



COMMISSIONERS COURT  
COMMUNICATION

COURT ORDER NUMBER 145504  
PAGE 1 OF 11  
DATE: 7/1/2025

**SUBJECT: BID NO. F2023159 - ANNUAL CONTRACT FOR HVAC WATER TREATMENT SERVICES, WATER TREATMENT EQUIPMENT REPAIRS, AND COOLING TOWER CLEANING SERVICES - FACILITIES MANAGEMENT - CHEM-AQUA, INC. - EXERCISE SECOND AND FINAL OPTION FOR RENEWAL - SAME FIRM FIXED PRICES, HOURLY RATE, AND MARKUP FOR PARTS**

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

**COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Court approve renewal of Bid No. F2023159, Annual Contract for HVAC Water Treatment Services, Water Treatment Equipment Repairs, and Cooling Tower Cleaning Services, for the second and final optional twelve (12) month period at the same firm fixed prices, hourly rate, and markup for parts to Chem-Aqua, Inc.

**BACKGROUND**

On September 5, 2023, the Commissioners Court, through Court Order #141641, awarded Bid No. F2023159, Annual Contract for HVAC Water Treatment Services, Water Treatment Equipment Repairs, and Cooling Tower Cleaning Services, for Facilities Management, to the following vendors:

Primary      Chem-Aqua, Inc.  
Secondary    Nalco Company, LLC d/b/a Nalco Water

The awards were based upon low bids meeting specifications and contained options to renew for two (2) additional twelve (12) month periods.

On September 4, 2024, the Commissioners Court, through Court Order #143816, approved the first renewal option to Chem-Aqua, Inc.

The purpose of this contract is for the use of chemicals to treat water in HVAC cooling water systems and the cooling tower cleaning. Additionally, testing of water found in HVAC systems and the repair of HVAC water treatment system equipment are requested on an as needed basis.

The remaining vendor notified Purchasing in writing that their prices will remain firm through October 12, 2026. Facilities Management notified Purchasing in writing that they are pleased with the vendor and want to renew.

SUBMITTED BY	Purchasing	PREPARED BY:	Julian Cano
		APPROVED BY:	Christopher Lax, CPSM, CPSD, CPCP



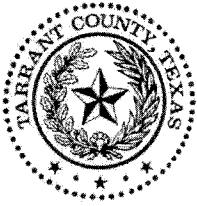
# COMMISSIONERS COURT COMMUNICATION

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Therefore, it is the joint recommendation of Facilities Management and Purchasing that the Commissioners Court approve renewal of Bid No. F2023159, Annual Contract for HVAC Water Treatment Services, Water Treatment Equipment Repairs, and Cooling Tower Cleaning Services, for another twelve (12) month period.

## **FISCAL IMPACT**

Expenses for the last twelve (12) months were \$165,000.00. Funding is available in account 10000-2025 General Fund/Various Cost Centers/532025 Air Conditioning Maintenance Contract.



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, CPCP
Assistant Purchasing Agent

May 12, 2025

Troy Stearns

Chem-Aqua, Inc.
2727 Chemsearch Blvd.
Irving, TX 75062
troy.stearns@chemaqua.com

Re: RFB F2023-159 – Annual Contract for HVAC Water Treatment Services, Water Treatment Equipment Repairs, and Cooling Tower Cleaning Services.

Dear Mr. Stearns:

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 October 13, 2023, through October 12, 2024. The effective dates for the second and last option will run from October 13, 2025, through October 12, 2026.

Tarrant County Purchasing Department hereby extends an invitation to 'Chem-Aqua, Inc.' to accept the second renewal option for an additional one (1) year period as the primary vendor for this bid as awarded on September 7, 2023. 'Chem-Aqua, Inc.' acknowledges formal renewal of the option, and any contract is contingent upon review and approval by the Tarrant County Commissioner's Court later date. Please mark the appropriate response below and provide your signature above your printed name.

[X] Yes, 'Chem-Aqua, Inc.' will accept the offer to extend the same Firm Fixed Prices through October 12, 2026. Please include a current 1295 Form with your response.

[ ] No, 'Chem-Aqua, Inc.' will NOT accept the offer to extend the same Firm Fixed Prices through October 12, 2026.

Are any other governmental entities currently utilizing this contract? [ ] Yes [X] No
If yes, please return an estimated annual dollar spent with participating entities with this letter.

Please fax or email your signed response.

Sincerely,

Julian Cano
Julian Cano
Sr. Buyer
Tarrant County Purchasing

Troy Stearns
Troy Stearns
C.O.O
Chem-Aqua, Inc.

