



Integrity Janitorial Service Corp.

CITY OF CORAL GABLES  
IFB NO. 2025-037  
PRESSURE WASHING SERVICE

Integrity Janitorial Service Corp  
10871 S.W. 188<sup>th</sup> Street, Unit# 21  
Cutler Bay, Florida 33157  
305-233-6089 (Office)  
305-513-5067 (Fax)

Donald James  
[Djames4739@aol.com](mailto:Djames4739@aol.com)



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## Integrity Janitorial Service Corp.

### CITY OF CORAL GABLES, FL

2800 SW 72<sup>nd</sup> Avenue, Miami, FL 33155  
Finance Department/ Procurement Division  
Tel: 305-460-5102/ Fax: 305-261-1601

## Section 1: Bidder Acknowledgement

IFB No. 2025-037	Electronic Bid response must be received prior to 2:00 p.m., on November 12, 2025, via INFOR and may not be withdrawn for 90 calendar days. Submittals received after the specified date and time will not be accepted.
IFB Title: Pressure Washing Services	
<p>A cone of silence is in effect with respect to this IFB. The Cone of Silence prohibits certain communication between potential vendors and the City. For further information, please refer to the City Code Section 2-1027 of the City of Coral Gables Procurement Code.</p>	
<p>Contact: Neivy Garcia Title: Procurement Specialist Telephone: 305-460-5121 Facsimile: 305-261-1601 Email: <a href="mailto:ngarcia2@coralgables.com">ngarcia2@coralgables.com</a>/ <a href="mailto:contracts@coralgables.com">contracts@coralgables.com</a></p>	
Bidder Name: Integrity Janitorial Service Corp	FEIN or SS Number: 65-0698308
Complete Mailing Address: 10871 S.W. 188 <sup>th</sup> Street, Unit # 21, Cutler Bay, Florida 33157	Telephone No. 305-233-6089
	Cellular No. 305-970-7294
Indicate type of organization below: Corporation <input checked="" type="checkbox"/> Partnership: <input type="checkbox"/> Individual: <input type="checkbox"/> Other: <input type="checkbox"/>	Fax No.: 305-513-5067
Bid Bond / Security Bond N/A	Email: <a href="mailto:Djames4739@aol.com">Djames4739@aol.com</a>

**ATTENTION: THIS FORM ALONG WITH ALL REQUIRED IFB FORMS MUST BE COMPLETED, SIGNED (PREFERABLY IN BLUE INK), AND SUBMITTED WITH THE BID PRIOR TO THE SUBMITTAL DEADLINE. FAILURE TO DO SO MAY RENDER YOUR BID NON-RESPONSIVE.**

THE BIDDER CERTIFIES THAT THIS SUBMITTAL IS BASED UPON ALL CONDITIONS AS LISTED IN THE IFB DOCUMENTS AND THAT THE BIDDER HAS MADE NO CHANGES IN THE IFB DOCUMENT AS RECEIVED. THE BIDDER FURTHER AGREES, IF THE BID IS ACCEPTED, THE BIDDER WILL EXECUTE AN APPROPRIATE AGREEMENT FOR THE PURPOSE OF ESTABLISHING A FORMAL CONTRACTUAL RELATIONSHIP BETWEEN THE BIDDER AND THE CITY OF CORAL GABLES, FOR THE PERFORMANCE OF ALL REQUIREMENTS TO WHICH THIS IFB PERTAINS. FURTHER, BY SIGNING BELOW PREFERABLY IN BLUE INK ALL IFB PAGES ARE ACKNOWLEDGED AND ACCEPTED, AS WELL AS, ANY SPECIAL INSTRUCTION SHEET(S), IF APPLICABLE. THE UNDERSIGNED HEREBY DECLARES (OR CERTIFIES) ACKNOWLEDGEMENT OF THESE REQUIREMENTS AND THAT HE/SHE IS AUTHORIZED TO BIND THE PERFORMANCE OF THIS IFB FOR THE ABOVE BIDDER.

Donald James 	Vice President	10/15/2025
Authorized Name and Signature	Title	Date

☐ Coral Gables and Miami-Dade County Local Preference Acknowledgement. (Check the box if you are asserting you qualify. A valid Coral Gables and or Miami-Dade County business tax receipt must be submitted as proof of qualification.) Please refer to Ordinance 2009-53, § 2, 11-17-2009/Procurement Code Sec. 2-696.



Integrity Janitorial Service Corp.

000051

000051

# Local Business Tax Receipt

Miami-Dade County, State of Florida

-THIS IS NOT A BILL - DO NOT PAY

1600551

**BUSINESS NAME/LOCATION**

INTEGRITY JANITORIAL SERVICE CORP  
10871 SW 188TH ST UNIT 21  
CUTLER BAY FL 33157-6801

**RECEIPT NO.**

RENEWAL  
1600551



**OWNER**

INTEGRITY JANITORIAL SERVICE CORP  
C/O DONALD JAMES

**SEC. TYPE OF BUSINESS**

213 SERVICE BUSINESS  
FOOT #621291

Employee(s) 2



This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.

The RECEIPT NO. above must be displayed on all commercial vehicles - Miami-Dade Code Sec 8a-276.

For more information, visit [mdctaxcollector.gov](http://mdctaxcollector.gov)



**EXPIRES**

**SEPTEMBER 30, 2026**

Must be displayed at place of business

Pursuant to County Code

Chapter 8A - Art. 9 & 10

PAYMENT RECEIVED  
BY TAX COLLECTOR

\$75.00 07/21/2025

PTBTE-25-296658



## Integrity Janitorial Service Corp.

### Section 2: Solicitation Submission Checklist

#### Invitation for Bids (IFB) No. 2025-037

COMPANY NAME: (Please Print): Integrity Janitorial Service Corp

Phone: 305-233-6089

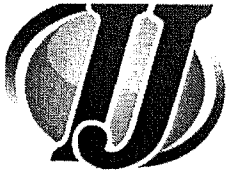
Email: Djames4739@aol.com

A response package numbered by page must be submitted ELECTRONICALLY via INFOR. Please provide the **PAGE NUMBER** of your solicitation response (PLEASE DO NOT SUBMIT AN ENTIRE COPY OF THE ORIGINAL SOLICITATION) in the blanks provided as to where compliance information is located in your Submittal for each of the required submittal items listed below:

- 1) Title Page: Show the IFB number and title, the name of your firm, address, telephone number, name of contact person, e-mail address, and date. PAGE # 1
- 2) Provide a Table of Contents in accordance with the Bid Format, Section 6.2. Clearly identify the material by section and page number. Please ensure the following are properly identified on the following sections in the Bid Bond (if applicable), and Addendum Acknowledgement. PAGE # 2
- 3) Fill out, sign, and submit the Bidder's Acknowledgement Form. PAGE # 3
- 4) Fill out and submit this Solicitation Submission Checklist. PAGE # 5
- 5) Minimum Qualification Requirements: submit detailed verifiable information affirmatively documenting compliance with the Minimum Qualifications Requirements shown in Section 3. PAGE # 11
- 6) List all contracts which the Bidder has performed (past and present) for the City of Coral Gables. The City will review all contracts the Bidder has performed for the City in accordance with Section 4.10 Evaluation of Bids (c) (4) which states the City may consider "Bidder's unsatisfactory performance record, judged from the standpoint of conduct of work, workmanship, progress or standards of performance agreed upon in the Contract as substantiated by past or current work with the City". PAGE # 7 As such the Proposer must list and describe all work performed for Coral Gables and include for each project:
  - a. Name of the City Department for which the services are being performed,
  - b. Scope/description of work,
  - c. Awarded value of the contract/current value
  - d. Effective dates and term of the contract
  - e. City project manager's name and phone number,
  - f. Statement of whether the Proposer was the prime contractor or subcontractor, and
  - g. Results of the project.
- 7) Business Experience and References – Using the required Attachment A - Reference Form bidders must demonstrate requirements as outlined in Section 3. *References submitted in any other format will not be accepted.* All references must outline the specific dates when the service(s) were provided and cover the full minimum number of years of experience as stated in Section 3. PAGE # 8  
*Note: Do not include work/services performed for the City of Coral Gables or City employees as references.*
- 8) Bid Pricing: Complete in INFOR on the Line Items Tab.
- 9) Fill out, sign, notarize, and submit the Contractor's Affidavit and Schedules A through H. PAGE # 22-28
- 10) Complete Employer E-Verify Affidavit. (Refer to Section 4.26) PAGE # 39
- 11) Complete the Lobbyist Registration Form (Attachment D) PAGE # 43
- 12) Affirm in writing firm's compliance with the City of Coral Gables' Local Preference Ordinance 2009-53, § 2, 11-17-2009/Procurement Code Sec. 2-696, at the time of submission of a response to this bid to be eligible for



