

Date: November 4, 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)

Resolution No. R-1077-25

Subject: Recommendation for Ratification of an Emergency Contract for Janitorial Services for Miami-Dade Aviation Department (Area B)

Summary

This item is for an emergency contract for the purchase of janitorial services for the Miami-Dade Aviation Department (MDAD) at various non-terminal MDAD buildings and Miami International Airport (MIA) properties including public parking garages, employee parking areas and garages, the maintenance complex, Taxi Lot, Uber/Lift Lot, Transportation Network Companies Lot, Central Collection Plaza, MIC, MIA Mover Station Platform, MIA Car Rental Center, MIA South East Gate Booth, the County's administrative offices, other spaces assigned to the County, Miami-Dade Police Station, and other outlying buildings identified as Area B. This contract is critical as it provides for janitorial services which are required for the health and safety of the public and County employees who utilize the County's airport facilities.

This contract was originally awarded by the Board of County Commissioners (Board) on February 19, 2025 via Resolution No. R-175-25 to Globe Facilities Management, Inc. (Globe) for Area B in the total amount of \$24,360,999 for a five-year term, which was to become effective May 1, 2025. However, on March 3, 2025, the County received written notice from Globe advising that they cannot move forward with the contract without incurring losses, and they intended to rescind the contract due to the delay in contract commencement and insurance rate increases. On March 6, 2025, a virtual meeting was held with Globe and Strategic Procurement Department (SPD) and MDAD staff members to discuss the firm's March 3, 2025 correspondence. In that meeting, Globe stated that they were unable to perform under the awarded contract at the agreed price and advised that they may have underpriced their services. On March 9, 2025, Miami-Dade County received a letter via email from Globe stating their decision to withdraw from the contract. On March 26, 2025, Globe was terminated for default.

To ensure continuity of services effective May 1, 2025, this contract was negotiated and awarded on an emergency basis to the second ranked proposer, N&K Enterprises, Inc., a certified Small Business Enterprise (SBE) firm. A meeting with County staff and N&K Enterprises, Inc. was held on April 7, 2025 to negotiate the final contract terms including, but not limited to, scope of work, minimum staffing levels, price schedule, payment milestones, and smart restroom provisions.

As part of the \$9 billion MIA's Future-Ready Modernization in Action Plan, this contract supports a broader vision to transform the airport into a mega global gateway, ready to serve 77 million travelers and handle 5 million tons of freight by 2040 and reinforces MIA's focus on a service-first culture and positions the airport as a leader in passenger comfort and convenience, setting new standards in airport hospitality as an international hub of the future.

Recommendation

It is recommended that the Board ratify an emergency contract award, *Contract No. EVN0000201-B, Janitorial Services for Miami-Dade Aviation Department (Area B)*, to N&K Enterprises, Inc. in the amount of \$32,205,099 for a five-year term for MDAD.

Background

A Request for Proposals was issued under full and open competition on January 16, 2024. The solicitation included three areas: Area A: Terminals (estimated at 9,656,915 square feet); Area B (estimated at

5,823,427 square feet); and Area C (estimated at 1,457,313 square feet). On February 19, 2025, the Board awarded contracts for Areas B and C under Resolution Nos. R-175-25 and R-176-25, respectively. On April 1, 2025, the Board awarded contracts for Areas A1 and A2 (formerly Area A) under Resolution Nos. R-322-25 and R-323-25, respectively.

On April 14, 2025, MDAD authorized an emergency to award to the second ranked proposer for Area B, due to the first ranked proposer being terminated for default. It is in the County's best interest to ratify this emergency contract, as it ensured uninterrupted continuity of janitorial services for MDAD, thereby avoiding risks to public health and preventing material disruptions to County operations.

This contract provides for cleaning and disinfecting areas such as lobbies, hallways, stairwells, elevators, escalators, restrooms, windows, offices, lounges, and conference rooms. The vendor's smart restroom technology solution, Trax Analytics Smart Restroom Monitoring System, has a user-friendly interface with a centralized real-time monitoring and management dashboard. It also includes a mobile application and customizable alerts for maintenance staff. The vendor will integrate occupancy sensors to detect restroom usage patterns and employee monitoring of restroom cleanliness. The system features guest feedback through QR codes. The system will be installed in 57 restrooms in Area B.

Scope

Miami International Airport is located within District 6, which is represented by Commissioner Natalie Milian Orbis; however, the impact of this item is countywide in nature.

Fiscal Impact/Funding Source

The fiscal impact for this ratification is \$32,205,099 for a five-year term which includes a 10 percent contingency amount to offset future Living Wage and Consumer Price Index price increases contemplated by the contract's terms and conditions, and to cover as-needed additional positions and additional Smart Restrooms, as well as parts and equipment for light restroom maintenance.

Department	Allocation	Funding Source	Contract Manager
MDAD	\$32,205,099	Proprietary Funds	Sylvia Novela
Total	\$32,205,099		

Track Record

Marie Williams of 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 contract, including any cancellation 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 Suite 220 Coral Gables, FL	Same	55	Neale B. Jennings
			89%	

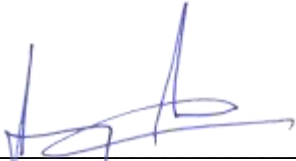
*Provided pursuant to Resolution No. R-1011-15. Percentage of employee residents is the percentage of Vendor's employees who reside in Miami-Dade County as compared to the Vendor's total workforce.

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 User Access Program applies where permitted by funding source.
- The SBE set-aside and Local Preference applied to the original solicitation.
- The Living Wage Ordinance applies.



Jimmy Morales
Chief Operating Officer



MEMORANDUM

(Revised)

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

DATE: November 4, 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)
11-4-25

RESOLUTION NO. _____ R-1077-25

RESOLUTION RATIFYING EMERGENCY CONTRACT NO. EVN0000201-B WITH N&K ENTERPRISES, INC. FOR JANITORIAL SERVICES FOR MIAMI-DADE AVIATION DEPARTMENT (AREA B) IN AN AMOUNT NOT TO EXCEED \$32,205,099.00 FOR A FIVE-YEAR TERM FOR MIAMI-DADE AVIATION DEPARTMENT; 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 an emergency contract, Contract No. EVN0000201-B with N&K Enterprises, Inc. for Janitorial Services for Miami-Dade Aviation Department (Area B), in an amount not to exceed \$32,205,099.00 for a five-year term for Miami-Dade Aviation Department.

Section 2. 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 document is on file with and available upon request from the Strategic Procurement Department.

The foregoing resolution was offered by Commissioner **Danielle Cohen 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	absent		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Sen. René García	aye	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 4th
 day of November, 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.

DMM

David M. Murray