5/13/2025
Date

# Memorandum

**To:** Willie Shephard, Chad Raines & Joshua Palmer  
**Dept:** Facilities Management  
**From:** Tarrant County Purchasing  
**Re:** Renewal of RFB 2023-159 Annual Contract for HVAC Water Treatment Services, Water Treatment Equipment Repairs, and Cooling Tower Cleaning Services – Facilities Management – Various vendors – Per Unit Price, Hourly Rate, and Markup for parts.

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The above referenced Contract will expire on October 12, 2025. This Contract included options to renew with the vendor for two (2) additional twelve (12) months term. The second and last renewal term will commence October 13, 2025, and would expire October 12, 2026.

If you wish to exercise this second option to renew and continue this Contract with the vendor listed below for twelve (12) more months, please check the appropriate box and email this form **back to me on or before Wednesday, May 21, 2025.**

Primary: **Chem-Aqua, Inc.**

Yes, I wish to continue the current Contract with the above-mentioned vendor(s) for the second renewal term of the contract.

532011 / 10000-2025 / Multiple / \_\_\_\_\_

(GL acct) / (Fund #) / (Cost Center) / (Grant # or NRG) \_

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

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SIGNATURE: Willie Shephard Jr DATE: 05/08/2025

F2023159 Annual Contract for HVAC Water Treatment Services, Water Treatment Equipment Repairs, and Cooling Tower Cleaning Services

Line #	Description	QTY	UOM	Primary		Secondary	
				Chem-Aqua, Inc. Irving, Texas HUB - No CO-OP - Yes		Malco Company, LLC d/b/a Nalco Water Naperville, IL HUB - No CO-OP - Yes	
				Total Price	Extended	Total Price	Extended
2.1	SECTION 1: HVAC WATER TREATMENT SERVICES 1895 Courthouse (OCH) - HVAC Water Treatment Services	52	Per visit	\$132.00	\$115,247.00	\$193.59	\$174,993.04
2.2	350 West Belknap Building (350) - HVAC Water Treatment Services	52	Per visit	\$104.00		\$155.56	
2.3	Administration Building (ADMIN) - HVAC Water Treatment Services	52	Per visit	\$132.00		\$230.46	
2.4	Corrections Center (TCCC) - HVAC Water Treatment Services	52	Per visit	\$184.00		\$276.56	
2.5	Criminal Court Building (CCB) - HVAC Water Treatment Services	52	Per visit	\$57.00		\$55.31	
2.6	Criminal Justice Building (CJB) - HVAC Water Treatment Services	52	Per visit	\$57.00		\$35.26	
2.7	Family Law Center (FLC) - HVAC Water Treatment Services	52	Per visit	\$169.00		\$265.03	
2.8	Lon Evans Corrections Center (LECC) - HVAC Water Treatment Services	52	Per visit	\$169.00		\$172.85	
2.9	Plaza Building (PB) - HVAC Water Treatment Services	52	Per visit	\$172.00		\$276.56	
2.10	Tim Curry Criminal Justice Center (TCCJC) - HVAC Water Treatment Services	52	Per visit	\$132.00		\$311.13	
2.11	Tom Vandergriff Civil Courts Building (TVCCB) - HVAC Water Treatment Services	52	Per visit	\$140.00		\$241.99	
2.12	Dick Andersen Building (DA BLDG) - HVAC Water Treatment Services	12	Per visit	\$100.00		\$152.80	
2.13	Dionne Phillips Bagnby Southwest Subcourthouse (SW SUB) - HVAC Water Treatment Services	52	Per visit	\$26.00		\$35.26	
2.14	Medical Examiner's Office (MEO) - HVAC Water Treatment Services	52	Per visit	\$191.00		\$259.27	
2.15	Northeast Annex (NE ANX) - HVAC Water Treatment Services	52	Per visit	\$92.00		\$209.72	

F2023159 Annual Contract for HVAC Water Treatment Services, Water Treatment Equipment Repairs, and Cooling Tower Cleaning Services

