



**TARRANT COUNTY PURCHASING DEPARTMENT**

100 E. Weatherford St. #303 • Fort Worth, TX 76196 • (817) 884-1414 • (817) 884-2629 (Fax)

Melissa Lee, C.P.M., A.P.P.  
Purchasing Agent

Chris Lax, CPSM, CPSD, CPCP  
Assistant Purchasing Agent

January 17, 2024

Kevin DuBose  
Ideal Fire & Security  
6913 Camp Bowie Blvd  
Fort Worth, TX 76116

Re: RFB 2023-062 – ANNUAL CONTRACT FOR FIRE SPRINKLER INSPECTIONS, REPAIRS, AND PARTS REPLACEMENT

Dear Mr. DuBose:

Referenced bid was for twelve (12) months with two (2) options to renew for additional twelve (12) months each. The original contract was for the period of March 19, 2023, through March 18, 2024. The effective dates for the first renewal option will run from March 19, 2024, through March 18, 2025.

Tarrant County Purchasing Department hereby extends an invitation to Ideal Fire & Security to accept the first option for an additional one (1) year period as the primary vendor for this bid as awarded effective on March 19, 2023. Ideal Fire & Security acknowledges formal renewal of the option, and any contract is contingent upon review and approval by the Tarrant County Commissioner's Court at a later date. Please mark the appropriate response below and provide your signature above your printed name. All prices must remain firm for the optional renewal period through March 18, 2025.

☒ Yes, Ideal Fire & Security will accept the offer to extend the same contract pricing through March 18, 2025.

☐ No, Ideal Fire & Security will NOT accept the offer to extend the same contract pricing through March 18, 2025.

Are any other governmental entities currently utilizing this contract? ☒ Yes ☐ No  
If yes, please return a listing of the participating entities with this letter.

Please fax or email your signed response.

Sincerely,

Bryan Tjaden  
Bryan Tjaden, Senior Buyer  
Tarrant County  
817-212-7359

Kevin DuBose  
Kevin DuBose  
Ideal Fire & Security

1/19/2024  
Date

Others:

\* Upper Trinity Regional Water District  
- Backflow testing



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January 17, 2024

Tracy Sorensen  
Dennis Services, LLC  
121 Central Ave.  
Grapevine, TX 76051

Re: RFB 2023-062 – ANNUAL CONTRACT FOR FIRE SPRINKLER INSPECTIONS, REPAIRS, AND PARTS REPLACEMENT

Tracy Sorensen:

Referenced bid was for twelve (12) months with two (2) options to renew for additional twelve (12) months each. The original contract was for the period of March 19, 2023, through March 18, 2024. The effective dates for the first renewal option will run from March 19, 2024, through March 18, 2025.

Tarrant County Purchasing Department hereby extends an invitation to Dennis Services, LLC to accept the first option for an additional one (1) year period as the secondary vendor for this bid as awarded effective on March 19, 2023. Dennis Services, LLC acknowledges formal renewal of the option, and any contract is contingent upon review and approval by the Tarrant County Commissioner's Court at a later date. Please mark the appropriate response below and provide your signature above your printed name. All prices must remain firm for the optional renewal period through March 18, 2025.

✓ Yes, Dennis Services, LLC will accept the offer to extend the same contract pricing through March 18, 2025.

No, Dennis Services, LLC will NOT accept the offer to extend the same contract pricing through March 18, 2025.

Are any other governmental entities currently utilizing this contract? Yes ☐ No ☒  
If yes, please return a listing of the participating entities with this letter.

Please fax or email your signed response.

Sincerely,

*Bryan Tjaden*

Bryan Tjaden, Senior Buyer  
Tarrant County  
817-212-7359

A handwritten signature in black ink, appearing to read "Tracy Sorensen", written over a horizontal line.

