



COMMISSIONERS COURT
COMMUNICATION

COURT ORDER NUMBER <#CourtOrderNumber#>

PAGE 1 OF 23

DATE: 6/17/2025

SUBJECT: BID NO. F2024138 - ANNUAL CONTRACT FOR AUTOMATIC AND MANUAL DOOR PREVENTATIVE MAINTENANCE AND REPAIR - FACILITIES MANAGEMENT - VARIOUS VENDORS - 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. F2024138, Annual Contract for Automatic and Manual Door Preventative Maintenance and Repair, for the first optional twelve (12) month period at the same firm fixed prices, hourly rates, and markup for parts.

BACKGROUND

On August 6, 2024, the Commissioners Court, through Court Order #143587, awarded Bid No. F2024138, Annual Contract for Automatic and Manual Door Preventative Maintenance and Repair, for Facilities Management, to the following vendors:

Primary	Southern Automation, LLC
Secondary	D.H. Pace Company, Inc.

The awards were 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 and manual doors, which includes closer repair, automatic door equipment adjustment, and door hardware repair for Tarrant County buildings.

The vendors notified Purchasing in writing that their prices, hourly rates, and markup for parts will remain firm through September 10, 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. F2024138, Annual Contract for Automatic and Manual Door Preventative Maintenance and Repair, for another twelve (12) month period.

FISCAL IMPACT

Expenses for last year were \$62,251.00. Funding is available in account 10000-2025 General Fund/Various Cost Centers/532011 Building Maintenance.

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

April 28, 2025

Jack Hines Jr.
Southern Automation
8101 Valcasi Dr., Suite 115
Arlington, TX 76001

RE: Bid No. F2024138, Annual Contract for Automatic and Manual Door Preventative Maintenance and Repair

Dear Mr. Hines,

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 September 9, 2024 through September 10, 2025. The effective dates for the first renewal option will run from September 9, 2025 through September 10, 2026.

Tarrant County Purchasing Department hereby extends an invitation to Southern Automation to accept the first option for an additional one (1) year period as the primary vendor as awarded on August 6, 2024. Southern Automation 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 unit prices, hourly rates, and markup for parts must remain firm for the optional renewal period through September 10, 2026.

☒ Yes, Southern Automation will accept the offer to extend the same unit prices, hourly rates, and markup for parts through September 10, 2026. **Please include a current 1295 Form with your response.**

☐ No, Southern Automation will NOT accept the offer to extend the same unit prices, hourly rates, and markup for parts through September 10, 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.

Respectfully signed,

Gwen Peterson
Gwen Peterson, Senior Buyer
Tarrant County

Jack Hines, Jr.
Jack Hines, Jr.
Southern Automation

4/28/2025

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

April 28, 2025

Manny Maestas
D.H. Pace Company, Inc.
225 Van Zandt County Rd. 4500
Ben Wheeler, TX 76754

RE: Bid No. F2024138, Annual Contract for Automatic and Manual Door Preventative Maintenance and Repair

Dear Mr. Maestas,

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 September 9, 2024 through September 10, 2025. The effective dates for the first renewal option will run from September 9, 2025 through September 10, 2026.

Tarrant County Purchasing Department hereby extends an invitation to D.H. Pace Company, Inc. to accept the first option for an additional one (1) year period as the secondary vendor as awarded on August 6, 2024. D.H. Pace Company, 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 unit prices, hourly rates, and markup for parts must remain firm for the optional renewal period through September 10, 2026.

☒ Yes, D.H. Pace Company, Inc. will accept the offer to extend the same unit prices, hourly rates, and markup for parts through September 10, 2026. **Please include a current 1295 Form with your response.**

☐ No, D.H. Pace Company, Inc. will NOT accept the offer to extend the same unit prices, hourly rates, and markup for parts through September 10, 2026.

Please email your signed response.

Respectfully signed,

A handwritten signature in cursive script that reads "Gwen Peterson".
Gwen Peterson, Senior Buyer
Tarrant County

Manny Maestas
A digital signature block showing a signature and a verification stamp. The stamp includes the text: "Digitally signed by Manny Maestas", "DN: cn=US, E=manny.maestas@dhpace.com, o=DH Pace Door Services, OU=South Central Region, CN=Manny Maestas", and "Date: 2025.05.12 16:37:14-05'00'".
Manny Maestas
D.H. Pace Company, Inc.