Line #		Description	QTY	UOM	Unit	Extended
SECTION 1: HVAC WATER TREATMENT SERVICES						
2.1	1895 Courthouse (OCH) - HVAC Water Treatment Services	52	Per visit	\$300.00	\$280,000.00	
2.2	350 West Belknap Building (350) - HVAC Water Treatment Services	52	Per visit	\$275.00		
2.3	Administration Building (ADMIN) - HVAC Water Treatment Services	52	Per visit	\$300.00		
2.4	Corrections Center (TCCC) - HVAC Water Treatment Services	52	Per visit	\$450.00		
2.5	Criminal Court Building (CCB) - HVAC Water Treatment Services	52	Per visit	\$175.00		
2.6	Criminal Justice Building (CJB) - HVAC Water Treatment Services	52	Per visit	\$175.00		
2.7	Family Law Center (FLC) - HVAC Water Treatment Services	52	Per visit	\$325.00		
2.8	Lon Evans Corrections Center (LECC) - HVAC Water Treatment Services	52	Per visit	\$325.00		
2.9	Plaza Building (PB) - HVAC Water Treatment Services	52	Per visit	\$325.00		
2.10	Tim Curry Criminal Justice Center (TCCJC) - HVAC Water Treatment Services	52	Per visit	\$300.00		
2.11	Tom Vandergriff Civil Courts Building (TVCCB) - HVAC Water Treatment Services	52	Per visit	\$300.00		
2.12	Dick Andersen Building (DA BLDG) - HVAC Water Treatment Services	12	Per visit	\$200.00		
2.13	Dionne Phillips Bagnby Southwest Subcourthouse (SW SUB) - HVAC Water Treatment Services	52	Per visit	\$125.00		
2.14	Medical Examiner's Office (MEO) - HVAC Water Treatment Services	52	Per visit	\$450.00		
2.15	Northeast Annex (NE ANX) - HVAC Water Treatment Services	52	Per visit	\$225.00		
2.16	Northeast Courthouse (NE CH) - HVAC Water Treatment Services	52	Per visit	\$200.00		
2.17	Northwest Courthouse (NW SUB) - HVAC Water Treatment Services	52	Per visit	\$125.00		

Earthwise Environmental, Inc.  
Wood Dale, IL  
HUB - Yes  
CO-OP - Yes  
Total Price \$404,700.00



F2023159 Annual Contract for HVAC Water Treatment Services, Water Treatment Equipment Repairs, and Cooling Tower Cleaning Services

Line #	Description	QTY	UOM	Total Price	Earthwise Environmental, Inc. Wood Dale, IL HUB - Yes CO-OP - Yes
2.18	Subcourthouse at Mansfield (MANS) - HVAC Water Treatment Services	52	Per visit	\$125.00	
2.19	Subcourthouse in Arlington (ARL) - HVAC Water Treatment Services	12	Per visit	\$125.00	
2.20	Public Health Complex -Dr. Marion J. Brooks Public Health Building- HVAC Water Treatment Services	52	Per visit	\$125.00	
2.21	Public Health Complex -JPS Women's Center- HVAC Water Treatment Services	52	Per visit	\$125.00	
2.22	Public Health Complex - Public Health Central Plant- HVAC Water Treatment Service	52	Per visit	\$400.00	
2.23	Resource Connection (TCRC) - Building 2200 - HVAC Water Treatment Services	52	Per visit	\$125.00	
2.24	HVAC Water Treatment Service Additional Water Testing Services: Water Testing Unrelated to HVAC Water Systems: Examples: Pool Water Testing, Standing Water, Flood Water Testing, etc. Non-HVAC Water Testing Fee	6	Per visit	\$300.00	
3.1	SECTION 2: COOLING TOWER CLEANING SERVICES 1895 Courthouse (OCH) - Cooling Tower Cleaning Services	1	Per visit	\$9,500.00	\$123,500.00
3.2	350 West Belknap Building (350) - Cooling Tower Cleaning Services	1	Per visit	\$9,500.00	
3.3	Administration Building (ADMIN) - Cooling Tower Cleaning Services	1	Per visit	\$9,500.00	
3.4	Corrections Center (TCCC) - Cooling Tower Cleaning Services	1	Per visit	\$9,500.00	
3.5	Criminal Courts Building (CCB) - Cooling Tower Cleaning Services	1	Per visit	\$9,500.00	
3.6	Criminal Justice Building (CJB) - Cooling Tower Cleaning Service	1	Per visit	\$9,500.00	
3.7	Family Law Center (FLC) - Cooling Tower Cleaning Service	1	Per visit	\$9,500.00	
3.8	Lon Evans Corrections Center (LECC) - Cooling Tower Cleaning Services	1	Per visit	\$9,500.00	
3.9	Medical Examiner's Office and Forensic Laboratories (MEO) - Cooling Tower Cleaning Services	1	Per visit	\$9,500.00	

