

**RESOLUTION No. 25-292**

**A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, RETROACTIVELY AUTHORIZING THE CITY MANAGER'S EXTENSION OF THE JANITORIAL SERVICES CONTRACT AGREEMENT WITH UNITED STATES SERVICE INDUSTRIES (USSI), DBA GRUPO EULEN, AWARDED VIA REQUEST FOR PROPOSALS #2019-47, FOR AN EIGHT-MONTH PERIOD ON A MONTH-TO-MONTH BASIS UNTIL A NEW CONTRACT IS PROCURED BY THE CITY, UNDER THE SAME TERMS, PRICING AND CONDITIONS OF THE ORIGINAL CONTRACT AGREEMENT; AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT AGREEMENT EXTENSION AND EXPEND BUDGETED FUNDS ON BEHALF OF THE CITY; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, as the City of Doral (the "City") continues to grow, there is a need for the City's Government Center to adapt and transform in order to address the needs of a growing staff and ensure that the best possible service is provided to the community; and

**WHEREAS**, the City, through its Public Works, Parks and Recreation, and Procurement and Asset Management Departments, issued Invitation to Negotiate (ITN) No. 2025-12 to solicit proposals from qualified service providers for custodial services; and

**WHEREAS**, the ITN solicitation was advertised and issued by the City of Doral on June 11, 2025, and City received twelve (12) completed proposal responses; and

**WHEREAS**, the Evaluation Committee, approved by the City Manager held a public meeting on August 18, 2025, and responsive proposers were reviewed and ranked; and

**WHEREAS**, upon conclusion of the meeting, the Committee unanimously agreed to invite the top five (5) ranked proposers for presentations and Q&A session; and

**WHEREAS**, on September 3, 2025, upon completion of all presentations and Q&A sessions, the Evaluation Committee ranked the proposers and unanimously decided to invite the top four ranked proposers to the next phase of the ITN negotiation meetings with a purpose to prepare the finalists for submission of a “Best and Final Offer” (BAFO); and

**WHEREAS**, on September 16, 2025, the negotiating team, led by City of Doral CFO Mr. Casamayor, met with all four (4) finalists and upon conclusion of these meetings, the Procurement and Asset Management Director requested that each finalist submit their Best and Final Offer (BAFO); and

**WHEREAS**, on October 9, 2025, the Evaluation Committee convened for the public meeting to evaluate and rank the BAFOs, along with other criteria as set forth in the ITN; and

**WHEREAS**, upon conclusion of the meeting, the Committee ranked four finalists as follows:

1. Encompass Onsite
2. USSI dba Grupo Eulen
3. AK Building Services
4. SFM Janitorial Services LLC; and

**WHEREAS**, based on the result of the final finalists ranking by the Evaluation Committee, City staff recommended at the November 12, 2025 Council Meeting, that the City Council approve and authorize the City Manager the award for ITN 2025-12

City Facilities Custodial Services be granted to Encompass Onsite as the top-ranked proposer; and

**WHEREAS**, City staff also recommended that the City Council approve and authorize the City Manager to approve second and third highest-ranked proposers as qualified service providers under this ITN, allowing the City to select them to provide services if the top-ranked proposer is unable to fulfill the full scope of work or meet the terms and conditions required under the ITN; and

**WHEREAS**, at the same Council Meeting, the Mayor requested additional time to review the procurement process and the submitted proposals; and

**WHEREAS**, as such, the City Manager had to extend the existing contract which expired on November 19, 2025, and

**WHEREAS**, the contract was extended for an additional eight-month period on a month-to-month basis until a new contract is procured by the City; and

**WHEREAS**, City Staff respectfully request that the Mayor and the City Councilmember retroactively approve the Contract extension; and

**WHEREAS**, funding for this request is available in the Public Works Fund, Account No. 001.80005.500340 and on the Parks & Recreation Fund, Account No. 001.90005.500340.

**NOW, THEREFORE, BE RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL AS FOLLOWS:**

**Section 1. Recitals.** The above recitals are confirmed, adopted, and incorporated herein and made part hereof by this reference.

**Section 2. Approval.** The contract extension with United States Service Industries (USSI), d/b/a Grupo Eulen, awarded via Request for Proposal (RFP) 2019-47, for an eight-month period on a month-to-month basis until a new contract is procured by the City, under the same terms, pricing and conditions of the original contract agreement, is hereby retroactively approved.

