

**CITY OF EL PASO, TEXAS  
AGENDA SUMMARY FORM**



**DEPARTMENT/COUNCIL OFFICE:** Library Services

**AGENDA DATE:** July 7, 2026

**PUBLIC HEARING DATE:** Not Applicable

**CONTACT PERSON NAME:** Norma P. Martinez, Library Services

**PHONE NUMBER:**(915) 212-3200

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

**DISTRICT(S) AFFECTED:** All

**AGENDA ITEM:**

Discussion and action on the award of solicitation 2026-0127 Janitorial Services – Libraries to Ace Government Services, LLC for an initial term of three (3) years for an estimated amount of \$1,843,218.00. The award also includes a two (2) year option for an estimated amount of \$1,228,812.00. The total contract time is for five (5) years for a total estimated amount of \$3,072,030.00.

Department:	Library
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:	\$614,406.00
Initial Term Estimated Award:	\$1,843,218.00
Option Term Estimated Award:	\$1,228,812.00
Total Estimated Award	\$3,072,030.00
Account(s)	453-1000-53030-522060 453-1000-53050-522060 453-1000-53060-522060 453-1000-53070-522060 453-1000-53080-522060 453-1000-53090-522060 453-1000-53100-522060 453-1000-53110-522060 453-1000-53120-522060 453-1000-53130-522060 453-1000-53140-522060 453-1000-53160-522060 453-1000-53310-522060 453-1000-53311-522060
Funding Source(s):	Maintenance Services Contract - Janitorial
District(s):	All

This was a Best Value Bid Procurement for a replacement contract

The Purchasing & Strategic Sourcing and Library Services 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 Janitorial Services – Libraries. This contract will allow the Library Services department to continue receiving janitorial services for all fourteen (14) branches.

**BACKGROUND:**

Library Services has fourteen (14) branches that serve the public. These locations all require janitorial services to maintain a high standard of cleanliness.

Solicitation was advertised on December 23, 2025 and December 30, 2025. The solicitation was posted on City website on December 23, 2025. There were a total thirty-nine (39) viewers online; Sixteen (16) bids were received; six (6) from local suppliers.

Contract Variance: The difference based in comparison to the previous contract is as follows: An increase of \$1,219,596.54 which represents a 65.84% increase due to:

- 1. Hourly rate increased from \$10.25 to \$20.00.

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 January 7, 2026. Fifteen (15) suppliers were in attendance.

**RELATED POLICIES:**

- 1. Procurement Sourcing Policy

**PRIOR COUNCIL ACTION:**

N/A

**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: \$3,072,030.00

Funding Source: Maintenance Services Contract - Janitorial

**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	

**ATTACHMENTS:**

- 1. Ranking
- 2. Tabulation
- 3. View List

**FOR MORE INFORMATION:**

Norma P. Martinez	915-212-3200	MartinezNP@elpasotexas.gov
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**Ranking**

**Best Value Bid**

Solicitation: 2026-0127 Janitorial Services - Libraries																	
	Points	Ace Government Services LLC El Paso, TX	CCS Facility Services - Texas, Inc. Houston, TX	Professional Janitorial Services of El Paso, LLC dba PJS of El Paso El Paso, TX	Jesus Trevino dba One Stop Janitorial Services LLC La Feria, TX	Facility Service Janitorial dba Facilities360 Ann Arbor, MI	Southwest Janitorial Service LLC Garden City, KS	Serico Services, Inc. San Antonio, TX	UBM Enterprise Inc Dallas, TX	ChemGiant LLC Anthony, TX	Ambassador Services, LLC Houston, TX	Kleen-Tech Services, LLC Denver, CO	Stiles General Contractors LLC El Paso, TX	SBS Maintenance & Cleaning LLC dba Star Building Services Houston, TX	Cindy Klinglesmith dba Team K Cleaning Services LLC El Paso, TX	Innovet Technologies El Paso, TX	Francisco Corral dba Eagle Janitorial El Paso, TX
<b>Factor A - Price</b>	<b>35</b>	27.98	33.83	29.02	25.77	29.38	35.00	27.87	26.53	23.75	21.27	20.94	15.81	25.72	16.75	23.22	0.13
<b>Factor B - Experience - Contract Contracts</b>	<b>25</b>	20.83	17.50	15.83	16.67	15.28	10.42	11.94	13.33	13.06	8.06	9.44	18.75	10.83	16.39	0.00	9.17
<b>Factor C - References</b>	<b>10</b>	8.69	6.53	9.73	8.13	9.60	5.40	6.27	6.67	9.60	9.00	9.80	6.20	3.07	6.67	0.00	9.25
<b>Factor D - Employee Medical Benefits</b>	<b>10</b>	8.00	2.00	2.00	2.00	2.00	2.00	8.00	2.00	2.00	8.00	8.00	2.00	2.00	0.00	2.00	2.00
<b>Factor E - Work Plan</b>	<b>20</b>	19.33	17.33	13.33	17.33	11.33	14.67	13.33	18.67	13.33	14.00	11.33	16.67	17.33	15.33	10.00	10.00
<b>Total Score</b>	<b>100</b>	84.84	77.19	69.92	69.90	67.59	67.48	67.42	67.20	61.74	60.32	59.52	59.43	58.95	55.14	35.22	30.55
	<b>Ranking</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>



