



COMMISSIONERS COURT
COMMUNICATION

REFERENCE NUMBER

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34

DATE: 09/08/2020

SUBJECT: **BID NO. 2020-145 - 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. 2020-145, Annual Contract for Janitorial Services, for Facilities Management, to the following vendors at the per unit price:

Group 1 Buildings Include: 350 Building, 350 Garage, 1895 Courthouse, Administration Building, 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 UBM Enterprise, Inc.

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, 1801, 2100, 2200, 2400, and 5041)

Primary CTJ Maintenance, Inc.
Secondary Oriental Building Services, Inc.
Alternate UBM Enterprise, Inc.

Group 3 Buildings Include: Support Services, Elections Center, Mansfield Subcourthouse, Medical Examiner's Office, North Patrol, Northeast Annex, Northeast Courthouse, 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 Annex, Subcourthouse in Arlington, and Public Health WIC Clinics (Arkansas, Eastside, Euless, Fiesta, Green Oaks, Haltom City, La Gran Plaza, Warehouse, Randol Mill, Watauga, and White Settlement)

Primary Oriental Building Services, Inc.
Secondary CTJ Maintenance, Inc.
Alternate UBM Enterprise, Inc.

SUBMITTED BY:	Purchasing	PREPARED BY:	Rita C. Pauley, CPO
		APPROVED BY:	



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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. Two hundred three (203) 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 July 8, 2020 was attended by thirteen (13) vendors as well as representatives from the Auditor's Office, Facilities Management and Purchasing. Eleven (11) bids and one (1) no-bid were received.

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

All Janitorial Professional Services, Inc. was deemed non-responsive for marking all Price Forms as confidential. Members Building Maintenance, LLC was deemed non-responsive for not signing the required Signature Form. Stress Free Contracting was deemed non-responsive for failing to submit all nine (9) required references, failing to submit the required complete financial statement for the past two (2) years, and failure to submit the Questionnaire as required.

The Auditor's review included a rating of each firm's financial viability as Acceptable, Unacceptable, or Incomplete. Allworld Clean and LGC Energy Global Energy FM, LLC were not recommended because it cannot be determined if they had the financial viability to service Tarrant County because they submitted incomplete financial records and inadequate documentation to determine whether payroll could be met.

Facilities Management removed item 3-C in all groups because it was determined the service has not been utilized in the past.

The term of the contract is twenty-four (24) months, effective October 1, 2020, with two (2) options for renewal periods of twelve (12) months each.

Therefore, it is the joint recommendation of Facilities Management and Purchasing that Bid No. 2020-145, Annual Contract for Janitorial Services, be awarded to the vendors listed above at the per unit price.

FISCAL IMPACT:

Expenses for last year were approximately \$4,900,000.00.