



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER _____

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DATE: 09/05/2023

**SUBJECT: BID NO. F2023160 - ANNUAL CONTRACT FOR AIR HANDLING
AND COOLING EQUIPMENT PREVENTATIVE MAINTENANCE -
FACILITIES MANAGEMENT - VARIOUS VENDORS - PER UNIT
PRICE, HOURLY RATE, AND MARKUP FOR PARTS**

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court award Bid No. F2023160, Annual Contract for Air Handling and Cooling Equipment Preventative Maintenance, for Facilities Management, to the following vendors at the per unit price, hourly rate, and markup for parts:

Primary

Alpha Mechanical Contractors, LLC	11 of 15 Sections
Assured Mechanical Solutions, LLC	3 of 15 Sections
Daikin Applied Americas, Inc., d/b/a Daikin Applied	1 of 15 Sections

Secondary

Alpha Mechanical Contractors, LLC	4 of 15 Sections
Assured Mechanical Solutions, LLC	4 of 15 Sections
A&G Services	3 of 15 Sections

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 fifteen (215) 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 28, 2023, was attended by three (3) vendors as well as representatives from Facilities Management and Purchasing. Five (5) bids and four (4) no-bids were received.

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

Engineering Excellence was deemed non-responsive for failure to submit pricing for all buildings within a section as required. Assured Mechanical Solutions, LLC and A&G Services did not meet specifications for suburban sections 2, 3, 4 and 5 for not bidding all lines in the section as required.

SUBMITTED BY: Purchasing

PREPARED BY: Sarah VanTassel
APPROVED BY: Chris Lax, CPSM, CPSD, CPCP



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Daikin Applied Americas d/b/a Daikin Applied declined to serve as secondary on suburban sections 2 and 3 and did not meet specifications for suburban sections 4 and 5 for not bidding all lines in the section as required.

The term of the contract is twelve (12) months, effective October 1, 2023, with two (2) options for renewal periods of twelve (12) months each.

Preventative maintenance on the County's air handling and cooling equipment is performed to prevent expensive repairs by catching problems before they become costly malfunctions, improve safety, air quality, efficiency, and extend the air handling and cooling systems' useful life.

Therefore, it is the joint recommendation of Facilities Management and Purchasing that Bid No. F2023160, Annual Contract for Air Handling and Cooling Equipment Preventative Maintenance, be awarded to the vendors listed above at the per unit price, hourly rate, and markup for parts.

FISCAL IMPACT

Expenses for last year were approximately \$470,236.00. The County's future cost will be determined by the services provided on an as-needed basis.

Funding is available in 10000-2024/Various Cost Centers/532025