

**CITY OF EL PASO, TEXAS  
AGENDA ITEM  
DEPARTMENT HEAD'S SUMMARY FORM**



**DEPARTMENT:** Streets & Maintenance  
Purchasing & Strategic Sourcing  
**AGENDA DATE:** December 17, 2024  
**PUBLIC HEARING DATE:** Not Applicable  
**CONTACT PERSON NAME:** Richard J. Bristol, Streets & Maintenance Director  
K. Nicole Cote, Managing Director  
**PHONE NUMBER:** (915)212-7000  
**PHONE NUMBER:** (915)212-1092  
**DISTRICT(S) AFFECTED:** All  
**STRATEGIC GOAL:** No. 7 Enhance and Sustain El Paso's Infrastructure Network  
**SUBGOAL:** 7.5 Set one standard for infrastructure across the city

**SUBJECT:**

Discussion and action on the award of Solicitation 2024-0366 Janitorial Services – MSC and Various Locations to Ace Government Services, LLC, for an initial term of three (3) years for an estimated amount of \$867,600.00. The award also includes a two (2) year option for an estimated amount of \$578,400.00. The total amount of the contract, including the initial term plus the option for a total of five (5) years, is for an estimated amount of \$1,446,000.00.

**BACKGROUND / DISCUSSION:**

This contract will provide janitorial services the Municipal Service Center Complex, Delta, Northeast, and Mission Valley Corrals, and San Jacinto Welcome Center.

**COMMUNITY AND STAKEHOLDER OUTREACH:**

A pre-bid meeting was held on July 10, 2024. Three (3) suppliers were in attendance.

**SELECTION SUMMARY:**

Solicitation was advertised on July 2, 2024 and July 9, 2024. The solicitation was posted on City website on July 2, 2024. There were a total of twenty-four (24) viewers online; Six (6) bids were received; Two (2) from local suppliers.

**CONTRACT VARIANCE:**

The difference based in comparison to the previous contract is as follows: an increase of \$440,865.00 for the initial term, which represents a 103.31% increase due to the hourly rate increase. Hourly rate went from \$12.00 to \$20.00.

**PROTEST**

No protest received for this requirement.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

Amount: \$867,600.00

Funding Source: General Fund

Account: 532 – 1000 – 522060 – 31040 – P3120

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

Report any contributions or donations to City Council of an accumulated total of \$500 or more. Report the name of the elected official and the amount.

NAME	AMOUNT (\$)
Form was provided to the applicant	

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\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**DEPARTMENT HEAD:**

  
\_\_\_\_\_  
Richard J. Bristol, Streets and Maintenance Director

  
\_\_\_\_\_  
K. Nicole Cote, Managing Director

12-2-24

Project Form  
Best Value Bid

\*\*\*\*\*Posting Language Below\*\*\*\*\*

Please place the following item on the Regular Agenda for the City Council Meeting of December 17, 2024.

Strategic Goal 7 - Enhance and Sustain El Paso's Infrastructure Network

The linkage to the Strategic Plan is subsection: 7.5 Set one standard for infrastructure across the city

**Award Summary:**

Discussion and action on the award of Solicitation 2024-0366 Janitorial Services – MSC and Various Locations to Ace Government Services, LLC for an initial term of three (3) years for an estimated amount of \$867,600.00. The award also includes a two (2) year option for an estimated amount of \$578,400.00. The total contract time is for five (5) years for a total estimated amount of \$1,446,000.00. This contract will provide janitorial services at the Municipal Service Center Complex, Delta, Northeast, and Mission Valley Corrals, and San Jacinto Welcome Center.

**Contract Variance:**

The difference based in comparison to the previous contract is as follows: an increase of \$440,865.00 for the initial term, which represents a 103.31% increase due to the hourly rate increase. Hourly rate went from \$12.00 to \$20.00.

