



**COMMISSIONERS COURT  
COMMUNICATION**

COURT ORDER NUMBER \_\_\_\_\_

PAGE 1 OF 11

DATE: 11/5/2024

**SUBJECT: BID NO. 2023-034 - ANNUAL CONTRACT FOR SPECIALIZED ELECTRICAL SERVICES - FACILITIES MANAGEMENT - VARIOUS VENDORS - EXERCISE SECOND AND FINAL OPTION FOR RENEWAL - SAME HOURLY RATES AND MARKUP FOR PARTS**

**\*\*\* CONSENT AGENDA \*\*\***

**COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Court approve renewal of Bid No. 2023-034, Annual Contract for Specialized Electrical Services, for the second and final optional twelve (12) month period at the same hourly rates and markup for parts.

**BACKGROUND**

On December 6, 2022, the Commissioners Court, through Court Order #139847, awarded Bid No. 2023-034, Annual Contract for Specialized Electrical Services, for Facilities Management, to the following vendors:

Primary	CEC Facilities Denali Construction Services, LP Humphrey & Associates, Inc. Lone Star Electric
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The awards were based upon low bid meeting specifications and contained options to renew for two (2) additional twelve (12) month periods.

On October 17, 2023, the Commissioners Court, through Court Order #141985, approved the first renewal option.

This contract is utilized for work on high voltage (48v or higher) electrical systems and equipment. Equipment includes transformers, switchgears, transfer switches, generators, computer room circuitry, data centers, and uninterruptable power systems.

The vendors notified Purchasing in writing that their prices will remain firm through January 6, 2026. Facilities Management notified Purchasing in writing that they are pleased with the vendors and want to renew.

Therefore, it is the joint recommendation of Facilities Management and Purchasing that the Commissioners Court approve renewal of Bid No. 2023-034, Annual Contract for Specialized Electrical Services, for another twelve (12) month period.

SUBMITTED BY	Purchasing	PREPARED BY:	Allan Tucker
		APPROVED BY:	Christopher Lax, CPSM, CPSD, CPCP

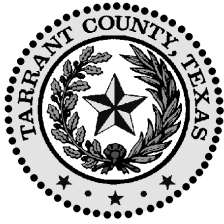


# COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: \_\_\_\_\_ DATE: 11/5/2024 PAGE 2 OF 11

## **FISCAL IMPACT**

Expenses for last year were approximately \$234,606.00. The County's future costs will be determined by the services provided on an as-needed basis. Funding is available in account 10000-2025 General Fund/Various Cost Centers/532011 Building Maintenance.



## 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. 2023-034 - Annual Contract for Specialized Electrical Services - Facilities Management - Various Vendors - Exercise Second and Final Option for Renewal - Same Hourly Rates and Markup for Parts

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.

\*\*\*\*\*



**TARRANT COUNTY PURCHASING DEPARTMENT**

100 E. Weatherford St. #303 • Fort Worth, TX 76196 • (817) 884-1414 • (817) 884-2629 (Fax)

Melissa Lee, C.P.M., A.P.P.  
Purchasing Agent

Chris Lax, CPSM, CPSD, CPCP  
Assistant Purchasing Agent

September 11, 2024

Thy-Thy Fuqua  
CEC Facilities Group  
2113 109<sup>th</sup> street  
Grand Prarie, TX 75050

Re: RFB No. 2023-034 – Annual Contract for Specialized Electrical Services

Dear Ms. Fuqua:

Referenced bid was for twelve (12) months with two (2) options to renew for additional twelve (12) months each. The original contract was for the period of January 7, 2023 through January 6, 2024. The effective dates for the second and final renewal option will run from January 7, 2025 through January 6, 2026.

Tarrant County Purchasing Department hereby extends an invitation to CEC Facilities Group to accept the second and final option for an additional one (1) year period as the primary vendor for this bid as awarded on December 6, 2022. CEC Facilities Group acknowledges formal renewal of the option and any contract is contingent upon review and approval by the Tarrant County Commissioner's Court at a later date. Please mark the appropriate response below and provide your signature above your printed name. All prices must remain firm for the optional renewal period through January 6, 2026.

