

# CITY OF EL PASO, TEXAS AGENDA SUMMARY FORM



**DEPARTMENT/COUNCIL OFFICE:** Parks & Recreation

**AGENDA DATE:** April 14, 2026

**PUBLIC HEARING DATE:** Not Applicable

**CONTACT PERSON NAME:** Pablo Caballero, Parks & Recreation

**PHONE NUMBER:**(915) 212-8018

**2<sup>nd</sup> CONTACT PERSON NAME:** Claudia A. Garcia, Purchasing & Strategic Sourcing **PHONE NUMBER:**(915) 212-0043

**DISTRICT(S) AFFECTED:** All

## **AGENDA ITEM:**

The award of solicitation 2026-0086 Floor Stripping & Waxing Services to Ace Government Services, LLC., for an initial term of three (3) years for an estimated amount of \$900,000.00. The award also includes a two (2) year option for an estimated amount of \$600,000.00. The total contract time is for five (5) years for a total estimated amount of \$1,500,000.

Department:	Parks & Recreation
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:	\$300,000.00
Initial Term Estimated Award:	\$900,000.00
Option Term Estimated Award:	\$600,000.00
Total Estimated Award	\$1,500,000.00
Account(s)	451-1000-51230-522060-P5106 451-1000-51260-522060-P5111 451-1000-51270-522060-P5114 451-1000-51295-522060-P5116 451-1000-51240-522060-P5108
Funding Source(s):	General Fund
District(s):	All

This was a Best Value Bid Procurement for a replacement contract.

The Purchasing & Strategic Sourcing and Parks & Recreation 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

## **ISSUE STATEMENT:**

City Council is asked to approve the award of a replacement contract for 2026-0086 Floor Stripping & Waxing Services. This contract will allow continued support to the ongoing maintenance of floors in Parks and Recreation Facilities.

## **BACKGROUND:**

Parks and Recreation facilities receive heavy use, which causes floors to wear down over time. Regular floor stripping and waxing are needed to keep floors clean, safe, and in good condition. This service helps extend the life of the flooring and maintain a welcoming environment for the public.

Solicitation was advertised on November 25, 2025 and December 2, 2025. The solicitation was posted on City website on November 25, 2025. There were a total thirty-one (31) viewers online; three (3) 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 \$937,500.00 which represents a 166.67% increase due to:

1. Additional quantities from 450,000 sq. ft. to 600,000 sq. ft.
2. Price increases per sq. ft. from \$0.25 to \$0.50.

No protest received for this requirement.

**COUNCIL OPTIONS:**

1. Award the contract as recommended;
2. Deny award if Council determines such action is in the best interest of the City;
3. Direct staff to re-solicit the procurement with revised evaluation criteria or policy direction, as permitted by law; or
4. Postpone action, pending additional information.

**COMMITTEE REVIEW AND/OR RECOMMENDATION:**

This item was not reviewed by a City Council committee.

**COMMUNITY AND STAKEHOLDER OUTREACH:**

A pre-bid meeting was held on December 3, 2025. Three (3) suppliers were in attendance.

**RELATED POLICIES:**

1. Procurement Sourcing Policy

**PRIOR COUNCIL ACTION:**

Not Applicable

**LEGAL REVIEW:**

- Legal counsel reviewed as part of the Council packet  
 Legal counsel reviewed in advance of packet as individual item

**AMOUNT AND SOURCE OF FUNDING:**

Amount: \$1,500,000.00  
Funding Source: General Fund

**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	N/A

**ATTACHMENTS:**

1. Tabulation
2. View List

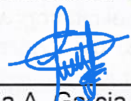
**FOR MORE INFORMATION:**

Claudia Cisneros	(915) 212-1715	<a href="mailto:CisnerosCX@elpasotexas.gov">CisnerosCX@elpasotexas.gov</a>
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\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**SIGNATURES:**

  
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 Pablo Caballero, Parks & Recreation Director

  
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 Claudia A. Garcia – Director of Purchasing & Strategic Sourcing

**CITY OF EL PASO BEST VALUE SCORESHEET**

**PROJECT: 2026-0086 Floor Stripping & Waxing Services**

*Evaluation of Submittal*

		Ace Government Services LLC El Paso, TX	Nicoliss Johnson dba Contractors Enterprises, Inc. Tallahasee, FL	J Carrizal General Construction Inc, El Paso, TX	
	MAX POINTS				
<b>Factor A - Price</b>					
	30	\$ 900,000.00	Bid Deemed Non-Responsive  NOT EVALUATED	\$ 702,000.00	
		23.40		30.00	
<b>Factor B - Experience – Comparable Contracts</b>					
	30	27.67		12.00	
<b>Factor C - References</b>					
	10	8.68		6.00	
<b>Factor D - Employee Medical Benefit and Incentives</b>					
	10	8.00		2.00	
<b>Factor E - Work Plan</b>					
	20	19.00		15.67	
<b>TOTAL SCORE</b>	<b>100</b>	<b>86.75</b>	<b>65.67</b>		
Rank		1	2		



