



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, CPCP
Assistant Purchasing Agent

July 10, 2024

Martin Rivera

Chem-Aqua, Inc.
2727 Chemsearch Blvd.
Irving, TX 75062
martin.rivera@chemaqua.com

Re: RFB F2023-159 – Annual Contract for HVAC Water Treatment Services, Water Treatment Equipment Repairs, and Cooling Tower Cleaning Services.

Dear Mr. Rivera:

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 October 13, 2023, through October 12, 2024. The effective dates for the first option will run from October 13, 2024, through October 12, 2025.

Tarrant County Purchasing Department hereby extends an invitation to 'Chem-Aqua, Inc.' to accept the first renewal option for an additional one (1) year period as the primary vendor for this bid as awarded on September 7, 2023. 'Chem-Aqua, Inc.' acknowledges formal renewal of the option, and any contract is contingent upon review and approval by the Tarrant County Commissioner's Court later date. Please mark the appropriate response below and provide your signature above your printed name.

☒ Yes, 'Chem-Aqua, Inc.' will accept the offer to extend the same Firm Fixed Prices through October 12, 2025. **Please include a current 1295 Form with your response.**

☐ No, 'Chem-Aqua, Inc.' will NOT accept the offer to extend the same Firm Fixed Prices through October 12, 2025.

Are any other governmental entities currently utilizing this contract? ☐ Yes ☐ No

If yes, please return an estimated annual dollar spent with participating entities with this letter.

Please fax or email your signed response.

Sincerely,

Handwritten signature of Julian Cano in black ink.

Julian Cano
Sr. Buyer
Tarrant County Purchasing

Handwritten signature of Martin Rivera in black ink.

Martin Rivera Troy Stearns
Chem-Aqua, Inc. C.O.O.

Handwritten date 8/19/24 in black ink.

Date

Memorandum

To: Michael Amador, Willie Shephard, Chad Raines & Joshua Palmer
Dept: Facilities Management
From: Julian Cano, Tarrant County Purchasing
Re: Renewal of RFB 2023-159 Annual Contract for HVAC Water Treatment Services, Water Treatment Equipment Repairs, and Cooling Tower Cleaning Services – Facilities Management – Various vendors – Per Unit Price, Hourly Rate, and Markup for parts.

The above referenced Contract will expire on October 12, 2024. This Contract included options to renew with the vendors for two (2) additional twelve (12) months term. The first renewal term will commence October 13, 2024, and would expire October 12, 2025.

If you wish to exercise this first option to renew and continue this Contract with the vendors listed below for twelve (12) more months, please check the appropriate boxes and email this form **back to me on or before Wednesday, July 17, 2024.**

Primary: **Chem-Aqua, Inc.**
Secondary: **Nalco Company, LLC. d/b/a Nalco Water**



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

532025 / 1000-2024 / Various / _____

_____(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).

SIGNATURE: Chad Raines DATE: 7/9/2024

F2023159 Annual Contract for HVAC Water Treatment Services, Water Treatment Equipment Repairs, and Cooling Tower Cleaning Services

		Primary		Secondary	
		Chem-Aqua, Inc. Irving, Texas HUB - No CO-OP - Yes		Nalco Company, LLC d/b/a Nalco Water Naperville, IL HUB - No CO-OP - Yes	
		Total Price	Extended	Total Price	Extended
Line #	Description	QTY	UOM	Unit	Extended
2.1	SECTION 1: HVAC WATER TREATMENT SERVICES 1895 Courthouse (OCH) - HVAC Water Treatment Services	52	Per visit	\$132.00	\$193.59
2.2	350 West Belknap Building (350) - HVAC Water Treatment Services	52	Per visit	\$104.00	\$155.56
2.3	Administration Building (ADMIN) - HVAC Water Treatment Services	52	Per visit	\$132.00	\$230.46
2.4	Corrections Center (TCCC) - HVAC Water Treatment Services	52	Per visit	\$184.00	\$276.56
2.5	Criminal Court Building (CCB) - HVAC Water Treatment Services	52	Per visit	\$57.00	\$55.31
2.6	Criminal Justice Building (CJB) - HVAC Water Treatment Services	52	Per visit	\$57.00	\$35.26
2.7	Family Law Center (FLC) - HVAC Water Treatment Services	52	Per visit	\$169.00	\$265.03
2.8	Lon Evans Corrections Center (LECC) - HVAC Water Treatment Services	52	Per visit	\$169.00	\$172.85
2.9	Plaza Building (PB) - HVAC Water Treatment Services	52	Per visit	\$172.00	\$276.56
2.10	Tim Curry Criminal Justice Center (TCCJC) - HVAC Water Treatment Services	52	Per visit	\$132.00	\$311.13
2.11	Tom Vandergriff Civil Courts Building (TVCCB) - HVAC Water Treatment Services	52	Per visit	\$140.00	\$241.99
2.12	Dick Andersen Building (DA BLDG) - HVAC Water Treatment Services	12	Per visit	\$100.00	\$152.80
2.13	Dionne Phillips Bagsby Southwest Subcourthouse (SW SUB) - HVAC Water Treatment Services	52	Per visit	\$26.00	\$35.26
2.14	Medical Examiner's Office (MEO) - HVAC Water Treatment Services	52	Per visit	\$191.00	\$259.27
2.15	Northeast Annex (NE ANX) - HVAC Water Treatment Services	52	Per visit	\$92.00	\$209.72