Yes, CEC Facilities Group will accept the offer to extend the same firm fixed prices through January 6, 2026. Please include a current 1295 Form with your response.

No, CEC Facilities Group will NOT accept the offer to extend the same firm fixed prices through January 6, 2026.

Are any other governmental entities currently utilizing this contract?  Yes  No  
If yes, please return a listing of the participating entities with this letter.

Please email your signed response.

Sincerely,

*Allan Tucker*

Allan Tucker, Senior Buyer  
Tarrant County  
817-884-1852

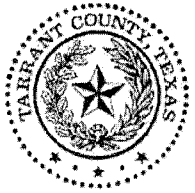
*Travis Rowe*

Thy-Thy Fuqua  
CEC Facilities Group

Travis Rowe - Director Service Sales  
CEC Facilities Group, LLC

9/13/2024

Date



**TARRANT COUNTY PURCHASING DEPARTMENT**

100 E. Weatherford St. #303 • Fort Worth, TX 76196 • (817) 884-1414 • (817) 884-2629 (Fax)

Melissa Lee, C.P.M., A.P.P.  
Purchasing Agent

Chris Lax, CPSM, CPSD, CPCP  
Assistant Purchasing Agent

September 11, 2024

Michelle Thraikill  
Denali Construction Services, LLC  
1645 Wallace Drive, Suite 100  
Carrollton, TX 75006

Re: RFB No. 2023-034 – Annual Contract for Specialized Electrical Services

Dear Ms. Thraikill:

Referenced bid was for twelve (12) months with two (2) options to renew for additional twelve (12) months each. The original contract was for the period of January 7, 2023 through January 6, 2024. The effective dates for the second and final renewal option will run from January 7, 2025 through January 6, 2026.

Tarrant County Purchasing Department hereby extends an invitation to Denali Construction Services, LLC to accept the second and final option for an additional one (1) year period as the primary vendor for this bid as awarded on December 6, 2022. Denali Construction Services, LLC acknowledges formal renewal of the option and any contract is contingent upon review and approval by the Tarrant County Commissioner's Court at a later date. Please mark the appropriate response below and provide your signature above your printed name. All prices must remain firm for the optional renewal period through January 6, 2026.


Yes, Denali Construction Services, LLC will accept the offer to extend the same firm fixed prices through January 6, 2026. Please include a current 1295 Form with your response.

No, Denali Construction Services, LLC will NOT accept the offer to extend the same firm fixed prices through January 6, 2026.

Are any other governmental entities currently utilizing this contract?  Yes  No  
If yes, please return a listing of the participating entities with this letter.

Please email your signed response.

Sincerely,

  
Allan Tucker, Senior Buyer  
Tarrant County  
817-884-1852

  
Michelle Thraikill  
Denali Construction Services, LLC

9/18/2024  
Date



**TARRANT COUNTY PURCHASING DEPARTMENT**  
100 E. Weatherford St. #303 • Fort Worth, TX 76196 • (817) 884-1414 • (817) 884-2629 (Fax)

Melissa Lee, C.P.M., A.P.P.  
Purchasing Agent

Chris Lax, CPSM, CPSD, CPCP  
Assistant Purchasing Agent

September 11, 2024

Dave Schlapkohl, Electrical Service Specialist  
Humphrey & Associates, Inc.  
2650 Handley Ederville  
Fort Worth, TX 76118

Re: RFB No. 2023-034 – Annual Contract for Specialized Electrical Services

Dear Mr Schlapkohl:

Referenced bid was for twelve (12) months with two (2) options to renew for additional twelve (12) months each. The original contract was for the period of January 7, 2023 through January 6, 2024. The effective dates for the second and final renewal option will run from January 7, 2025 through January 6, 2026.

Tarrant County Purchasing Department hereby extends an invitation to Humphrey & Associates, Inc. to accept the second and final option for an additional one (1) year period as the primary vendor for this bid as awarded on December 6, 2022. Humphrey & Associates, Inc. acknowledges formal renewal of the option and any contract is contingent upon review and approval by the Tarrant County Commissioner's Court at a later date. Please mark the appropriate response below and provide your signature above your printed name. All prices must remain firm for the optional renewal period through January 6, 2026.

