

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING AND AUTHORIZING THE CITY MANAGER AND THE CLERK TO EXECUTE AMENDMENT NO. 3 TO THE PROFESSIONAL SERVICES AGREEMENT DATED MAY 28, 2019 WITH SFM SERVICES INC; SAID AMENDMENT: (1) APPROVING ADDITIONAL SITES AND SERVICES, IN THE AMOUNT OF \$111,599.84, EFFECTIVE AS OF OCTOBER 1, 2020; AND (2) APPROVING THE ADDITION OF SWEEPING SERVICES FOR ALL CITY-OWNED SURFACE PARKING LOTS, WITH A TENTATIVE START DATE OF MAY 2021, IN THE TOTAL ANNUAL AMOUNT OF \$906,525.00, INCREASING THE TOTAL CONTRACT PRICE TO AN AMOUNT NOT TO EXCEED \$3,813,691.87 PER YEAR.**

**WHEREAS**, on July 26, 2017, the Mayor and City Commission approved the issuance of Request for Proposals (RFP) No. 2017-070-JC for Janitorial Services, City-wide (the RFP); and

**WHEREAS**, on October 18, 2018, the Mayor and the City Commission accepted the recommendation of the City Manager, pursuant to RFP No. 2017-070-JC, to enter into simultaneous negotiations with Able Business Services, Inc., and SFM Services, Inc.; and further authorized the City Manager to select a firm that will serve as the primary contractor, with the remaining firm to serve as the secondary contractor; and

**WHEREAS**, on May 16, 2019 the City Mayor and City Clerk executed a Professional Services Agreement with Able Business Services, Inc. (Able) to serve as the primary contractor for City garages (Zone 4) and City parks (Zone 6) and serving as the secondary contractor for Zones 2 and 3; and

**WHEREAS**, on May 28, 2019 the City Mayor and City Clerk executed a Professional Services Agreement (Agreement) with SFM Services, Inc. (SFM) to serve as the primary contractor for Zones 2 and 3 and serving as the secondary contractor for City garages (Zone 4) and City parks (Zone 6); and

**WHEREAS**, on September 30, 2019 the City terminated the Professional Services Agreement with Able Business Services, Inc.; and

**WHEREAS**, on April 22, 2020 the Mayor and City Commission adopted Resolution No. 2020-31227, approving, in substantial form, Amendment No. 1 to the Agreement; said amendment expanding the scope of the Agreement by: (1) retroactively approving the City Manager approval, dated May 10, 2019, for additional services in the amount of \$68,688; (2) retroactively approving, effective January 5, 2020, the transfer of janitorial services for the City garages (Zone 4) and City parks (Zone 6) from Able Business Services, Inc. (original primary contractor for Zones 4 and 6) to SFM, in the amount of \$1,410,309.28 per year, increasing the contract amount to \$2,531,286.03 per year; (3) approving additional sites and services, in the amount of \$117,900.00 per year, for a total contract amount of \$2,649,186.03 per year, subject to additions or deletions approved by the City Manager, as authorized by this Amendment; and

(4) authorizing the City Manager or his designee to reduce the service levels covered by the Agreement; and

**WHEREAS**, on September 16, 2020, the Mayor and City Commission adopted Resolution No. 2020-31403, approving, in substantial form, Amendment No. 2 to the Agreement; said amendment: (1) approving effective January 25, 2020, additional sites and services, in the amount of \$146,381.00 per year, for a total contract amount of \$2,795,567.03 per year; (2) approving additional services in response to the COVID-19 pandemic, in the amount of \$325,528.31, for fiscal year 2019-2020 only; and (3) memorializing the living wage increase, under the City's Living Wage Ordinance effective January 1, 2020; and

**WHEREAS**, pursuant to Section 49 (Modification of Sites and Service Levels) of the Agreement, additional locations and services may be added to the scope of the Agreement by the City Manager, in an amount not to exceed \$100,000; however, any services exceeding the City Manager's authority shall require the approval of the City Commission; and

