



COMMISSIONERS COURT
COMMUNICATION

COURT ORDER NUMBER 145643

PAGE 1 OF 6

DATE: 8/5/2025

SUBJECT: BID NO. F2024168 - ANNUAL CONTRACT FOR PREVENTATIVE MAINTENANCE AND REPAIR OF AUTOMATIC SLIDING GATE OPERATORS - FACILITIES MANAGEMENT - DALLAS AUTOMATIC GATE, INC. - EXERCISE FIRST OPTION FOR RENEWAL - SAME FIRM FIXED PRICES, HOURLY RATES, AND MARKUP FOR PARTS

***** CONSENT AGENDA *****

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court approve renewal of Bid No. F2024168, Annual Contract for Preventative Maintenance and Repair of Automatic Sliding Gate Operators, for the first optional twelve (12) month period at the same firm fixed prices, hourly rates, and markup for parts.

BACKGROUND

On September 17, 2024, the Commissioners Court, through Court Order #143911, awarded Bid No. F2024168, Annual Contract for Preventative Maintenance and Repair of Automatic Sliding Gate Operators, for Facilities Management, to Dallas Automatic Gate, Inc.

The award was based upon low bid meeting specifications and contained options to renew for two (2) additional twelve (12) month periods.

This contract is utilized to provide preventative maintenance and repair services for automatic sliding gate operators located throughout the County. Automatic sliding gate operators are used to automate the process of opening and closing heavy sliding gates.

The vendor notified Purchasing in writing that their prices, hourly rates, and markup for parts will remain firm through October 18, 2026. Facilities Management notified Purchasing in writing that they are pleased with the vendor and want to renew.

Therefore, it is the joint recommendation of Facilities Management and Purchasing that the Commissioners Court approve renewal of Bid No. F2024168, Annual Contract for Preventative Maintenance and Repair of Automatic Sliding Gate Operators, for another twelve (12) month period.

FISCAL IMPACT

Expenses for the last twelve (12) months were \$32,634.00. Funding is available in account 10000-2025 General Fund/Various Cost Centers/532011 Building Maintenance. The department has included funding in the FY 2026 budget request.

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



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, MS.SCM, CPSM, CPSD, CPCP
Assistant Purchasing Agent

June 9, 2025

Jarad Bailey
Dallas Automatic Gate, Inc.
2533 Franklin Dr., Suite 5A
Mesquite, TX 75150

Re: Bid No. F2024168, Annual Contract for Preventative Maintenance and Repair of Automatic Sliding Gate Operators

Dear Mr. Bailey:

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 19, 2024 through October 18, 2025. The effective dates for the first renewal option will run from October 19, 2025 through October 18, 2026.

Tarrant County Purchasing Department hereby extends an invitation to Dallas Automatic Gate, Inc. to accept the first option for an additional one (1) year period as the vendor for this bid as awarded on September 17, 2024. Dallas Automatic Gate, 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, hourly rates, and markup for parts must remain firm for the optional renewal period through October 18, 2026.

Yes, Dallas Automatic Gate, Inc. will accept the offer to extend the same contract pricing, hourly rates, and markup for parts through October 18, 2026. **Please include a current 1295 Form with your response.**

No, Dallas Automatic Gate, Inc. will NOT accept the offer to extend the same contract pricing, hourly rates, and markup for parts through October 18, 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,

Gwen Peterson
Gwen Peterson, Senior Buyer
Tarrant County
817-884-1145

Jarad Bailey
Jarad Bailey
Dallas Automatic Gate, Inc.

6/10/25
Date

Memorandum

To: Frank Lopez, Assistant Director; Willie Shephard, Operations Manager;
Joshua Palmer, Operations Manager; Chad Raines, Operations Manager

Dept: Tarrant County Facilities Management

From: Gwen Peterson, C.P.M., A.P.P., Senior Buyer, Purchasing Department

Date: June 9, 2025

Re: Bid No. F2024168, Annual Contract for Preventative Maintenance and Repair of Automatic Sliding Gate Operators

The above referenced contract will expire on October 18, 2025. This contract included two (2) options to renew with the vendor for additional twelve (12) month terms. The first renewal term would commence October 19, 2025, and would expire October 18, 2026.

If you wish to exercise this first option to renew and continue this contract with the vendor listed below for twelve more months, please check the appropriate item, and email this form back to me.

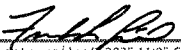
Vendor: Dallas Automatic Gate, Inc.

Yes, I wish to continue the current contract with the above-mentioned vendor for the first renewal term of the contract.