5/12/2025
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., Sr. Buyer, Purchasing Department
Date: April 28, 2025
Re: Bid No. F2024138, Annual Contract for Automatic and Manual Door
Preventative Maintenance and Repair

The above referenced contract will expire on September 10, 2025. This contract included two (2) options to renew with the vendors for additional twelve (12) month terms. The first renewal term would commence September 11, 2025, and would expire September 10, 2026.

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

Primary Southern Automation, LLC
Secondary D.H. Pace Company, Inc.

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

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

10000-2025/532011/Various Cost Centers

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

SIGNATURE: Joshua B. Palmer

DATE: 4/28/25

Bid No. F2024138 Annual Contract for Automatic and Manual Door Preventative Maintenance and Repair

Primary Award							Secondary Award		
Line #	Description	QTY	UOM	PM Visits	Southern Automation, LLC Arlington, TX HUB - Yes CO-OP - Yes		D.H. Pace Company, Inc. Coppell, TX HUB - No Co-Op - Yes		Extended
					Total Price	Unit	Total Price	Unit	
2.1	1895 Courthouse 100 West Weatherford Street Fort Worth, TX 76196-0204 Swing Door, Opener DETEX AO19 2000	2	Price Per PM Visit, per Door	2			\$77,895.40		\$106,364.50
2.2	1895 Courthouse 100 West Weatherford Street Fort Worth, TX 76196-0204 Swing Door, Opener Besam EL-150	1	Price Per PM Visit, per Door	2			\$280.00	\$125.00	\$500.00
2.3	350 West Belknap Building & Jail 350 West Belknap Street Fort Worth, TX 76102 Swing Door, Opener LCN 4630/4640	1	Price Per PM Visit, per Door	2			\$140.00	\$125.00	\$250.00
2.4	350 West Belknap Building & Jail 350 West Belknap Street Fort Worth, TX 76102 Swing Door, Opener LCN 4820-18	1	Price Per PM Visit, per Door	2			\$140.00	\$125.00	\$250.00
2.5	Administration Building 100 East Weatherford Street Fort Worth, TX 76196-0206 Swing Door, Opener Dorma ESA 100	4	Price Per PM Visit, per Door	2			\$560.00	\$125.00	\$1,000.00
2.6	Tarrant County Corrections Center 100 North Lamar Street Fort Worth, TX 76196 Swing Door, Opener Gear Motor	1	Price Per PM Visit, per Door	2			\$140.00	\$125.00	\$250.00

Bid No. F2024138 Annual Contract for Automatic and Manual Door Preventative Maintenance and Repair

Line #	Description	QTY	UOM	PM Visits	Lock Tight Security, Inc. Keller, TX HUB - No		Priority Doors and Hardware Forney, TX HUB - No	
					Total Price	Extended	Total Price	Extended
2.1	1895 Courthouse 100 West Weatherford Street Fort Worth, TX 76196-0204 Swing Door, Opener DETEX AO19 2000	2	Price Per PM Visit, per Door	2				
					\$164.95	\$659.80	\$300.00	\$1,200.00
2.2	1895 Courthouse 100 West Weatherford Street Fort Worth, TX 76196-0204 Swing Door, Opener Besam EL-150	1	Price Per PM Visit, per Door	2				
					\$164.95	\$329.90	\$300.00	\$600.00
2.3	350 West Belknap Building & Jail 350 West Belknap Street Fort Worth, TX 76102 Swing Door, Opener LCN 4630/4640	1	Price Per PM Visit, per Door	2				
					\$164.95	\$329.90	\$300.00	\$600.00
2.4	350 West Belknap Building & Jail 350 West Belknap Street Fort Worth, TX 76102 Swing Door, Opener LCN 4820-18	1	Price Per PM Visit, per Door	2				
					\$164.95	\$329.90	\$300.00	\$600.00
2.5	Administration Building 100 East Weatherford Street Fort Worth, TX 76196-0206 Swing Door, Opener Dorma ESA 100	4	Price Per PM Visit, per Door	2				
					\$164.95	\$1,319.60	\$300.00	\$2,400.00
2.6	Tarrant County Corrections Center 100 North Lamar Street Fort Worth, TX 76196 Swing Door, Opener Gear Motor	1	Price Per PM Visit, per Door	2				
					\$164.95	\$329.90	\$300.00	\$600.00