F2023159 Annual Contract for HVAC Water Treatment Services, Water Treatment Equipment Repairs, and Cooling Tower Cleaning Services

Earthwise Environmental, Inc. Wood Dale, IL HUB - Yes CO-OP - Yes				Total Price	\$404,700.00
				Unit	Extended
Line #	Description	QTY	UOM		
	SECTION 1: HVAC WATER TREATMENT SERVICES	1	EA		\$280,000.00
2.1	1895 Courthouse (OCH) - HVAC Water Treatment Services	52	Per visit	\$300.00	
2.2	350 West Belknap Building (350) - HVAC Water Treatment Services	52	Per visit	\$275.00	
2.3	Administration Building (ADMIN) - HVAC Water Treatment Services	52	Per visit	\$300.00	
2.4	Corrections Center (TCCC) - HVAC Water Treatment Services	52	Per visit	\$450.00	
2.5	Criminal Court Building (CCB) - HVAC Water Treatment Services	52	Per visit	\$175.00	
2.6	Criminal Justice Building (CJB) - HVAC Water Treatment Services	52	Per visit	\$175.00	
2.7	Family Law Center (FLC) - HVAC Water Treatment Services	52	Per visit	\$325.00	
2.8	Lon Evans Corrections Center (LECC) - HVAC Water Treatment Services	52	Per visit	\$325.00	
2.9	Plaza Building (PB) - HVAC Water Treatment Services	52	Per visit	\$325.00	
2.10	Tim Curry Criminal Justice Center (TCCJC) - HVAC Water Treatment Services	52	Per visit	\$300.00	
2.11	Tom Vandergriff Civil Courts Building (TVCCB) - HVAC Water Treatment Services	52	Per visit	\$300.00	
2.12	Dick Andersen Building (DA BLDG) - HVAC Water Treatment Services	12	Per visit	\$200.00	
2.13	Dionne Phillips Bagsby Southwest Subcourthouse (SW SUB) - HVAC Water Treatment Services	52	Per visit	\$125.00	
2.14	Medical Examiner's Office (MEO) - HVAC Water Treatment Services	52	Per visit	\$450.00	
2.15	Northeast Annex (NE ANX) - HVAC Water Treatment Services	52	Per visit	\$225.00	
2.16	Northeast Courthouse (NE CH) - HVAC Water Treatment Services	52	Per visit	\$200.00	
2.17	Northwest Courthouse (NIW SUB) - HVAC Water Treatment Services	52	Per visit	\$125.00	

F2023159 Annual Contract for HVAC Water Treatment Services, Water Treatment Equipment Repairs, and Cooling Tower Cleaning Services