**Integrity Janitorial Service Corp.**



**INTEGRITY JANITORIAL SERVICES, CORP.**

consideration as a Coral Gables-based and/or Miami-Dade County-based business under this section *(if applicable)*. PAGE# \_\_\_\_

**--NOT/CE--**

**BEFORE SUBMITTING YOUR BID MAKE SURE YOU**

- D 1. Carefully read and have a clear understanding of the IFB, including the Specifications/Scope of Work and enclosed Contract or Professional Services Agreement *(draft)*.
- D 2. Carefully follow the "Submittal Instructions" and "Bid Format" outlined in Section 6 of the IFB and provide **an electronic response package**. DO NOT INCLUDE A COPY OF THE ORIGINAL SOLICITATION.
- D 3. **Prepare and submit your RESPONSE electronically via INFOR**
- D 4. Make sure your bid is submitted prior to the submittal deadline. **Late bids will not be accepted.**

**FAILURE TO SUBMIT THIS CHECKLIST AND THE REQUESTED DOCUMENTATION MAY RENDER YOUR BID NON-RESPONSIVE AND CONSTITUTE GROUNDS FOR REJECTION. THESE PAGES MUST BE RETURNED WITH YOUR BID PACKAGE.**



**Integrity Janitorial Service Corp.**

**Section 3: Letter of contracts with Coral Gables**

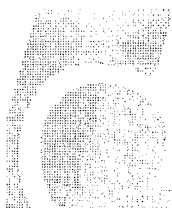
October 15, 2025

To whom it may concern:

I Donald James vice president of Integrity Janitorial Service Corp would like to state that we have not done any jobs or have had any contracts with the City of Coral Gables.

Thanks

Donald James  
Vice President





## Integrity Janitorial Service Corp.



### Section 4: City Of Coral Gables References Form IFB No. 2023-037 Pressure Washing Services

Complete the form as indicated below, to provide the required information as outlined in Section 3 of the solicitation. The City shall contact the companies listed below to verify the work performed on behalf of your company. All fields must be completed.

Reference # 1 must cover the minimum three (3) year period from the issuance date of this solicitation.

1. Project Name/Location Miami-Dade Transit  
Owner Name \_\_\_\_\_  
Contact Person Victor Hickson  
Contact Telephone No. 786-531-2929  
Email Address: Victor.hickson@miamidade.gov  
Yearly Budget/Cost 350,000.00  
Dates of Contract From: 9/2015 To: 9/2025  
Project Description Janitorial Services & Pressure Washing  
\_\_\_\_\_  
\_\_\_\_\_

Additional References must cover similar engagements satisfactorily performed in the last three (3) years.

2. Project Name/Location Sunstate Bank  
Owner Name \_\_\_\_\_  
Contact Person Yvonne Debesa  
Contact Telephone No. 305-263-9178  
Email Address: Ydebesa@sunstatefl.com  
Yearly Budget/Cost 60,000.00  
Dates of Contract From: 1995 To: Ongoing  
Project Description Janitorial Services & Pressure Washing  
\_\_\_\_\_  
\_\_\_\_\_





## Integrity Janitorial Service Corp.

The City of Coral Gables  
Procurement Division  
2600 S.W. 72ND AVENUE  
MIAMI, FLORIDA 33155

3. Project Name/Location Leitner-Poma of America, Inc.

Owner Name \_\_\_\_\_

Contact Person Luis Martinez

Contact Telephone No. 305-869-4724

Email Address: luis.martinez@leitner-poma.com

Yearly Budget/Cost 24,000.00

Dates of Contract From: 1995 To: Ongoing

Project Description Janitorial Services

4. Project Name/Location Miami-Dade Transit Park-and-Ride

Owner Name \_\_\_\_\_

Contact Person Angela Houston

Contact Telephone No. 786-521-3709

Email Address: angela.houston@miamidade.gov

Yearly Budget/Cost 1,000,000.00

Dates of Contract From: 2/2020 To: 9/2024

Project Description Janitorial Service & Pressure Washing Services for multiple locations.

5. Project Name/Location Baptist Hospital

Owner Name \_\_\_\_\_

Contact Person Jerome Marshall

Contact Telephone No. 305-546-6773

Email Address: \_\_\_\_\_



## Integrity Janitorial Service Corp.

The City of Coral Gables  
Procurement Division  
3800 S.W. 73RD AVENUE  
MIAMI, FLORIDA 33155

Yearly Budget/Cost 100,000.00

Dates of Contract From: 2020 To: 2023

Project Description Janitorial Services & Pressure Washing

\_\_\_\_\_

\_\_\_\_\_

6. Project Name/Location Sunstate Bank

Owner Name \_\_\_\_\_

Contact Person Monica Koblinski

Contact Telephone No. 305-962-4592

Email Address: mkoblinski@sunstatefl.com

Yearly Budget/Cost 60,000.00

Dates of Contract From: 1995 To: Ongoing

Project Description Janitorial Services & Pressure Washing

\_\_\_\_\_

\_\_\_\_\_

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### BIDDER INFORMATION:

Company Name: Integrity Janitorial Service Corp

Representative: Donald James

Address: 10871 S.W. 188th Street, Unit # 21, Cutler Bay, FL 33157

Telephone No.: 305-233-6089

Fax No.: 305-513-5067

Email Address: Djames4739@aol.com



## Integrity Janitorial Service Corp.

### Section 5: Minimum Qualifications and Business Experience

#### BUSINESS EXPERIENCE AND QUALIFICATIONS EXCEED MINIMUM REQUIREMENTS

Since 1964, Integrity Janitorial Service has provided best-in-class indoor and outdoor cleaning management systems to public and private sector customers in the Miami-Dade area. Integrity is a full-service janitorial firm, with active status with the Florida Division of Corporations.

Integrity Janitorial Service is certified by Miami-Dade County as a Small Business and a Minority, Woman-Owned Business Enterprise (MWBE). Our office is local, located in Cutler Bay, Florida. Integrity is a drug-free workplace, and all employees are e-verified. Our longevity demonstrates our good record of performance and our financial strength. Additional information can be provided upon request.

Please see attachment A, References. We are regularly engaged in pressure cleaning and janitorial work. Our recent experience serving similar size clients includes:

Metro-Dade Expressway	Miami-Dade Transit Park and Ride
Village of Pinecrest Parks (on-going)	Leitner-Poma of America
Sunstate Bank	Baptist Hospital
Concourse J at Miami International Airport.	