Bid No. F2024138 Annual Contract for Automatic and Manual Door Preventative Maintenance and Repair

Primary Award					Secondary Award		
Southern Automation, LLC Arlington, TX HUB - Yes CO-OP - Yes					D.H. Pace Company, Inc. Coppell, TX HUB - No Co-Op - Yes		
Line #	Description	QTY	UOM	PM Visits	Total Price	Extended	Total Price
2.7	Family Law Center 200 East Weatherford Street Fort Worth, TX 76196-0208 Swing Door, Opener Detex A019 2000	1	Price Per PM Visit, per Door	2	\$70.00	\$140.00	\$125.00
2.8	Family Law Center 200 East Weatherford Street Fort Worth, TX 76196-0208 Swing Door, Opener Lockman Peck 3061 2000	1	Price Per PM Visit, per Door	2	\$70.00	\$140.00	\$125.00
2.9	Plaza Building 200 Taylor Street Fort Worth, TX 76196-0208 Swing Door, Opener Detex A019 2000	1	Price Per PM Visit, per Door	2	\$70.00	\$140.00	\$125.00
2.10	Plaza Building 200 Taylor Street Fort Worth, TX 76196-0208 Swing Door, Opener Gyrotech 35-4800	1	Price Per PM Visit, per Door	2	\$70.00	\$140.00	\$125.00
2.11	Plaza Building 200 Taylor Street Fort Worth, TX 76196-0208 Swing Door, Opener Norton 5700	10	Price Per PM Visit, per Door	2	\$70.00	\$1,400.00	\$125.00
2.12	Plaza Building 200 Taylor Street Fort Worth, TX 76196-0208 Swing Door, Opener Tormax 1102	9	Price Per PM Visit, per Door	2	\$70.00	\$1,260.00	\$125.00

Bid No. F2024138 Annual Contract for Automatic and Manual Door Preventative Maintenance and Repair

Line #	Description	QTY	UOM	PM Visits	Lock Tight Security, Inc. Keller, TX HUB - No		Priority Doors and Hardware Forney, TX HUB - No	
					Total Price	Extended	Total Price	Extended
2.7	Family Law Center 200 East Weatherford Street Fort Worth, TX 76196-0208 Swing Door, Opener Detex A019 2000	1	Price Per PM Visit, per Door 2		\$164.95	\$329.90	\$300.00	\$600.00
2.8	Family Law Center 200 East Weatherford Street Fort Worth, TX 76196-0208 Swing Door, Opener Lockman Peck 3061 2000	1	Price Per PM Visit, per Door 2		\$164.95	\$329.90	\$300.00	\$600.00
2.9	Plaza Building 200 Taylor Street Fort Worth, TX 76196-0208 Swing Door, Opener Detex A019 2000	1	Price Per PM Visit, per Door 2		\$164.95	\$329.90	\$300.00	\$600.00
2.10	Plaza Building 200 Taylor Street Fort Worth, TX 76196-0208 Swing Door, Opener Gyrotech 35-4800	1	Price Per PM Visit, per Door 2		\$164.95	\$329.90	\$300.00	\$600.00
2.11	Plaza Building 200 Taylor Street Fort Worth, TX 76196-0208 Swing Door, Opener Norton 5700	10	Price Per PM Visit, per Door 2		\$164.95	\$3,299.00	\$300.00	\$6,000.00
2.12	Plaza Building 200 Taylor Street Fort Worth, TX 76196-0208 Swing Door, Opener Tormax 1102	9	Price Per PM Visit, per Door 2		\$149.50	\$2,691.00	\$300.00	\$5,400.00

Bid No. F2024138 Annual Contract for Automatic and Manual Door Preventative Maintenance and Repair