Department:	Streets and Maintenance
Award to:	Ace Government Services, LLC
City & State:	El Paso, TX
Item(s):	All
Initial Term:	3 Years
Option Term:	2 Years
Total Contract Time:	5 Years
Annual Estimated Award:	\$289,200.00
Initial Term Estimated Award:	\$867,600.00
Option Term Estimated Award:	\$578,400.00
Total Estimated Award	\$1,446,000.00
Account(s)	532 – 1000 – 31040 – 522060 – P3120
Funding Source(s):	General Fund
District(s):	All

This was a Best Value Bid Procurement - unit price contract

The Purchasing & Strategic Sourcing and Streets and Maintenance Departments recommend award as indicated to Ace Government Services, LLC the highest ranked bidder based on the evaluation factors established in the evaluation criteria for this procurement.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

In accordance with this award, the City Manager or designee is authorized to exercise future options if needed.

**Best Value Scoresheet**

**PROJECT: 2024-0366 Janitorial Services - MCS and Various Locations**

*Evaluation of Submittal*

	Maximum Points	Ace Government Services, LLC	American Facility Services, Inc.	ChemGiant, LLC	De La Paz Cleaning and Rental Service LLC	Endeavors Unlimited, Inc.	Maintenance Unlimited, Inc.
<b>Factor A - Price</b>							
	25	25.00	23.53	Non-Responsive	20.20	Non-Responsive	Non-Responsive
<b>Factor B - Experience – Comparable Contracts</b>							
	25	20.42	2.92	Non-Responsive	8.33	Non-Responsive	Non-Responsive
<b>Factor C - References</b>							
	15	10.00	4.60	Non-Responsive	4.00	Non-Responsive	Non-Responsive
<b>Factor D - Employee Medical Benefits and Incentives</b>							
	10	6.00	0.00	Non-Responsive	2.00	Non-Responsive	Non-Responsive
<b>Factor E - Bidder's Action Plan</b>							
	25	19.58	20.42	Non-Responsive	18.75	Non-Responsive	Non-Responsive
<b>Total Points</b>	<b>100</b>	<b>81.00</b>	<b>51.47</b>		<b>53.28</b>		
<b>Ranking</b>		<b>1</b>	<b>3</b>		<b>2</b>		