Tracy Sorensen  
Dennis Services, LLC

1/17/2024  
Date

# Memorandum

**To:** Willie Shepherd, Joshua Palmer, & Chad Raines

**Dept.:** Facilities Management

**From:** Bryan Tjaden, Senior Buyer, Purchasing

**Date:** 10/24/2023

**RE:** Renewal of RFB 2023-062 Annual Contract for Fire Sprinkler Inspections, Repairs, and Parts Replacement

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The above referenced contract will expire on March 18, 2024. This contract included two (2) options to renew with the vendor(s) for additional twelve (12) month terms. The first renewal term will commence March 19, 2024, and would expire March 18, 2025.

If you wish to exercise this first option to renew with the vendor(s) listed below for twelve (12) more months, please check the appropriate boxes and email this form **back to me on or before Friday, October 27, 2023.**

Primary - Ideal Fire and Security  
Secondary - Dennis Services LLC

☒ Yes, I wish to continue the current contract with the above-mentioned vendor(s) for the first renewal term of the contract.

532011 / 10000-2024 / Mutiple / \_\_\_\_\_  
(GL acct) / (Fund #) / (Cost Center) / (Grant # or NRG) \_

☐ No, I do not wish to continue the current contract with the above-mentioned vendor(s) for the following reason(s).

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SIGNATURE: Willie Shepherd Jr. DATE: 10/30/2023

RFB 2023-062 Annual Contract for Fire Sprinkler Inspections, Repairs, and Parts Replacement

|                                       |                                   |     | Primary Award   |             | Secondary Award  |              |
|---------------------------------------|-----------------------------------|-----|---|-------------|--|--------------|
|                                       |                                   |     | Ideal Fire and Security<br>Fort Worth, Texas<br>HUB - No<br>CO-OP - Yes |             | Dennis Services LLC<br>Grapevine Texas<br>HUB - Yes<br>CO-OP - Yes |              |
| Item                                  | Description                       | Qty | Price   |             | Price  |              |
| Section I: Fire Sprinkler Inspections |                                   |     |   |             |  |              |
| 1                                     | 350 West Belknap Building         | 1   | \$ 300.00   | \$ 300.00   | \$ 720.00  | \$ 720.00    |
|                                       | Annual Inspection                 | 1   | \$ 600.00   | \$ 600.00   | \$ 960.00  | \$ 960.00    |
| 2                                     | Administration Building           | 1   | \$ 100.00   | \$ 100.00   | \$ 720.00  | \$ 720.00    |
|                                       | Annual Inspection                 | 1   | \$ 100.00   | \$ 100.00   | \$ 960.00  | \$ 960.00    |
| 3                                     | Calhoun Garage                    | 1   | \$ 300.00   | \$ 300.00   | \$ 480.00  | \$ 480.00    |
|                                       | Annual Inspection                 | 1   | \$ 600.00   | \$ 600.00   | \$ 960.00  | \$ 960.00    |
| 4                                     | Corrections Center                | 1   | \$ 1,800.00   | \$ 1,800.00 | \$ 2,520.00  | \$ 2,520.00  |
|                                       | Annual Inspection                 | 1   | \$ 1,200.00   | \$ 1,200.00 | \$ 5,280.00  | \$ 5,280.00  |
| 5                                     | Criminal Courts Building          | 1   | \$ 100.00   | \$ 100.00   | \$ 720.00  | \$ 720.00    |
|                                       | Annual Inspection                 | 1   | \$ 100.00   | \$ 100.00   | \$ 960.00  | \$ 960.00    |
| 6                                     | Family Law Center                 | 1   | \$ 300.00   | \$ 300.00   | \$ 2,160.00  | \$ 2,160.00  |
|                                       | Annual Inspection                 | 1   | No Bid  | No Bid      | No Bid   | No Bid       |
| 7                                     | Lon Evans Corrections Center      | 1   | \$ 900.00   | \$ 900.00   | \$ 2,880.00  | \$ 2,880.00  |
|                                       | Annual Inspection                 | 1   | \$ 150.00   | \$ 150.00   | \$ 4,800.00  | \$ 4,800.00  |
| 8                                     | Plaza Building                    | 1   | \$ 600.00   | \$ 600.00   | \$ 6,240.00  | \$ 6,240.00  |
|                                       | Annual Inspection                 | 1   | \$ 1,200.00   | \$ 1,200.00 | \$ 11,520.00   | \$ 11,520.00 |
| 9                                     | Plaza Garage                      | 1   | \$ 600.00   | \$ 600.00   | \$ 2,160.00  | \$ 2,160.00  |
|                                       | Annual Inspection                 | 1   | No Bid  | No Bid      | No Bid   | No Bid       |
| 10                                    | Taylor Street Garage              | 1   | \$ 1,800.00   | \$ 1,800.00 | \$ 480.00  | \$ 480.00    |
|                                       | Annual Inspection                 | 1   | No Bid  | No Bid      | No Bid   | No Bid       |
| 11                                    | Tim Curry Criminal Justice Center | 1   | \$ 1,200.00   | \$ 1,200.00 | \$ 2,640.00  | \$ 2,640.00  |
|                                       | Annual Inspection                 | 1   | \$ 250  | \$ 250      | \$ 4,320.00  | \$ 4,320.00  |

