COMMISSIONERS COURT
COMMUNICATION

COURT ORDER NUMBER 145749
PAGE 1 OF 9
DATE: 8/19/2025

SUBJECT: **BID NO. F2025167 - ANNUAL CONTRACT FOR PREVENTATIVE MAINTENANCE AND REPAIR OF COMMERCIAL KITCHEN EQUIPMENT - FACILITIES MANAGEMENT - EEC ACQUISITION LLC D/B/A SMART CARE EQUIPMENT SOLUTIONS - PER UNIT PRICE, HOURLY RATES, AND DISCOUNT FROM LIST PRICE**

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court award Bid No. F2025167, Annual Contract for Preventative Maintenance and Repair of Commercial Kitchen Equipment, for Facilities Management, to EEC Acquisition LLC d/b/a Smart Care Equipment Solutions at the per unit price, hourly rates, and discount from list price.

BACKGROUND

Notice of the County's intent to bid was advertised in a local newspaper, 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. Three hundred ninety-eight (398) 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. No vendors attended the pre-bid conference held on June 24, 2025. One (1) bid and five (5) no-bids were received.

The low bid received from EEC Acquisition LLC d/b/a Smart Care Equipment Solutions meets all specifications and is acceptable to Facilities Management.

The term of the contract is twelve (12) months, effective September 25, 2025, with two (2) options for renewal periods of twelve (12) months each.

This contract is used to provide preventative maintenance and repair of the commercial kitchen equipment located at the detention facilities. Covered equipment includes, but is not limited to, beverage dispensers, booster water heaters, braising pans, dishwashers, food disposers, griddles, warming cabinets, kettles, mixers, ovens, pulpers, ranges, refrigerators, slicers, steam tables, and steamers. Preventative maintenance services include, but are not limited to, the inspection of electrical wiring, connections, components, and switches; inspection of water lines and fittings; inspection and testing of gas connections; calibration of thermostats; cleaning of coils and condensing units, lubrication of latches and hinges; inspection of door seals; cleaning and inspection of fan blades; and blade sharpening. These services are designed to ensure the equipment remains in safe, efficient, and reliable working condition, while minimizing downtime and extending the operational life of the assets.

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

Therefore, it is the joint recommendation of Facilities Management and Purchasing that Bid No. F2025167, Annual Contract for Preventative Maintenance and Repair of Commercial Kitchen Equipment, be awarded to EEC Acquisition LLC d/b/a Smart Care Equipment Solutions, at the per unit price, hourly rates, and discount from list price.

FISCAL IMPACT

Expenses for the last twelve (12) months were $992,709.96. Funding is available in account 10000-2025 General Fund/6840204000 Transportation/576182 Fuel for the remainder of FY2025 and has been requested in account 10000-2026 General Fund/6840204000 Transportation/576182 Fuel for FY2026.

Bid No. F2025167 Annual Contract for Preventative Maintenance and Repair of Commercial Kitchen Equipment

					Award	
					EEC Acquisition LLC dba Smart Care Equipment Solutions St. Paul, MN HUB - No CO-OP - Yes	
					Total	$184,210.60
Line #	Description	Qty	Unit of Measure	Number of PM Visits per Year	Unit Price	Extended Price
2	Cold Springs Jail 1815 Cold Springs Road Fort Worth, TX 76102					
2.1	Dishwasher Preventative Maintenance Visit Hobart, CRS66A	1	Price per PM Visit, per Item	2	$107.62	$215.24
2.2	Food Separator/Disposer Preventative Maintenance Visit Red Goat, 85P-RHC	1	Price per PM Visit, per Item	2	$53.81	$107.62
2.3	Heating/Warming Cabinet Preventative Maintenance Visit Carter Hoffman, HBR28	2	Price per PM Visit, per Item	2	$26.90	$107.60
2.4	Heating/Warming Cabinet Preventative Maintenance Visit Vulcan Hart, CBFT122028	2	Price per PM Visit, per Item	2	$26.90	$107.60
2.5	Refrigerator Preventative Maintenance Visit Victory, RSID7SEW	1	Price per PM Visit, per Item	2	$35.88	$71.76
2.6	Steam Tables and Steamers Preventative Maintenance Visit Vulcan Hart, CRS-HW 3/5	2	Price per PM Visit, per Item	2	$53.81	$215.24
3	Tarrant County Corrections Center 100 N. Lamar Fort Worth, TX 76196					
3.1	Dishwasher Preventative Maintenance Visit Champion, UH23B	1	Price per PM Visit, per Item	2	$107.62	$215.24
3.2	Steam Tables and Steamers Preventative Maintenance Visit Generic Hot Serving Line, 63"l x 29"w x 30"h	1	Price per PM Visit, per Item	2	$53.81	$107.62
4	Green Bay Jail 2500 Urban Drive Fort Worth, TX 76101					
4.1	Booster Heater Preventative Maintenance Visit Hubbell, T639T4	2	Price per PM Visit, per Item	2	$53.81	$215.24

