Memorandum

Date: November 10, 2026

RTRC
Agenda Item No. 3(D)

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

From: Daniella Levine Cava
Mayor

Subject: Request to Replenish the Janitorial and Landscaping Services Purchasing (JLS) Program

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Executive Summary

This item seeks approval to replenish the Janitorial and Landscaping Services Purchasing (JLS) Program to allow multiple County departments to continue purchasing landscaping services under the Program, a set-aside for certified Small Business Enterprise (SBE) firms, established by the Board of County Commissioners (Board) via Ordinance No. 22-129. Consistent with my Wise305 initiative, the JLS Program provides an efficient procurement vehicle for County departments to obtain janitorial and landscaping services through competitive spot market solicitations among prequalified SBE vendors, streamlining the procurement process and maximizing contracting opportunities for small businesses. The JLS Program operates through two prequalification pools: *Pool No. 22-129(J), Janitorial Services* and *Pool No. 22-129(L), Landscaping Services*.

Approval of additional authority for *Prequalification Pool No. 22-129(L), Landscaping Services*, is necessary to support existing contracts and anticipated replacement contracts over the next 24 months to be awarded through the JLS Program. Based on a review of current contractual commitments and projected replacement contract requirements, additional funding of $95 million is needed. This estimate does not include potential future contractual price adjustments based on applicable indices and in accordance with the terms and conditions of the respective contracts. Without additional funding, departments may be unable to replace expiring contracts, which could disrupt services and adversely impact the maintenance, safety, and overall condition of County parks and other facilities.

The first annual report on the JLS Program, previously submitted to the Board, confirmed that the program has achieved its intended objectives, including strong SBE participation, improved procurement efficiency, and reliable service delivery. The pools remain open, allowing additional certified SBE firms to apply at any time. Once prequalified, vendors are eligible to compete for contracts issued through spot market solicitations. To encourage competition among SBE firms and ensure individually awarded contracts do not exceed $5,000,000, spot market solicitations are structured to be awarded on a zone-by-zone basis. As of August 2026, approximately sixty-two (62) contracts have been competitively awarded to 18 certified SBE firms, with a combined value of $59,534,581 ($50,253,982 under the landscaping services pool and $9,280,599 under the janitorial services pool). Each spot market competition has generated robust participation, resulting in competitive pricing and reliable service delivery. This item seeks approval to replenish the landscaping services at this time, as the initial $50 million allocation approved by the Board has been substantially encumbered due to the award of 58 replacement contracts under the Landscaping Services program. A separate item will be presented to the Board at a later date for janitorial services under the JLS, as the contracts awarded under the previous janitorial pool have later expiration dates.

Recommendation

It is recommended that the Board replenish *Prequalification Pool No. 22-129(L), Landscaping Services,* in the amount of $95,000,000 for multiple County departments to complete the award of replacement contracts and maintain continuity of services at competitive pricing under the JLS Program.

Background

The JLS Program was established via Ordinance No. 22-129 to streamline the procurement of janitorial and landscaping services for County departments while expanding contracting opportunities for certified SBE-Goods and Services firms. The program utilizes prequalification pools through which the Strategic Procurement Department (SPD) issues spot market solicitations on behalf of user departments. The pools were established by the Board on June 1, 2024, through Resolution No. R-399-24, with an initial allocation of $50,000,000 per pool. The Landscaping Services pool was subsequently modified under delegated authority for additional allocation and currently has a cumulative allocation of $50,300,000.

Under the Landscaping Services pool, vendors provide all labor, supervision, materials, equipment, and supplies necessary to perform janitorial services at County facilities. The vendors provide comprehensive landscaping services, including ground maintenance, pest control, irrigation, and related services necessary to maintain County-owned and County-managed properties. All landscaping services must be performed in compliance with applicable federal, state, and local requirements, including Miami-Dade County ordinances governing landscaping (Chapter 18A), right-of-way landscaping (Chapter 18B), and fertilizer use (Chapter 18C). Vendors must also ensure that fertilizer applicators complete the required University of Florida, Institute of Food and Agricultural Sciences (UF/IFAS), Green Industry Best Management Practices training. As mandated by Ordinance No. 21-26, fertilizers containing nitrogen or phosphorus may not be applied during the May 15 to October 31 restricted period, and products containing glyphosate are prohibited pursuant to Resolution No. R-621-19. In addition, vendors shall comply with the guidance provided by the United States Environmental Protection Agency and the Florida Department of Agriculture and Consumer Services with regards to the use of pesticide products. These requirements are incorporated into the contracts and are mandatory for all awarded vendors.

