

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



DEPARTMENT: Mass Transit- Sun Metro
Purchasing & Strategic Sourcing

AGENDA DATE: October 14, 2025

PUBLIC HEARING DATE: NA

CONTACT PERSON NAME: Anthony Dekeyzer, Director
Claudia A. Garcia, Director

PHONE NUMBER: (915) 212-3306

PHONE NUMBER: (915) 212-0043

DISTRICT(S) AFFECTED: All

SUBJECT:

Discussion and action on the award of solicitation 2025-0571 Bus Shelters Cleaning to Ace Government Services LLC for an initial term of three (3) years for an estimated amount of \$2,981,655.00. The award also includes a two (2) year option for an estimated amount of \$1,987,770.00. The total contract time is for five (5) years for a total estimated amount of \$4,969,425.00.

BACKGROUND / DISCUSSION:

This contract will allow Sun Metro to maintain clean, hygienic, and welcoming public transit facilities; bus shelters and stops throughout El Paso, including fixed-route, Brio, and Streetcar shelters.

COMMUNITY AND STAKEHOLDER OUTREACH:

A pre-bid meeting was held on August 6, 2025. Six (6) suppliers were in attendance.

SELECTION SUMMARY:

Solicitation was advertised on July 29, 2025 and August 5, 2025. The solicitation was posted on City website on July 29, 2025. There were a total Forty (40) viewers online; Nine (9) bids were received; Eight (8) from local suppliers.

CONTRACT VARIANCE:

The difference based in comparison to the previous contract is as follows: An increase of \$1,931,250.45 for the initial term, which represents a 63.57% increase due to 66 new locations added to the scope of work.

PROTEST

No protest received for this requirement.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

Amount: \$4,969,425.00

Funding Source: Sun Metro Operating Fund

Account: 560-3200-522310-60050P6018


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	

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:

 Deputy Transit Officer for
Anthony Dekeyzer- Director of Mass Transit



Claudia A. Garcia – Director of Purchasing & Strategic Souring

Project Form
Best Value Bid

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

Please place the following item on the Regular Agenda for the Mass Transit Board Meeting of October 14, 2025.

Award Summary:

Discussion and action on the award of solicitation 2025-0571 Bus Shelter Cleaning to Ace Government Cleaning LLC for an initial term of three (3) year(s) for an estimated amount of \$2,981,655.00. The award also includes a two (2) year option for an estimated amount of \$1,987,770.00. The total contract time is for five (5) years for a total estimated amount of \$4,969,425.00. This Contract will provide regular and on-demand cleaning services for bus shelters and stops throughout the city.

Contract Variance:

The difference based in comparison to the previous contract is as follows: An increase of \$1,931,250.45 for the initial term, which represents a 63.57% increase due to 66 new locations added to the scope of work.

Department:	Mass Transit (Sun Metro)
Award to:	Ace Government Services LLC
City & State:	El Paso Texas
Item(s):	All
Initial Term:	3 Years
Option Term:	2 Years
Total Contract Time:	5 Years
Annual Estimated Award:	\$993,885.00
Initial Term Estimated Award:	\$2,981,655.00
Option Term Estimated Award:	\$1,987,770.00
Total Estimated Award	\$4,969,425.00
Account(s)	560-3200-522310-60050P6018
Funding Source(s):	Sun Metro Operating Fund
District(s):	All

This was a Best Value Bid Procurement - unit price contract

The Purchasing & Strategic Sourcing and Mass Transit (Sun Metro) 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.

CITY OF EL PASO BEST VALUE SCORESHEET										
PROJECT:	2025-0571 Bus Shelters Cleaning									
Evaluation of Submittal										
	MAX POINTS	Ace Government Services, LLC	Francisco Corral dba The Eagle Janitorial Services	Kept Companies, Inc.	Charlie Salazar dba Mean Clean LLC	Mario A Gonzalez dba MG Evergreen, LLC	DDM Corporation LLC	JC Landscaping and Maintenance LLC	One Stop Consulting and Contracting Group, LLC	Sun City Eco Wash LLC
Factor A - Price	25	22.90	17.00	4.94	21.28	25.00	Bid Deemed Non-Responsive. Therefore, not evaluated	Bid Deemed Non-Responsive. Therefore, not evaluated	Bid Deemed Non-Responsive. Therefore, not evaluated	Bid Deemed Non-Responsive. Therefore, not evaluated
Factor B - Experience- Comparble Contracts	25	19.67	2.67	11.00	17.17	14.67				
Factor C - References	15	15.00	15.00	5.00	14.00	15.00				
Factor D – Employee Medical Benefits and Incentives	10	8.00	2.00	2.00	2.00	2.00				
Factor E - Bidders Operational Plan	25	19.92	2.33	13.33	17.67	17.17				
TOTAL SCORE	100	85.49	39.00	36.27	72.12	73.84				
Rank		1	4	5	3	2				