City of El Paso Bid Tabulation Form REVISED

File: Jambal Services - Libraries Bid Opening: February 18, 2025

Estimation Number: 2024-0727 Department: Library

Table with 34 columns for Bidder 1 through Bidder 16, each with sub-columns for Price, Yearly Total, and 3-Year Total. Rows include items like Memorial Park Library, Amity Library, Richard Bugeis Regional Library, etc.

Part B - LUMP Summing for ALL Libraries

Summary table for Part B with 34 columns for Bidder 1 through Bidder 16, including Grand Total - Parts A & B.

Additional terms and conditions table with columns for 'Yes', 'No', and 'Not Biddable'.

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

**2026-0127 Janitorial Services - Libraries  
Viewers List**

#	Participant Name	City	State
1	INNOVEI TECHNOLOGIES	EL PASO	TX
2	eagle janitorial services	El Paso	TX
3	One Stop Janitorial Services LLC	La Feria	TX
4	ChemGiant llc	Anthony, TX	TX
5	Ace Government Services LLC	El Paso	TX
6	CCS Facility Services - Texas, Inc.	Houston	TX
7	UBM Enterprise Inc	Dallas	TX
8	Selrico Services, Inc.	San Antonio	TX
9	Kleen-Tech Services, LLC	Denver	CO
10	Team K Cleaning Services LLC	El Paso	TX
11	Stiles General Contractors LLC	El Paso	TX
12	PJS of El Paso, Inc.	El Paso	TX
13	southwest janitorial Service LLC	Garden City	KS
14	SBS Maintenance & Cleaning LLC	Houston	TX
15	Facilities 360	Ann arbor	MI
16	Ambassador Services, LLC	Houston	TX
17	Zeraus Iluminacion	El Paso	TX
18	Du-West Construction, Inc.	Pasadena	TX
19	Complete Supply Inc	Farmers Branch	TX
20	CONSTRUCTION SOLUTION USA LLC	CARROLLTON	TX
21	American Facilities Professionals	Derry	NH
22	Black Bull Construction Group LLC	McAllen	TX
23	Borderland Sparkle	El Paso	TX
24	Construction Reporter	Albuquerque	NM
25	Crystal Clean	El Paso	TX
26	J Carrizal General Constructio	El Paso	TX
27	JR Compass LLC	El Paso	TX
28	Longhorn Distributing (Loren Hodges & Son's Inc.)	El Paso	TX
29	LubeDash LLC	El Paso	TX
30	McCall Cleaners LLC	Donnelly	ID
31	Nine Degrees Architecture + Design, Inc.	El Paso	TX
32	North Division Trucking Inc	El Paso	TX
33	Possible Missions, Inc.	Houston	TX
34	PurePrimeCare Cleaning (F&ED Holdings LLC)	Austin	TX
35	Rolo Construction Services (Rolo Enterprises LLC)	El Paso	TX
36	The Plant Room	El Paso	TX
37	TIGUA CONSTRUCTION SERVICES (Tigua Enterprises, Inc.)	El Paso	TX
38	Total Cleaning Services (TCS Total Cleaning Services)	El Paso	TX
39	United Service Associates	San Antonio	TX