

## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:  
ALL

Item Creation Date: 8/3/2015

T25319 - Facilities Maintenance Services - ORDINANCE

Agenda Item#:

**Summary:**

**AN ORDINANCE AWARDING A CONTRACT TO TDINDUSTRIES, INC. FOR FACILITIES MAINTENANCE SERVICES FOR THE GENERAL SERVICES DEPARTMENT; PROVIDING A MAXIMUM CONTRACT AMOUNT; CONTAINING PROVISIONS RELATING TO THE SUBJECT; AND DECLARING AN EMERGENCY.**

**Background:**

**Subject: S30-T25319 – Approve an ordinance awarding a contract to the best respondent, TDIndustries, Inc. for a total amount not to exceed \$34,280,289.00 for facilities maintenance services for the General Services Department.**

The Director of the General Services Department and the City Purchasing Agent recommend that City Council approve an ordinance awarding a five-year contract with two one-year options to renew, to the best respondent, TDIndustries, Inc., for a total amount not to exceed \$34,280,289.00 for facilities maintenance services for the General Services Department.

The scope requires the contractor to provide all labor, equipment, parts, tools, supplies and supervision necessary to provide maintenance and repair services on heating, ventilation and air conditioning (HVAC), building automation, plumbing, lighting and electrical power supply systems at 40 libraries, 6 Public Works & Engineering locations, the Houston Emergency Center, Holcombe Lab and the Houston TransStar facilities. The contractor shall also be required to provide trash removal and window washing services at the aforementioned locations.

This Request for Proposal (RFP) was advertised in accordance with the requirements of the State of Texas bid laws. Seventeen prospective Proposers downloaded the solicitation document from the Strategic Procurement Division's (SPD) e-bidding website, as a result proposals were received from ABM Facility Services, Jones Lang LaSalle Americas, Inc., Meridian Management Corporation, and TDI Industries, Inc.

The Evaluation Committee was composed of five evaluators from the Departments of General Services, Public Works and Engineering and Library. The proposals were evaluated based upon the following criteria:

- 1) Technical Qualifications
- 2) Background and Experience
- 3) Technical Solution, Commitment and Ability
- 4) Price Proposal
- 5) M/WBE

**M/WBE Subcontractor:**

This invitation to bid was issued as a goal-oriented contract with a 15% M/WBE participation level. TDIndustries, Inc. has designated the below-named companies as its certified M/WBE subcontractors:

Name	Type of Service	Dollar Amount	Percentage
Silva Building Specialists Inc. dba Sterling Building Specialists	Janitorial/HVAC	\$5,000,000.00	14.59%
Bradlink, LLC	Operations Support	\$ 600,000.00	1.75%
Evco Partnrs, L.P. dba Burgoon Company	Industrial Supplies	\$ 400,000.00	1.17%
Tex Star Bearings, LLC	Bearings	\$ 200,000.00	0.58%
Abilities Unlimited, Inc.	Temporary Help	\$ 150,000.00	0.44%
Office Effects, Inc.	Office Supplies	\$ 100,000.00	0.29%
N. Gil Electric Company, Inc	Electrical	\$ 50,000.00	0.15%
FMW Distributors, Inc.	Plumbing Supplies	\$ 50,000.00	0.15%
ACS Mechanical Services, Inc.	HVAC Maintenance	\$ 25,000.00	0.07%
Houston Chem Safe, Inc.	Cleaning Chemicals	\$ 10,000.00	0.03%
Gray-Chem, Inc.	Janitorial Supplies	\$ 10,000.00	0.03%
EDH Plumbing Contractors, LLC	Plumbing	\$ 5,000.00	0.01%
Jan Koehn, M.S., CIH, Inc.	Environmental	\$ 5,000.00	0.01%
MEK Interiors & Floors, LLC	Floor Installation	\$ 5,000.00	0.01%
Rob Pelletier Construction, Inc.	Partition Installation	\$ 5,000.00	0.01%
<b>TOTAL</b>		<b>\$6,615,000.00</b>	<b>19%</b>

This contract will be monitored by the Office of Business Opportunity.

**Pay or Play Program**

The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the contractor provides health benefits to eligible employees in compliance with City policy.

**Hire Houston First:**

The proposed contract requires compliance with the City's Hire Houston First ordinance that promotes economic opportunity for Houston businesses and supports job creation. In this case, the proposed contractor meets the requirements of Hire Houston First.

Estimated Spending Authority			
DEPARTMENT	FY 2016	OUT YEARS	TOTAL
General Services Department	\$2,683,708.00	\$18,922,049.00	\$21,605,757.00
Department of Public Works & Engineering	\$1,589,046.00	\$11,085,486.00	\$12,674,532.00
<b>Grand Total</b>	<b>\$4,272,754.00</b>	<b>\$30,007,535.00</b>	<b>\$34,280,289.00</b>

\_\_\_\_\_  
 Calvin D. Wells, City Purchasing Agent  
 Finance/Strategic Procurement Division

*Jdn 08.25.15*  
 \_\_\_\_\_  
 Department Approval Authority Signature

**Amount of Funding:**

\$10,655,288.00 - General Fund (1000)  
 \$10,950,469.00 - M.R.R. Fund (2105)  
 \$12,674,532.00 - Water & Sewer System Operating Fund (8300)

**\$34,280,289.00 - Total**

**Contact Information:**

Jacquelyn Nisby, (832) 393-8023  
 Darrell Johnson, (832) 393-8726  
 Richard Morris (832) 393-8736

**ATTACHMENTS:**

**Description**

Tax Report  
Form A  
Form B  
Hire Hoston First  
Ordinance

**Type**

Backup Material  
 Backup Material  
 Backup Material  
 Backup Material  
 Ordinance/Resolution/Motion