CITY OF EL PASO

BID TABULATION FORM



BID TITLE: Bus Shelters Cleaning

BID NO: 2025-0571

BID DATE: August 27, 2025

DEPARTMENT: Sun Metro Mass-Transit

					Ace Governement Services, LLC El Paso, TX			DDM Corporation LLC El Paso, TX			Francisco Corral dba The Eagle Janitorial Services El Paso, TX			JC Landscaping and Maintenance, LLC Chaparral, NM			Kept Companies, Inc. Fairfield, NJ		
					Bidder 1 of 9			Bidder 2 of 9			Bidder 3 of 9			Bidder 4 of 9			Bidder 5 of 9		
Item No.	Description	Unit Of Measure	Minimum Approximate Quantities	Maximum Approximate Quantities (A)	Price (B)	Yearly Total (C = A X B) (C)	3 Year Total (D = C X 3) (D)	Price (B)	Yearly Total (C = A X B) (C)	3 Year Total (D = C X 3) (D)	Price (B)	Yearly Total (C = A X B) (C)	3 Year Total (D = C X 3) (D)	Price (B)	Yearly Total (C = A X B) (C)	3 Year Total (D = C X 3) (D)	Price (B)	Yearly Total (C = A X B) (C)	3 Year Total (D = C X 3) (D)
1	Fixed Route (FR) Shelters: 597 Locations (Tolar, Brasco, Alta Vista, Auero, Handi Hut, etc.) (Across 49 bus routes)	ea	62,520	87,528	\$ 9.00	\$ 787,752.00	\$ 2,363,256.00	\$ 4.45	\$ 389,499.60	\$ 1,168,498.80	\$ 12.25	\$ 1,072,218.00	\$ 3,216,654.00	\$ 40.50	\$ 3,544,884.00	\$ 10,634,652.00	\$ 41.88	\$ 3,665,672.64	\$ 10,997,017.92
2	BRIO Shelters: 91 Locations (Mesa, Dyer, Alameda, Montana RTS Corridors) (Across 4 RTS corridors)	ea	14,256	19,008	\$ 9.00	\$ 171,072.00	\$ 513,216.00	\$ 4.45	\$ 84,585.60	\$ 253,756.80	\$ 12.25	\$ 232,848.00 Bidders Price: \$232,448	\$ 698,544.00	\$ 41.00	\$ 779,328.00	\$ 2,337,984.00	\$ 41.88	\$ 796,055.04	\$ 2,388,165.12
3	Streetcar Shelters: 27 Locations (DTC and GRTC Loops)	ea	1,416	1,888	\$ 9.00	\$ 16,992.00	\$ 50,976.00	\$ 5.40	\$ 10,195.20	\$ 30,585.60	\$ 12.25	\$ 23,128.00	\$ 69,384.00	\$ 34.50	\$ 65,136.00	\$ 195,408.00	\$ 43.59	\$ 82,297.92	\$ 246,893.76
4	Magoffin Park: All Shelters (@ Magoffin, San Antonio, & Florence)	ea	264	317	\$ 9.00	\$ 2,853.00	\$ 8,559.00	\$ 15.45	\$ 4,897.65	\$ 14,692.95	\$ 12.25	\$ 3,883.25	\$ 11,649.75	\$ 80.00	\$ 25,360.00	\$ 76,080.00	\$ 41.88	\$ 13,275.96	\$ 39,827.88
5	Mini Station @ EP Intal Airport: 1 Location (Trash compactor service, no shelter, @ Convair)	ea	12	24	\$ 9.00	\$ 216.00	\$ 648.00	\$ 25.45	\$ 610.80	\$ 1,832.40	\$ 12.25	\$ 294.00	\$ 882.00	\$ 50.00	\$ 1,200.00	\$ 3,600.00	\$ 41.88	\$ 1,005.12	\$ 3,015.36
6	On Call Service (OCS): 40 hours/month (Requires SM written approval)	hour	480	600	\$ 25.00	\$ 15,000.00	\$ 45,000.00	\$ 15.45	\$ 9,270.00	\$ 27,810.00	\$ 12.25	\$ 7,350.00 Bidders Price: \$6,482.20	\$ 22,050.00 Bidders Price: \$19,448.30	\$ 80.00	\$ 48,000.00	\$ 144,000.00	\$ 74.00	\$ 44,400.00	\$ 133,200.00
Total						\$ 993,885.00	\$ 2,981,655.00		\$ 499,058.85	\$ 1,497,176.55		\$ 1,339,721.25 Bidders Price: \$1,338,453.95	\$ 4,019,163.75 Bidders Price: \$4,015,361.85		\$ 4,463,908.00	\$ 13,391,724.00		\$ 4,602,706.68	\$ 13,808,120.04
OPTION TO EXTEND THE TERM OF THE AGREEMENT																			
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)					YES			YES			YES			YES			NO		
NO OPTION OFFERED																			
AMENDMENTS ACKNOWLEDGED:					YES			YES			YES			YES			YES		



