



The City of Coral Gables

Procurement Division

2800 S.W. 72ND AVENUE
MIAMI, FLORIDA 33155

January 22, 2026

All Responding Bidders (See Distribution List)

SUBJECT: IFB 2025-037 Pressure Washing Services

Dear Bidders:

The evaluation of the bids submitted in response to the above cited solicitation is complete. The City Manager has recommended an award as shown in the attached document.

This notice is provided in accordance with Section 2-910 (c) of the Code of the City of Coral Gables. Our provision of this notice also serves to confirm the lifting of the Cone of Silence from this procurement action as dictated by Section 2-1027 (4)(b) of the same City Code.

Thank you for your participation in this competition. If you have any questions please contact Neivy Garcia, Procurement Specialist at 305-460-5121 or ngarcia@coralgables.com.

Sincerely,

A handwritten signature in blue ink, reading "Celeste S. Walker-Harmon".

Celeste S. Walker-Harmon
Chief Procurement Officer

Attachment: Award Recommendation

Distribution List:

- 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.
- Square Wash, LLC

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

Digitally signed by Peter J. Iglesias
Date: 2026.01.21 16:00:15 -0500

SUBJECT: Award Recommendation
IFB 2025-037 Pressure Washing
Services

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

VENDOR NAME		QUANTITY		UNIT PRICE		LINE TOTAL		UNIT PRICE		LINE TOTAL		UNIT PRICE		LINE TOTAL		UNIT PRICE		LINE TOTAL		UNIT PRICE		LINE TOTAL							
Vendor 1 (H)		17-197926		46-508417		39-798391		65-069308		22-2867084		82-4622113		45-5509311		26-3802976		46-5439932		67-2156913		20-4908937		86-1640438					
Corporation Address/ Locations (County & State):		5961 SW 68 St #402 South Miami, FL 33143		1497 Red Head Blvd Naples, FL 34110		1105 Chokee Lane St Augustine, FL 32092		10873 SW 168 St, Unit 23 Cutter Bay, FL 33157		26 Law Drive Section E Fairfield, SC 29004		26 1st E Court Chadron, SC 29036		12296 Wiles Road Cora Springs, FL 33076		2676 S Bayshore Drive Miami, FL 33133		115 Magnolia Mall Place Havlicek, NC 28532		1172 S. Dixie Hwy Coral Gables, FL 33146		21482 SW 91 Ave Cutter Bay, FL 33189		7500 NW 74 Ave Medley, FL 33166		14902 SW 82 Lane, Apt. 202 Miami, FL 33193			
Local Preference? Cor at Gables/ Miami-Dade County		Yes		No		No		Yes		No		No		No		Yes		No		Yes		Yes		Yes					
Local 5% Preference Applicable? Cor at Gables/ Miami-Dade County		No		No		No		No		No		No		No		No		No		No		No		No					
Vendor Contact (For this bid)		Joe Yadenama 805-518-8276		Susan Sumner 239-415-7225		Alma Zuber 813-271-7608		Donald James 305-215-8085		Eric Shatterman 813-515-9149		Cory R. Harford 803-824-0367		Yamile Rangel 813-350-9300		Greg Tanczyk 305-529-3220		Michael H. Whitney 252-852-7009		Scott Pevian 844-352-9274		Monica Larriba 305-381-9881		Christian Infante 305-815-2424		Doreen C. Cardenas 305-903-7780			
Vendor Contact Phone Number		805-518-8276		239-415-7225		813-271-7608		305-215-8085		813-515-9149		803-824-0367		813-350-9300		305-529-3220		252-852-7009		844-352-9274		305-381-9881		305-815-2424		305-903-7780			
Vendor Contact Email		jyadenama@b2b.com		susan@cleanupgroup.com		alzuber@floridaprofessionalpowerwashing.com		djam@44729@aol.com		eric@ericsatterman.com		coryr@corsharford.com		yamile.rangel@mtc-cc.com		greg.tanczyk@mtc-cc.com		michaelh@whitney.com		scott@scottpevian.com		monica@monicalarriba.com		christian@christianinfante.com		doreen@dcardenas.com			
ITEM NO.	DESCRIPTION	QUANTITY	UNIT OF MEASURE	UNIT PRICE	LINE TOTAL	UNIT PRICE	LINE TOTAL	UNIT PRICE	LINE TOTAL	UNIT PRICE	LINE TOTAL	UNIT PRICE	LINE TOTAL	UNIT PRICE	LINE TOTAL	UNIT PRICE	LINE TOTAL	UNIT PRICE	LINE TOTAL	UNIT PRICE	LINE TOTAL	UNIT PRICE	LINE TOTAL	UNIT PRICE	LINE TOTAL				
GROUP 1																													
1	GROUP 1: GARAGE 1 INTERIOR PRESSURE WASH	1	LS	\$7,143.50	\$7,143.50	\$1,385.00	\$1,385.00	\$13,420.00	\$13,420.00	NO BID	NO BID	\$13,455.00	\$13,455.00	\$9,315.00	\$9,315.00	\$7,762.50	\$7,762.50	\$49,914.72	\$49,914.72	\$16,000.00	\$16,000.00	\$5,175.00	\$5,175.00	\$60,030.00	\$60,030.00	\$17,843.40	\$17,843.40	\$15,200.00	\$15,200.00
2	GROUP 1: GARAGE 2 INTERIOR PRESSURE WASH	1	LS	\$18,924.22	\$18,924.22	\$6,169.04	\$6,169.04	\$31,932.00	\$31,932.00	NO BID	NO BID	\$35,654.32	\$35,654.32	\$21,941.32	\$21,941.32	\$20,569.00	\$20,569.00	\$12,411.52	\$12,411.52	\$19,000.00	\$19,000.00	\$11,713.20	\$11,713.20	\$15,079.10	\$15,079.10	\$47,283.11	\$47,283.11	\$19,500.00	\$19,500.00
3	GROUP 1: GARAGE 3 INTERIOR PRESSURE WASH	1	LS	\$15,035.47	\$15,035.47	\$20,749.30	\$20,749.30	\$23,636.00	\$23,636.00	NO BID	NO BID	\$24,521.90	\$24,521.90	\$16,976.70	\$16,976.70	\$14,147.00	\$14,147.00	\$96,904.52	\$96,904.52	\$18,000.00	\$18,000.00	\$9,331.50	\$9,331.50	\$109,405.40	\$109,405.40	\$31,519.81	\$31,519.81	\$17,175.00	\$17,175.00
4	GROUP 1: GARAGE 4 INTERIOR PRESSURE WASH	1	LS	\$10,336.20	\$10,336.20	\$16,478.00	\$16,478.00	\$18,976.00	\$18,976.00	NO BID	NO BID	\$19,674.00	\$19,674.00	\$21,481.00	\$21,481.00	\$11,235.00	\$11,235.00	\$80,065.42	\$80,065.42	\$16,000.00	\$16,000.00	\$7,980.48	\$7,980.48	\$46,884.00	\$46,884.00	\$35,215.32	\$35,215.32	\$18,400.00	\$18,400.00
5	GROUP 1: GARAGE 6 INTERIOR PRESSURE WASH																												

Assigned Procurement Officer: James G. ... 12/1/06
Procurement Officer Signature: [Signature] Date
Witness: Michael Angard 1/21/26