Primary Award										Secondary Award		
Southern Automation, LLC Arlington, TX HUB - Yes CO-OP - Yes										D.H. Pace Company, Inc. Coppell, TX HUB - No Co-Op - Yes		
Line #	Description	QTY	UOM	PM Visits	Unit	Extended	Total Price	Unit	Extended			
2.13	Tim Curry Criminal Justice Center											
	401 West Belknap		Price Per									
	Fort Worth, TX 76196		PM Visit,									
	Swing Door, Opener Lockman Peck 2000	1	per Door	2	\$70.00	\$140.00	\$125.00	\$250.00				
2.14	Tim Curry Criminal Justice Center											
	401 West Belknap		Price Per									
	Fort Worth, TX 76196		PM Visit,									
	Swing Door, Opener Horton Automatics 4900 DCS 122-927	1	per Door	2	\$70.00	\$140.00	\$125.00	\$250.00				
2.15	Tom Vandergriff Civil Courts Building											
	401 West Belknap Street		Price Per									
	Fort Worth, TX 76196-0208		PM Visit,									
	Swing Door, Opener Magic Force B14 417	4	per Door	2	\$70.00	\$560.00	\$125.00	\$1,000.00				
2.16	Lancaster Annex											
	2700 Ben Avenue		Price Per									
	Fort Worth, TX 76103		PM Visit,									
	Swing Door, Opener Quad 700	2	per Door	2	\$70.00	\$280.00	\$125.00	\$500.00				
2.17	Charles F. Griffin Building											
	3212 Miller Avenue		Price Per									
	Fort Worth, TX 76119		PM Visit,									
	Swing Door, Opener Tormax TTX-II	2	per Door	2	\$70.00	\$280.00	\$125.00	\$500.00				
2.18	Charles F. Griffin Building											
	3212 Miller Avenue		Price Per									
	Fort Worth, TX 76119		PM Visit,									
	Swing Door, Opener Detex A019 2000	2	per Door	2	\$70.00	\$280.00	\$125.00	\$500.00				

Bid No. F2024138 Annual Contract for Automatic and Manual Door Preventative Maintenance and Repair

Line #	Description	QTY	UOM	PM Visits	Lock Tight Security, Inc. Keller, TX HUB - No		Priority Doors and Hardware Forney, TX HUB - No	
					Total Price	Extended	Total Price	Extended
2.13	Tim Curry Criminal Justice Center 401 West Belknap Fort Worth, TX 76196 Swing Door, Opener Lockman Peck 2000	1	Price Per PM Visit, per Door 2					
					\$164.95	\$329.90	\$300.00	\$600.00
2.14	Tim Curry Criminal Justice Center 401 West Belknap Fort Worth, TX 76196 Swing Door, Opener Horton Automatics 4900 DCS 122-927	1	Price Per PM Visit, per Door 2					
					\$164.95	\$329.90	\$300.00	\$600.00
2.15	Tom Vandergriff Civil Courts Building 401 West Belknap Street Fort Worth, TX 76196-0208 Swing Door, Opener Magic Force B14 417	4	Price Per PM Visit, per Door 2					
					\$164.95	\$1,319.60	\$300.00	\$2,400.00
2.16	Lancaster Annex 2700 Ben Avenue Fort Worth, TX 76103 Swing Door, Opener Quad 700	2	Price Per PM Visit, per Door 2					
					\$164.95	\$659.80	\$300.00	\$1,200.00
2.17	Charles F. Griffin Building 3212 Miller Avenue Fort Worth, TX 76119 Swing Door, Opener Tormax TTX-II	2	Price Per PM Visit, per Door 2					
					\$164.95	\$659.80	\$300.00	\$1,200.00
2.18	Charles F. Griffin Building 3212 Miller Avenue Fort Worth, TX 76119 Swing Door, Opener Detex A019 2000	2	Price Per PM Visit, per Door 2					
					\$164.95	\$659.80	\$300.00	\$1,200.00

Bid No. F2024138 Annual Contract for Automatic and Manual Door Preventative Maintenance and Repair