				Primary		Secondary	
				Chem-Aqua, Inc. Irving, Texas HUB - No CO-OP - Yes	Nalco Company, LLC d/b/a Nalco Water Naperville, IL HUB - No CO-OP - Yes		
				Total Price	\$160,897.00	Total Price	\$225,808.04
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended
2.16	Northeast Courthouse (NE CH) - HVAC Water Treatment Services	52	Per visit	\$77.00		\$209.72	
2.17	Northwest Courthouse (NW SUB) - HVAC Water Treatment Services	52	Per visit	\$26.00		\$35.26	
2.18	Subcourthouse at Mansfield (MANS) - HVAC Water Treatment Services	52	Per visit	\$26.00		\$35.26	
2.19	Subcourthouse in Arlington (ARL) - HVAC Water Treatment Services	12	Per visit	\$110.00		\$152.80	
2.20	Public Health Complex -Dr. Marion J. Brooks Public Health Building- HVAC Water Treatment Services	52	Per visit	\$0.00		\$35.26	
2.21	Public Health Complex -JPS Women's Center- HVAC Water Treatment Services	52	Per visit	\$0.00		\$35.26	
2.22	Public Health Complex - Public Health Central Plant- HVAC Water Treatment Service	52	Per visit	\$233.75		\$172.85	
2.23	Resource Connection (TCRC) - Building 2200 - HVAC Water Treatment Services	52	Per visit	\$25.00		\$35.26	
2.24	HVAC Water Treatment Service Additional Water Testing Services:Water Testing Unrelated to HVAC Water Systems:Examples: Pool Water Testing, Standing Water, Flood Water Testing, etc.Non-HVAC Water Testing Fee	6	Per visit	\$200.00		\$150.00	
3.1	SECTION 2: COOLING TOWER CLEANING SERVICES				\$43,800.00		\$49,200.00
3.2	1895 Courthouse (OCH) - Cooling Tower Cleaning Services	1	Per visit	\$2,400.00		\$1,200.00	
3.3	350 West Belknap Building (350) - Cooling Tower Cleaning Services	1	Per visit	\$3,600.00		\$3,300.00	
3.4	Administration Building (ADMIN) - Cooling Tower Cleaning Services	1	Per visit	\$2,400.00		\$2,400.00	
3.5	Corrections Center (TCCC) - Cooling Tower Cleaning Services	1	Per visit	\$6,400.00		\$9,600.00	
3.6	Criminal Courts Building (CCB) - Cooling Tower Cleaning Services	1	Per visit	\$2,500.00		\$3,300.00	

F2023159 Annual Contract for HVAC Water Treatment Services, Water Treatment Equipment Repairs, and Cooling Tower Cleaning Services

Earthwise Environmental, Inc. Wood Dale, IL HUB - Yes CO-OP - Yes				Total Price		\$404,700.00
Line #	Description	QTY	UOM			
2.18	Subcourthouse at Mansfield (MANS) - HVAC Water Treatment Services	52	Per visit	\$125.00		
2.19	Subcourthouse in Arlington (ARL) - HVAC Water Treatment Services	12	Per visit	\$125.00		
2.20	Public Health Complex -Dr. Marion J. Brooks Public Health Building- HVAC Water Treatment Services	52	Per visit	\$125.00		
2.21	Public Health Complex -JPS Women's Center- HVAC Water Treatment Services	52	Per visit	\$125.00		
2.22	Public Health Complex - Public Health Central Plant- HVAC Water Treatment Service	52	Per visit	\$400.00		
2.23	Resource Connection (TCRC) - Building 2200 - HVAC Water Treatment Services	52	Per visit	\$125.00		
2.24	HVAC Water Treatment Service Additional Water Testing Services:Water Testing Unrelated to HVAC Water Systems:Examples: Pool Water Testing, Standing Water, Flood Water Testing, etc.Non-HVAC Water Testing Fee	6	Per visit	\$300.00		
3.1	SECTION 2: COOLING TOWER CLEANING SERVICES 1895 Courthouse (OCH) - Cooling Tower Cleaning Services	1	Per visit	\$9,500.00		\$123,500.00
3.2	350 West Belknap Building (350) - Cooling Tower Cleaning Services	1	Per visit	\$9,500.00		
3.3	Administration Building (ADMIN) - Cooling Tower Cleaning Services	1	Per visit	\$9,500.00		
3.4	Corrections Center (TCCC) - Cooling Tower Cleaning Services	1	Per visit	\$9,500.00		
3.5	Criminal Courts Building (CCB) - Cooling Tower Cleaning Services	1	Per visit	\$9,500.00		
3.6	Criminal Justice Building (CJB) - Cooling Tower Cleaning Service	1	Per visit	\$9,500.00		
3.7	Family Law Center (FLC) - Cooling Tower Cleaning Service	1	Per visit	\$9,500.00		
3.8	Lon Evans Corrections Center (LECC) - Cooling Tower Cleaning Services	1	Per visit	\$9,500.00		
3.9	Medical Examiner's Office and Forensic Laboratories (MEO) - Cooling Tower Cleaning Services	1	Per visit	\$9,500.00		