**CITY OF EL PASO**  
**BID TABULATION FORM**



**BID TITLE: Floor Stripping & Waxing Services** **BID NO: 2026-0086**

**BID DATE: December 24, 2025** **DEPARTMENT: Parks & Recreation**

					Ace Government Services LLC El Paso, TX			Nicoliss Johnson dba Contractors Enterprises Inc Tallahassee, FL			J Carrizal General Construction Inc El Paso, TX		
					Bidder 1 of 3			Bidder 2 of 3			Bidder 3 of 3		
Item No.	Description	Unit Of Measure	Minimum Approximate Quantities	Maximum Approximate Quantities (A)	Price (B)	Yearly Total C=AXB (C)	3 Year Total (D = C X 3) (D)	Price (B)	Yearly Total C=AXB (C)	3 Year Total (D = C X 3) (D)	Price (B)	Yearly Total C=AXB (C)	3 Year Total (D = C X 3) (D)
1	Floor Stripping & Waxing VCT/ Ceramic/ Epoxy Coated/ Concrete etc.	Square Foot	\$200,000.00	\$600,000.00	\$ 0.50	\$ 300,000.00	\$ 900,000.00	\$ 0.50	\$ 300,000.00	\$ 900,000.00	\$ 0.39	\$ 234,000.00	\$ 702,000.00
<b>Total</b>						\$ 300,000.00	\$ 900,000.00		\$ 300,000.00	\$ 900,000.00		\$ 234,000.00	\$ 702,000.00

<b><u>OPTION TO EXTEND THE TERM OF THE AGREEMENT</u></b>						
<p>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>						
TWO (2) ADDITIONAL YEARS AT THE SAME UNIT PRICE(S)				x	X	X
NO OPTION OFFERED						
AMENDMENTS ACKNOWLEDGED:				Yes	Yes	Yes

**BIDS SOLICITED: 471    LOCAL SOLICITED: 291    BIDS RECEIVED: 3    LOCAL RECEIVED: 2    NO BIDS: 4**

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

**2026-0086 Floor Stripping & Waxing Services  
Viewer's List**

<b>No.</b>	<b>Participant Name</b>	<b>City</b>	<b>State</b>
1	915 Maintenance and Contracting (Bustillos & Rojero Enterprises LLC)	El Paso	TX
2	Access Communications Group, LLC	El Paso	TX
3	Acebo Solutions	El Paso	TX
4	AMERICA SAFETY TRAINING	Las Cruces	NM
5	Bella Luna Engineering and Building Maintenance	El Paso	TX
6	Chuco Landscaping & Maintenance, LLC	Canutillo	TX
7	CIJ General Contractor	El Paso	TX
8	Cloud Quantum Innovations	San Antonio	TX
9	Construction Reporter	Albuquerque	NM
10	Davila AI	El Paso	TX
11	DLP Services LLC (De La Paz Cleaning and Rental Services LLC)	Del Rio	TX
12	EcoBio CLean	El Paso	TX
13	ELITE FLEET SERVICES (ELITE WASH & DETAIL LLC)	El Paso	TX
14	G.R.A.C.E. Construction	El Paso	TX
15	Gonzales & Co. Development Services LLC	canyon lake	TX
16	Kindle Fischer Specialty Products (Kindle Fischer Specialty Chemicals LLC)	El Paso	TX
17	Local Pest Managers	El Paso	TX
18	One Stop Consulting & Contracting Group, LLC.	El Paso	TX
19	Prime Edge Painting	El Paso	TX
20	Pwxpress	Jacksonville	FL
21	RBM Engineering, Inc.	El Paso	TX
22	Signm Homes LLC	El Paso	TX
23	The PlanIt Room	El Paso	TX
24	Total Cleaning Services (TCS Total Cleaning Services)	El Paso	TX
25	Ace Government Services LLC	El Paso	TX
26	J Carrizal General Constructio	El Paso	TX
27	Contractors Enterprises Inc.	Tallahassee	FL
28	Zeraus Iluminacion	El Paso	TX
29	Du-West Construction, Inc.	Pasadena	TX
30	Southland Organics	Bogart	GA
31	CONSTRUCTION SOLUTION USA LLC	CARROLLTON	TX