



**COMMISSIONERS COURT  
COMMUNICATION**

COURT ORDER NUMBER 145079  
PAGE 1 OF 12  
DATE: 4/15/2025

**SUBJECT: BID NO. F2025077 - ANNUAL CONTRACT FOR PREVENTATIVE MAINTENANCE AND CLEANING OF COMMERCIAL KITCHEN VENT HOODS AND CEILING REGISTERS, AND DEEP CLEANING SERVICES - FACILITIES MANAGEMENT - VARIOUS VENDORS - PER UNIT PRICE**

**COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Court award Bid No. F2025077, Annual Contract for Preventative Maintenance and Cleaning of Commercial Kitchen Vent Hoods and Ceiling Registers, and Deep Cleaning Services, for Facilities Management, to the following vendors at the per unit price:

Primary           Guardian Power Cleaning of Dallas, Inc. d/b/a Guardian Services  
Secondary       Kept Companies Inc.

**BACKGROUND**

Notice of the County's intent to bid was advertised in local newspapers, as required by State statute, and posted on the Internet, the Arlington Black Chamber of Commerce, the Fort Worth Hispanic Chamber of Commerce, the Fort Worth Metropolitan Black Chamber of Commerce, and the Tarrant County Asian American Chamber of Commerce. Seven hundred twenty-five (725) vendors were contacted and requested to participate in this bid process. All documents pertaining to this bid were posted on the Tarrant County website and were downloaded by interested bidders. A pre-bid conference held on January 22, 2025, was attended by three (3) vendors as well as representatives from Facilities Management and Purchasing. Four (4) bids and seven (7) no-bids were received.

Bids were evaluated by Facilities Management and Purchasing representatives. Award recommendations are to the low bids meeting specifications.

The term of the contract is twelve (12) months, effective May 3, 2025, with two (2) options for renewal periods of twelve (12) months each.

This contract is utilized for preventative maintenance and cleaning of commercial kitchen vent hoods and ceiling registers at Cold Springs Jail, Green Bay Jail, Mental Health Jail Diversion Center, Lon Evans Corrections Center, and Scott D. Moore Juvenile Justice Center. Services include inspection, testing, and cleaning exhaust fans; removing and cleaning filters; cleaning vent hood light fixtures and fire suppression systems; polishing interior and exterior of vent hoods; testing vent hood components; and cleaning and sanitizing HVAC registers. Additionally, the contract is utilized in the Scott D. Moore Juvenile Justice Center for deep cleaning the floors and walls of the commercial kitchen.

SUBMITTED BY	Purchasing	PREPARED BY:	Gwen Peterson, C.P.M., A.P.P.
		APPROVED BY:	Christopher Lax, CPSM, CPSD, CPCP



# COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: 145079 DATE: 4/15/2025 PAGE 2 OF 12

Therefore, it is the joint recommendation of Facilities Management and Purchasing that Bid No. F2025077, Annual Contract for Preventative Maintenance and Cleaning of Commercial Kitchen Vent Hoods and Ceiling Registers, and Deep Cleaning Services be awarded to the vendors listed above at the per unit price.

## **FISCAL IMPACT**

Expenses for last year were approximately \$21,100.00. The County's future cost will be determined by services provided on an as-needed basis. Funding is available in account 10000-2025 General Fund/Various Cost Centers/534041 Kitchen Maintenance.

Bid No. F2025077 Annual Contract for Preventative Maintenance and Cleaning of Commercial Kitchen Vent Hoods and Ceiling Registers, and Deep Cleaning Services