RFB 2023-062 Annual Contract for Fire Sprinkler Inspections, Repairs, and Parts Replacement

|      |   |     | Primary Award   |             | Secondary Award  |             |
|------|---|-----|---|-------------|--|-------------|
|      |   |     | Ideal Fire and Security<br>Fort Worth, Texas<br>HUB - No<br>CO-OP - Yes |             | Dennis Services LLC<br>Grapevine Texas<br>HUB - Yes<br>CO-OP - Yes |             |
| Item | Description                                     | Qty | Price   |             | Price  |             |
| 12   | Tom Vandergriff Civil Courts Building           | 1   | \$ 600.00   | \$ 600.00   | \$ 2,160.00  | \$ 2,160.00 |
|      | Annual Inspection                               |     |   |             |  |             |
|      | 5 Year Inspection                               | 1   | No Bid  | No Bid      | No Bid   | No Bid      |
| 13   | Charles F. Griffin Building                     | 1   | \$ 150.00   | \$ 150.00   | \$ 240.00  | \$ 240.00   |
|      | Annual Inspection                               |     |   |             |  |             |
|      | 5 Year Inspection                               | 1   | No Bid  | No Bid      | No Bid   | No Bid      |
| 14   | Cold Springs Jail                               | 1   | \$ 150.00   | \$ 150.00   | \$ 240.00  | \$ 240.00   |
|      | Annual Inspection                               |     |   |             |  |             |
|      | 5 Year Inspection                               | 1   | \$ 150.00   | \$ 150.00   | \$ 480.00  | \$ 480.00   |
| 15   | Dionne Phillips Bagsby Southwest Sub Courthouse | 1   | \$ 150.00   | \$ 150.00   | \$ 240.00  | \$ 240.00   |
|      | Annual Inspection                               |     |   |             |  |             |
|      | 5 Year Inspection                               | 1   | No Bid  | No Bid      | No Bid   | No Bid      |
| 16   | Green Bay Jail                                  | 1   | \$ 600.00   | \$ 600.00   | \$ 2,160.00  | \$ 2,160.00 |
|      | Annual Inspection                               |     |   |             |  |             |
|      | 5 Year Inspection                               | 1   | No Bid  | No Bid      | No Bid   | No Bid      |
| 17   | Lancaster Annex                                 | 1   | \$ 150.00   | \$ 150.00   | \$ 240.00  | \$ 240.00   |
|      | Annual Inspection                               |     |   |             |  |             |
|      | 5 Year Inspection                               | 1   | No Bid  | No Bid      | No Bid   | No Bid      |
| 18   | Medical Examiner's Office & Forensic Laboratory | 1   | \$ 225.00   | \$ 225.00   | \$ 960.00  | \$ 960.00   |
|      | Annual Inspection                               |     |   |             |  |             |
|      | 5 Year Inspection                               | 1   | \$ 1,200.00   | \$ 1,200.00 | \$ 1,920.00  | \$ 1,920.00 |
| 19   | Miller Avenue Administrations Building          | 1   | \$ 150.00   | \$ 150.00   | \$ 240.00  | \$ 240.00   |
|      | Annual Inspection                               |     |   |             |  |             |
|      | 5 Year Inspection                               | 1   | No Bid  | No Bid      | No Bid   | No Bid      |
| 20   | Northeast Annex                                 | 1   | \$ 150.00   | \$ 150.00   | \$ 1,440.00  | \$ 1,440.00 |
|      | Annual Inspection                               |     |   |             |  |             |
|      | 5 Year Inspection                               | 1   | \$ 600.00   | \$ 600.00   | \$ 2,880.00  | \$ 2,880.00 |
| 21   | Northeast Courthouse                            | 1   | \$ 150.00   | \$ 150.00   | \$ 720.00  | \$ 720.00   |
|      | Annual Inspection                               |     |   |             |  |             |
|      | 5 Year Inspection                               | 1   | \$ 150.00   | \$ 150.00   | \$ 1,440.00  | \$ 1,440.00 |
| 22   | Northwest Annex                                 | 1   | \$ 150.00   | \$ 150.00   | \$ 1,440.00  | \$ 1,440.00 |
|      | Annual Inspection                               |     |   |             |  |             |
|      | 5 Year Inspection                               | 1   | No Bid  | No Bid      | No Bid   | No Bid      |
| 23   | JD Johnson Northwest Subcourthouse              | 1   | \$ 150.00   | \$ 150.00   | \$ 960.00  | \$ 960.00   |
|      | Annual Inspection                               |     |   |             |  |             |
|      | 5 Year Inspection                               | 1   | \$ 150.00   | \$ 150.00   | \$ 1,920.00  | \$ 1,920.00 |

