami, FL	Same	Ginley L. Sardinas
Greco International Corporation	12595 SW 137 Avenue Suite 101 Miami, FL	Same	Nancy Vergoulias
Jed Lawn Service LLC	2909 NW 55 Street Miami, FL	Same	Dexter Carter
Jireh Landscaping Corp.	15393 SW 168 Terrace Miami, FL	Same	Romy Ramirez
JML Irrigation and Landscaping, Inc.	15202 SW 192 Street Miami, FL	Same	Jose M. Guerra
Lawn Keepers of South Florida, Inc.	21550 SW 184 Place Miami, FL	Same	David Borrego
Louminel General Contractor LLC	9671 Dunhill Drive Miramar, FL	Same	Marie Odile Nelson
McIntyre Maintenance, Inc.	26235 SW 130 Place Miami, FL	Same	Cedric McIntyre
Mora United LLC	16220 SW 285 Street Homestead, FL	Same	Julio R. Mora
Rubio M. G. Inc.	15460 SW 74 Circle Court Miami, FL	Same	Ana M. Areas
Sustainable Design and Construction Services Inc.	12490 NE 7 Avenue Suite 205 Miami Gardens, FL	Same	Marie-Frantz Jean- Pharuns
The Bannerman Group Inc.	6600 NW 27 Avenue Miami, FL	Same	Andrey Bannerman
Thomas Maintenance Services, Inc.	16391 SW 248 Street Miami, FL	Same	Mary K. Thomas

Vendor	Principal Address	Local Address	Principal
Tropical Homes and Gardens Landscape Designs Inc.	2231 NW 191 Terrace Miami, FL	Same	Gail Swaby
Vision of Verdancy Landscaping LLC	18641 SW 105 Place Suite 43 Cutler Bay, FL	Same	Nicole Dormeus
Weed-A-Way, Inc.	2527 NW 95 Street Miami, FL	Same	Monday Okotogbo