Bid No. F2025167 Annual Contract for Preventative Maintenance and Repair of Commercial Kitchen Equipment

					Award	
					EEC Acquisition LLC dba Smart Care Equipment Solutions St. Paul, MN HUB - No CO-OP - Yes	
					Total	$184,210.60
Line #	Description	Qty	Unit of Measure	Number of PM Visits per Year	Unit Price	Extended Price
4.2	Dishwasher, Flight Type Preventative Maintenance Visit Jackson WWS FLIGHTSTAR-18.5-ELE	2	Price per PM Visit, per Item	4	$107.62	$860.96
4.3	Heating/Warming Cabinet Preventative Maintenance Visit Carter Hoffman, HBR28	4	Price per PM Visit, per Item	2	$26.90	$215.20
4.4	Kettle Preventative Maintenance Visit Vulcan, GT100E	2	Price per PM Visit, per Item	2	$53.38	$213.52
4.5	Steam Tables and Steamers Preventative Maintenance Visit Duke, DPAH-4-HF	2	Price per PM Visit, per Item	2	$53.81	$215.24
4.6	Refrigerator Preventative Maintenance Visit TRUE, #T-49, Refrigeration Unit # AK4460Y	1	Price per PM Visit, per Item	2	$35.88	$71.76
4.7	Refrigerator Preventative Maintenance Visit Victory, # RS-1D-S7-EW	2	Price per PM Visit, per Item	2	$35.88	$143.52
5	Scott D. Moore Juvenile Justice Center 2701 Kimbo Road Fort Worth, TX 76111					
5.1	Booster Heater Preventative Maintenance Visit Hatco, S54	1	Price per PM Visit, per Item	2	$53.81	$107.62
5.2	Dishwasher Preventative Maintenance Visit Hobart, C44A	1	Price per PM Visit, per Item	2	$107.62	$215.24
5.3	Griddle Preventative Maintenance Visit Toastmaster, 7348F	1	Price per PM Visit, per Item	2	$17.94	$35.88
5.4	Heating/Warming Cabinet Preventative Maintenance Visit CresCor, H137UA12	1	Price per PM Visit, per Item	2	$26.90	$53.80
5.5	Kettle Preventative Maintenance Visit Groen, TD87-40	1	Price per PM Visit, per Item	2	$53.38	$106.76

Bid No. F2025167 Annual Contract for Preventative Maintenance and Repair of Commercial Kitchen Equipment

					Award	
					EEC Acquisition LLC dba Smart Care Equipment Solutions St. Paul, MN HUB - No CO-OP - Yes	
					Total	$184,210.60
Line #	Description	Qty	Unit of Measure	Number of PM Visits per Year	Unit Price	Extended Price
5.6	Mixer Preventative Maintenance Visit Hobart, A200	1	Price per PM Visit, per Item	2	$17.94	$35.88
5.7	Oven Preventative Maintenance Visit Blodgett, DFG100	3	Price per PM Visit, per Item	2	$26.90	$161.40
5.8	Range Preventative Maintenance Visit Montague, 36-5	1	Price per PM Visit, per Item	2	$26.90	$53.80
5.9	Slicer Preventative Maintenance Visit Hobart, EDGE	1	Price per PM Visit, per Item	2	$17.94	$35.88
5.10	Steam Tables and Steamers Preventative Maintenance Visit APW, HFW-3	1	Price per PM Visit, per Item	2	$53.81	$107.62
5.11	Steam Tables and Steamers Preventative Maintenance Visit Accutemp, S62083D	1	Price per PM Visit, per Item	2	$53.81	$107.62
6	Lon Evans Corrections Center 600 West Weatherford Street Fort Worth, TX 76196					
6.1	Tilt Skillet Preventative Maintenance Visit Legion, TGSE-2440-9	5	Price per PM Visit, per Item	2	$53.38	$533.80
6.2	Dishwasher Preventative Maintenance Visit Hobart, FT900	2	Price per PM Visit, per Item	4	$107.62	$860.96
6.3	Dishwasher Preventative Maintenance Visit Hobart, LXIH	1	Price per PM Visit, per Item	4	$53.81	$215.24
6.4	Food Separator/Disposer Preventative Maintenance Visit Salvajor, S914	1	Price per PM Visit, per Item	2	$53.81	$107.62
6.5	Heating/Warming Cabinet Preventative Maintenance Visit Traulsen, R1232HP	4	Price per PM Visit, per Item	2	$26.90	$215.20

Bid No. F2025167 Annual Contract for Preventative Maintenance and Repair of Commercial Kitchen Equipment