RFB 2023-062 Annual Contract for Fire Sprinkler Inspections, Repairs, and Parts Replacement

|                    |  |     | Primary Award   |           |        | Secondary Award  |        |           |
|--------------------|--|-----|---|-----------|--------|--|--------|-----------|
|                    |  |     | Ideal Fire and Security<br>Fort Worth, Texas<br>HUB - No<br>CO-OP - Yes |           |        | Dennis Services LLC<br>Grapevine Texas<br>HUB - Yes<br>CO-OP - Yes |        |           |
| Item               | Description                                      | Qty | Price   |           |        | Price  |        |           |
| 24A                | Precinct 1 South Maintenance Center - Building A | 1   | \$  | 100.00    | \$     | 100.00   | \$     | 480.00    |
|                    |  |     | No Bid  | No Bid    | No Bid | No Bid   | No Bid | No Bid    |
| 24B                | Precinct 1 South Maintenance Center - Building B | 1   | \$  | 100.00    | \$     | 100.00   | \$     | 1,200.00  |
|                    |  |     | No Bid  | No Bid    | No Bid | No Bid   | No Bid | No Bid    |
| 24C                | Precinct 1 South Maintenance Center - Building C | 1   | \$  | 100.00    | \$     | 100.00   | No Bid | No Bid    |
|                    |  |     | No Bid  | No Bid    | No Bid | No Bid   | No Bid | No Bid    |
| 25                 | Reproduction Center                              | 1   | \$  | 150.00    | \$     | 150.00   | \$     | 240.00    |
|                    |  |     | \$  | 600.00    | \$     | 600.00   | \$     | 480.00    |
| 26A                | Resource Connection - Building 2100              | 1   | \$  | 100.00    | \$     | 100.00   | \$     | 240.00    |
|                    |  |     | No Bid  | No Bid    | No Bid | No Bid   | No Bid | No Bid    |
| 26B                | Resource Connection - Building 5041              | 1   | \$  | 100.00    | \$     | 100.00   | \$     | 480.00    |
|                    |  |     | \$  | 100.00    | \$     | 100.00   | \$     | 960.00    |
| 26C                | Resource Connection - Building 5051              | 1   | \$  | 100.00    | \$     | 100.00   | \$     | 240.00    |
|                    |  |     | \$  | 100.00    | \$     | 100.00   | \$     | 480.00    |
| 27                 | Scott D. Moore Juvenile Justice Center           | 1   | \$  | 300.00    | \$     | 300.00   | \$     | 960.00    |
|                    |  |     | \$  | 100.00    | \$     | 100.00   | \$     | 1,920.00  |
| 28                 | Subcourthouse at Mansfield                       | 1   | \$  | 300.00    | \$     | 300.00   | \$     | 240.00    |
|                    |  |     | No Bid  | No Bid    | No Bid | No Bid   | No Bid | No Bid    |
| 29                 | Mental Health Jail Diversion Center              | 1   | \$  | 300.00    | \$     | 300.00   | \$     | 480.00    |
|                    |  |     | \$  | 100.00    | \$     | 100.00   | \$     | 960.00    |
| Section I Subtotal |  |     | \$  | 19,875.00 |        |  | \$     | 80,520.00 |

