

Memorandum



Date: October 9, 2025

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Agenda Item No. 8(P)(3)

Subject: Recommendation to Ratify a Contract Award for Janitorial Services for Bus Terminals, Park and Rides, and Other Facilities under a Prequalification Pool and Request for Additional Expenditure Authority

Resolution No. R-961-25

Summary

This item is recommending ratification of a contract award under a prequalification pool for the purchase of janitorial services for the Department of Transportation and Public Works (DTPW). The contract provides for daily cleaning and scheduled heavy cleaning for various bus terminals, park and rides, and other DTPW facilities. In accordance with Section 2-8.1(b)(5) of the County Code, any contract award greater than \$5 million under a prequalification pool is subject to ratification by the Board.

At the time of the award, the prequalification pool had funds available to cover the contract award amount for DTPW, however, due to competing needs, the allocation under the prequalification pool was used to fund other contracts that were expiring. Therefore, this item is also seeking additional expenditure authority to fully fund the remaining term of this contract plus a contingency for Living Wage rate increases and additional services.

Approval of this ratification and additional expenditure authority will allow DTPW to continue maintaining transit facilities, to include cleaning and disinfection, sweeping, mopping, and garbage disposal, and ensure compliance with health and safety standards for community patrons and County staff.

Recommendation

It is recommended that the Board of County Commissioners (Board) ratify award of *Contract No. EVN0007482, Janitorial Services for Bus Terminals, Park and Rides, and Other Facilities*, to EFCO USA, Inc. and McKenzie's Cleaning, Inc. in the total amount of \$18,427,468.20 for DTPW.

It is further recommended that the Board authorize additional expenditure authority in the amount of \$17,691,000 to DTPW's existing allocation of \$3,685,494, to fully fund the remainder of the contract term through July 31, 2029 and provide a contingency for Living Wage rate increases and additional services on an as-needed basis.

Background

An Invitation to Quote (ITQ) was issued by the Strategic Procurement Department (SPD) on behalf of DTPW to certified Small Business Enterprise (SBE) firms prequalified under *Prequalification Pool No. 9562-5/22, Janitorial Services* on April 16, 2024. Six bids were received in response to the solicitation on May 28, 2024. The award recommendation was issued on July 18, 2024. No protest was received for this award.

At the time of the award, the prequalification pool had funds available to cover the contract award amount for DTPW. At the same time, the Miami-Dade Aviation Department (MDAD) also presented a need for additional funds under the pool to cover the remainder of its contract term. Additionally, due to the competing needs, DTPW also allocated a portion of its funding across multiple contracts. The additional \$17,691,000 now being requested will cover the remainder of the contract term through July 31, 2029.

The prequalification pool expired on December 31, 2024, and has been replaced by the Janitorial and Landscaping Services Program.

Without additional funding, DTPW risks terminating this contract awarded to certified SBE firms prematurely, which will disrupt services and potentially impact the quality of care in our bus terminals, park and rides, and other County properties, and new competitive procurements will be required to ensure continuity of services. The requested amount for additional expenditure authority is based on contracted amounts and estimated anticipated need for the remaining term of the contract. Approval of this item by the Board will allow the awarded vendors to continue providing services at County facilities managed by DTPW.

The contract provides for the purchase of janitorial services under the following groups: Group A – Sites South of Flagler Street and Group B – Sites North of Flagler Street. The services include sweeping, mopping, graffiti removal, cleaning and disinfecting restrooms, shelter canopies and benches, water fountains, and emptying trash cans and recycling containers.

Scope

The impact of this item is countywide in nature.

Delegated Authority

The County Mayor or the County Mayor's designee will be authorized to exercise all provisions of the contract, including any cancellation or extensions, pursuant to Section 2-8.1 of the County Code and Implementing Order 3-38.

Fiscal Impact/Funding Source

The contract is for a five-year term and expires July 31, 2029. The requested increase in expenditure authority is based on the contracted costs to fund the remaining four years estimated at \$17,691,000, which includes a 20% contingency to account for Living Wage rate increases and the potential addition of service locations during the term of the contract.

