



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:

ALL

Item Creation Date:

T25319.A1 - Facility Operations Maintenance and Repair Services - ORDINANCE

Agenda Item#:

**Background:**

S19-T25319.A1 - Approve an amending ordinance to Ordinance No. 2015-0858, passed on September 9, 2015 to increase the spending authority to Contract No. 4600013438 from \$34,280,289.00 to \$42,850,361.25 for the contract between the City of Houston and TDIndustries, Inc. for facility operations, maintenance, and repair services for various departments.

**Specific Explanation:**

The Director for General Services Department and the Chief Procurement Officer recommend that City Council approve an amending ordinance to increase the maximum contract amount from \$34,280,289.00 to \$42,850,361.25 for the contract between the City of Houston and TDIndustries, Inc. for facility operations, maintenance, and repair services for various departments.

This contract was award on September 9, 2015, by ordinance No. 2015-0858, for a five-year term with two one-year options in an amount of \$34,280,289.00. Expenditures as of November 19, 2018 totaled \$28,791,507.81. The contract incurred expenditures at a rate higher than anticipated due to an increase in requests for facility operations, maintenance, and repair services for various departments due to a large number of system deficiencies, maintenance work, and code violations. As a result of additional services, the maximum contract amount will be exhausted prior to the end of the contract term. Therefore, an increase to the maximum contract amount is needed to ensure that these services continue through the end of the contract term.

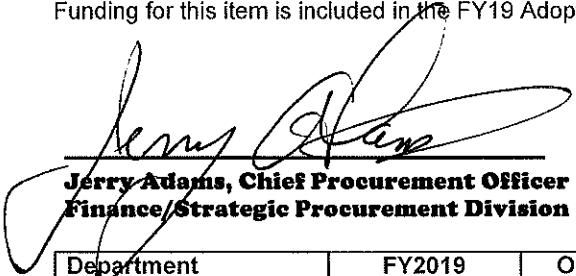
The scope of work requires the contractor to provide all labor, supervision, parts, materials, equipment, tools, and transportation necessary to provide maintenance and repair services on heating, ventilation, and air conditioning (HVAC), building automation, plumbing, lighting, and electrical power supply systems at forty (40) Library locations, six (6) Public Works locations, the Houston Emergency Center, Holcombe Lab, HPD Headquarters, one (1) Municipal Courts location, and Houston Transtar facilities. The Contractor shall also be required to provide trash removal and window washing services at the aforementioned locations.

**M/WBE Subcontracting:**

The contract was awarded with a 15% M/WBE participation goal. TDIndustries, Inc. is currently achieving 28% of the required M/WBE goal.

**Fiscal Note:**

Funding for this item is included in the FY19 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

  
**Jerry Adams, Chief Procurement Officer**  
**Finance/Strategic Procurement Division**

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**Department Approval Authority**

| Department           | FY2019              | OUT YEARS             | TOTAL                 |
|----------------------|---------------------|-----------------------|-----------------------|
| General Services     | 929,987.53          | \$4,471,451.72        | \$5,401,439.25        |
| Houston Public Works | \$0.00              | \$3,168,633.00        | \$3,168,633.00        |
| <b>Totals</b>        | <b>\$929,987.53</b> | <b>\$7,640,084.72</b> | <b>\$8,570,072.25</b> |

**Prior Council Action:**

Ordinance 2015-0858, Passed 9/9/2015

**Amount of Funding:**

\$5,401,439.25 - Maintenance Renewal and Replacement Fund (2105)  
 \$3,168,633.00 - Water and Sewer System Operating Fund (8300)  
 \$8,570,072.25 - Total

**Contact Information:**

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**ATTACHMENTS:**

**Description**

Previous RCA T25319  
Contract 4600013438 - Part A  
Contract 4600013438 - Part B  
Contract 4600013438 - Part C  
Contract 4600013438 - Part D  
Contract 4600013438 - Part E  
Contract 4600013438 - Part F  
Contract 4600013438 - Part G  
Affidavit  
Tax Report  
Ordinance 2015-0858  
Form B (Fair Campaign)  
GSD Budget Funding Info  
HPW Budget Funding Info

**Type**

Backup Material  
Contract/Exhibit  
Contract/Exhibit  
Contract/Exhibit  
Contract/Exhibit  
Contract/Exhibit  
Contract/Exhibit  
Contract/Exhibit  
Contract/Exhibit  
Backup Material  
Backup Material  
Ordinance/Resolution/Motion  
Backup Material  
Financial Information  
Financial Information