				Primary Vendor		Secondary Vendor	
				<b>Guardian Power Cleaning of Dallas, Inc. dba Guardian Services Dallas, TX HUB - No CO-OP - Yes</b>		<i>Kept Companies Inc. Fairfield, NJ HUB - No CO-OP - Yes</i>	
				<b>Total Price</b>	<b>\$26,950.00</b>	<b>Total Price</b>	<b>\$40,725.00</b>
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended
2	Cold Springs Jail Preventative Maintenance Visit, Two (2) Visits Per Year in January and July.						
2.1	Commercial Kitchen Oven Vent Hood 27' long – Quantity 1 Hood Manufacturer: Not Available Model/Serial#: Not Available 16 Filters per Hood x 1 Hood = 16 Filters Included	2	Price Per Visit	\$750.00	\$ 1,500.00	\$995.00	\$ 1,990.00
2.2	Commercial Kitchen Oven Vent Hood 12' long – Quantity 1 Hood Manufacturer: Not Available Model/Serial#: Not Available 7 Filters per Hood x 1 Hood = 7 Filters Included	2	Price Per Visit	\$300.00	\$ 600.00	\$495.00	\$ 990.00
2.3	Commercial Dish Vent Hood, 7' 6" long Manufacturer: Hobart Model/Serial#: Not Available No Filters	2	Price Per Visit	\$150.00	\$ 300.00	\$495.00	\$ 990.00
2.4	HVAC Registers – 11 Supply Registers Included	2	Price Per Visit	\$225.00	\$ 450.00	\$385.00	\$ 770.00
2.5	HVAC Registers – 3 Return Registers Included	2	Price Per Visit	\$75.00	\$ 150.00	\$105.00	\$ 210.00
3	Green Bay Jai Two (2) Visits Per Year in January and July.						
3.1	Commercial Kitchen Oven Vent Hood 4' 8" long – Quantity 4 Hoods Manufacturer: Master Air Model/Serial#: EA / 7327 5 Filters per Hood x 4 Hoods = 20 Filters Included	2	Price Per Visit	\$1,050.00	\$ 2,100.00	\$1,245.00	\$ 2,490.00
3.2	Commercial Kitchen Oven Vent Hood 5' 2-1/2" long – Quantity 2 Hoods Manufacturer: General Model/Serial#: DW / 7327 6 Filters per Hood x 2 Hoods = 12 Filters Included	2	Price Per Visit	\$750.00	\$ 1,500.00	\$745.00	\$ 1,490.00

Bid No. F2025077 Annual Contract for Preventative Maintenance and Cleaning of Commercial Kitchen Vent Hoods and Ceiling Registers, and Deep Cleaning Services

				Gorilla Showers Cleburne, TX HUB - No		Mr. Backflow LLC dba 1-A Fire & Domestic Testing Boyd, TX HUB - Yes	
				Total Price	\$44,715.00	Total Price	\$84,150.00
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended
2	Cold Springs Jail Preventative Maintenance Visit, Two (2) Visits Per Year in January and July.						
2.1	Commercial Kitchen Oven Vent Hood 27' long – Quantity 1 Hood Manufacturer: Not Available Model/Serial#: Not Available 16 Filters per Hood x 1 Hood = 16 Filters Included	2	Price Per Visit	\$975.00	\$ 1,950.00	\$1,750.00	\$ 3,500.00
2.2	Commercial Kitchen Oven Vent Hood 12' long – Quantity 1 Hood Manufacturer: Not Available Model/Serial#: Not Available 7 Filters per Hood x 1 Hood = 7 Filters Included	2	Price Per Visit	\$375.00	\$ 750.00	\$1,000.00	\$ 2,000.00
2.3	Commercial Dish Vent Hood, 7' 6" long Manufacturer: Hobart Model/Serial#: Not Available No Filters	2	Price Per Visit	\$250.00	\$ 500.00	\$750.00	\$ 1,500.00
2.4	HVAC Registers – 11 Supply Registers Included	2	Price Per Visit	\$385.00	\$ 770.00	\$300.00	\$ 600.00
2.5	HVAC Registers – 3 Return Registers Included	2	Price Per Visit	\$105.00	\$ 210.00	\$100.00	\$ 200.00
3	Green Bay Jai Two (2) Visits Per Year in January and July.						
3.1	Commercial Kitchen Oven Vent Hood 4' 8" long – Quantity 4 Hoods Manufacturer: Master Air Model/Serial#: EA / 7327 5 Filters per Hood x 4 Hoods = 20 Filters Included	2	Price Per Visit	\$750.00	\$ 1,500.00	\$1,750.00	\$ 3,500.00
3.2	Commercial Kitchen Oven Vent Hood 5' 2-1/2" long – Quantity 2 Hoods Manufacturer: General Model/Serial#: DW / 7327 6 Filters per Hood x 2 Hoods = 12 Filters Included	2	Price Per Visit	\$525.00	\$ 1,050.00	\$1,500.00	\$ 3,000.00

