



COMMISSIONERS COURT  
COMMUNICATION

REFERENCE NUMBER \_\_\_\_\_

PAGE 1 OF 23

DATE: 09/04/2024

**SUBJECT: BID NO. F2024154 - 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. F2024154, Annual Contract for Janitorial Services, for Facilities Management, to the following vendors at the per unit price:

Group 1 Buildings include: 1895 Courthouse, 350 Building, 350 Garage, G.K. Maenius Administration Building, Calhoun Parking Garage, Criminal Courts Building, Criminal Justice Building, Family Law Center, Plaza Building, Plaza Parking Garage, Tarrant County Correction Center, Taylor Parking Garage, Tim Curry Criminal Justice Center, Tom Vandergriff Civil Courts Building

Primary CTJ Maintenance, Inc.  
Secondary Oriental Building Services, Inc.  
Alternate Pritchard Industries

Group 2 Buildings include: Dick Andersen Building, Charles F. Griffin Building, Dionne Phillips Bagsby Southwest Subcourthouse, Lonnell E. Cooper Building, Miller Ave. Administration Building, and Tarrant County Resource Connection (Buildings 1100, 1200, 1300, 1400, 1500, 1801, 2100, 2200, 2400, 5041)

Primary Pritchard Industries  
Secondary CTJ Maintenance, Inc.  
Alternate Caring Commercial Cleaning

Group 3 Buildings include: Support Services, CNET, Dr. Marion J. Brooks Public Health Building, Elections Center, J.D. Johnson Northwest Subcourthouse, J.D. Johnson Northwest Annex, Medical Examiner's Office, Mental Health Jail Diversion Center, North Patrol, Northeast Annex, Precinct 3 Northeast Courthouse, Precinct 1 Maintenance Facility, Precinct 2 Maintenance Facility, Precinct 4 Maintenance Facility, Public Health Riverside, Records Management, Reproduction Center, Recycling Center, Scott D. Moore Juvenile Justice Center, South Patrol, Southeast Annex, Subcourthouse at Mansfield, Subcourthouse in Arlington, and WIC Clinics (Arkansas, Eastside, Cooper, Euless, Green Oaks, Haltom City, White Settlement)

Primary Pritchard Industries  
Secondary Oriental Building Services, Inc  
Alternate CTJ Maintenance, Inc.

SUBMITTED BY:	Purchasing	PREPARED BY: APPROVED BY:	Allan Tucker Chris Lax, CPSM, CPSD, CPCP
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## **BACKGROUND**

Notice of the County's intent to bid was advertised in local newspapers, as required by State statute, and 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. Three hundred eighty-eight (388) 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 25, 2024 was attended by thirty-two (32) vendors as well as representatives from Facilities Management and Purchasing. Eleven (11) bids and five (5) no-bids were received.

Bids were evaluated by Facilities Management and Purchasing representatives. Award recommendations are to the low bids meeting specifications.

The term of the contract is twenty-four (24) months, effective October 1, 2024, with two (2) options for renewal periods of twelve (12) months each.

This contract will be utilized to provide janitorial cleaning and staff support to all facilities and sited utilized by Tarrant County.

Therefore, it is the joint recommendation of Facilities Management and Purchasing that Bid No. F2024154, 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 \$5,000,000.00.

Funding will be available in the following accounts:

10000-2025 General Fund/Various Cost Centers/532071 Custodian Services

10000-2025 General Fund/Various Cost Centers/575611 Contract Labor