To ensure reliable high-quality service on every shift, Integrity Janitorial Service provides all expertise, supplies, materials, equipment, machinery, tools, supervision, labor, quality control, and client communication, covering start-up, staffing, cleaning, and scheduling. All prior, completed contracts have been satisfactorily fulfilled.

Integrity is fully compliant with all Federal, State and Local regulations required for janitorial and pressure washing services, including: 1) Transport of gasoline and hazardous chemicals (HAZMAT); 2) Florida Department of Transportation, Maintenance of Traffic (MOT); 3) Miami-Dade County General Waste Hauling permit; and (4) OSHA and EPA regulations for safe use of chemicals.

Integrity Janitorial Service has the experience to ensure a positive experience for your visitors. At Integrity, we are:

- ✓ Expert in cleaning high-traffic public areas;
- ✓ Expert in cleaning and hi-pressure washing outdoor areas, including high wall and window cleaning;
- ✓ Expert in gum and graffiti removal;
- ✓ Expert in safe water extraction and recovery with special machinery (Tennent M20).
- ✓ Expert in eliminating algae, mold and bacteria, the cause of noticeable odors;
- ✓ Expert in removal and preventing spread of pathogens, including bloodborne pathogens;
- ✓ Committed to creating safe spaces, removing debris and placing safety cones around any potential obstruction or hazard.

Thank you for the opportunity to introduce Integrity Janitorial Service Corporation to the City of Coral Gables. We hope this response proves that Integrity Janitorial Service Corporation is in the best interest of the City of Coral Gables to provide professional pressure cleaning services.



Integrity Janitorial Service Corp.

## *State of Florida Department of State*

I certify from the records of this office that INTEGRITY JANITORIAL SERVICE CORP. is a corporation organized under the laws of the State of Florida, filed on September 26, 1996.

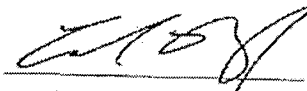
The document number of this corporation is P96000080069.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on February 12, 2025, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Eighteenth day of April, 2025*



  
Secretary of State

Tracking Number: 1759408730CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



Integrity Janitorial Service Corp.

# Certificate of Completion

*This is to certify that,*

*Donald James*

*has successfully completed,*

**The F9 One Day in Depth Restoration Training**

We congratulate you on your continued effort to adhere to the best processes, methods and  
Products in the field of pressure washing and restoration.

2/26/24

Date



*Craig Harrison*

President, Front 9 Restoration, Inc.

**Front 9 Restoration, Inc.**



Integrity Janitorial Service Corp.

# Certificate of Training



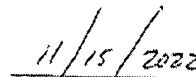
## Donald James

*Has successfully completed the*

PowerWash 201

November 7, 2022

  
Michael Hinderliter, CEO

  
Date



Integrity Janitorial Service Corp.

# CERTIFICATE OF COMPLETION

*DONALD JAMES*

Has Completed a FDOT Approved Temporary Traffic Control (TTC): Advanced Course

Training Provider:

MOT Training Centers of Florida  
Serving FL, GA, AL, MS, LA, TX,  
Trenton FL 32693  
Phone: 727-226-7695

Verify this Certificate by visiting [www.motadmin.com](http://www.motadmin.com)

03/13/2024  
Issue Date

03/01/2028  
Expiration Date

DX  
Instructor

621291  
Certificate No.





Integrity Janitorial Service Corp.

WFP 820

# COMPLETION CERTIFICATE

**DONALD JAMES**

has successfully completed the following course:

Fire Detection and Protection Safety Training for General Industry

on

7/8/2024

*John D. Conley*







## Integrity Janitorial Service Corp.



Office of Small Business Development  
111 NW 1 Street, 19<sup>th</sup> Floor  
Miami, Florida 33128  
T 305-375-3111 F 305-375-3160  
[miamidade.gov](http://miamidade.gov)

November 16, 2023

Maureen James  
INTEGRITY JANITORIAL SERVICE CORP.  
15025 MONROE STREET  
MIAMI, FL 33176

**Approval Date: October 31, 2023 Small Business Enterprise - Goods & Services (SBE-G&S)**  
**Expiration Date: October 31, 2026**

Dear Maureen James,

Miami-Dade County Office of Small Business Development (SBD), has completed the review of your application and attachments submitted for certification. Your firm is officially certified as a Miami-Dade County Small Business Enterprise. The Small Business Enterprise (SBE) programs are governed by Sections 2-8.1.1.1.1; 2-8.1.1.1.2; 2-10.4.01; 10-33.02 of Miami-Dade County's Codes. This Small Business Enterprise - Goods & Services (SBE-G&S) certification is valid for three (3) years. However, to validate continuing eligibility, SBD may conduct random audit(s) within the three (3) year certification period. **Failure to provide required documentation for a random audit will initiate the decertification process.**

At the time of expiration, your firm will submit a Re-certification Application at least one hundred and eighty (180) days, but not less than, ninety (90) days, prior to the end of the three (3) year certification term via the County's web-based system, Business Management Workforce System (BMWS). This will ensure sufficient time for process by SBD. **Failure to provide the re-certification application and required supporting documentation will initiate the decertification process.**

If at any time there is a material or business structure change in the firm including, but not limited to, ownership, officers, director, scope of work being performed, daily operations, affiliations(s) with other businesses or the physical location of the firm, you must notify this office within thirty (30) calendar days of the effective date of the change(s) via the BMWS. Notification should include supporting documentation. You will receive timely instructions from this office as to how you should proceed, if necessary. **Failure to notify SBD of any changes may result in immediate action to decertify the firm.**

This letter will be the only approval notification issued for the duration of your firm's three-year certification. If the firm attains graduation or becomes ineligible during the three-year certification period, you will be properly notified following an administrative process that your firm's certification has been removed pursuant to the code. Your firm's name and tier level will be listed in the directory for all SBE certified firms, which can be accessed through Miami-Dade County's SBD website: <https://www.miamidade.gov/global/business/smallbusiness/home.page>. The categories as listed below affords you the opportunity to bid and participate on contracts with Small Business Enterprise measures.

It is strongly recommended that you register your firm as a bidder with Miami-Dade County. To register, you may visit: <https://www.miamidade.gov/global/business/procurement/home.page>. Thank you for your interest in doing business with Miami-Dade County. If you have any questions or concerns, you may contact our office at 305-375-3111 or via email at [sbdcert@miamidade.gov](mailto:sbdcert@miamidade.gov).

Sincerely,

Jeanise Cummings-Labossiere  
Section Chief, Small Business Development

CATEGORIES: (Your firm may bid or participate on contracts only under these categories)



## **Integrity Janitorial Service Corp.**

NIGP 90775: SITE ASSESSMENT AND SITE FIELD OBSERVATION

NIGP 91039: JANITORIAL AND CUSTODIAL SERVICES

NIGP 91081: WINDOW WASHING SERVICES

NIGP 91873: LANDSCAPING CONSULTING

NIGP 92678: REMEDIATION SERVICES, ENVIRONMENTAL, INCLUDING REHABILITATION SERVICES HAZARDOUS WASTE AND MOLD REMEDIATION

NIGP 98852: LANDSCAPING, INCLUDING DESIGN, FERTILIZING, PLANTING, ETC., NOT GROUNDS MAINTENANCE OR TREE TRIMMING SERVICES

NIGP 98888: TREE TRIMMING AND PRUNING SERVICES



**Integrity Janitorial Service Corp.**

# *State of Florida*

## *Woman & Minority Business Certification*

**integrity janitorial service corp**

Is certified under the provisions of  
287 and 295.187, Florida Statutes, for a period from:  
04/05/2024 04/05/2026