Bid No. F2025077 Annual Contract for Preventative Maintenance and Cleaning of Commercial Kitchen Vent Hoods and Ceiling Registers, and Deep Cleaning Services

				Primary Vendor		Secondary Vendor	
				<b>Guardian Power Cleaning of Dallas, Inc. dba Guardian Services Dallas, TX HUB - No CO-OP - Yes</b>		<i>Kept Companies Inc. Fairfield, NJ HUB - No CO-OP - Yes</i>	
				<b>Total Price</b>	<b>\$26,950.00</b>	<i>Total Price</i>	<i>\$40,725.00</i>
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended
3.3	HVAC Registers – 26 Supply Registers Included	2	Price Per Visit	\$225.00	\$ 450.00	\$910.00	\$ 1,820.00
3.4	HVAC Registers – 10 Return Registers Included	2	Price Per Visit	\$150.00	\$ 300.00	\$350.00	\$ 700.00
3.5	Clean and Sanitize Stainless Steel Wall Plates, 10' x 6' each – Quantity 22 Wall Plates Included	2	Price Per Visit	\$150.00	\$ 300.00	\$1,650.00	\$ 3,300.00
4	Lon Evans Corrections Center Preventative Maintenance Visit, Four (4) Visits Per Year in January, April, July, and October.						
4.1	Commercial Kitchen Oven Vent Hood, 26' long – Quantity 1 Hood Manufacturer: Gaylord XG Series Model/Serial#: S# GI-0811-08357006, M# X6-GBD-BDL-HP-65 18 Filters per Hood x 1 Hood = 18 Filters Included	4	Price Per Visit	\$600.00	\$ 2,400.00	\$995.00	\$ 3,980.00
4.2	Commercial Kitchen Walk-In Oven Hood, 6' long – Quantity 3 Hoods Manufacturer: Gaylord XG Series Model#: PG-ND-BD1-O-CBAX-DRJ (same for all Serial#)Serial#: GT1910 05 233, GT11110 05890, GT 11110 0587 6Filters per Hood x 3 Hoods = 9 Filters Included	4	Price Per Visit	\$675.00	\$ 2,700.00	\$995.00	\$ 3,980.00
4.3	Commercial Steam Kettle Hood, 30' long – Quantity 1 Hood Manufacturer: Gaylord XG Series Model/Serial#: S# GT-0811-08357001B, M# XG-GBD-BDL-HP-60 20 Filters per Hood x 1 Hood = 20 Filters Included	4	Price Per Visit	\$600.00	\$ 2,400.00	\$495.00	\$ 1,980.00

Bid No. F2025077 Annual Contract for Preventative Maintenance and Cleaning of Commercial Kitchen Vent Hoods and Ceiling Registers, and Deep Cleaning Services