					Primary Award		Secondary Award	
Line #	Description	QTY	UOM	PM Visits	Southern Automation, LLC Arlington, TX HUB - Yes CO-OP - Yes		D.H. Pace Company, Inc. Coppell, TX HUB - No Co-Op - Yes	
					Total Price	Extended	Total Price	Extended
2.19	Miller Ave Administration Building 3500 Miller Avenue Fort Worth, TX 76119 Swing Door, Opener LCN 4630/4640	1	Price Per PM Visit, per Door 2		\$70.00	\$140.00	\$125.00	\$250.00
2.20	Election Center 2700 Premier Street Fort Worth, TX 76111 Swing Door, Opener Record DCS183-345	1	Price Per PM Visit, per Door 2		\$70.00	\$140.00	\$125.00	\$250.00
2.21	Election Center 2700 Premier Street Fort Worth, TX 76111 Swing Door, Opener Record DCS183-346	1	Price Per PM Visit, per Door 2		\$70.00	\$140.00	\$125.00	\$250.00
2.22	Medical Examiner Office 200 Feliks Gwozdz Place Fort Worth, TX 76104 Sliding Door, Norton 6900	8	Price Per PM Visit, per Door 2		\$70.00	\$1,120.00	\$125.00	\$2,000.00
2.23	Northeast Courthouse 645 Grapevine Highway Hurst, TX 76054 Swing Door, Opener LCN Senior Swing 9500	9	Price Per PM Visit, per Door 2		\$70.00	\$1,260.00	\$125.00	\$2,250.00
2.24	Northwest Annex 3800 Adam Grubb Drive Lake Worth, TX 76135 Swing Door, Opener Detex A019 2000	2	Price Per PM Visit, per Door 2		\$70.00	\$280.00	\$125.00	\$500.00

Bid No. F2024138 Annual Contract for Automatic and Manual Door Preventative Maintenance and Repair

Line #	Description	QTY	UOM	PM Visits	Lock Tight Security, Inc. Keller, TX HUB - No		Priority Doors and Hardware Forney, TX HUB - No	
					Total Price	Extended	Total Price	Extended
2.19	Miller Ave Administration Building 3500 Miller Avenue Fort Worth, TX 76119 Swing Door, Opener LCN 4630/4640	1	Price Per PM Visit, per Door 2		\$164.95	\$329.90	\$300.00	\$600.00
2.20	Election Center 2700 Premier Street Fort Worth, TX 76111 Swing Door, Opener Record DCS183-345	1	Price Per PM Visit, per Door 2		\$164.95	\$329.90	\$300.00	\$600.00
2.21	Election Center 2700 Premier Street Fort Worth, TX 76111 Swing Door, Opener Record DCS183-346	1	Price Per PM Visit, per Door 2		\$164.95	\$329.90	\$300.00	\$600.00
2.22	Medical Examiner Office 200 Feliks Gwozdz Place Fort Worth, TX 76104 Sliding Door, Norton 6900	8	Price Per PM Visit, per Door 2		\$164.95	\$2,639.20	\$300.00	\$4,800.00
2.23	Northeast Courthouse 645 Grapevine Highway Hurst, TX 76054 Swing Door, Opener LCN Senior Swing 9500	9	Price Per PM Visit, per Door 2		\$164.95	\$2,969.10	\$300.00	\$5,400.00
2.24	Northwest Annex 3800 Adam Grubb Drive Lake Worth, TX 76135 Swing Door, Opener Detex A019 2000	2	Price Per PM Visit, per Door 2		\$164.95	\$659.80	\$300.00	\$1,200.00

Bid No. F2024138 Annual Contract for Automatic and Manual Door Preventative Maintenance and Repair

Primary Award							Secondary Award		
Southern Automation, LLC Arlington, TX HUB - Yes CO-OP - Yes							D.H. Pace Company, Inc. Coppell, TX HUB - No Co-Op - Yes		
Line #	Description	QTY	UOM	PM Visits	Unit	Extended	Total Price	Unit	Extended
2.25	Northwest Subcourthouse 6713 Telephone Road Lake Worth, TX 76135		Price Per PM Visit,						
	Swing Door, Opener Detex A019 2000	2	per Door	2	\$70.00	\$280.00	\$125.00	\$500.00	
2.26	Subcourthouse at Mansfield 1100 East Broad Street Mansfield, TX 76063		Price Per PM Visit,						
	Swing Door, Opener Ingersoll-Rand 4820-186	1	per Door	2	\$70.00	\$140.00	\$125.00	\$250.00	
2.27	Subcourthouse at Mansfield 1100 East Broad Street Mansfield, TX 76063		Price Per PM Visit,						
	Swing Door, Opener Tormax SD 1102	1	per Door	2	\$70.00	\$140.00	\$125.00	\$250.00	
2.28	Subcourthouse in Arlington 700 East Abram Street Arlington, TX 76010		Price Per PM Visit,						
	Swing Door, Opener Detex A019 2000	1	per Door	2	\$70.00	\$140.00	\$125.00	\$250.00	
2.29	Subcourthouse in Arlington 700 East Abram Street Arlington, TX 76010		Price Per PM Visit,						
	Swing Door, Opener Norton 6900	1	per Door	2	\$70.00	\$140.00	\$125.00	\$250.00	
2.30	Resource Connection – 1100 1100 Circle Drive Fort Worth, TX 76119		Price Per PM Visit,						
	Swing Door, Opener Besam 235392	1	per Door	2	\$70.00	\$140.00	\$125.00	\$250.00	