J. Todd Inman  
Florida Department of Management Services



Office of Supplier Diversity  
4050 Esplanade Way, Suite 380  
Tallahassee, FL 32399  
850-487-0915  
[www.dms.myflorida.com/osd](http://www.dms.myflorida.com/osd)



## Integrity Janitorial Service Corp. Section 6: Bidder's Affidavit

**SOLICITATION: IFB 205-037 Pressure Washing Services**

**SUBMITTED TO:** City of Coral Gables  
Procurement Division  
2800 SW 72 Avenue  
Miami, Florida 33155

The undersigned acknowledges and understands the information contained in response to this solicitation and the referenced Schedules A through H shall be relied upon by Owner awarding the contract and such information is warranted by the Bidder to be true and correct. The discovery of any omission or misstatements that materially affects the Bidder's ability to perform under the contract shall be cause for the City to reject the solicitation submittal, and if necessary, terminate the award and/or contract. I further certify that the undersigned name(s) and official signatures of those persons are authorized as (*Owner, Partner, Officer, Representative or Agent of the bidder that has submitted the attached response*). Schedules A through H are subject to Local, State and Federal laws (as applicable); both criminal and civil.

- SCHEDULE A – STATEMENT OF CERTIFICATION
- SCHEDULE B – NON-COLLUSION AND CONTINGENT FEE AFFIDAVIT
- SCHEDULE C – DRUG-FREE STATEMENT
- SCHEDULE D – BIDDER'S QUALIFICATION STATEMENT
- SCHEDULE E – CODE OF ETHICS, CONFLICT OF INTEREST, AND CODE OF SILENCE
- SCHEDULE F – AMERICANS WITH DISABILITIES ACT (ADA)
- SCHEDULE G – PUBLIC ENTITY CRIMES
- SCHEDULE H – ACKNOWLEDGEMENT OF ADDENDA

This affidavit is to be furnished to the City of Coral Gables with its solicitation response. It is to be filled in, executed by the bidder and notarized. If the response is made by a Corporation, then it should be executed by its Chief Officer. This document MUST be submitted with the solicitation response.

Donald James /

  
Authorized Name and Signature

Vice President  
Title

10/15/2025  
Date



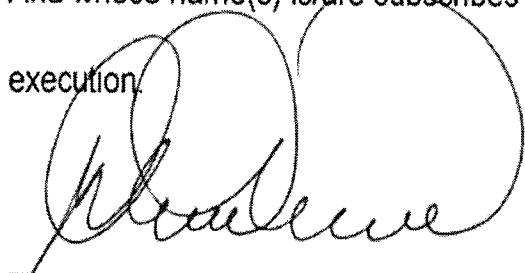
**Integrity Janitorial Service Corp.**

STATE OF Florida

COUNTY OF Miami-Dade

On this 15<sup>th</sup> day of October, 2025, before me the undersigned Notary Public of the State of Florida, personally appeared Donald James  
(Name(s) of individual(s) who appeared before Notary)

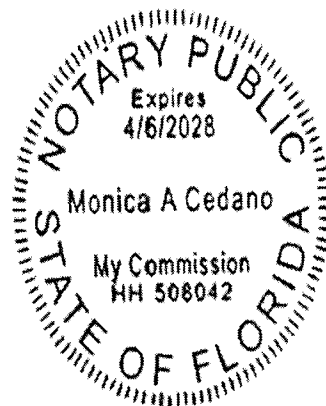
And whose name(s) is/are subscribes to within the instrument(s), and acknowledges it's execution.



NOTARY PUBLIC, STATE OF Florida

Monica A. Cedano

(Name of notary Public; Print, Stamp or Type as Commissioned.)



NOTARY PUBLIC  
SEAL OF OFFICE:

Personally know to me, or Produced Identification:

J374-065-22-000-0

(Type of Identification Produced)



## Integrity Janitorial Service Corp.

### SCHEDULE "A" - CITY OF CORAL GABLES - STATEMENT OF CERTIFICATION

Neither I, nor the company, hereby represented has:

- a. employed or retained for a commission, percentage brokerage, contingent fee, or other consideration, any company or person (other than a bona fide employee working solely for me or the company) to solicit or secure this contract.
- b. agreed, as an express or implied condition for obtaining this contract, to employ or retain the services of any company or person in connection with carrying out the contract, or
- c. paid, or agreed to pay, to any company, organization or person (other than a bona fide employee working solely for me or the company) any fee, contribution, donation or consideration of any kind for, or in connection with, procuring or carrying out the contract except as here expressly stated (if any):

### SCHEDULE "B" - CITY OF CORAL GABLES - NON-COLLUSION AND CONTINGENT FEE AFFIDAVIT

1. He/she is the Donald James / Vice President  
(Owner, Partner, Officer, Representative or Agent)

of the bidder that has submitted the attached bid response.

2. He/she is fully informed with respect to the preparation and contents of the attached bid response and of all pertinent circumstances respecting such response;
3. Said response is made without any connection or common interest in the profits with any other persons making any response to this solicitation. Said response is on our part in all respects fair and without collusion or fraud. No head of any department, any employee or any officer of the City of Coral Gables is directly or indirectly interested therein. If any relatives of bidder's officers or employees are employed by the City, indicate name and relationship below.

Name: N/A Relationship: N/A

Name: N/A Relationship: N/A

4. No lobbyist or other bidder is to be paid on a contingent or percentage fee basis in connection with the award of this Contract.



## **Integrity Janitorial Service Corp.**

### **SCHEDULE "C" CITY OF CORAL GABLES -VENDOR DRUG-FREE STATEMENT**

Preference may be given to bidders submitting a certification with their bid/proposal certifying they have a drug- free workplace in accordance with Section 287.087, Florida Statutes. This requirement affects all public entities of the State and becomes effective January 1, 1991. The special condition is as follows:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under solicitation a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under solicitation, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section. As the person authorized to sign the statement, I certify that this form complies fully with the above requirements.

The company submitting this solicitation has established a Drug Free work place program in accordance with State Statute 287.087



**Integrity Janitorial Service Corp.**

# **Certificate of Compliance**

## **Florida Drug-Free Workplace Program**

This is to certify that

Integrity Janitorial Services  
10871 SW 188th St. Unit 21  
Miami, FL 33157

has established and maintains a Drug-Free Workplace Program in accordance with  
the requirements of  
Section 287.087 and Section 440.102 of the Florida Statutes.

This certification affirms that the company has implemented a policy to ensure a  
workplace free of  
the unlawful manufacture, distribution, dispensation, possession, or use of  
controlled substances and  
is committed to maintaining a safe and healthy work environment for all employees.

Donald James

Authorized Representative

Signature

Title: Vice President Date: 10/28/2025

*Integrity Janitorial Services • Florida Drug-Free Workplace Certification*





## Integrity Janitorial Service Corp.

### SCHEDULE "D" CITY OF CORAL GABLES – BIDDER'S QUALIFICATION STATEMENT

The undersigned declares the truth and correctness of all statements and all answers to questions made hereinafter:

#### GENERAL COMPANY INFORMATION:

Company Name: Integrity Janitorial Service Corp

Address: 10871 S.W. 188<sup>th</sup> Street, Unit # 21 Cutler Bay Florida 33157  
Street City State Zip Code

Telephone No: (305) 233-6089 Fax No: (305) 513-5067 Email: Djames4739@aol.com

How many years has your company been in business under its present name? 40+ Years

If company is operating under Fictitious Name, submit evidence of compliance with Florida Fictitious Name Statue:

N/A

Under what former names has your company operated? : Integrity Janitorial Service Corp

At what address was that company located? 10871 S.W. 188<sup>th</sup> Street, Unit # 21, Cutler Bay, FL 33157

Is your Company Certified? Yes X No If Yes, ATTACH COPY of Certification.