				Gorilla Showers Cleburne, TX HUB - No		Mr. Backflow LLC dba 1-A Fire & Domestic Testing Boyd, TX HUB - Yes	
				Total Price	\$44,715.00	Total Price	\$84,150.00
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended
3.3	HVAC Registers – 26 Supply Registers Included	2	Price Per Visit	\$910.00	\$ 1,820.00	\$650.00	\$ 1,300.00
3.4	HVAC Registers – 10 Return Registers Included	2	Price Per Visit	\$350.00	\$ 700.00	\$300.00	\$ 600.00
3.5	Clean and Sanitize Stainless Steel Wall Plates, 10' x 6' each – Quantity 22 Wall Plates Included	2	Price Per Visit	\$1,375.00	\$ 2,750.00	\$1,000.00	\$ 2,000.00
4	Lon Evans Corrections Center Preventative Maintenance Visit, Four (4) Visits Per Year in January, April, July, and October.						
4.1	Commercial Kitchen Oven Vent Hood, 26' long – Quantity 1 Hood Manufacturer: Gaylord XG Series Model/Serial#: S# GI-0811-08357006, M# X6-GBD-BDL-HP-65 18 Filters per Hood x 1 Hood = 18 Filters Included	4	Price Per Visit	\$950.00	\$ 3,800.00	\$2,250.00	\$ 9,000.00
4.2	Commercial Kitchen Walk-In Oven Hood, 6' long – Quantity 3 Hoods Manufacturer: Gaylord XG Series Model#: PG-ND-BD1-O-CBAX-DRJ (same for all Serial#)Serial#: GT1910 05 233, GT11110 05890, GT 11110 0587 6Filters per Hood x 3 Hoods = 9 Filters Included	4	Price Per Visit	\$675.00	\$ 2,700.00	\$1,500.00	\$ 6,000.00
4.3	Commercial Steam Kettle Hood, 30' long – Quantity 1 Hood Manufacturer: Gaylord XG Series Model/Serial#: S# GT-0811-08357001B, M# XG-GBD-BDL-HP-60 20 Filters per Hood x 1 Hood = 20 Filters Included	4	Price Per Visit	\$1,000.00	\$ 4,000.00	\$2,750.00	\$ 11,000.00

Bid No. F2025077 Annual Contract for Preventative Maintenance and Cleaning of Commercial Kitchen Vent Hoods and Ceiling Registers, and Deep Cleaning Services

				Primary Vendor		Secondary Vendor	
				<b>Guardian Power Cleaning of Dallas, Inc. dba Guardian Services Dallas, TX HUB - No CO-OP - Yes</b>		<i>Kept Companies Inc. Fairfield, NJ HUB - No CO-OP - Yes</i>	
				<b>Total Price</b>	<b>\$26,950.00</b>	<i>Total Price</i>	<i>\$40,725.00</i>
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended
4.4	Commercial Tilt Kettle Hood, 30' long – Quantity 1 Hood Manufacturer: Gaylord XG Series Model/Serial#: S# GI-0811-08357003, M# XG-GBD-BDL-HP-60 20 Filters per Hood x 1 Hood = 20 Filters Included	4	Price Per Visit	<b>\$600.00</b>	<b>\$ 2,400.00</b>	<i>\$495.00</i>	<i>\$ 1,980.00</i>
4.5	HVAC Registers – 17 Ceiling Registers Included	4	Price Per Visit	<b>\$150.00</b>	<b>\$ 600.00</b>	<i>\$595.00</i>	<i>\$ 2,380.00</i>
5	Mental Health Jail Diversion Center Preventative Maintenance Visit, one (1) Visit Per Year in July.						
5.1	Oven Vent Hoods, General Oven Hood, 46 inches long – Quantity 1 Hood Manufacturer: AMEREX Corp. Model/Serial#: 12868 2 Filters per Hood x 1 Hood = 2 Filters Included	1	Price Per Visit	<b>\$600.00</b>	<b>\$ 600.00</b>	<i>\$495.00</i>	<i>\$ 495.00</i>
6	Scott D. Moore Juvenile Justice Center Preventative Maintenance Visit, Four (4) Visits Per Year in March, June, September, and December.						
6.1	Commercial Kitchen Oven Vent Hood, 14' long – Quantity 1 Hood Manufacturer: Avtec Model/Serial#: AFBI - Serial 4994A 18 Filters per Hood x 1 Hood = 18 Filters Included	4	Price Per Visit	<b>\$450.00</b>	<b>\$ 1,800.00</b>	<i>\$495.00</i>	<i>\$ 1,980.00</i>
6.2	Commercial Kitchen Dish Vent Hood, 6' long – Quantity 2 Hoods Manufacturer: Hobart Model/Serial# C44A 3 Filters per Hood x 2 Hoods = 6 Filters Included	4	Price Per Visit	<b>\$600.00</b>	<b>\$ 2,400.00</b>	<i>\$745.00</i>	<i>\$ 2,980.00</i>
6.3	HVAC Registers Kitchen: 9 Supply Registers and 3 Return Registers Included	4	Price Per Visit	<b>\$150.00</b>	<b>\$ 600.00</b>	<i>\$420.00</i>	<i>\$ 1,680.00</i>