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

10000-2025 / Various Buildings

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

SIGNATURE: 
Frank Lopez (Jun 9, 2025 11:05 CDT)

DATE: 06/09/2025

F2024168 Annual Contract for Preventative Maintenance and Repair of Automatic Sliding Gate Operators

				Award	
				Dallas Automatic Gate, Inc. Mesquite, TX HUB - No Co-Op - Yes	
				Total Price	\$25,700.00
Line #	Description	QTY	UOM	Unit	Extended
Automatic Sliding Gate Operators - Preventative Maintenance (PM) Visits					
2.1	Central Garage Fuel Pumps 2650 Premier Street Fort Worth, TX 76111 Chamberlin SL3000UL3	1	Price Per Visit, Per Gate Operator	\$325.00	\$325.00
2.2	Cold Springs Jail 1815 Cold Springs Road Fort Worth, TX 76196 Lift master SL3000UL	2	Price Per Visit, Per Gate Operator	\$180.00	\$360.00
2.3	Election Administration 2700 Premier Street Fort Worth, TX 76111 Lift master 1D8059-1	4	Price Per Visit, Per Gate Operator	\$125.00	\$500.00
2.4	Green Bay Jail 2500 Urban Drive Fort Worth, TX 76101 Lift master 1D8059-1	4	Price Per Visit, Per Gate Operator	\$125.00	\$500.00
2.5	Green Bay Jail 2500 Urban Drive Fort Worth, TX 76101 HySecurity, SlideDrive 50VF2/3-C, M#222CX3 ST	3	Price Per Visit, Per Gate Operator	\$125.00	\$375.00
2.6	North Patrol 6851 Lake Worth Blvd. Lake Worth, TX 76135 DKS Door Kings 9150	2	Price Per Visit, Per Gate Operator	\$180.00	\$360.00
2.7	Precinct 1 800 E. Rendon Crowley Road Burleson, TX 76028 Lift master SL595203U	4	Price Per Visit, Per Gate Operator	\$125.00	\$500.00
2.8	Precinct 3 7301 Precinct Line Road Fort Worth, TX 76182 Chamberlain SL3000UL	2	Price Per Visit, Per Gate Operator	\$180.00	\$360.00
2.9	Precinct 4 601 Longhorn Road Saginaw, TX 76179 Lift master SL53010021G	3	Price Per Visit, Per Gate Operator	\$125.00	\$375.00

F2024168 Annual Contract for Preventative Maintenance and Repair of Automatic Sliding Gate Operators

				Award	
				Dallas Automatic Gate, Inc. Mesquite, TX HUB - No Co-Op - Yes	
				Total Price	\$25,700.00
Line #	Description	QTY	UOM	Unit	Extended
2.10	Premier Annex/Fire Marshal 2750 Premier Street Fort Worth, TX 76111 Lift master SL3000UL8	1	Price Per Visit, Per Gate Operator	\$325.00	\$325.00
2.11	Scott D. Moore Juvenile Justice Center 2701 Kimbo Road Fort Worth, TX 76111 LiftMaster Model SL595151UL MC	5	Price Per Visit, Per Gate Operator	\$100.00	\$500.00
2.12	Dr. Marion J. Brooks Public Health Building 1101 S. Main St. Fort Worth, TX 76104 LiftMaster Model HDL24UL	1	Price Per Visit, Per Gate Operator	\$325.00	\$325.00
3	Automatic Sliding Gate Operators Repair Services				
3.1	Trained Repair Person, Hourly Rate: Monday - Friday, 8:00 AM to 5:00 PM	100	Per Hour	\$140.00	\$14,000.00
3.2	Trained Repair Person, Hourly Rate: Monday - Friday, 5:01 PM to 7:59 AM	3	Per Hour	\$240.00	\$720.00
3.3	Trained Repair Person, Hourly Rate, Weekends and Holidays:	1	Per Hour	\$300.00	\$300.00
3.4	Percentage markup for parts used during onsite repair or replacement services. For bid evaluation purposes, the price for percentage markup on parts was based on a vendor total parts cost of \$4,700.00.			25.0%	\$5,875.00

Note:
 Communication Concepts, Construction Solution USA LLC, Plywood Company of Fort Worth, Inc., and Triple-C Fence, LLC submitted no-bids.



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. F2024168 - Annual Contract for Preventative Maintenance and Repair of Automatic Sliding Gate Operators - Facilities Management - Dallas Automatic Gate, Inc. - Exercise First Option for Renewal - Same Firm Fixed Prices, 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.

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.