**Section 3. Authorization.** The City Manager is authorized to execute the contract agreement extension and expend budgeted funds on behalf of the City in furtherance hereof.

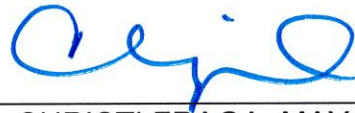
**Section 4. Implementation.** The City Manager and City Attorney are authorized to take any additional actions necessary to implement this Resolution, including making any modifications, executing any documents and addendums as necessary to effectuate this Resolution, provided that such actions remain consistent with the Council's intent.

**Section 5. Effective Date.** This Resolution shall take effect immediately upon adoption.

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

Mayor Christi Fraga	Yes
Vice Mayor Digna Cabral	Yes
Councilman Rafael Pineyro	Yes
Councilwoman Maureen Porras	Absent
Councilwoman Nicole Reinoso	Yes

PASSED AND ADOPTED this 10 day of December, 2025.




CHRISTI FRAGA, MAYOR

ATTEST:

  
\_\_\_\_\_  
CONNIE DIAZ, MMC  
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:

  
\_\_\_\_\_  
LORENZO COBIELLA  
GASTESI, LOPEZ, MESTRE & COBIELLA, PLLC  
CITY ATTORNEY

# EXHIBIT “A”

**WORK ORDER No. 43**  
**RFQ 2022 - 13 Milling, Resurfacing, and Striping Construction Services**

TO: H&R Paving, Inc.  
1955 NW 110<sup>th</sup> Avenue  
Miami, FL 33172

DATE: December 10, 2025

The City of Doral authorizes the firm of H&R Paving, Inc. to proceed with the provision of Milling, Resurfacing, and Striping along NW 33<sup>rd</sup> Street between NW 104<sup>th</sup> Avenue and 107<sup>th</sup> Avenue. Where H&R Paving, Inc. is a pre-qualified provider of Construction Services selected in accordance with RFQ 2022-13 requirements and approved by the City Council on August 9, 2022, through Resolution 22-144. The work shall be performed in accordance with the contract provisions contained in the Construction Services Agreement between H&R Paving, Inc. and the City of Doral dated August 9, 2022, and the attached Proposal submitted by your firm for the above-mentioned project on November 17, 2025.

**SCOPE OF SERVICES AND SCHEDULE:**

The scope of the project will be as described in the attached proposal from H&R Paving, Inc. submitted on November 17, 2025. The schedule requires the work to be performed within 30 calendar days from NTP. All limitations of time set forth in this Work Order are of the essence. The performance of services associated with this Work Order will be executed based on the schedule of values submitted by H&R Paving, Inc. with a not to exceed amount of \$247,503.91, which includes a 10% contingency amount for any unforeseen conditions.

You are required by the Continuing Construction Agreement to begin work subsequent to the execution of this Work Order, or as directed otherwise. If you fail to begin work subsequent to the execution of this Work Order, the City of Doral will be entitled to disqualify the Proposal and revoke the award. The Work Order incorporates the terms and conditions set forth in the Continuing Construction Agreement dated August 9, 2022, between the parties as though fully set forth herein. In the event that any terms or conditions of this Work Order conflict with the Continuing Construction Agreement, the provisions of this specific Work Order shall prevail and apply.

This Work Order is not binding until the City of Doral agrees and approves this Work Order.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and date first above written, in two (2) counterparts, each of which shall, without proof or accounting for the other counterpart be deemed an original Contract.

CONTRACTOR: H&R Paving, Inc.

WITNESSES:

SEAL:

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

1. \_\_\_\_\_  
2. \_\_\_\_\_

OWNER: City of Doral

AUTHENTICATION:

BY: \_\_\_\_\_  
NAME: Zeida Sardinias  
TITLE: City Manager

BY: \_\_\_\_\_  
NAME: Connie Diaz  
TITLE: City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE SOLE USE OF THE CITY OF DORAL:

BY: \_\_\_\_\_  
NAME: Lorenzo Cobiella  
Gastesi, Lopez & Mestre, & Cobiella, PLLC  
TITLE: City Attorney