					Award	
					EEC Acquisition LLC dba Smart Care Equipment Solutions St. Paul, MN HUB - No CO-OP - Yes	
					Total	$184,210.60
Line #	Description	Qty	Unit of Measure	Number of PM Visits per Year	Unit Price	Extended Price
6.6	Kettle Preventative Maintenance Visit Groen, AH/IE-80	6	Price per PM Visit, per Item	2	$53.38	$640.56
6.7	Mixer Preventative Maintenance Visit Hobart, HL1400C	2	Price per PM Visit, per Item	2	$17.94	$71.76
6.8	Mixer Preventative Maintenance Visit Hobart, HL600C	1	Price per PM Visit, per Item	2	$17.94	$35.88
6.9	Oven Preventative Maintenance Visit Vulcan, VC4GD	10	Price per PM Visit, per Item	2	$26.90	$538.00
6.10	Oven Preventative Maintenance Visit Hobart, OV500G2	3	Price per PM Visit, per Item	2	$26.90	$161.40
6.11	Pulper Preventative Maintenance Visit Hobart, WPS-1200	2	Price per PM Visit, per Item	2	$80.72	$322.88
6.12	Range Preventative Maintenance Visit Vulcan, V6B36B	1	Price per PM Visit, per Item	2	$35.88	$71.76
6.13	Refrigerator Preventative Maintenance Visit Traulsen, AH123W-XO142	1	Price per PM Visit, per Item	2	$35.88	$71.76
6.14	Refrigerator Preventative Maintenance Visit Traulsen, RDT132WUT-HHS	1	Price per PM Visit, per Item	2	$35.88	$71.76
6.15	Refrigerator Preventative Maintenance Visit Traulsen, RR132H-X0053	1	Price per PM Visit, per Item	2	$35.88	$71.76
6.16	Slicer Preventative Maintenance Visit Hobart, EDGE	1	Price per PM Visit, per Item	2	$17.94	$35.88
6.17	Slicer Preventative Maintenance Visit Standex, SMAIZL	1	Price per PM Visit, per Item	2	$17.94	$35.88

Bid No. F2025167 Annual Contract for Preventative Maintenance and Repair of Commercial Kitchen Equipment

					Award	
					EEC Acquisition LLC dba Smart Care Equipment Solutions St. Paul, MN HUB - No CO-OP - Yes	
					Total	$184,210.60
Line #	Description	Qty	Unit of Measure	Number of PM Visits per Year	Unit Price	Extended Price
6.18	Steam Tables and Steamers Preventative Maintenance Visit Randell, 3612	8	Price per PM Visit, per Item	2	$53.81	$860.96
7	Mental Health Jail Diversion Center 812 West Morphy Street Fort Worth, TX 76104					
7.1	Dishwasher Preventative Maintenance Visit Noble, Wareforce UH30-FND	1	Price per PM Visit, per Item	2	$53.81	$107.62
7.2	Range Preventative Maintenance Visit US Range, U48-8LL	1	Price per PM Visit, per Item	2	$35.88	$71.76
8	Commercial Kitchen Equipment Repair Services - Hourly Labor Rates					
8.1	Trained Repair Person, Hourly Rate: Monday - Friday, 8:00 AM to 5:00 PM	346	Per Hour		$137.76	$47,664.96
8.2	Trained Repair Person, Hourly Rate: Monday - Friday, 5:01 PM to 7:59 AM	1	Per Hour		$160.36	$160.36
8.3	Trained Repair Person, Hourly Rate, Weekends and Vendor Recognized Holidays	1	Per Hour		$160.36	$160.36
9	Percentage discount for parts used for repairs (Discount off of vendor parts price list) For bid evaluation purposes, the percentage discount on parts was based on the vendor total list price of $130,946.00.				3%	$127,017.62

Note: A no bid response was received from Complete Supply, Inc., Pasco Brokerage, Inc., Renascent, Inc., Sunbelt Material Handling, and Texas Pipeline Services.

TARRANT COUNTY

DEPARTMENT OF FACILITIES MANAGEMENT

July 10, 2025

Gwen Peterson
Senior Buyer
Tarrant County Purchasing

Subject: F2025167 – Annual Contract for Preventative Maintenance and Repair of Commercial Kitchen Equipment
Re: Approval of Bidder

Ms. Peterson,

Tarrant County Facilities Management (TCFM) has reviewed the bid and supporting documents submitted for F2025167 – Annual Contract for Preventative Maintenance and Repair of Commercial Kitchen Equipment . After evaluating the bid for Preventative Maintenance and Repair of Commercial Kitchen Equipment. Smart Care Equipment Solutions does met all requirements.

TCFM recommends awarding Smart Care Equipment Solutions as the primary for F2025167 – Annual Contract for Preventative Maintenance and Repair of Commercial Kitchen Equipment.

Sincerely, Willie Shephard Jr
Willie Shephard Jr.
Operations Manager
Tarrant County Facilities Management

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. F2025167 - Annual Contract for Preventative Maintenance and Repair of Commercial Kitchen Equipment - Facilities Management - EEC Acquisition LLC d/b/a Smart Care Equipment Solutions - Per Unit Price, Hourly Rates, and Discount from List 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.

****

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.

****