Additional authority under the Landscaping Services pool is required as the initial $50,000,000 allocation has been substantially encumbered due to the award of 58 replacement contracts for landscaping services, thereby necessitating additional allocation to continue awarding contracts under the Program. All remaining replacement contracts under the previous grounds maintenance pool will be eventually awarded through the JLS Program in accordance with County procurement requirements and applicable SBE provisions. Parks, Recreation and Open Spaces Department (PROS), the primary user of this pool, oversees landscaping services for County-owned properties, including 77,500 trees, 3,300 miles of County-owned roadway, 221 parks with 42 athletic fields, three regional parks, six golf courses, a tennis center, cultural art centers, and 118 special assessment districts. These services are essential to maintaining County assets and protecting the County's investment in its infrastructure and public spaces.

Scope

The impact of this item is countywide in nature.

Delegated Authority

There is no additional delegation of authority sought in this item, as the authority to solicit pricing and award contracts up to an aggregate amount of the allocation authorized by the Board, exercise all provisions of the solicitation documents and any resulting contracts pursuant to Sections 2-8.1 and 2-8.2.7.02 of the County Code and Implementing Order 3-38, and add vendors to the pool at any time, subject to ratification by the Board on a bi-annual basis, was granted by the Board when the pools were established through Resolution No. R-399-24. Any contract award under the prequalification pool exceeding $1,500,000 for MDAD is subject to ratification by the Board.

Fiscal Impact/Funding Source

The initial term of the prequalification pools under the JLS Program expires on May 31, 2029. The Landscaping Services pool currently has a cumulative allocation of $50,300,000, and the Janitorial

Services pool has a cumulative allocation of $50,000,000. If this request is approved the cumulative allocation for the Landscaping Services pool will increase to $145,300,000, while the allocation for the Janitorial Services pool will remain unchanged. The requested $95,000,000 is based on historical and anticipated usage and will support ongoing services while allowing the County to continue benefiting from the program's efficiencies and supporting local small businesses. SPD will continue to manage departmental allocations as contracts are awarded under the program. Funding for contracts awarded through the JLS Program is provided by each user department through the County's annual operating budget process. The additional expenditure for this year was approved by the Board as part of the Fiscal Year 2026-2027 County budget.

Department	Existing Cumulative Allocation	Additional Allocation Requested	Modified Cumulative Allocation	Funding Source	Budgeted*
Aviation	$1,226,194	$3,065,486	$4,291,680	Proprietary Funds	FY 2025-26 Adopted Budget, Volume 3, Page 203, Contractual Services
Community Services	$0	$929,530	$929,530	General Fund	FY 2025-26 Adopted Budget, Volume 3, Page 150, Operating Expenditures
Cultural Affairs	$261,625	$0	$261,625	Proprietary Funds	FY 2025-26 Adopted Budget, Volume 2, Page 184, Contractual Services
Corrections and Rehabilitation	$225,095	$0	$225,095	General Fund	FY 2025-26 Adopted Budget, Volume 2, Page 54, Contractual Services
Fire Rescue	$0	$2,818,583	$2,818,583	Fire District	FY 2025–26 Adopted Budget, Volume 2, Page 76, Contractual Services
Library	$1,720,605	$0	$1,720,605	Library District	FY 2025-26 Adopted Budget, Volume 2, Page 207, Other Operating
PROS	$42,902,667	$53,760,750	$96,663,417	General Fund / Special Taxing District / Secondary Gas Tax	FY 2025-26 Adopted Budget, Volume 2, Page 240, Contractual Services
People and Internal Operations	$0	$2,689,795	$2,689,795	Internal Service Funds / Capital Funds	FY 2025-26 Adopted Budget, Volume 3, Page 339, Operating Expenditures, Contractual Services
Solid Waste Management	$0	$2,500,000	$2,500,000	General Fund / Proprietary Funds	FY 2025-26 Adopted Budget, Volume 3, Page 59, Other Operating Costs
Transportation and Public Works	$0	$1,965,445	$1,965,445	DTPW Operating	FY 2025-26 Adopted Budget, Volume 2, Page 132, Other Operating
Water and Sewer	$3,917,796	$9,884,490	$13,802,286	Proprietary Funds	FY 2025-26 Adopted Budget, Volume 3, Page 100, Other Operating
Unallocated	$46,018	$17,343,191	$17,389,209	Unallocated	Multiple
Total	**$50,300,000**	**$95,000,000**	**$145,300,000**		

*The FY 2026-27 Proposed Budget was not yet released at the time this item was drafted.