Bid No. F2025077 Annual Contract for Preventative Maintenance and Cleaning of Commercial Kitchen Vent Hoods and Ceiling Registers, and Deep Cleaning Services

				Gorilla Showers Cleburne, TX HUB - No		Mr. Backflow LLC dba 1-A Fire & Domestic Testing Boyd, TX HUB - Yes	
				Total Price	\$44,715.00	Total Price	\$84,150.00
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended
4.4	Commercial Tilt Kettle Hood, 30' long – Quantity 1 Hood Manufacturer: Gaylord XG Series Model/Serial#: S# GI-0811-08357003, M# XG-GBD-BDL-HP-60 20 Filters per Hood x 1 Hood = 20 Filters Included	4	Price Per Visit	\$1,000.00	\$ 4,000.00	\$2,750.00	\$ 11,000.00
4.5	HVAC Registers – 17 Ceiling Registers Included	4	Price Per Visit	\$750.00	\$ 3,000.00	\$450.00	\$ 1,800.00
5	Mental Health Jail Diversion Center Preventative Maintenance Visit, one (1) Visit Per Year in July.						
5.1	Oven Vent Hoods, General Oven Hood, 46 inches long – Quantity 1 Hood Manufacturer: AMEREX Corp. Model/Serial#: 12868 2 Filters per Hood x 1 Hood = 2 Filters Included	1	Price Per Visit	\$475.00	\$ 475.00	\$750.00	\$ 750.00
6	Scott D. Moore Juvenile Justice Center Preventative Maintenance Visit, Four (4) Visits Per Year in March, June, September, and December.						
6.1	Commercial Kitchen Oven Vent Hood, 14' long – Quantity 1 Hood Manufacturer: Avtec Model/Serial#: AFBI - Serial 4994A 18 Filters per Hood x 1 Hood = 18 Filters Included	4	Price Per Visit	\$600.00	\$ 2,400.00	\$1,750.00	\$ 7,000.00
6.2	Commercial Kitchen Dish Vent Hood, 6' long – Quantity 2 Hoods Manufacturer: Hobart Model/Serial# C44A 3 Filters per Hood x 2 Hoods = 6 Filters Included	4	Price Per Visit	\$675.00	\$ 2,700.00	\$1,500.00	\$ 6,000.00
6.3	HVAC Registers Kitchen: 9 Supply Registers and 3 Return Registers Included	4	Price Per Visit	\$420.00	\$ 1,680.00	\$300.00	\$ 1,200.00

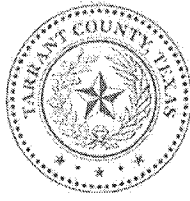
Bid No. F2025077 Annual Contract for Preventative Maintenance and Cleaning of Commercial Kitchen Vent Hoods and Ceiling Registers, and Deep Cleaning Services

				Primary Vendor		Secondary Vendor	
				<b>Guardian Power Cleaning of Dallas, Inc. dba Guardian Services Dallas, TX HUB - No CO-OP - Yes</b>		<i>Kept Companies Inc. Fairfield, NJ HUB - No CO-OP - Yes</i>	
				<b>Total Price</b>	<b>\$26,950.00</b>	<i>Total Price</i>	<i>\$40,725.00</i>
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended
6.4	HVAC Registers Dry Storage #1: 1 Supply Register and 1 Return Register Included	4	Price Per Visit	<b>\$100.00</b>	<b>\$ 400.00</b>	<i>\$70.00</i>	<i>\$ 280.00</i>
6.5	HVAC Registers Dry Storage #2: 2 Supply Registers Included	4	Price Per Visit	<b>\$100.00</b>	<b>\$ 400.00</b>	<i>\$70.00</i>	<i>\$ 280.00</i>
6.6	Commercial Kitchen and two (2) Stock Rooms Deep Cleaning Services - Approximate Size: 2,700 square feet.	4	Price Per Visit	<b>\$650.00</b>	<b>\$ 2,600.00</b>	<i>\$995.00</i>	<i>\$ 3,980.00</i>