Yes, Humphrey & Associates, Inc. will accept the offer to extend the same firm fixed prices through January 6, 2026. **Please include a current 1295 Form with your response.**

No, Humphrey & Associates, Inc will NOT accept the offer to extend the same firm fixed prices through January 6, 2026.

Are any other governmental entities currently utilizing this contract?  Yes  No

If yes, please return a listing of the participating entities with this letter.

Please email your signed response.

Sincerely,

Handwritten signature of Allan Tucker in black ink.

Allan Tucker, Senior Buyer  
Tarrant County  
817-884-1852

Dave Schlapkohl

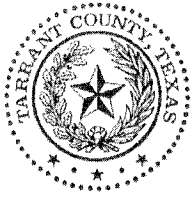
Dave Schlapkohl  
Humphrey & Associates, Inc.

Digitally signed by Dave Schlapkohl  
DN: c=US,  
E=daves@teamhumphrey.com,  
CN=Dave Schlapkohl

Date: 2024.09.13 09:35:30 -0500

9/13/2024

Date



TARRANT COUNTY PURCHASING DEPARTMENT

100 E. Weatherford St. #303 • Fort Worth, TX 76196 • (817) 884-1414 • (817) 884-2629 (Fax)

Melissa Lee, C.P.M., A.P.P.  
Purchasing Agent

Chris Lax, CPSM, CPSD, CPCP  
Assistant Purchasing Agent

September 19, 2024

Brad Gallman  
Lone Star Electric  
2320 Cullen Street  
Fort Worth, TX 76107

Re: RFB No. 2023-034 – Annual Contract for Specialized Electrical Services

Dear Mr. Gallman:

Referenced bid was for twelve (12) months with two (2) options to renew for additional twelve (12) months each. The original contract was for the period of January 7, 2023 through January 6, 2024. The effective dates for the second and final renewal option will run from January 7, 2025 through January 6, 2026.

Tarrant County Purchasing Department hereby extends an invitation to Lone Star Electric to accept the second and final option for an additional one (1) year period as the primary vendor for this bid as awarded on December 6, 2022. Lone Star Electric acknowledges formal renewal of the option and any contract is contingent upon review and approval by the Tarrant County Commissioner's Court at a later date. Please mark the appropriate response below and provide your signature above your printed name. All prices must remain firm for the optional renewal period through January 6, 2026.


Yes, Lone Star Electric will accept the offer to extend the same firm fixed prices through January 6, 2026. Please include a current 1295 Form with your response.

No, Lone Star Electric will NOT accept the offer to extend the same firm fixed prices through January 6, 2026.

Are any other governmental entities currently utilizing this contract?  Yes  No  
If yes, please return a listing of the participating entities with this letter.

Please email your signed response.

Sincerely,

  
Allan Tucker, Senior Buyer  
Tarrant County  
817-884-1852

  
Brad Gallman  
Lone Star Electric

9/27/24  
Date

# Memorandum

**To:** Chad Raines, Willie Shephard, Joshua Palmer

**Dept:** Facilities Management

**From:** Allan Tucker, Sr. Buyer, Purchasing Dept.

**Date:** 09/019/2024

**Re:** Renewal of RFB 2023-034 - Annual Contract for Specialized Electrical Services

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The above referenced contract will expire on January 6<sup>th</sup>, 2025. This contract includes two (2) options to renew with the vendor for additional twelve (12) month terms. The second and final renewal term would begin January 7<sup>th</sup>, 2025 and would expire January 6<sup>th</sup>, 2026.

If you wish to exercise this renewal option with the vendor listed below for twelve more months, please check the appropriate response, and email this form back to me as soon as possible.

Primary	CEC Facilities Denali Construction Services, LP Humphrey & Associates, Inc. Lone Star Electric
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Yes, I wish to continue the current contract with the above-mentioned vendor for the second and final renewal term of the contract.

Funds to support this contract will be provided by the following accounts:

532011/10000-2025/ Various Cost Centers

No, I do not wish to continue the current contract with the above-mentioned vendor for the following reason(s).

