

Date: February 4, 2025

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

From: Daniella Levine Cava
Mayor



Agenda Item No. 8(P)(4)

Resolution No. R-131-25

Subject: Recommendation for Ratification of Emergency Contracts for Janitorial Services for Miami-Dade Aviation Department

Summary

This item is to ratify two emergency contracts for the purchase of janitorial services for the Miami-Dade Aviation Department (MDAD) to ensure continuity of services while the County completes the re-procurement for locations that include mainly non-terminal MDAD buildings and the General Aviation Airports (GAA). Negotiations for the replacement contracts concluded on October 16, 2024, and the award recommendations are being presented for approval as separate agenda items. These critical contracts provide for janitorial services which are required for the health and safety of the public and County employees who utilize the County's airport facilities.

As part of MDAD's \$9 billion Future-Ready Modernization in Action Plan, these janitorial contracts align with a broader vision to establish the airport as a premier global gateway, equipped to serve 77 million travelers and handle 5 million tons of freight by 2040. This improvement strategy not only focuses on facility upgrades but also on workforce development through the I AM MIA program, which enhances the customer experience with a dedicated team committed to service excellence. This year, MIA has expanded its staff and deployed Lightning Crew teams, reinforcing its commitment to delivering exceptional, seamless travel experiences.

Recommendation

It is recommended that the Board of County Commissioners (Board) approve ratification of emergency contract awards, *Contract No. E-10521, Janitorial Services for MDAD – Zone 3*, to N&K Enterprises, Inc. in the amount of \$2,213,412 for a six-month term and *Contract No. E-10538, Janitorial Services for MDAD – Zone 4*, awarded to SFM Services, Inc. in the amount of \$1,326,760 for a four-month term for MDAD. Replacement contracts under *RFP No. EVN0000201 (Areas B and C)* are being presented for approval by the Board as separate agenda items.

Background

On June 25, 2024, MDAD declared an emergency for continuity of services for the following contracts:

- *Contract No. FB-01166, Janitorial Services for Miami International Airport – Zone 3*, awarded to N&K Enterprises, Inc. for a four-year term, was established under *Pre-qualification Pool No. 9562-5/22*. The contract expired on August 31, 2024, and the emergency *Contract No. E-10521* became effective on September 1, 2024. *Contract No. E-10521* provides for janitorial services at various non-terminal MDAD buildings and MIA properties including, but not limited to, public parking garages, employee parking areas and garages, Taxi Lot, Uber/Lift Lot, Miami Intermodal Center, MIA Car Rental Center, the County's administrative offices, other spaces assigned to the County, Miami-Dade Police Station, and other outlying buildings. The scope of work includes cleaning and disinfecting areas such as lobbies, hallways, stairwells, elevators, escalators, restrooms, windows, offices, lounges, and conference rooms. This emergency contract will expire on February 28, 2025.
- *Contract No. FB-01167, Janitorial Services for Miami International Airport – Zone 4*, awarded to SFM Services, Inc. for a four-year term, was established under *Pre-qualification Pool No. 9562-5/22*. The contract expired on October 30, 2024 and emergency *Contract No. E-10538* became

effective on October 31, 2024. *Contract No. E-10538* provides for janitorial services at various MDAD facilities including non-terminal buildings, cargo buildings, MDAD properties, including County's administrative offices, all other spaces assigned to the County and other outlying buildings at MIA and the four GAA (i.e., Opa-Locka, Homestead, Kendall-Tamiami, and Dade-Collier Training and Transition Airport). The scope of work includes cleaning and disinfecting areas such as lobbies, hallways, stairwells, elevators, escalators, restrooms, windows, offices, lounges, and conference rooms. This emergency contract will expire on February 28, 2025.

Competition was not practicable due to the complexity involved in the transition of services to a new vendor while the current procurement was being finalized. *RFP No. EVN0000201*'s development, solicitation, review, and negotiation processes delayed the contract replacement for *FB-01166* and *FB-01167*, which included, but were not limited to, drafting of revisions, an extended advertising period, and allowing ample time for all parties to review submittals due to the large number of proposals received. Continuity of services was critical to protect the health and safety of the employees and patrons visiting MDAD facilities, including high-traffic areas like parking garages, restrooms, and lobbies. Accordingly, it is in the County's best interest to ratify this emergency for continuity of janitorial services for MDAD.