Track Record/Monitor
Manuel Jimenez of SPD is the Procurement Contracting Manager.

JLS Program Participants
Applications to participate in the JLS Program are accepted by SPD on a continuous basis. Currently, a total of 47 certified SBE firms are active JLS Program Participants. Of these, 22 firms are prequalified under the Janitorial Services Pool (Attachment 1) and 25 firms are prequalified under the Landscaping Services Pool (Attachment 2).

Due Diligence
Pursuant to Resolution No. R-187-12, due diligence was conducted in accordance with SPD's Procurement Guidelines to determine vendor responsibility, including verifying corporate status and that there are no performance and compliance issues through various vendor responsibility lists and a keyword internet search. The lists that were referenced included convicted vendors, debarred vendors, delinquent contractors, suspended vendors, and federal excluded parties. There were no adverse findings relating to vendor responsibility.

Applicability of Ordinances and Contract Measures
- The two percent User Access Program applies.
- The SBE set aside applies for all spot market competitions under both pools.
- The Living Wage Ordinance applies where permitted by State law.

Attachments

Roy Coley
Deputy Mayor

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

Vendor	Principal Address	Local Address	Principal
A Super Cleaning Corp.	17864 SW 141 Court Miami, FL	Same	Williams U Mura Sarria
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 Service 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
Tawanda Solution Services, LLC	18421 NW 30 Avenue Miami Gardens, FL	Same	Tawanda Owens
The Bannerman Group, Inc.	6600 NW 27 Avenue Miami, FL	Same	Andrey D. Bannerman
Unlimited Cleaning Company LLC	4560 W 9 Court Hialeah, FL	Same	Yaniel Quinones Diez

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

Vendor	Principal Address	Local Address	Principal
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 Suite 211 Miami, FL	Same	Josue E. Alvarado
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	801 NE 167 Street Suite 309 North Miami Beach, FL	Louis-Marie R. Nelson
McIntyre Maintenance, Inc.	26235 SW 130 Place Miami, FL	Same	Cedric McIntyre
Mora United, L.L.C.	12014 SW 273 Street Homestead, FL	Same	Julio R. Mora
Raza International, LLC	12973 SW 112 Street Suite 265 Miami, FL	Same	Maribel Gomez
Rubio M. G. Inc.	15460 SW 74 Circle Court Miami, FL	Same	Ana M. Areas
Sofel Tree Services Corp	2930 SE 12 Road Apartment 104 Homestead, FL	Same	Jorge L. Cruz
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 D. 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 Okotogobo

MEMORANDUM

(Revised)

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

DATE: January 20, 2027

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

_____	**"3-Day Rule" for committees applicable if raised**
_____	**6 weeks required between first reading and public hearing**
_____	**4 weeks notification to municipal officials required prior to public hearing**
_____	**Decreases revenues or increases expenditures without balancing budget**
_____	**Budget required**
_____	**Statement of fiscal impact required**
_____	**Statement of social equity required**
_____	**Ordinance creating a new board requires detailed County Mayor's report for public hearing**
_____	**No committee review**
_____	**Requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) _____) to approve**
✓ _____	**Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor Agenda Item No.
Veto _____
Override _____

RESOLUTION NO. _____

RESOLUTION AUTHORIZING ADDITIONAL EXPENDITURE AUTHORITY UP TO $95,000,000.00 FOR A TOTAL MODIFIED CUMULATIVE POOL AMOUNT OF $145,300,000.00 FOR PREQUALIFICATION POOL NO. 22-129(L), LANDSCAPING SERVICES, FOR MULTIPLE COUNTY DEPARTMENTS; PROVIDED THAT ANY CONTRACT AWARD UNDER THE POOL EXCEEDING $1,5000,000.00 FOR MIAMI-DADE AVIATION DEPARTMENT IS RATIFIED BY THE BOARD

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board authorizes additional expenditure authority up to $95,000,000.00 for a total modified cumulative pool amount of $145,300,000.00 for Prequalification Pool No. 22-129(L), Landscaping Services, for multiple County departments; provided that any contract award under the pool exceeding $1,5000,000.00 for Miami-Dade Aviation Department is ratified by the Board. A copy of the pool documents is on file with and available upon request from the Strategic Procurement Department.

The foregoing resolution was offered by Commissioner , who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman
Kionne L. McGhee, Vice Chairman

Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

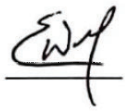
The Chairperson thereupon declared this resolution duly passed and adopted this 20th day of January, 2027. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Eduardo W. Gonzalez