Bid No. F2024138 Annual Contract for Automatic and Manual Door Preventative Maintenance and Repair

Line #	Description	QTY	UOM	PM Visits	Lock Tight Security, Inc. Keller, TX HUB - No		Priority Doors and Hardware Forney, TX HUB - No	
					Total Price	Extended	Total Price	Extended
2.25	Northwest Subcourthouse 6713 Telephone Road Lake Worth, TX 76135 Swing Door, Opener Detex A019 2000	2	Price Per PM Visit, per Door 2		\$164.95	\$659.80	\$300.00	\$1,200.00
2.26	Subcourthouse at Mansfield 1100 East Broad Street Mansfield, TX 76063 Swing Door, Opener Ingersoll-Rand 4820-186	1	Price Per PM Visit, per Door 2		\$164.95	\$329.90	\$300.00	\$600.00
2.27	Subcourthouse at Mansfield 1100 East Broad Street Mansfield, TX 76063 Swing Door, Opener Tormax SD 1102	1	Price Per PM Visit, per Door 2		\$164.95	\$329.90	\$300.00	\$600.00
2.28	Subcourthouse in Arlington 700 East Abram Street Arlington, TX 76010 Swing Door, Opener Detex A019 2000	1	Price Per PM Visit, per Door 2		\$164.95	\$329.90	\$300.00	\$600.00
2.29	Subcourthouse in Arlington 700 East Abram Street Arlington, TX 76010 Swing Door, Opener Norton 6900	1	Price Per PM Visit, per Door 2		\$164.95	\$329.90	\$300.00	\$600.00
2.30	Resource Connection – 1100 1100 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Besam 235392	1	Price Per PM Visit, per Door 2		\$164.95	\$329.90	\$300.00	\$600.00

Bid No. F2024138 Annual Contract for Automatic and Manual Door Preventative Maintenance and Repair

Primary Award							Secondary Award		
Southern Automation, LLC Arlington, TX HUB - Yes CO-OP - Yes							D.H. Pace Company, Inc. Coppell, TX HUB - No Co-Op - Yes		
Line #	Description	QTY	UOM	PM Visits	Unit	Extended	Total Price	Unit	Extended
2.31	Resource Connection – 1100 1100 Circle Drive Fort Worth, TX 76119 Swing Door, GTR 5X567378013	1	Price Per PM Visit, per Door	2		\$70.00	\$140.00	\$125.00	\$250.00
2.32	Resource Connection – 1200 1200 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Besam 235394	1	Price Per PM Visit, per Door	2		\$70.00	\$140.00	\$125.00	\$250.00
2.33	Resource Connection – 1200 1200 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Besam 235396	1	Price Per PM Visit, per Door	2		\$70.00	\$140.00	\$125.00	\$250.00
2.34	Resource Connection – 1200 1200 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Besam 235398	1	Price Per PM Visit, per Door	2		\$70.00	\$140.00	\$125.00	\$250.00
2.35	Resource Connection – 1300 1300 Circle Drive Fort Worth, TX 76119 Swing Door, Opener KM DC112-944	1	Price Per PM Visit, per Door	2		\$70.00	\$140.00	\$125.00	\$250.00
2.36	Resource Connection – 1300 1300 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Besam BS235402	1	Price Per PM Visit, per Door	2		\$70.00	\$140.00	\$125.00	\$250.00

Bid No. F2024138 Annual Contract for Automatic and Manual Door Preventative Maintenance and Repair