Per Resolution No. R-454-13, this ratification was not presented to the Board within 120 days of the emergency, which was proactively declared in June 2024 to ensure continuity of services upon the current contracts' expiration on August 31 and October 30, 2024, and while the solicitation of the replacement contracts was still underway.

Scope

Miami International Airport is located within District 6, which is represented by Commissioner Kevin Marino Cabrera; however, the impact of this item is countywide.

Fiscal Impact/Funding Source

The fiscal impact for this ratification is \$2,213,412 for *Contract No. E-10521* for the six-month term, and \$1,326,760 for *Contract No. E-10538* for the four-month term for a total amount of \$3,540,172. Both contracts expire on February 28, 2025.

Department	Contract No.	Ratification Amount	Funding Source	Contract Manager
MDAD	E-10521	\$2,213,412	Proprietary Funds	Sylvia Novela
	E-10538	\$1,326,760		
	Total	\$3,540,172		

Track Record

Marie Williams of the Strategic Procurement Department (SPD) is the Procurement Contracting Manager.

Delegated Authority

If this item is approved, the County Mayor or County Mayor's designee will have the authority to exercise all provisions of the contracts, including any cancellations or extensions, pursuant to Section 2-8.1 of the County Code and Implementing Order 3-38.

Vendor Recommended for Ratification

Vendor	Principal Address	Local Address	Number of Employee Residents	Principal
			1) Miami-Dade 2) Percentage*	
N&K Enterprises, Inc. (SBE, ACDBE, DBE)	147 Alhambra Circle, Ste 220 Coral Gables, FL	Same	55	Neale B. Jennings
			89%	

Vendor	Principal Address	Local Address	Number of Employee Residents	Principal
			1) Miami-Dade 2) Percentage*	
SFM Services, Inc.	7500 NW 74 Avenue Medley, FL	Same	918	Christian H. Infante
			93%	

*Provided pursuant to Resolution No. R-1011-15. Percentage of employee residents is the percentage of vendor's employees who reside in Miami-Dade County as compared to the vendor's total workforce.

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 does not apply.
- The Small Business Enterprise measures and Local Preference do not apply as this was an emergency purchase.
- The Living Wage Ordinance applies.



Jimmy Morales
Chief Operating Officer



MEMORANDUM (Revised)

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

DATE: February 4, 2025

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(P)(4)

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**
- _____ **Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____) to approve**
- _____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(P)(4)
2-4-25

RESOLUTION NO. R-131-25

RESOLUTION RATIFYING EMERGENCY CONTRACT NO. E-10521 WITH N&K ENTERPRISES, INC. FOR JANITORIAL SERVICES FOR MDAD – ZONE 3, IN AN AMOUNT NOT TO EXCEED \$2,213,412.00 FOR A SIX-MONTH TERM AND EMERGENCY CONTRACT NO. E-10538 WITH SFM SERVICES, INC. FOR JANITORIAL SERVICES FOR MDAD – ZONE 4, IN AN AMOUNT NOT TO EXCEED \$1,326,760.00 FOR A FOUR-MONTH TERM FOR THE MIAMI-DADE AVIATION DEPARTMENT; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO EXERCISE ALL PROVISIONS OF THE CONTRACTS, INCLUDING ANY CANCELLATIONS OR EXTENSIONS, PURSUANT TO SECTION 2-8.1 OF THE COUNTY CODE AND IMPLEMENTING ORDER 3-38

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:

Section 1. This Board finds it is in the best interest of Miami-Dade County to ratify two emergency contracts for the Miami-Dade Aviation Department, Contract No. E-10521 with N&K Enterprises, Inc. for Janitorial Services for MDAD – Zone 3, in an amount not to exceed \$2,213,412.00 for a six-month term and Contract No. E-10538 with SFM Services, Inc. for Janitorial Services for MDAD – Zone 4, in an amount not to exceed \$1,326,760.00 for a four-month term.

Section 2. This Board authorizes the County Mayor or County Mayor's designee to exercise all provisions of the contracts, including any cancellations or extensions, pursuant to section 2-8.1 of the County Code and Implementing Order 3-38. Copies of the contract documents are on file with and available upon request from the Strategic Procurement Department.

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

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	aye	Sen. René García	aye
Oliver G. Gilbert, III	aye	Roberto J. Gonzalez	aye
Keon Hardemon	aye	Danielle Cohen Higgins	aye
Eileen Higgins	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 4th day of February, 2025. 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: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

David M. Murray
Angela F. Benjamin