## CITY OF EL PASO BID TABULATION FORM



**BID TITLE:** Janitorial Services for MSC and Various Locations **BID NO:** 2024-0366

**BID DATE:** August 14, 2024 **DEPARTMENT:** STREETS AND MAINTENANCE

	<b>Ace Government Services, LLC</b> El Paso, TX Bidder 1 of 6	<b>American Facility Services, Inc.</b> Alpharetta, GA Bidder 2 of 6	<b>ChemGiant, LLC</b> Anthony, TX Bidder 3 of 6
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Item No.	Description	Unit Of Measure	Approximate / Estimate Quantity (A)	Price (B)	Monthly Total C=AXB (C)	Yearly Total (D = C X 12) (D)	3 Year Total (E = D X 3) (E)	Price (B)	Monthly Total C=AXB (C)	Yearly Total (D = C X 12) (D)	3 Year Total (E = D X 3) (E)	Price (B)	Monthly Total C=AXB (C)	Yearly Total (D = C X 12) (D)	3 Year Total (E = D X 3) (E)
1	Municipal Service Center Complex	Hourly	599	\$ 20.00	\$ 11,980.00	\$ 143,760.00	\$ 431,280.00	\$ 20.12	\$ 12,051.88	\$ 144,622.56	\$ 433,867.68	\$ 35.00	\$ 20,965.00	\$ 251,580.00	\$ 754,740.00
2	Municipal Service Center Administration Building	Hourly	348	\$ 20.00	\$ 6,960.00	\$ 83,520.00	\$ 250,560.00	\$ 20.19	\$ 7,026.12	\$ 84,313.44	\$ 252,940.32	\$ 35.00	\$ 12,180.00	\$ 146,160.00	\$ 438,480.00
3	Delta Streets Corral	Hourly	20	\$ 20.00	\$ 400.00	\$ 4,800.00	\$ 14,400.00	\$ 28.49	\$ 569.80	\$ 6,837.60	\$ 20,512.80	\$ 35.00	\$ 700.00	\$ 8,400.00	\$ 25,200.00
4	Northeast Corral Suite B	Hourly	52	\$ 20.00	\$ 1,040.00	\$ 12,480.00	\$ 37,440.00	\$ 23.29	\$ 1,211.08	\$ 14,532.96	\$ 43,598.88	\$ 35.00	\$ 1,820.00	\$ 21,840.00	\$ 65,520.00
5	Northeast Corral Suites A, C, D	Hourly	87	\$ 20.00	\$ 1,740.00	\$ 20,880.00	\$ 62,640.00	\$ 21.78	\$ 1,894.86	\$ 22,738.32	\$ 68,214.96	\$ 35.00	\$ 3,045.00	\$ 36,540.00	\$ 109,620.00
6	Delta Parks Corral	Hourly	18	\$ 20.00	\$ 360.00	\$ 4,320.00	\$ 12,960.00	\$ 29.27	\$ 526.86	\$ 6,322.32	\$ 18,966.96	\$ 35.00	\$ 630.00	\$ 7,560.00	\$ 22,680.00
7	Mission Valley Parks Corral	Hourly	26	\$ 20.00	\$ 520.00	\$ 6,240.00	\$ 18,720.00	\$ 26.85	\$ 698.10	\$ 8,377.20	\$ 25,131.60	\$ 35.00	\$ 910.00	\$ 10,920.00	\$ 32,760.00
8	Facilities Maintenance - Area A	Hourly	20	\$ 20.00	\$ 400.00	\$ 4,800.00	\$ 14,400.00	\$ 28.49	\$ 569.80	\$ 6,837.60	\$ 20,512.80	\$ 35.00	\$ 700.00	\$ 8,400.00	\$ 25,200.00
9	Area B	Hourly	26	\$ 20.00	\$ 520.00	\$ 6,240.00	\$ 18,720.00	\$ 26.85	\$ 698.10	\$ 8,377.20	\$ 25,131.60	\$ 35.00	\$ 910.00	\$ 10,920.00	\$ 32,760.00
10	San Jacinto Welcome Center	Hourly	9	\$ 20.00	\$ 180.00	\$ 2,160.00	\$ 6,480.00	\$ 39.55	\$ 355.95	\$ 4,271.40	\$ 12,814.20	\$ 35.00	\$ 315.00	\$ 3,780.00	\$ 11,340.00
<b>Total</b>						<b>\$ 289,200.00</b>	<b>\$ 867,600.00</b>			<b>\$ 307,230.60</b>	<b>\$ 921,691.80</b>			<b>\$ 506,100.00</b>	<b>\$ 1,518,300.00</b>
										<b>Bidders Price \$307,204.83</b>	<b>Bidders Price \$921,614.49</b>				

<p style="text-align: center;"><b><u>OPTION TO EXTEND THE TERM OF THE AGREEMENT</u></b></p> <p style="font-size: small;">THE CITY AT ITS SOLE DISCRETION, MAY EXERCISE ANY OPTION TO EXTEND THE TERM OF THE AGREEMENT, BY GIVING THE CONTRACTOR WRITTEN NOTICE WITHIN THE TIME PERIOD NOTED ON THE SELECTED OPTIONS. THE TERM OF THIS CONTRACT SHALL BE BASED ON ONE OF THE SELECTIONS BELOW AND UNDER THE SAME TERMS AND CONDITIONS. THE CITY MANAGER OR DESIGNEE MAY EXTEND THE OPTION TO EXTEND.</p>		
<p style="font-size: small;">BIDDER OFFERS THE CITY THE OPTION OF EXTENDING THE TERM OF THE CONTRACT FOR:</p>		
<p style="text-align: center;"><b>TWO (2) ADDITIONAL YEARS AT THE SAME UNIT PRICE(S)</b></p>	<input type="checkbox"/> X	<input type="checkbox"/> X
<p style="text-align: center;"><b>NO OPTION OFFERED</b></p>	<input type="checkbox"/>	<input type="checkbox"/>
<p style="font-size: small;"><b>AMENDMENTS ACKNOWLEDGED:</b></p>	YES	YES

**NOTE:** The information contained in this bid tabulation is for information only and does not constitute actual award/execution of contract.