**WHEREAS**, in order to improve and maintain acceptable levels of cleanliness in the City, the Administration recommends: (1) approving additional sites and services, in the amount of \$111,599.84 per year, effective as of October 1, 2020; and (2) approving the addition of sweeping services for all City-owned surface parking lots, with a tentative start date of May 2021, in the annual total amount of \$906,525.00, increasing the total contract to an amount not to exceed of \$3,813,691.87 per year; and

**WHEREAS**, the City Manager recommends the approval of Amendment No. 3 to the Agreement, a copy of which is incorporated herein by reference and attached to this Resolution as Exhibit "1".

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA**, that the Mayor and City Commission hereby approve and authorize the City Manager and City Clerk to execute Amendment No. 3 to the Professional Services Agreement dated May 28, 2019 with SFM Services, Inc.; said amendment: (1) approving additional sites and services, in the amount of \$111,599.84 per year, effective as of October 1, 2020; and (2) approving the addition of sweeping services for all City-owned surface parking lots, with a tentative start date of May 2021, in the total annual amount of \$906,525.00, increasing the total contract price to an amount not to exceed \$3,813,691.87 per year.

**PASSED and ADOPTED** this 12<sup>th</sup> day of May 2021.

\_\_\_\_\_  
Dan Gelber, Mayor

**ATTEST:**

\_\_\_\_\_  
Rafael E. Granado, City Clerk

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

\_\_\_\_\_  
City Attorney

5-5-21  
\_\_\_\_\_  
Date

**AMENDMENT NO. 3  
TO  
PROFESSIONAL SERVICES AGREEMENT  
BETWEEN  
THE CITY OF MIAMI BEACH, FLORIDA  
AND  
SFM SERVICES, INC.**

This Amendment No. 3 ("Amendment") to the Professional Services Agreement, dated May 28, 2019 ("Agreement"), by and between the **CITY OF MIAMI BEACH, FLORIDA**, a municipal corporation organized and existing under the laws of the State of Florida, having its principal place of business at 1700 Convention Center Drive, Miami Beach, Florida 33139 (the "City"), and **SFM SERVICES INC.**, a Florida for profit corporation, whose address is 9700 NW 79<sup>th</sup> Avenue, Hialeah Gardens, FL 33016 (the "CONTRACTOR"), is entered into this \_\_\_\_ day of \_\_\_\_\_, 2021.

**RECITALS**

**WHEREAS**, on July 26, 2017, the Mayor and City Commission approved the issuance of Request for Proposals (RFP) No. 2017-070-JC for Janitorial Services, City-wide (the RFP); and

**WHEREAS**, on October 17, 2018, the Mayor and the City Commission adopted Resolution No. 2018-30535, accepting the recommendation of the City Manager, pursuant to RFP No. 2017-070-JC for Janitorial Services, to enter into simultaneous negotiations with Able Business Services, Inc. and SFM Services, Inc.; and further authorizing the City Manager to select a firm that will serve as the primary contractor, with the remaining firm to serve as the secondary contractor; and

**WHEREAS**, on May 16, 2019 the City Mayor and City Clerk executed a Professional Services Agreement with Able Business Services, Inc. (Able) to serve as the primary contractor for City garages (Zone 4) and City parks (Zone 6) and serving as the secondary contractor for Zones 2 and 3; and

**WHEREAS**, on May 28, 2019 the City Mayor and City Clerk executed a Professional Services Agreement with SFM Services, Inc. to serve as the primary contractor for Zones 2 and 3 and serving as the secondary contractor for City garages (Zone 4) and City parks (Zone 6); and

**WHEREAS**, on September 30, 2019 the City terminated the Professional Services Agreement with Able Business Services, Inc.; and

**WHEREAS**, on October 1, 2019, SFM Services Inc. absorbed Zones 4 and 6, as secondary contractor; and

**WHEREAS**, on April 22, 2020 the Mayor and City Commission adopted Resolution No. 2020-31227, approving, in substantial form, Amendment No. 1 to the Agreement; said amendment expanding the scope of the Agreement by: (1) retroactively approving the City Manager approval, dated May 10, 2019, for additional services in the amount of \$68,688; (2) retroactively approving, effective January 5, 2020, the transfer of janitorial services for the City garages (Zone 4) and City parks (Zone 6) from Able Business Services, Inc.