F2023159 Annual Contract for HVAC Water Treatment Services, Water Treatment Equipment Repairs, and Cooling Tower Cleaning Services

Line #	Description	QTY	UOM	Primary		Secondary	
				Chem-Aqua, Inc. Irving, TX HUB - No CO-OP - Yes	Total Price \$160,897.00	Nalco Company, LLC d/b/a Nalco Water Naperville, IL HUB - No CO-OP - Yes	Total Price \$225,808.04
				Unit	Extended	Unit	Extended
3.6	Criminal Justice Building (CJB) - Cooling Tower Cleaning Service	1	Per visit	\$2,400.00		\$1,200.00	
3.7	Family Law Center (FLC) - Cooling Tower Cleaning Service	1	Per visit	\$2,400.00		\$3,300.00	
3.8	Lou Evans Corrections Center (LECC) - Cooling Tower Cleaning Services	1	Per visit	\$2,400.00		\$3,300.00	
3.9	Medical Examiner's Office and Forensic Laboratories (MEO) - Cooling Tower Cleaning Services	1	Per visit	\$4,300.00		\$4,000.00	
3.10	Plaza Building (PB) - Cooling Tower Cleaning Services	1	Per visit	\$4,800.00		\$5,500.00	
3.11	Tim Curry Criminal Justice Center (TCCJC) - Cooling Tower Cleaning Services	1	Per visit	\$3,300.00		\$4,800.00	
3.12	Tom Vandergriff Civil Courts Building (TVCCB) - Cooling Tower Cleaning Services	1	Per visit	\$2,400.00		\$3,300.00	
3.13	Public Health Complex - Public Health Central Plant- Cooling Tower Treatment Services	1	Per visit	\$4,500.00		\$4,000.00	
	WATER TREATMENT EQUIPMENT REPAIRS WITH PARTS MARK-UP (REPAIR SERVICES ARE ORDERED ON AN AS-NEEDED BASIS)				\$1,850.00		\$1,615.00
4.1	Parts Mark-up Percentage	1	EA	10.0%		15.0%	
4.2	Labor Rate - Regular Hours Monday - Friday, 8:00 a.m. to 5:00 p.m.	10	Per Hour	\$150.00		\$127.50	
4.3	Labor Rate - After Hours Monday - Friday, 5:01 p.m. to 7:59 a.m.	1	Per Hour	\$150.00		\$170.00	
4.4	Labor Rate -Weekends and Vendor Recognized Holidays	1	Per Hour	\$200.00		\$170.00	

F2023159 Annual Contract for HVAC Water Treatment Services, Water Treatment Equipment Repairs, and Cooling Tower Cleaning Services

Line #	Description	QTY	UOM	Total Price	Earthwise Environmental, Inc. Wood Dale, IL HUB - Yes CO-OP - Yes
3.10	Plaza Building (PB) - Cooling Tower Cleaning Services	1	Per visit	\$9,500.00	
3.11	Tim Curry Criminal Justice Center (TCCJC) - Cooling Tower Cleaning Services	1	Per visit	\$9,500.00	
3.12	Tom Vandergriff Civil Courts Building (TVCCB) - Cooling Tower Cleaning Services	1	Per visit	\$9,500.00	
3.13	Public Health Complex - Public Health Central Plant- Cooling Tower Treatment Services	1	Per visit	\$9,500.00	
4.1	WATER TREATMENT EQUIPMENT REPAIRS WITH PARTS MARK-UP (REPAIR SERVICES ARE ORDERED ON AN AS-NEEDED BASIS)				\$1,200.00
4.1	Parts Mark-up Percentage	1	EA	10.0%	
4.2	Labor Rate - Regular Hours Monday - Friday, 8:00 a.m. to 5:00 p.m.	10	Per Hour	\$100.00	
4.3	Labor Rate - After Hours Monday - Friday, 5:01 p.m. to 7:59 a.m.	1	Per Hour	\$100.00	
4.4	Labor Rate -Weekends and Vendor Recognized Holidays	1	Per Hour	\$100.00	

\*\* Garratt-Callahan was deemed non-responsive for failure to submit labor rates, as required.



## 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. F2023159 - Annual Contract for HVAC Water Treatment Services, Water Treatment Equipment Repairs, and Cooling Tower Cleaning Services - Facilities Management - Chem-Aqua, Inc. - Exercise Second and Final Option for Renewal - Same Firm Fixed Prices, Hourly Rate, 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.

\*\*\*\*\*

### I. Stated Purpose

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

\*\*\*\*\*

**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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