**CITY OF EL PASO  
BID TABULATION FORM**



**BID TITLE:** Janitorial Services for MSC and Various Locations **BID NO:** 2024-0366

**BID DATE:** August 14, 2024

**DEPARTMENT:** STREETS AND MAINTENANCE

	De La Paz Cleaning and Rental Service LLC Del Rio, TX Bidder 4 of 6	Endeavors Unlimited, Inc. San Antonio, TX Bidder 5 of 6	Maintenance Unlimited, Inc. El Paso, TX Bidder 5 of 6
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Item No.	Description	Unit Of Measure	Approximate/ Estimate Quantity (A)	Price (B)	Monthly Total C=AXB (C)	Yearly Total (D = C X 12) (D)	3 Year Total (E = D X 3) (E)	Price (B)	Monthly Total C=AXB (C)	Yearly Total (D = C X 12) (D)	3 Year Total (E = D X 3) (E)	Price (B)	Monthly Total C=AXB (C)	Yearly Total (D = C X 12) (D)	3 Year Total (E = D X 3) (E)
1	Municipal Service Center Complex	Hourly	599	\$ 24.75	\$ 14,825.25	\$ 177,903.00	\$ 533,709.00	\$ 22.02	\$ 13,189.98	\$ 158,279.76	\$ 474,839.28	\$ 14.83	\$ 8,883.17	\$ 106,598.04	\$ 319,794.12
2	Municipal Service Center Administration Building	Hourly	348	\$ 24.75	\$ 8,613.00	\$ 103,356.00	\$ 310,068.00	\$ 22.02	\$ 7,662.96	\$ 91,955.52	\$ 275,866.56	\$ 14.83	\$ 5,160.84	\$ 61,930.08	\$ 185,790.24
3	Delta Streets Corral	Hourly	20	\$ 24.75	\$ 495.00	\$ 5,940.00	\$ 17,820.00	\$ 22.02	\$ 440.40	\$ 5,284.80	\$ 15,854.40	\$ 14.83	\$ 296.60	\$ 3,559.20	\$ 10,677.60
4	Northeast Corral Suite B	Hourly	52	\$ 24.75	\$ 1,287.00	\$ 15,444.00	\$ 46,332.00	\$ 22.02	\$ 1,145.04	\$ 13,740.48	\$ 41,221.44	\$ 14.83	\$ 771.16	\$ 9,253.92	\$ 27,761.76
5	Northeast Corral Suites A, C, D	Hourly	87	\$ 24.75	\$ 2,153.25	\$ 25,839.00	\$ 77,517.00	\$ 22.02	\$ 1,915.74	\$ 22,988.88	\$ 68,966.64	\$ 14.83	\$ 1,290.21	\$ 15,482.52	\$ 46,447.56
6	Delta Parks Corral	Hourly	18	\$ 24.75	\$ 445.50	\$ 5,346.00	\$ 16,038.00	\$ 22.02	\$ 396.36	\$ 4,756.32	\$ 14,268.96	\$ 14.83	\$ 266.94	\$ 3,203.28	\$ 9,609.84
7	Mission Valley Parks Corral	Hourly	26	\$ 24.75	\$ 643.50	\$ 7,722.00	\$ 23,166.00	\$ 22.02	\$ 572.52	\$ 6,870.24	\$ 20,610.72	\$ 14.83	\$ 385.58	\$ 4,626.96	\$ 13,880.88
8	Facilities Maintenance - Area A	Hourly	20	\$ 24.75	\$ 495.00	\$ 5,940.00	\$ 17,820.00	\$ 22.02	\$ 440.40	\$ 5,284.80	\$ 15,854.40	\$ 14.83	\$ 296.60	\$ 3,559.20	\$ 10,677.60
9	Area B	Hourly	26	\$ 24.75	\$ 643.50	\$ 7,722.00	\$ 23,166.00	\$ 22.02	\$ 572.52	\$ 6,870.24	\$ 20,610.72	\$ 14.83	\$ 385.58	\$ 4,626.96	\$ 13,880.88
10	San Jacinto Welcome Center	Hourly	9	\$ 24.75	\$ 222.75	\$ 2,673.00	\$ 8,019.00	\$ 22.02	\$ 198.18	\$ 2,378.16	\$ 7,134.48	\$ 14.83	\$ 133.47	\$ 1,601.64	\$ 4,804.92
<b>Total</b>						<b>\$ 357,885.00</b>	<b>\$ 1,073,655.00</b>			<b>\$ 318,409.20</b>	<b>\$ 955,227.60</b>			<b>\$ 214,441.80</b>	<b>\$ 643,325.40</b>