(original primary contractor for Zones 4 and 6) to SFM, in the amount of \$1,410,309.28 per year, increasing the contract amount to \$2,531,286.03 per year; (3) approving additional sites and services, in the amount of \$117,900.00 per year, for a total contract amount of \$2,649,186.03 per year, subject to additions or deletions approved by the City Manager, as authorized by this Amendment; and (4) authorizing the City Manager or his designee to reduce the service levels covered by the Agreement; and

**WHEREAS**, on September 16, 2020, the Mayor and City Commission adopted Resolution No. 2020-31403, approving, in substantial form, Amendment No. 2 to the Agreement; said amendment: (1) approving effective January 25, 2020, additional sites and services, in the amount of \$146,381.00 per year, for a total contract amount of \$2,795,567.03 per year; (2) approving additional services in response to the COVID-19 pandemic, in the amount of \$325,528.31, for fiscal year 2019-2020 only; and (3) memorializing the living wage increase, under the City's Living Wage Ordinance effective January 1, 2020. The Agreement and the Amendments No. 1 and No. 2 shall be collectively referred to herein as the "Agreement".

**WHEREAS**, pursuant to Section 49 (Modification of Sites and Service Levels) of the Agreement, additional locations and services may be added to the scope of the Agreement by the City Manager, in an amount not to exceed \$100,000; however, any services exceeding the City Manager's authority requires the approval of the City Commission; and

**WHEREAS**, in order to improve and maintain acceptable levels of cleanliness in the City, the City has requested that CONTRACTOR provide additional janitorial services, as more particularly set forth herein; and

**WHEREAS**, on May 12, 2021, the Mayor and City Commission adopted Resolution No. 2021-\_\_\_\_\_, approving, Amendment No. 3 to the Agreement; said amendment: (1) retroactively approving effective October 1, 2020, additional janitorial services, in the amount of \$111,599.84 per year, (2) approving the addition of sweeping services for all City-owned surface parking lots, with a tentative start date of May 2021, in the annual total amount of \$906,525.00 for a total contract amount, not to exceed \$3,813,691.87 per year.

**NOW THEREFORE**, in consideration of the mutual promises and conditions contained herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the City and CONTRACTOR hereby agree to amend the Agreement as follows:

**1. ABOVE RECITALS.**

The above recitals are true and correct and are incorporated as part of this Amendment.

**2. MODIFICATIONS.**

The Agreement is hereby modified (deleted items ~~struck through~~ and inserted items underlined) as follows:

- (a) Effective October 1, 2020, Exhibit "A" (Pricing Schedule) is hereby amended by adding Exhibit 'C-3' to the Agreement, incorporated herein by reference and attached hereto.

**3. RATIFICATION.**

Except as amended herein, all other terms and conditions of the Agreement shall remain unchanged and in full force and effect. In the event there is a conflict between the provisions of this Amendment and the Agreement, the provisions of this Amendment shall govern.

**THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.**

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed by their appropriate officials, as of the date first entered above.

**FOR CITY:**

**CITY OF MIAMI BEACH, FLORIDA**

**ATTEST:**

By:

Rafael E. Granado, City Clerk

Alina T. Hudak, City Manager

Date

**FOR CONTRACTOR:**

**SFM SERVICES, INC.**

**ATTEST:**

By:

Secretary

President

Print Name

Print Name

Date

Date

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

  
City Attorney 

5-4-21  
Date

**Exhibit "C-3"**



Friday, January 29, 2021

**Re: Janitorial Services**

Santiago Sellan  
City of Miami Beach  
1833 Bay Rd.  
Miami Beach, FL. 33139

Dear Santiago:

Pursuant to your request and site inspections, below please find our estimate to provide the following janitorial services in the City of Miami Beach for the following costs.