CITY OF EL PASO

BID TABULATION FORM



BID TITLE: Bus Shelters Cleaning

BID NO: 2025-0571

BID DATE: August 27, 2025

DEPARTMENT: Sun Metro Mass-Transit

					Charlie Salazar dba Mean Clean El Paso, TX			Mario A Gonzalez dba MG Evergreen El Paso, TX			One Stop Consulting and Contracting Group, LLC El Paso, TX			Sun City Eco Wash El Paso, TX			
					Bidder 6 of 9			Bidder 7 of 9			Bidder 8 of 9			Bidder 9 of 9			
Item No.	Description	Unit Of Measure	Minimum Approximate Quantities	Maximum Approximate Quantities (A)	Price (B)	Yearly Total (C = A X B) (C)	3 Year Total (D = C X 3) (D)	Price (B)	Yearly Total (C = A X B) (C)	3 Year Total (D = C X 3) (D)	Price (B)	Yearly Total (C = A X B) (C)	3 Year Total (D = C X 3) (D)	Price (B)	Yearly Total (C = A X B) (C)	3 Year Total (D = C X 3) (D)	
1	Fixed Route (FR) Shelters: 597 Locations (Tolar, Brasco, Alta Vista, Auer, Handi Hut, etc.) (Across 49 bus routes)	ea	62,520	87,528	\$ 9.50	\$ 831,516.00	\$ 2,494,548.00	\$ 8.00	\$ 700,224.00	\$ 2,100,672.00	\$ 22.00	\$ 1,925,616.00	\$ 5,776,848.00	\$ 16.00	\$ 1,400,448.00	\$ 4,201,344.00	
2	BRIO Shelters: 91 Locations (Mesa, Dyer, Alameda, Montana RTS Corridors) (Across 4 RTS corridors)	ea	14,256	19,008	\$ 10.00	\$ 190,080.00	\$ 570,240.00	\$ 9.25	\$ 175,824.00	\$ 527,472.00	\$ 22.00	\$ 418,176.00	\$ 1,254,528.00	\$ 16.00	\$ 304,128.00	\$ 912,384.00	
3	Streetcar Shelters: 27 Locations (DTC and GRTC Loops)	ea	1,416	1,888	\$ 10.00	\$ 18,880.00	\$ 56,640.00	\$ 8.00	\$ 15,104.00	\$ 45,312.00	\$ 22.00	\$ 41,536.00	\$ 124,608.00	\$ 16.00	\$ 30,208.00	\$ 90,624.00	
4	Magoffin Park: All Shelters (@ Magoffin, San Antonio, & Florence)	ea	264	317	\$ 24.00	\$ 7,608.00	\$ 22,824.00	\$ 12.00	\$ 3,804.00	\$ 11,412.00	\$ 22.00	\$ 6,974.00	\$ 20,922.00	\$ 16.00	\$ 5,072.00	\$ 15,216.00	
5	Mini Station @ EP Intl Airport: 1 Location (Trash compactor service, no shelter, @ Convair)	ea	12	24	\$ 23.00	\$ 552.00	\$ 1,656.00	\$ 15.00	\$ 360.00	\$ 1,080.00	\$ 22.00	\$ 528.00	\$ 1,584.00	\$ 16.00	\$ 384.00	\$ 1,152.00	
6	On Call Service (OCS): 40 hours/month (Requires SM written approval)	hour	480	600	\$ 35.00	\$ 21,000.00	\$ 63,000.00	\$ 25.00	\$ 15,000.00	\$ 45,000.00	\$ 22.00	\$ 13,200.00	\$ 39,600.00	\$ 35.00	\$ 21,000.00	\$ 63,000.00	
Total						\$ 1,069,636.00	\$ 3,208,908.00		\$ 910,316.00	\$ 2,730,948.00		\$ 2,406,030.00	\$ 7,218,090.00		\$ 1,761,240.00	\$ 5,283,720.00	
OPTION TO EXTEND THE TERM OF THE AGREEMENT																	
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)																	
NO OPTION OFFERED																	
AMENDMENTS ACKNOWLEDGED:					YES			YES			YES			YES			