<b><u>OPTION TO EXTEND THE TERM OF THE AGREEMENT</u></b>			
THE CITY AT ITS SOLE DISCRETION, MAY EXERCISE ANY OPTION TO EXTEND THE TERM OF THE AGREEMENT, BY GIVING THE CONTRACTOR WRITTEN NOTICE WITHIN THE TIME PERIOD NOTED ON THE SELECTED OPTIONS. THE TERM OF THIS CONTRACT SHALL BE BASED ON ONE OF THE SELECTIONS BELOW AND UNDER THE SAME TERMS AND CONDITIONS. THE CITY MANAGER OR DESIGNEE MAY EXTEND THE OPTION TO EXTEND.			
BIDDER OFFERS THE CITY THE OPTION OF EXTENDING THE TERM OF THE CONTRACT FOR:			
TWO (2) ADDITIONAL YEARS AT THE SAME UNIT PRICE(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO OPTION OFFERED	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
AMENDMENTS ACKNOWLEDGED:	YES	YES	YES

**BIDS SOLICITED:** 6 **LOCAL SOLICITED:** 6 **BIDS RECEIVED:** 6 **LOCAL RECEIVED:** 2 **NO BIDS:** 0

**NOTE:** The information contained in this bid tabulation is for information only and does not constitute actual award/execution of contract.

**Online Views for 2024-0366 Janitorial MSC and Various Locations**

<b>No.</b>	<b>Participant Name</b>	<b>City</b>	<b>State</b>
1	Maintenance Unlimited, Inc.	El Paso	TX
2	Ace Government Services LLC	El Paso	TX
3	Endeavors Unlimited Inc	San Antonio	TX
4	DLP Services LLC (De La Paz Cleaning and Rental Services LLC)	Del Rio	TX
5	ChemGiant llc	Anthony, TX	TX
6	American Facility Services, Inc.	ALPHARETTA	GA
7	OLIVARES ELECTRIC OF EL PASO, LLC	El Pso	TX
8	Paso-Tex Industries LLC	El Paso	TX
9	Longhorn Distributing (Loren Hodges & Son's Inc.)	El Paso	TX
10	QANNEX CORP	EL PASO	TX
11	Zeraus Iluminacion	El Paso	TX
12	ConstructConnect	Cincinnati	OH
13	Construction Reporter	Albuquerque	NM
14	eagle janitorial services	El Paso	TX
15	Endeavors (Family Endeavors, Inc)	San Antonio	TX
16	Filterbuy Incorporated	Talladega	AL
17	Goodwill Services Inc.	El Paso	TX
18	Hurd Exquisite Services LLC	MANSFIELD	TX
19	Life Landscaping	el paso	TX
20	MasterPro Cleaning Service (MasterPro Cleaning LLC)	El Paso	TX
21	MC Services	El Paso	TX
22	TEXAS METER & DEVICE (TEXAS METER AND DEVICE COMPANY, LLC)	WACO	TX
23	The PlanIt Room	El Paso	TX
24	Total Cleaning Services (TCS Total Cleaning Services)	El Paso	TX