Is your Company Licensed? Yes X No If Yes, ATTACH COPY of License

Has your company or its senior officers ever declared bankruptcy?

Yes \_\_\_\_\_ No X If yes, explain: N/A

#### LEGAL INFORMATION:

Please identify each incident *within the last five (5) years* where a civil, criminal, administrative, other similar proceeding was filed or is pending, if such proceeding arises from or is a dispute concerning the bidder's rights, remedies or duties under a contract for the same or similar type services to be provided under this solicitation *(A response is required. If applicable please indicate "none" or list specific information related to this question. Please be mindful that responses provided for this question will be independently verified)*:

N/A

Has your company ever been debarred or suspended from doing business with any government entity?

Yes \_\_\_\_\_ No X If Yes, explain \_\_\_\_\_



## **Integrity Janitorial Service Corp.**

### **SCHEDULE "E" CITY OF CORAL GABLES - CODE OF ETHICS, CONFLICT OF INTEREST, AND CODE OF SILENCE**

THESE SECTIONS OF THE CITY CODE CAN BE FOUND ON THE CITY'S WEBSITE, UNDER GOVERNMENT, CITY DEPARTMENT, PROCUREMENT, PROCUREMENT CODE (CITY CODE CHAPTER 2 ARTICLE VIII); SEC 2-1023; SEC 2-606; AND SEC 2-1027, RESPECTIVELY.

IT IS HEREBY ACKNOWLEDGED THAT THE ABOVE NOTED SECTIONS OF THE CITY OF CORAL GABLES CITY CODE ARE TO BE ADHERED TO PURSUANT TO THIS SOLICITATION.

### **SCHEDULE "F" CITY OF CORAL GABLES - AMERICANS WITH DISABILITIES ACT (ADA) DISABILITY NONDISCRIMINATION STATEMENT**

I understand that the above named firm, corporation or organization is in compliance with and agreed to continue to comply with, and assure that any sub-contractor, or third party contractor under this project complies with all applicable requirements of the laws listed below including, but not limited to, those provisions pertaining to employment, provision of programs and service, transportation, communications, access to facilities, renovations, and new construction.

The American with Disabilities Act of 1990 (ADA), Pub. L. 101-336, 104 Stat 327, 42 U.S.C. 12101,12213 and 47 U.S.C. Sections 225 and 661 including Title I, Employment; Title 11, Public Services; Title III, Public Accommodations and Services Operated by Private Entities; Title IV, Telecommunications; and Title V, Miscellaneous Provisions.

The Florida Americans with Disabilities Accessibility Implementation Act of 1993, Sections 5553.501-553.513, Florida Statutes

The Rehabilitation Act of 1973, 229 U.S.C. Section 794

The Federal Transit Act, as amended, 49 U.S.C. Section 1612

The Fair Housing Act as amended, 42 U.S.C. Section 3601-3631

### **SCHEDULE "G" CITY OF CORAL GABLES - STATEMENT PURSUANT TO SECTION 287.133 (3) (a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES**

1. I understand that a "public entity crime" as define in Paragraph 287.133(1)(g), **florida Statutes**, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any Proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
2. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), **florida Statutes**, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.



## Integrity Janitorial Service Corp.

3. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

1. A predecessor or successor of a person convicted of a public entity crime; or 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

4. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which Proposals or applies to Proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

5. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **[Must indicate which statement below applies.]**

☐ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

☐ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

☐ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list.

**[Attach a copy of the final order]**

**I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.**



## Integrity Janitorial Service Corp.

### SCHEDULE "H" CITY OF CORAL GABLES - ACKNOWLEDGEMENT OF ADDENDA

1. The undersigned agrees, if this bid response is accepted, to enter in a Contract with the CITY to perform and furnish all work as specified or indicated in the solicitation, any associated addendum and Contract Documents within the contract time indicated in the solicitation and in accordance with the other terms and conditions of the solicitation and contract documents.
2. Acknowledgement is hereby made of the following Addenda, if any (identified by number) received since issuance of the applicable solicitation.

Addendum No. 1 Date 10/29/25

Addendum No. \_\_\_\_\_ Date \_\_\_\_\_

Addendum No. 2 Date 11/5/25

Addendum No. \_\_\_\_\_ Date \_\_\_\_\_

Addendum No. \_\_\_\_\_ Date \_\_\_\_\_

Addendum No. \_\_\_\_\_ Date \_\_\_\_\_

**Failure to adhere to changes communicated via any addendum may render your response non-responsive.**



## Integrity Janitorial Service Corp.



*Invitation for Bids  
IFB 2025-037  
Pressure Washing Services*

### ADDENDUM NO. 1

*Issued Date: October 29, 2025*

The following answers, changes, additions, and attachment (s) amend the (ITB/RFP/RFO) document of the above captioned solicitation and shall become a part of the contract documents.

#### I. Changes:

1. The question period is being extended until Thursday, October 30, 2025, at 8:00 am.

This addendum shall be acknowledged in Section 8 of the IFB document (Schedule "H" - Acknowledgement of Addenda) form. All other terms and conditions of this IFB shall remain the same, and in full force and effect.

Sincerely,

Celeste S. Walker-Harmon  
Chief Procurement Officer



# Integrity Janitorial Service Corp.



**Invitation for Bids  
IFB 2025-037  
Pressure Washing Services**

**ADDENDUM NO. 2**

**Issued Date: November 5, 2025**

The following answers, changes, additions, and attachment (s) amend the (ITB/RFP/RFQ) document of the above captioned solicitation and shall become a part of the contract documents.

**I. Questions and Answers:**

**1) Can you provide the previous pricing for these services?**

**Answer:** No, this is a new contract, there is no previous pricing information.

**2) What was the budget for the past contract? And for the current one?**

**Answer:** There is no past contract for these services. The current estimated annual budget for this contract is \$160,000.00.

**3) Can we have a copy of the bid tabulation for the past contract? With each company's pricing?**

**Answer:** Refer to question 1 response.

**4) In regards to Group 2, does Exterior Cleaning include all exterior surfaces facing the streets up, for example, to the 9th floor?**

**Answer:** Refer to Sections 2.5.1 and 2.5.2 of IFB document.

**5) Since all external walls have to be pressure cleaned, is the vendor expected to use a lift to clean the top floors (8th, 9th floors)? How did the previous vendor approach this?**

**Answer:** Refer to question 1 response.

**6) Could a filter barrier be installed around the drains and the debris manually removed with a shovel as a more cost-effective solution?**

**Answer:** No, a filter barrier and debris manually removed will not be allowed. The contaminated water must be collected, removed from the property, and disposed of appropriately. Refer to Sections 2.3.15, 2.4.5, 2.4.6 and 2.6.4 of the IFB document.

**7) Please define "Reclaimed" and clarify what the process is for disposing of water.**

**Answer:** All water used in the pressure washing must be collected, removed from property and disposed of appropriately. None of the contaminated water can be disposed of in drainage system. Refer to Section 2.6.4 of the IFB document.