BIDS SOLICITED: 925 LOCAL BIDS SOLICITED: 459 BIDS RECEIVED: 9 LOCAL BIDS RECEIVED: 7 NO BID: 2

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

View List for 2025-0571 Bus Shelters cleaning

No.	Participant Name	City	State
1.	JC LANDSCAPING (GARNICA CORPORATION)	EL PASO	TX
2.	eagle janitorial services	El Paso	TX
3.	Ace Government Services LLC	El Paso	TX
4.	MG Evergreen LLC	EL PASO	TX
5.	Mean Clean LLC	El Paso	TX
6.	Kept Companies Inc	Fairfield	NJ
7.	DDM Corporation LLC	el paso	TX
8.	One Stop Consulting & Contracting Group, LLC.	El Paso	TX
9.	Sun City Eco Wash LLC	El Paso	TX
10.	915 Maintenance and Contracting (Bustillos & Rojero Enterprises LLC)	El Paso	TX
11.	Brunson pump service (Brunson Investment LLC)	El Paso	TX
12.	ChemGiant llc	Anthony, TX	TX
13.	CIJ General Contractor	El Paso	TX
14.	Construction Reporter	Albuquerque	NM
15.	Dealers Electrical Supply	El Paso	TX
16.	Deltek	Herndon	VA
17.	Goodwill Services Inc.	El Paso	TX
18.	LGC Global Energy FM LLC	Detroit	MI
19.	Lovett's Bookkeeping LLC (Nayda Yolanda Lovett)	El Paso	TX
20.	MTS CONTRACTOR INC.	El Paso	TX
21.	NTX General Contracting (NXT General Contractors LLC)	El Paso	TX
22.	Possible Missions, Inc.	Houston	TX
23.	Servin, LLC	El Paso	TX
24.	southwest janitorial Service LLC	Garden City	KS
25.	The PlanIt Room	El Paso	TX
26.	UBM Enterprise Inc	Dallas	TX
27.	Zeraus Iluminacion	El Paso	TX
28.	WOFFORD TRUCK PARTS (TE EL PASO,LLC)	EL PASO	TX
29.	Filterbuy Incorporated	Talladega	AL
30.	Complete Supply Inc	Farmers Branch	TX
31.	CONSTRUCTION SOLUTION USA LLC	CARROLLTON	TX
32.	Delegard Tool of Texas	Houston	TX
33.	Bella Luna Engineering and Building Maintenance	El Paso	TX
34.	BIO-Janitorial Service, Inc.	Glendale	AZ
35.	Clean Harbors	El Paso	TX
36.	De Leon's Power Wash, LLC	El Paso	TX
37.	Delta Pest Control & Lawn Service (Delta Unlimited LLC)	El Paso	TX
38.	Kleen-Tech Services, LLC	Denver	CO
39.	R&R Universal Solutions	Cutler Bay	FL
40.	Walker Systems78 LLC	Horizon City	TX