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		Primary		Secondary	
		Chem-Aqua, Inc. Irving, TX HUB - No CO-OP - Yes		Nalco Company, LLC d/b/a Nalco Water Naperville, IL HUB - No CO-OP - Yes	
		Total Price	Extended	Total Price	Extended
Line #	Description	Unit	QTY	UOM	
3.6	Criminal Justice Building (CJB) - Cooling Tower Cleaning Service	\$2,400.00	1	Per visit	\$1,200.00
3.7	Family Law Center (FLC) - Cooling Tower Cleaning Service	\$2,400.00	1	Per visit	\$3,300.00
3.8	Lon Evans Corrections Center (LECC) - Cooling Tower Cleaning Services	\$2,400.00	1	Per visit	\$3,300.00
3.9	Medical Examiner's Office and Forensic Laboratories (MEO) - Cooling Tower Cleaning Services	\$4,300.00	1	Per visit	\$4,000.00
3.10	Plaza Building (PB) - Cooling Tower Cleaning Services	\$4,800.00	1	Per visit	\$5,500.00
3.11	Tim Curry Criminal Justice Center (TCCJC) - Cooling Tower Cleaning Services	\$3,300.00	1	Per visit	\$4,800.00
3.12	Tom Vandergriff Civil Courts Building (TVCCB) - Cooling Tower Cleaning Services	\$2,400.00	1	Per visit	\$3,300.00
3.13	Public Health Complex - Public Health Central Plant- Cooling Tower Treatment Services	\$4,500.00	1	Per visit	\$4,000.00
4.1	WATER TREATMENT EQUIPMENT REPAIRS WITH PARTS MARK-UP (REPAIR SERVICES ARE ORDERED ON AN AS-NEEDED BASIS)				\$1,850.00
4.1	Parts Mark-up Percentage	10.0%	1	EA	15.0%
4.2	Labor Rate - Regular HoursMonday - Friday, 8:00 a.m. to 5:00 p.m.	\$150.00	10	Per Hour	\$127.50
4.3	Labor Rate - After HoursMonday - Friday, 5:01 p.m. to 7:59 a.m.	\$150.00	1	Per Hour	\$170.00
4.4	Labor Rate -Weekends and Vendor Recognized Holidays	\$200.00	1	Per Hour	\$170.00
				\$1,615.00	

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Earthwise Environmental, Inc. Wood Dale, IL HUB - Yes CO-OP - Yes				Total Price		\$404,700.00
Line #	Description	QTY	UOM			
3.10	Plaza Building (PB) - Cooling Tower Cleaning Services	1	Per visit	\$9,500.00		
3.11	Tim Curry Criminal Justice Center (TCCJC) - Cooling Tower Cleaning Services	1	Per visit	\$9,500.00		
3.12	Tom Vandergriff Civil Courts Building (TVCCB) - Cooling Tower Cleaning Services	1	Per visit	\$9,500.00		
3.13	Public Health Complex - Public Health Central Plant- Cooling Tower Treatment Services	1	Per visit	\$9,500.00		
	WATER TREATMENT EQUIPMENT REPAIRS WITH PARTS MARK-UP (REPAIR SERVICES ARE ORDERED ON AN AS-NEEDED BASIS)			\$1,200.00		
4.1	Parts Mark-up Percentage	1	EA	10.0%		
4.2	Labor Rate - Regular HoursMonday - Friday, 8:00 a.m. to 5:00 p.m.	10	Per Hour	\$100.00		
4.3	Labor Rate - After HoursMonday - Friday, 5:01 p.m. to 7:59 a.m.	1	Per Hour	\$100.00		
4.4	Labor Rate -Weekends and Vendor Recognized Holidays	1	Per Hour	\$100.00		

** Garratt-Callahan was deemed non-responsive for failure to submit labor rates, as required.