## **Integrity Janitorial Service Corp.**

**8) Are there any permits required? If so, will the vendor be paying for it or The City?**

**Answer:** Yes, a work permit is required. Refer to Section 2.3.7 of the IFB document.

**9) Will the successful bidder required to remove graffiti?**

**Answer:** Yes, the successful bidder will be required to remove graffiti.

**10) Page 14, Section 2.3.7 requires a bidder to obtain all necessary permits to perform the work. When are the permits required to be held by a proposer?**

**Answer:** Refer to question 8 response.

**11) Can you provide the approximate month /year each facility was cleaned?. To estimate the level of dirt buildup?**

**Answer:** Garage 1 – Exterior unknown; Floors were pressure washed in-house in 2024.  
Garage 2 – Exterior was pressure washed in 2023; interior was pressure washed in 2025.  
Garage 3 – Facility is 2 years old: Exterior has never been pressure washed; Interior was pressure washed in-house in 2024.  
Garage 4 – Exterior and interior unknown; Roof was pressure washed in-house 2024 and 2025.  
Garage 6 – Exterior was pressure washed in 2024; Interior was pressure washed over five (5) years ago.

**12) Water Recovery: Is water recovery required?**

**Answer:** Refer to Section 2.3.15 of IFB document.

**13) Drain Covering: Is drain covering required during operations?**

**Answer:** Refer to Sections 2.3.15, 2.4.6, and 2.6.4 of IFB document.

**14) Gum Removal: Is gum removal required as part of the scope?**

**Answer:** Refer to Section 2.4.4 of IFB document.

**15) Surfaces: Please clarify what is included under "all surfaces."**

**Answer:** Refer to Section 2.4.1 of IFB document.

**16) Ceiling Areas: If ceiling tiles are included, should electric boxes, fire sprinklers, alarms, cameras, etc. be covered during cleaning?**

**Answer:** Refer to Sections 2.3.4 and 2.3.16 of the IFB document.

**17) Exterior Areas: Regarding exterior, are the roof and fascia included in the scope of work?**

**Answer:** Refer to Sections 2.5.2 and 2.5.3 of IFB document.



## **Integrity Janitorial Service Corp.**

**18) Water Supply: Will the City provide water for service operations?**

**Answer:** The City will provide access to water sources at the parking garages where available. The water pressure on the upper levels of Garage 2 and Garage 6 is insufficient to operate pressure washing equipment effectively. The awarded bidder will be responsible for implementing an alternative method or workaround as needed to complete the services at these locations.

**19) Water Meter: If water is not provided, will the City supply a water meter? If not, should the contractor provide one?**

**Answer:** No, the City will not provide a water meter. Refer to question 18 response for additional information on the water supply at the parking garages.

**20) Noise Restrictions: Is there a specific noise ordinance or service schedule that must be followed?**

**Answer:** Refer to Section 4.29 of IFB document.

**21) Garage Sensors: Are carbon monoxide sensors present in the garages?**

**Answer:** Garages 2 and 6 have carbon monoxide sensors and exhaust fans. The other garage facilities are open-air facilities.

**22) What is the City's proposed frequency to pressure wash each garage?**

**Answer:** The proposed frequency is annually, resources permitting.

**23) Please confirm contractor is responsible to recover the grey water.**

**Answer:** Yes, the contractor awarded shall be responsible for recovering grey water. Refer to Sections 2.3.15, 2.4.5, and 2.6.4 of the IFB document.

**24) What is the annual budget for this contract?**

**Answer:** Refer to question 2 response.

**25) Is the contractor responsible to obtain a permit? If so, what is the cost?**

**Answer:** Refer to question 8 response.

**26) Is there any restrictions in using gas powered equipment?**

**Answer:** No restrictions currently, during permitted work hours as per Section 4.29 of the IFB document.

**27) Section 2.5.2, "pressure wash exterior walls", what is the square footage of the exterior walls?**

**Answer:** This information is not available.





## Integrity Janitorial Service Corp.

**28) Page 13 section 2.2, the square footage for each garage listed, does that include the exterior Walls square footage too?**

**Answer:** No, the square footage provided in Section 2.2 does not include exterior walls square footage.

**29) Who is responsible for closing off garage floors for cleaning?**

**Answer:** The contractor is responsible for closing off the garage floor for cleaning.

**30) Are there any time restrictions of when work can be performed?**

**Answer:** Refer to Section 4.29 of IFB document.

**31) Reference "Minimum Qualifications", is there a minimum project size bidders must prove they've completed? For example, will a reference of 3,000 square feet be acceptable? This ITB is for over 900,000 square feet of pressure washing.**

**Answer:** There is no set minimum project size. However, references should reflect experience with projects of a similar scope and complexity as outlined in Section 3(A)(1) of the IFB document..

**32) The unit pricing in your online form doesn't allow for three-digit submission \$0.020. Something needs to be adjusted, please.**

**Answer:** The system does not allow three-digit submissions.

**33) Also, sq. ft. increments were provided yet, you are asking for LS?**

**Answer:** Refer to Section 2.2. of the IFB document. The unit of measure are correct as requested. Infor lines 1 through 10 are priced per building. Line 11 is priced per square foot.

**34) Online pricing form is set up differently than the information provided. LS vs. Sq. Ft. Also, you are unable to add a sq. ft price of \$0.021 on the graph. Will this online submission form be updated to work with your pricing breakdown request. The system does not allow three digit submissions.**

**Answer:** Refer to question 33 response.

**35) Group 1 – Interior Pressure Washing Service (Garage Facilities)  
Are water sources available on each level or only at some specific levels?**

**Answer:** Refer to question 18 response.

**36) Group 1 – Interior Pressure Washing Service (Garage Facilities): Will we need to bring pumps, tanks, or hoses running long distances?**

**Answer:** Refer to Section 2.2 of the IFB document.



## Integrity Janitorial Service Corp.

- 37) Group 1 – Interior Pressure Washing Service (Garage Facilities)**  
**Are electrical outlets available**

**Answer:** Electrical outlets are not available in all areas of the parking garage facilities.

- 38) Group 1 – Interior Pressure Washing Service (Garage Facilities)**  
**Are surfaces concrete, painted, sealed, or mixed?**

**Answer:** Surfaces of the parking garages are mixed.

- 39) Group 1 – Interior Pressure Washing Service (Garage Facilities)**  
**Are there existing surface coatings or markings that must be preserved?**

**Answer:** Existing surfaces of the parking garages are painted and should be preserved, whenever possible.

- 40) Group 1 – Interior Pressure Washing Service (Garage Facilities)**  
**Are areas requiring heavy pre-treatment (e.g., gum patches, grease zones) to be quantified separately or assumed standard?**

**Answer:** The proposer's pricing shall be all-inclusive and account for all requirements outlined in Section 2 of the solicitation. Areas requiring heavy pre-treatment (such as gum patches or grease zones) shall be considered part of the standard scope of work and included in the proposed cost.

- 41) Group 1 – Interior Pressure Washing Service (Garage Facilities)**  
**Are there height restrictions (e.g., low clearance areas)?**

**Answer:** Yes, each parking garage facility has the clearance restrictions listed at the entrances.

- 42) Group 1 – Interior Pressure Washing Service (Garage Facilities)**  
**Are all anticipated aged paint or incidental cosmetics due to cleaning activities allowances without penalty of damage issues being raised by the City?**

**Answer:** No. Refer to Sections 2.3.4, 2.3.5, 2.3.16, and 4.17 of the IFB document.

- 43) Group 2 - Exterior Pressure Washing Services**  
**What exactly defines "exterior" for pricing, are that exterior only referring only to the associated listing garage(s) only?**

**Answer:** Refer to Section 2.5.2, 2.5.3 and 2.5.4 of IFB document.

- 44) Group 2 – Exterior Pressure Washing Services**  
**For exteriors, are façades, ramps, entryways, and signage included?**

**Answer:** Refer to question 43 response.

- 45) Group 2 - Exterior Pressure Washing Services**  
**Will heavily corroded/algae surfaces require brushing prior to pressure washing?**

**Answer:** Yes. The contractor shall perform all necessary surface preparation, including brushing or pre-treatment, to ensure effective cleaning and removal of buildup such as algae, mold, or corrosion.



