

CITY OF CORAL GABLES

-MEMORANDUM-

TO: Honorable Mayor, Vice-Mayor,
and members of the City Commission

DATE: January 21, 2026

FROM: Peter J. Iglesias, P.E. Peter J.
City Manager Iglesias

SUBJECT: Award Recommendation
IFB 2025-037 Pressure Washing
Services


Digitally signed by Peter J. Iglesias
Date: 2026.01.21 16:00:15 -05'00'

At the next available City Commission Meeting, an award recommendation for IFB 2025-037 Pressure Washing Services will be included on the agenda. This memorandum serves to notify you that in accordance with Section 2-763 of the City Code entitled "Contract Award", my recommendation for award of the subject IFB is as follows:

- 1) Accept the Chief Procurement Officer's recommendation to award: Group 1 – Parking Garage Interior Pressure Wash Services to Power Washing and More, LLC; Group 2: Parking Garage Exterior Pressure Wash Services to Integrity Janitorial Service Corp.; and Group 3: Additional Facilities Pressure Wash Services to Midlands Pressure Wash Services, LLC, the lowest responsive and responsible bidders.
- 2) Execute a contract with Power Washing and More, LLC., Integrity Janitorial Service Corp., and Midlands Pressure Wash Services, LLC, in a total estimated annual amount of \$80,561.00 for an initial period of three (3) years with options to renew for two (2) additional one (1) year renewals.
- 3) Reaffirm the city's right to pursue alternative courses of action.

On October 14, 2025 the Procurement Division of Finance formally advertised, issued and distributed IFB 2024-037 Pressure Washing Services. One hundred twenty-five (125) prospective bidders were notified through INFOR, the City's web-based e-Procurement system.

Thirteen (13) bids were received on November 12, 2025, in response to the IFB: Blue Edonis LLC, Clean Up Group International, Inc., Florida Professional Power Washing LLC., Integrity Janitorial Service Corp., Kept Companies, Midlands Pressure Wash Services, MTD Painting and Construction Corp, Newport Property Construction LTD, Platinum Mobile, LLC, Power Washing and More, LLC, Scientia Environmental LLC, SFM Services, Inc., and Square Wash LLC.

The responses were reviewed by the Procurement Division to determine responsiveness to the requirements of the IFB. Once this step was completed, the Parking and Mobility Services Department conducted an evaluation of the lowest responses and concurred with Procurement's findings.

The Procurement Division finalized its' due diligence process and confirmed that Power Washing and More, LLC., Integrity Janitorial Service Corp., and Midlands Pressure Wash Services, LLC, were responsive to the requirements of the IFB and are responsible bidders. See attached Tabulation of Bids received.

A more detailed description of the IFB, response, and evaluation results will be provided to you as part of the Agenda package.

Please contact me should you have any questions.

Copy:

Cristina M. Suarez, City Attorney

Billy Y. Urquia, City Clerk

José Gómez, Deputy City Manager

Monica Beltran, Parking Sustainability and Mobility Services Department Director

John Kowalchik, Assistant Director Parking Operations

Diana M. Gomez, Finance Director

Celeste S. Walker-Harmon, Assistant Finance Director for Procurement