Department	Existing Allocation	Additional Allocation Requested	Modified Cumulative Allocation	Funding Source	Contract Manager
DTPW	\$3,685,494	\$17,691,000	\$21,376,494	DTPW Operating	Alonzo Joseph
Total	\$3,685,494	\$17,691,000	\$21,376,494		

Track Record/Monitor

Vanessa Stroman of SPD is the Procurement Contracting Manager.

Awarded Vendors Recommended for Ratification

Vendor	Principal Address	Local Address	Principal	Group Awarded
EFCO USA, Inc. (SBE)	7855 NW 29 Street Suite 150 Doral, FL	Same	Nicolas Posselt	A
McKenzie's Cleaning, Inc. (SBE, ACDBE, DBE)	3600 S South State Rd 7 Suite 38 Miramar, FL	20533 NE 6 Court Miami FL	Terrian McKenzie	B

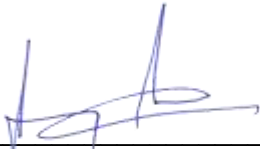
Due Diligence

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. Performance issues with McKenzie's Cleaning, Inc. were identified; however, these issues have been addressed, and the vendor is working on its compliance with contract requirements.

Applicability of Ordinances and Contract Measures

- The two percent User Access Program applies.
- The SBE Set-aside and Local Preference applied.
- The Living Wage Ordinance applies.



Jimmy Morales
Chief Operating Officer



MEMORANDUM

(Revised)

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

DATE: October 9, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(P)(3)

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)(3)
10-9-25

RESOLUTION NO. R-961-25

RESOLUTION RATIFYING AWARD OF CONTRACT NO. EVN0007482, PURSUANT TO PREQUALIFICATION POOL NO. 9562-5/22, FOR JANITORIAL SERVICES FOR BUS TERMINALS, PARK AND RIDES, AND OTHER FACILITIES TO EFCO USA, INC. AND MCKENZIE'S CLEANING, INC IN THE TOTAL AMOUNT OF \$18,427,468.20; AUTHORIZING ADDITIONAL EXPENDITURE AUTHORITY UP TO \$17,691,000.00 FOR A TOTAL MODIFIED CUMULATIVE AMOUNT OF \$21,376,494.00 FOR THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXERCISE ALL PROVISIONS OF THE CONTRACT, INCLUDING ANY CANCELLATION 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 award of Contract No. EVN0007482, pursuant to Prequalification Pool No. 9562-5/22, for Janitorial Services for Bus Terminals, Park and Rides, and Other Facilities to EFCO USA, Inc. and McKenzie's Cleaning, Inc in the total amount of \$18,427,468.20.

Section 2. This Board authorizes additional expenditure authority up to \$17,691,000.00 for a total modified cumulative amount of \$21,376,494.00, for the Department of Transportation and Public Works.

Section 3. This Board authorizes the County Mayor or County Mayor’s designee to exercise all provisions of the contract, including any cancellation or extensions, pursuant to section 2-8.1 of the Code of Miami-Dade County, Florida and Implementing Order 3-38. A copy of the contract and pool document is on file with and available upon request from the Strategic Procurement Department.

The foregoing resolution was offered by Commissioner **Raquel A. Regalado** , who moved its adoption. The motion was seconded by Commissioner **Marleine Bastien** 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
Sen. René García	aye	Oliver G. Gilbert, III
Roberto J. Gonzalez	aye	Keon Hardemon
Danielle Cohen Higgins	aye	Eileen Higgins
Natalie Milian Orbis	aye	Raquel A. Regalado
Micky Steinberg	aye	

The Chairperson thereupon declared this resolution duly passed and adopted this 9th day of October, 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.

Eduardo W. Gonzalez

A handwritten signature in black ink, appearing to read "E. Gonzalez", is written over a horizontal line.