



COMMISSIONERS COURT
COMMUNICATION

REFERENCE NUMBER

PAGE 1 OF

14

DATE:

8/8/2017

SUBJECT: **BID NO. 2017-079 - ANNUAL CONTRACT FOR JANITORIAL SERVICES - FACILITIES MANAGEMENT - VARIOUS VENDORS - PER UNIT PRICE**

COMMISSIONERS COURT ACTION REQUESTED:

It is requested that the Commissioners Court award Bid No. 2017-079, Annual Contract for Janitorial Services, for Facilities Management, to the following vendors at the per unit price:

Group 1 Buildings Include: Administration Building, 350 Building, 350 Garage, 1895 Courthouse, Calhoun Parking Garage, Criminal Courts Building, Criminal Justice Building, Family Law Center, Plaza Building, Plaza Parking Garage, Tarrant County Corrections Center, Taylor Parking Garage, Tim Curry Criminal Justice Center, and Tom Vandergriff Civil Courts Building

Primary Oriental Building Services, Inc.
Secondary CTJ Maintenance, Inc.
Alternate Member's Building Maintenance

Group 2 Buildings Include: Andersen Building, Charles F. Griffin Building, Dionne Phillips Bagsby Southwest Subcourthouse, Lonnel E. Cooper Building, Miller Street Administration Building, and Tarrant County Resource Connection (Buildings 1100, 1200, 1300, 1400, 1500, 2100, 2200, 2400, and 5041)

Primary CTJ Maintenance, Inc.
Secondary Oriental Building Services, Inc.
Alternate Member's Building Maintenance

Group 3 Buildings Include: Cold Springs Jail, Elections Center, Mansfield Subcourthouse, Medical Examiner's Office, North Patrol, Northeast Annex, Northeast Subcourthouse, Northwest Annex, Northwest Subcourthouse, Precinct 1 Maintenance Facility, Precinct 2 Maintenance Facility, Precinct 4 Maintenance Facility, Records Management, Reproduction Building, Scott D. Moore Juvenile Justice Center, South Patrol, Southeast Subcourthouse Annex, Subcourthouse in Arlington, Southeast Subcourthouse Annex, and Public Health WIC Clinics (Arkansas, Eastside, Euless, Fiesta, Green Oaks, Haltom City, La Gran Plaza, Mansfield, Pantego, Randol Mill, Watauga, and White Settlement)

SUBMITTED BY:	Purchasing	PREPARED BY:	James Bocks, CPPB
		APPROVED BY:	



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REFERENCE NUMBER: _____ DATE: 8/8/2017 PAGE 2 OF 14

Primary	CTJ Maintenance, Inc.
Secondary	Oriental Building Services, Inc.
Alternate	Member's Building Maintenance

BACKGROUND:

Notice of the County's intent to bid was advertised in local newspapers, as required by State statute, posted on the Internet, the Arlington Black Chamber of Commerce, the Fort Worth Hispanic Chamber of Commerce, the Fort Worth Metropolitan Black Chamber of Commerce, and the Tarrant County Asian American Chamber of Commerce. One hundred sixty-three (163) vendors were contacted and requested to participate in this bid process. All documents pertaining to this bid were posted on the Tarrant County website and were downloaded by interested bidders. A pre-bid conference held on June 1, 2017 was attended by eleven (11) vendors as well as representatives from Facilities Management, and Purchasing. Eight (8) bids were received.

Bids were evaluated by Facilities Management, Purchasing, and the Auditor's Office to determine if the firms had the required management capability and financial strength to service Tarrant County under this large annual contract.

Palacios Marine and Industrial Coatings withdrew their submission. The bid received from All World Clean did not meet specifications because they did not meet direct wage minimum as required.

The Auditor's review included a rating of the firm's financial viability as: Acceptable, Unacceptable, or Incomplete. Entrust One, UBM Enterprise, Inc., and Andrews Building Services, Inc. are not recommended for award because the Tarrant County Auditor's Office deemed that they submitted Incomplete Financial Records and therefore cannot determine if they have the financial viability to service Tarrant County.

The term of the contract is twenty-four (24) months, effective October 1, 2017, with three (3) options for renewal periods of twelve (12) months each.

Therefore, it is the joint recommendation of Facilities Management and Purchasing that Bid No. 2017-079, Annual Contract for Janitorial Services, be awarded to the vendors listed above at the per unit price.

FISCAL IMPACT:

Expenses are estimated to be approximately \$3,450,122.96.