Line #	Description	QTY	UOM	PM Visits	Lock Tight Security, Inc. Keller, TX HUB - No		Priority Doors and Hardware Forney, TX HUB - No	
					Total Price	Extended	Total Price	Extended
2.31	Resource Connection – 1100 1100 Circle Drive Fort Worth, TX 76119 Swing Door, GTR 5X567378013	1	Price Per PM Visit, per Door	2	\$164.95	\$329.90	\$300.00	\$600.00
2.32	Resource Connection – 1200 1200 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Besam 235394	1	Price Per PM Visit, per Door	2	\$164.95	\$329.90	\$300.00	\$600.00
2.33	Resource Connection – 1200 1200 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Besam 235396	1	Price Per PM Visit, per Door	2	\$164.95	\$329.90	\$300.00	\$600.00
2.34	Resource Connection – 1200 1200 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Besam 235398	1	Price Per PM Visit, per Door	2	\$164.95	\$329.90	\$300.00	\$600.00
2.35	Resource Connection – 1300 1300 Circle Drive Fort Worth, TX 76119 Swing Door, Opener KM DC112-944	1	Price Per PM Visit, per Door	2	\$164.95	\$329.90	\$300.00	\$600.00
2.36	Resource Connection – 1300 1300 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Besam BS235402	1	Price Per PM Visit, per Door	2	\$164.95	\$329.90	\$300.00	\$600.00

Bid No. F2024138 Annual Contract for Automatic and Manual Door Preventative Maintenance and Repair

Primary Award						Secondary Award	
Southern Automation, LLC Arlington, TX HUB - Yes CO-OP - Yes						D.H. Pace Company, Inc. Coppell, TX HUB - No Co-Op - Yes	
Line #	Description	QTY	UOM	PM Visits	Total Price	Extended	Total Price
2.37	Resource Connection – 1300 1300 Circle Drive Fort Worth, TX 76119 Swing Door, Opener GTR 51563722018	1	Price Per PM Visit, per Door	2	\$70.00	\$140.00	\$125.00
2.38	Resource Connection – 1300 1300 Circle Drive Fort Worth, TX 76119 Swing Door, Opener GTR 51563721009	1	Price Per PM Visit, per Door	2	\$70.00	\$140.00	\$125.00
2.39	Resource Connection – 1400 1400 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Tormax 5D1101	1	Price Per PM Visit, per Door	2	\$70.00	\$140.00	\$125.00
2.40	Resource Connection – 1400 1400 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Besam BS235401	1	Price Per PM Visit, per Door	2	\$70.00	\$140.00	\$125.00
2.41	Resource Connection – 1400 1400 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Norton 6000	1	Price Per PM Visit, per Door	2	\$70.00	\$140.00	\$125.00
2.42	Resource Connection – 1500 1500 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Tormax 2011	1	Price Per PM Visit, per Door	2	\$70.00	\$140.00	\$125.00

Bid No. F2024138 Annual Contract for Automatic and Manual Door Preventative Maintenance and Repair

Line #	Description	QTY	UOM	PM Visits	Lock Tight Security, Inc. Keller, TX HUB - No		Priority Doors and Hardware Forney, TX HUB - No	
					Total Price	Extended	Total Price	Extended
2.37	Resource Connection – 1300 1300 Circle Drive Fort Worth, TX 76119 Swing Door, Opener GTR 51563722018	1	Price Per PM Visit, per Door	2	\$164.95	\$329.90	\$300.00	\$600.00
2.38	Resource Connection – 1300 1300 Circle Drive Fort Worth, TX 76119 Swing Door, Opener GTR 51563721009	1	Price Per PM Visit, per Door	2	\$164.95	\$329.90	\$300.00	\$600.00
2.39	Resource Connection – 1400 1400 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Tormax 5D1101	1	Price Per PM Visit, per Door	2	\$164.95	\$329.90	\$300.00	\$600.00
2.40	Resource Connection – 1400 1400 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Besam BS235401	1	Price Per PM Visit, per Door	2	\$164.95	\$329.90	\$300.00	\$600.00
2.41	Resource Connection – 1400 1400 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Norton 6000	1	Price Per PM Visit, per Door	2	\$164.95	\$329.90	\$300.00	\$600.00
2.42	Resource Connection – 1500 1500 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Tormax 2011	1	Price Per PM Visit, per Door	2	\$164.95	\$329.90	\$300.00	\$600.00