RFB 2023-062 Annual Contract for Fire Sprinkler Inspections, Repairs, and Parts Replacement

|  |  |                     | Primary Award   |             | Secondary Award  |                       |
|--|--|---------------------|---|-------------|--|-----------------------|
|  |  |                     | Ideal Fire and Security<br>Fort Worth, Texas<br>HUB - No<br>CO-OP - Yes |             | Dennis Services LLC<br>Grapevine Texas<br>HUB - Yes<br>CO-OP - Yes |                       |
| Item   | Description  | Qty                 | Price   |             | Price  |                       |
| Section II: Backflow Preventers                    |  |                     |   |             |  |                       |
| 1  | Inspection of Backflow Preventer Rate                | 80                  |   | \$ 7,200.00 |  | \$ 6,000.00           |
| Section II Subtotal                                |  |                     | \$  | 7,200.00    | \$   | 6,000.00              |
| Section III: Fire Sprinkler Repair Labor Rates     |  |                     |   |             |  |                       |
| B1   | Hourly Rate, M-F 8:00am - 5:00pm                     | Licensed Technician | 170   | \$ 75.00    | \$ 12,750.00   | \$ 75.00 \$ 12,750.00 |
| B2   | Hourly Rate, M-F, 5:01pm - 7:59am                    | Licensed Technician | 30  | \$ 90.00    | \$ 2,700.00  | \$ 95.00 \$ 2,850.00  |
| B3   | Hourly Rate, Weekends and Vendor Recognized Holidays | Licensed Technician | 5   | \$ 115.00   | \$ 575.00  | \$ 95.00 \$ 475.00    |
| B4   | Hourly Rate, M-F 8:00am - 5:00pm                     | Helper              | 40  | \$ 75.00    | \$ 3,000.00  | \$ 45.00 \$ 1,800.00  |
| B5   | Hourly Rate, M-F, 5:01pm - 7:59am                    | Helper              | 10  | \$ 90.00    | \$ 900.00  | \$ 55.00 \$ 550.00    |
| B6   | Hourly Rate; Weekends and Vendor Recognized Holidays | Helper              | 5   | \$ 115.00   | \$ 575.00  | \$ 55.00 \$ 275.00    |
| Section III: Fire Sprinkler Repair Labor Subtotals |  |                     | \$  |             | 20,500.00  | \$ 18,700.00          |
| Bid Total  |  |                     | \$  |             | 47,575.00  | \$ 105,220.00         |

RFB 2023-062 Annual Contract for Fire Sprinkler Inspections, Repairs, and Parts Replacement

| Primary Award   |   | Secondary Award  |
|---|---|--|
|   | Ideal Fire and Security<br>Fort Worth, Texas<br>HUB - No<br>CO-OP - Yes | Dennis Services LLC<br>Grapevine Texas<br>HUB - Yes<br>CO-OP - Yes |
| Parts Mark-Up   | 30%   | 25%  |
| Response Time Normal Business Hours                         | 2 hrs.  | 3 hrs.   |
| Response Time After Hours                                   | 2-4 hrs.  | 3 hrs.   |
| Response Time Normal Weekend and Vendor Recognized Holidays | 2-4 hrs.  | 3 hrs.   |
| Response Time for Emergencies                               | 2 hrs.  | 3 hrs.   |