**Bid No. F2025077 Annual Contract for Preventative Maintenance and Cleaning of Commercial Kitchen Vent Hoods and Ceiling Registers, and Deep Cleaning Services**

				Gorilla Showers Cleburne, TX HUB - No		Mr. Backflow LLC dba 1-A Fire & Domestic Testing Boyd, TX HUB - Yes	
				Total Price	\$44,715.00	Total Price	\$84,150.00
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended
6.4	HVAC Registers Dry Storage #1: 1 Supply Register and 1 Return Register Included	4	Price Per Visit	\$70.00	\$ 280.00	\$150.00	\$ 600.00
6.5	HVAC Registers Dry Storage #2: 2 Supply Registers Included	4	Price Per Visit	\$70.00	\$ 280.00	\$150.00	\$ 600.00
6.6	Commercial Kitchen and two (2) Stock Rooms Deep Cleaning Services - Approximate Size: 2,700 square feet.	4	Price Per Visit	\$1,850.00	\$ 7,400.00	\$2,750.00	\$ 11,000.00

Note: A no-bid response was received from Communication Concepts, GTS Technology Solutions, Inc., Johnson Construction Services, LLC, Plywood Company of Fort Worth, Inc., Sunbelt Material Handling, T.A.N. Logistics LLC, and Texas Pipeline Services.



**TARRANT COUNTY**  
**DEPARTMENT OF FACILITIES MANAGEMENT**

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To: Gwen Peterson- Senior Buyer

From: Frank Lopez- Assistant Director – Building Services

Date: March 11, 2025

RE: Recommendation for RFB F2025077 Annual Contract for Preventative Maintenance and Cleaning of Commercial Kitchen Vent Hoods and Ceiling Registers and Deep Cleaning Services

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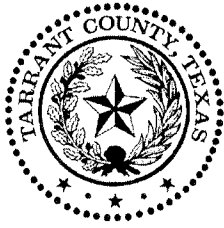
Based on the information provided in the RFB process. Facilities Management recommends that RFB F2025077 Annual Contract for Preventative Maintenance and Cleaning of Commercial Kitchen Vent Hoods and Ceiling Registers and Deep Cleaning Services be awarded to the following.

Primary Vendor –Guardian Power Cleaning of Dallas, Inc. dba Guardian Services  
Secondary vendor- Kept Companies Inc.

Sincerely,

A handwritten signature in black ink, appearing to read "Frank Lopez", is written over a horizontal line.

Frank Lopez



## TAKINGS IMPACT ASSESSMENT CHECKLIST

Complete this form for any county action that involves the adoption of a regulation, policy, guideline, court resolution, or order.

Project/Regulation Name: Bid No. F2025077 - Annual Contract for Preventative Maintenance and Cleaning of Commercial Kitchen Vent Hoods and Ceiling Registers, and Deep Cleaning Services - Facilities Management - Various Vendors - Per Unit Price

County Department: PURCHASING

Contact Person: Melissa Lee, C.P.M., A.P.P.

Phone Number for Contact Person: (817) 884-3245

Type of TIA Performed: SHORT TIA or FULL TIA. Circle one after answering the questions in Sections II and III below.

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### I. Stated Purpose

Attach to this checklist an explanation of the purpose of the regulation, policy, guideline, court resolution, or order.

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**Note: The remainder of this Takings Impact Assessment Checklist should be completed in consultation with the Criminal District Attorney's Office.**

### II. Potential Effect on Private Real Property

1. Does the county action require a physical invasion, occupation, or dedication of real property?

Yes \_\_\_\_\_ No √

2. Does the county action limit or restrict a real property right, even partially, or temporarily?

Yes \_\_\_\_\_ No √

If you answered yes to either question, go to Section III. If you answered no to both, STOP HERE and circle SHORT TIA at the top of the form.

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