## Integrity Janitorial Service Corp.

- 46) Group 2 - Exterior Pressure Washing Services. How is access granted for rooftop levels and ceiling surfaces?**

**Answer:** Rooftops are accessible by vehicle. Most ceilings are 7' feet or under. The entrances may require a lift to reach the ceilings.

- 47) Will façade cleaning require rope descent systems, scaffolding, or boom lifts? Are anchor points provided?**

**Answer:** No, the City will not provide anchor points or access equipment. It is the contractor's responsibility to determine and provide the appropriate equipment and cleaning methods necessary to safely and effectively perform the façade cleaning in accordance with all applicable safety regulations and industry standards.

- 48) Regarding Group 2 & 3 Will Group 3 include structures like garages (horizontal concrete) or include non-garage areas (decorative paves, amphitheater steps, monuments, fountains, etc.)?**

**Answer:** Refer to Section 2.6 of the IFB document.

- 49) Group 2 & 3: Is there a minimum square footage the city guarantees per request?**

**Answer:** No, refer to Section 4.23 and 7.4

- 50) Group 2 & 3 Should architectural façade detailing and textured surfaces (paseos/plazas) be priced as standard or special treatment?**

**Answer:** The Contractor is responsible for determining and including in their pricing any additional effort, equipment, or methods necessary to properly clean architectural façade detailing and textured surfaces. The City will not distinguish between standard or special treatment for these areas. All conditions shall be accounted for within the applicable lump sum (Group 2) or square foot (Group 3) pricing.

- 51) Regarding Environmental & Compliance Constraints: Can runoff entering facility drain after oily preventive barriers installations and oily absorbents installations, or must we prevent all discharges regardless of pre-treatment-barriers?**

**Answer:** No, all wastewater must be collected and properly disposed of. Refer to Sections 2.3.15, 2.4., and 2.6.4 of IFB document for additional information.

- 52) Regarding Environmental & Compliance Constraints: Do all facilities for all groups have interior drainages that can be utilized? Will the City provide drainage maps to identify floor drains requiring protection or covering?**

**Answer:** No, refer to Section 2.3.15 and 2.4.6 of IFB document for additional information.

- 53) Regarding Environmental & Compliance Constraints: Are specific biodegradable(s) or specific city-approved detergents required?**

**Answer:** No, specific biodegradable(s) or specific city-approved detergents are not required. Refer to Section 2.3.2 and 2.3.3 of IFB document for additional information.



## Integrity Janitorial Service Corp.

**54) Regarding Environmental & Compliance Constraints: Are noise level limits in place due in the area during working hours?**

**Answer:** Refer to question 20 response..

**55) Regarding Environmental & Compliance Constraints: For waste waters, are contractors Allowed to use vacuum recovery systems?**

**Answer:** Yes, vacuum recovery systems are allowed as long as it is not in conflict with sections 2.3.15, 2.4.6, and 2.6.4 of the IFB document

**56) Regarding Environmental & Compliance Constraints: Will the City provide a wastewater Disposal Location (account-site), or must contractor pay per-gallon disposal fees?**

**Answer:** The City will not provide a wastewater disposal location. Please refer to sections 2.3.15, 2.4.6, and 2.6.4 of the IFB document

**57) Regarding Environmental & Compliance Constraints: What is the approval turnaround time for chemical SDS review?**

**Answer:** The approval turnaround time for chemical SDS review will not exceed one (1) work week.

**58) Regarding Environmental & Compliance Constraints: Is Group 2 lift certification requirements applicable to operators on each site?**

**Answer:** Refer to Section 2.3.9 of the IFB document.

**59) Regarding Environmental & Compliance Constraints: Is Fall Protection Certification required for Exterior façade or upper-deck edge work?**

**Answer:** Refer to Section 2.3.9 of the IFB document.

**60) Time Frequency: What is the frequency for each facility or recurring times (monthly, quarterly, annually)? or at least a gross estimate of frequency?**

**Answer:** Refer to question 22 response.

**61) Pricing Structure Clarifications: For Group 1 and 2 (priced per building), should pricing include mobilization/demobilization?**

**Answer:** Yes, pricing shall include all labor, supervision, equipment, vehicles, tools, materials, transportation, and approved cleaning products necessary to perform pressure washing services at designated City facilities.

**62) Pricing Structure Clarifications: Do different surface materials (e.g., tile, textured stone) Permit Different Pricing Tiers?**

**Answer:** No, pricing shall be as requested in Infor.



## Integrity Janitorial Service Corp.

- 71) Additional Services/Expectations: Are the city closing the areas to be temporarily closed during service, or must they remain accessible for public safety (such as elevators, halls, stairwells, and lobbies)**

**Answer:** Public access must be maintained at all times for safety purposes. Elevators, stairwells, and other key access points cannot all be closed simultaneously.

- 72) Confirmation of Approximate Areas & Levels: is wash- total area (sf-interior) includes ramps, stairs & drive lanes?**

**Answer:** Yes, the square footage provided for the parking garages includes ramps, stairs, and drive lanes.

- 73) Confirmation of Approximate Areas & Levels: Are ceilings included in the interior square footage for group 1?**

**Answer:** Ceilings are not included in the square footage calculation provided in Section 2.2 of The IFB document.

- 74) Confirmation of Approximate Areas & Levels: are all vertical surfaces (walls, columns) counted in surface area for each facility group 1**

**Answer:** Vertical surfaces are not included in the square footage calculation provided in Section 2.2 of the IFB document.

- 75) Safety Compliance (Very cost-sensitive) Does the City provide man lifts or is the contractor responsible for rental?**

**Answer:** No, the City will not provide man lifts. The contractor is responsible for all labor and supervision, equipment, vehicles, tools, materials, transportation, and approved cleaning products necessary to perform pressure washing services at designated City facilities.

- 76) What is the City's approval turnaround time for chemical SDS review?**

**Answer:** Refer to question 57 response.

- 77) Is Fall Protection Certification required for exterior**

**Answer:** Refer to question 59 response.

- 78) Are specific lifts and other related equipment, besides harnesses needed for upper-level pressure washing (e.g., exterior façades)? Please describe how has being done in the pass for facilities with multiple levels.**

**Answer:** The contractor is responsible for determining and providing the appropriate equipment necessary to safely and effectively perform the work, in compliance with all applicable safety regulations. Refer to Sections 2.3.9 and 4.17 for additional information.

- 79) Additional Services/Expectations: Will parking/ or staging areas space be allocated for Contractor vehicles, water recovery trailers, or lifts (while performing the jobs?)**

**Answer:** Yes, designated legal parking or staging areas can be made available for the contractor's vehicles, water recovery trailers, and lifts while work is being performed.



**Integrity Janitorial Service Corp.**

This addendum shall be acknowledged in Section of Addenda) form.

**All terms and conditions of the subject solic except to the extent herein amended.**

Sincerely,

Celeste S.  
Walker-Harmon

Digitally signed by Celeste  
S. Walker-Harmon  
Date: 2025.11.05 12:52:57  
+05'00'

Celeste S. Walker-Harmon  
Chief Procurement Officer



**Integrity Janitorial Service Corp.**

## Section 7: Employer E-Verify Affidavit



**City of Coral Gables  
Finance Department/Procurement Division**


### Employer E-Verify Affidavit

By executing this affidavit, the undersigned employer verifies its compliance with F.S. 448.095, stating affirmatively that the individual, firm or corporation has registered with and utilizes the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in F.S. 448.095 which prohibits the employment, contracting or sub-contracting with an unauthorized alien. The undersigned employer further confirms that it has obtained all necessary affidavits from its subcontractors, if applicable, in compliance with F.S. 448.095, and that such affidavits shall be provided to the City upon request. Failure to comply with the requirements of F.S. 448.095 may result in termination of the employer's contract with the City of Coral Gables. Finally, the undersigned employer hereby attests that its federal work authorization user identification number and date of authorization are as follows:

65-0698308  
Federal Work Authorization User Identification Number  
10/15/2025  
Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct.