SIGNATURE: Joshua B. Palmer

DATE: 9/24/24

RFB 2023-034 Annual Contract For Specialized Electrical Services

Item	Primary		Primary		Primary	
	CEC Facilities Group Grand Prairie, TX HUB - No CO-OP - Yes	Denali Construction Services, LP Carrollton, TX HUB - Yes CO-OP - Yes	Humphrey & Associates, Inc. Fort Worth, TX HUB - No CO-OP - Yes	Lone Star Electric Fort Worth, TX HUB - No CO-OP - Yes	Price	Price
Master Electrician Hourly Rate M-F 8:00am - 5:00pm	\$ 99.00	\$ 100.00	\$ 106.00	\$ 95.00		
Licensed Journeyman Hourly Rate M-F 8:00am - 5:00pm	\$ 85.00	\$ 90.00	\$ 81.00	\$ 75.00		
Helper Hourly Rate M-F 8:00am - 5:00pm	\$ 75.00	\$ 80.00	\$ 47.00	\$ 42.00		
Master Electrician Hourly Rate M-F 5:01pm - 7:59am After Hours & Weekends	\$ 148.50	\$ 150.00	\$ 159.00	\$ 139.00		
Licensed Journeyman Hourly Rate M-F 5:01pm - 7:59am After Hours & Weekends	\$ 127.50	\$ 135.00	\$ 121.50	\$ 109.00		
Helper Hourly Rate M-F 5:01pm - 7:59am After Hours & Weekends	\$ 112.50	\$ 120.00	\$ 70.50	\$ 62.00		
Master Electrician Hourly Rate Contractor Paid Holidays	\$ 198.00	\$ 200.00	\$ 212.00	\$ 183.00		
Licensed Journeyman Hourly Rate Contractor Paid Holidays	\$ 170.00	\$ 180.00	\$ 162.00	\$ 143.00		
Helper Hourly Rate Contractor Paid Holidays	\$ 150.00	\$ 160.00	\$ 94.00	\$ 82.00		
Written Estimates Hourly Rate	\$ 99.00	\$ 65.00	No Charge	\$ 95.00		
Parts Mark-Up%	25%	15%	20%	20%		

RFB 2023-034 Annual Contract for Specialized Electrical Services

CEC Facilities Group					
Vendor Owner Rental Equipment	Manufacturer	Model #	Hourly Rate	Weekly Rate	Monthly Rate
Bucket Truck	Dodge	Ram 550 Bucket	\$ 150.00	No Bid	No Bid

Denali Construction Services, LP					
Vendor Owner Rental Equipment	Manufacturer	Model #	Hourly Rate	Weekly Rate	Monthly Rate
20' Scissor Lift	No Owner Rental Equipment Provided	No Bid	No Bid	No Bid	No Bid

Humphrey & Associates, Inc.					
Vendor Owner Rental Equipment	Manufacturer	Model #	Hourly Rate	Weekly Rate	Monthly Rate
20' Scissor Lift	No Bid	No Bid	\$ 35.16	\$ 327.50	\$ 438.85
30' Scissor Lift	No Bid	No Bid	\$ 35.20	\$ 589.50	\$ 1,172.45
One Man Lift	No Bid	No Bid	\$ 25.39	\$ 307.85	\$ 628.80
Backhoe	No Bid	No Bid	\$ 51.59	\$ 1,028.35	\$ 2,318.70
Bucket Truck	No Bid	No Bid	\$ 135.00	No Bid	No Bid
Electrical Monitoring/Testing Equipment	No Bid	No Bid	\$ 13.25	No Bid	No Bid
Trencher	No Bid	No Bid	\$ 31.94	\$ 910.45	\$ 1,696.45

RFB 2023-034 Annual Contract for Specialized Electrical Services

Lone Star Electric						
Vendor Owner Rental Equipment	Manufacturer	Model #	Hourly Rate	Weekly Rate	Monthly Rate	
Bucket Truck	2019 Ford	F550	\$ 75.00	\$ 1,325.00	\$ 2,300.00	
Trencher	3700 Ditch Witch	H313	\$ 50.00	\$ 775.00	\$ 1,600.00	

NOTE: The bid submitted by E-MC Electrical Contractors was deemed non-responsive for failure to submit required Addendum 1.