Location	Frequency	Monthly Cost	Annual Cost
Transportation Office	5 days per week	\$1,719.00	\$20,628.00
Code Enforcement	5 days per week	\$1,282.00	\$15,384.00

Location Option 1 with Floor Care	Frequency	Monthly Cost	Annual Cost
City Office Space at Penn Garage	2 days per week	\$930.00	\$11,160.00

Location Option 2 without Floor Care	Frequency	Monthly Cost	Annual Cost
City Office Space at Penn Garage	2 days per week	\$640.00	\$7,680.00

**Notes:**

- Above rates based on current Miami Beach Living Wage pay rate of \$15.15 per hour.
- Above rates based on specifications stated in RFP 2017-070-JC
- No Floor care is included in the Code Enforcement Office

Respectfully Submitted,

*Pascale Lopez*

Pascale Lopez  
Janitorial Manager





Tuesday, January 19, 2021

Adrian Morales  
City of Miami Beach  
1833 Bay Rd, 2<sup>nd</sup> Floor  
Miami Beach, FL. 33139

**Ref: Parking lot sweeping &  
Waste receptacle maintenance**

Dear Adrian:

Pursuant to your request and site inspections, below please find our estimate to provide parking lot sweeping 7 x per week as per the specifications to the 64 parking lots throughout the City of Miami Beach for the following costs:

Description	Annual Cost
Labor, equipment, supervision to provide parking lot sweeping services to 64 parking lots. Includes emptying approximately (156) trash receptacles located throughout the lots and proper disposal of collected debris. Cost includes vacuum street sweepers, fuel, and proper disposal of collected debris. Weekly hose down of P14 & P15.	\$906,525.00

**Notes:**

- Rates are based on the current Miami Beach Living Wage Ordinance.
- Rates include proper disposal of all collected debris.
- Waste receptacles pick up and disposal is included above.

Respectfully Submitted,

*Christian Infante*

Christian Infante  
President

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**ACCEPTANCE OF PROPOSAL**

The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days of receipt of invoice.

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



Monday, November 30, 2020

**Re: Janitorial Services**

Mark Morgan  
City of Miami Beach  
1833 Bay Rd.  
Miami Beach, FL. 33139

Dear Mark:

Pursuant to your request and site inspections, below please find our estimate to provide the following janitorial services in the City of Miami Beach for the following costs.

Location	Frequency	Monthly Cost	Annual Cost
Parking Garage 12	7 days per week 3 times per day	\$4,530.00	\$54,360.00

**Notes:**

- Above rates based on current Miami Beach Living Wage pay rate of \$15.15 per hour.
- Above rates based on specifications stated in RFP 2017-070-JC

Respectfully Submitted,

*Christian Infante*

Christian Infante  
President



Friday, October 02, 2020

**Ref: Guardhouses Janitorial Services**

Santiago Sellan  
City of Miami Beach  
1833 Bay Rd  
Miami Beach, FL 33139

Dear Santiago:

Pursuant to your request below please find our cost to provide additional Janitorial services one per week to the following Guardhouse

**Guardhouses:**

Guardhouse Allison: 6313 Allyson Rd, Miami Beach FL 33141

**Price:**

\$22.96 per services

Guardhouse Stillwater: 960 Stillwater Dr, Miami Beach FL 3141

\$22.96 per services

Respectfully Submitted,

*Pascale Lopez*

Pascale Lopez  
Janitorial Manager

**ACCEPTANCE OF PROPOSAL**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments terms: Upon completion of service.

Signature \_\_\_\_\_

Print Name \_\_\_\_\_