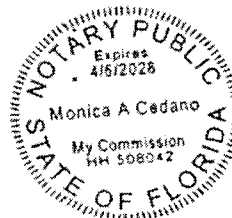
Executed on 10/15/2025 in Miami (city), FL (state).

  
Signature of Authorized Officer or Agent

Donald James / Vice President  
Printed Name and Title of Authorized Officer or Agent


SUBSCRIBED AND SWORN BEFORE ME  
ON THIS THE 15<sup>th</sup> DAY OF October, 20 25

  
NOTARY PUBLIC  
My Commission Expires:  
4-06-2028





**Integrity Janitorial Service Corp.**

 An official website of the United States government [Here's how you know](#)

**E-Verify**

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My Company Account

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Modernize  
the  
employment  
eligibility  
verification  
process  
today!

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## My Company Profile

### Company Information

**Company Name**

Integrity Janitorial Service Corp

**Doing Business As (DBA) Name**

Integrity Janitorial Service Corp

**Company ID**

1649552

**Enrollment Date**

Mar 02, 2021

**Employer Identification Number (EIN)**

**Unique Entity Identifier (UEI)**





## Integrity Janitorial Service Corp.

650698308

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**DUNS Number**

783543515

**Total Number of Employees**

10 to 19

**NAICS Code**

561

**Sector**

Administrative and Support and Waste  
Management and Remediation Services

**Subsector**

Administrative and Support Services

[Edit Company Information](#)

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## Employer Category

**Employer Category**

State Government

[Edit Employer Category](#)

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## Company Addresses      Hiring Sites

**Physical Address**

10871 SW 188th Street  
Unit 21  
Cutler Bay, FL 33157

**Number of Sites**

1

[Edit Hiring Sites](#)

**Mailing Address**

Same as Physical Address



**Integrity Janitorial Service Corp.**

**Edit Company Addresses**

## Company Access

**My Company is configured to:**

Verify Its Own Employees

**Memorandum of Understanding**

[View Current MOU](#)

[U.S. Department of Homeland Security](#) [U.S. Citizenship and Immigration Services](#)

[Accessibility](#) [Plug-ins](#) [Site Map](#)





## Integrity Janitorial Service Corp.

### Section 8: Lobbyist Registration Form

CITY OF CORAL GABLES  
FINANCE DEPARTMENT/PROCUREMENT DIVISION  
LOBBYIST REGISTRATION FORM

SOLICITATION NAME/NUMBER: IFB No. 2025-037 – Pressure Washing Services

The Bidder/Proposer certifies that it understands if it has retained a lobbyist(s) to lobby in connection with this specific competitive solicitation that each lobbyist retained has timely filed the registration or amended registration required under the City of Coral Gables Lobbyist Registration requirement pursuant to Ordinance 2021-24 as outlined below.

*Lobbyist* means an individual, firm, corporation, partnership, or other legal entity employed or retained, whether paid or not, by a principal, or that contracts with a third-party for economic consideration to perform lobbying activities on behalf of a principal.

*Lobbying activity* means any attempt to influence or encourage the passage or defeat of, or modification to, governmental actions, including, but not limited to, ordinances, resolutions, rules, regulations, executive orders, and procurement actions or decisions of the city commission, the mayor, any city board or committee, or any city personnel. The term "lobbying activity" encompasses all forms of communication, whether oral, written, or electronic, during the entire decision-making process on actions, decisions, or recommendations which foreseeably will be heard or reviewed by city personnel. This definition shall be subject to the exceptions stated below.

*Procurement matter* means the city's processes for the purchase of goods and services, including, but not limited to, processes related to the acquisition of: technology; public works; design services; construction, professional architecture, engineering, landscape architecture, land surveying, and mapping services; the purchase, lease or sale of real property; and the acquisition, granting, or other interest in real property.

*City personnel* means those city officials, officers and employees who are entrusted with the day-to-day policy setting, operation, and management of certain defined city functions or areas of responsibility, even though ultimate responsibility for such functions or areas rests with the city commission, with the exception of the City Attorney, Deputy City Attorney, and Assistant City Attorneys, advisory personnel (members of city advisory boards and agencies whose sole or primary responsibility is to recommend legislation or give advice to the city commission); and any employee of a city department or division with the authority to participate in procurement matters, when the communication involves such procurement.

**Affidavit requirement.** The following provisions shall apply to certain individuals who, in procurement matters participate in oral presentations or recorded negotiation meetings and sessions:

- a. The principal shall list on an affidavit form, provided by the City, all technical experts or employees of the principal whose normal scope of employment does not include lobbying activities and whose sole participation in the city procurement matter involves an appearance and participation in a city procurement matter involves an appearance and participation in an oral presentation before a city certification, evaluation, selection, technical review or similar committee, or recorded negotiation meetings or sessions.
- b. No person shall appear before any procurement committee or at any procurement negotiation meeting or session on behalf of a principal unless he/she has been listed as part of the principal's presentation or negotiation team or has registered as a lobbyist. For purposes of this subsection only, the listed members of the oral presentation or negotiation team shall not be required to separately register as lobbyists or pay any registration fees. The affidavit will be filed by the city procurement staff with the city clerk at the after the proposal is submitted or prior to the recorded negotiation meeting or session. Notwithstanding the foregoing, any person who engages in lobbying activities in addition to appearing before a procurement committee to make an oral presentation, or at a recorded procurement negotiation meeting or session, shall comply with all lobbyist registration requirements.

The Bidder/Proposer hereby certifies that: (select one)

☒ It has not retained a lobbyist(s) to lobby in connection with this competitive solicitation; however, if one is retained anytime during the competitive process and prior to contract execution for this project, the lobbyist will properly register with the City Clerk's Office within two (2) business days of being retained with copy to the city procurement staff.

☐ It has retained a lobbyist(s) to lobby in connection with this competitive solicitation and certified that each lobbyist retained has timely filed the registration or amended registration required under the City of Coral Gables



## Integrity Janitorial Service Corp.

CITY OF CORAL GABLES

FINANCE DEPARTMENT/PROCUREMENT DIVISION

### LOBBYIST REGISTRATION FORM

Lobbyist Registration requirement pursuant to Ordinance 2021-24 Section and that the required affidavit has been properly filed

It is a requirement of this solicitation that the following information be provided for all lobbyists retained to lobby in connection with this solicitation be listed below:

Name of Lobbyist: \_\_\_\_\_  
Lobbyist's Firm (if applicable): \_\_\_\_\_  
Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Name of Lobbyist: \_\_\_\_\_  
Lobbyist's Firm (if applicable): \_\_\_\_\_  
Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Name of Lobbyist: \_\_\_\_\_  
Lobbyist's Firm (if applicable): \_\_\_\_\_  
Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Name of Lobbyist: \_\_\_\_\_  
Lobbyist's Firm (if applicable): \_\_\_\_\_  
Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

Printed Name: Donald James

Date: 10/15/2025

Title: Vice President

Bidder/Proposer Name: Integrity Janitorial Service Corp



**Integrity Janitorial Service Corp.**