Bid No. F2024138 Annual Contract for Automatic and Manual Door Preventative Maintenance and Repair

Primary Award							Secondary Award		
Southern Automation, LLC Arlington, TX HUB - Yes CO-OP - Yes							D.H. Pace Company, Inc. Coppell, TX HUB - No Co-Op - Yes		
Line #	Description	QTY	UOM	PM Visits	Total Price	Extended	Total Price	Unit	Extended
2.43	Resource Connection – 2100								
	2100 Circle Drive		Price Per						
	Fort Worth, TX 76119	1	PM Visit,						
	Swing Door, Opener Besam BS244352		per Door	2	\$70.00	\$140.00	\$125.00		\$250.00
2.44	Resource Connection – 2100								
	2100 Circle Drive		Price Per						
	Fort Worth, TX 76119	1	PM Visit,						
	Swing Door, Opener Tormax SD 1101		per Door	2	\$70.00	\$140.00	\$125.00		\$250.00
2.45	Resource Connection – 2100								
	2100 Circle Drive		Price Per						
	Fort Worth, TX 76119	1	PM Visit,						
	Swing Door, Opener Besam BS244354		per Door	2	\$70.00	\$140.00	\$125.00		\$250.00
2.46	Resource Connection – 2200								
	2200 Circle Drive		Price Per						
	Fort Worth, TX 76119	1	PM Visit,						
	Swing Door, Opener Besam BS094992		per Door	2	\$70.00	\$140.00	\$125.00		\$250.00
2.47	Resource Connection – 2300								
	2300 Circle Drive		Price Per						
	Fort Worth, TX 76119	1	PM Visit,						
	Swing Door, Opener Besam BS094993		per Door	2	\$70.00	\$140.00	\$125.00		\$250.00
2.48	Resource Connection – 2300								
	2300 Circle Drive		Price Per						
	Fort Worth, TX 76119	1	PM Visit,						
	Swing Door, Opener Besam BS094994		per Door	2	\$70.00	\$140.00	\$125.00		\$250.00

Bid No. F2024138 Annual Contract for Automatic and Manual Door Preventative Maintenance and Repair

Line #	Description	QTY	UOM	PM Visits	Lock Tight Security, Inc. Keller, TX HUB - No		Priority Doors and Hardware Forney, TX HUB - No	
					Total Price	Extended	Total Price	Extended
2.43	Resource Connection – 2100 2100 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Besam BS244352	1	Price Per PM Visit, per Door 2		\$164.95	\$329.90	\$300.00	\$600.00
2.44	Resource Connection – 2100 2100 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Tormax SD 1101	1	Price Per PM Visit, per Door 2		\$164.95	\$329.90	\$300.00	\$600.00
2.45	Resource Connection – 2100 2100 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Besam BS244354	1	Price Per PM Visit, per Door 2		\$164.95	\$329.90	\$300.00	\$600.00
2.46	Resource Connection – 2200 2200 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Besam BS094992	1	Price Per PM Visit, per Door 2		\$164.95	\$329.90	\$300.00	\$600.00
2.47	Resource Connection – 2300 2300 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Besam BS094993	1	Price Per PM Visit, per Door 2		\$164.95	\$329.90	\$300.00	\$600.00
2.48	Resource Connection – 2300 2300 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Besam BS094994	1	Price Per PM Visit, per Door 2		\$164.95	\$329.90	\$300.00	\$600.00

Bid No. F2024138 Annual Contract for Automatic and Manual Door Preventative Maintenance and Repair

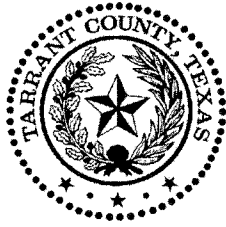
Primary Award										Secondary Award	
Southern Automation, LLC Arlington, TX HUB - Yes CO-OP - Yes										D.H. Pace Company, Inc. Coppell, TX HUB - No Co-Op - Yes	
Line #	Description	QTY	UOM	PM Visits	Unit	Extended	Total Price	Unit	Extended		
2.49	Resource Connection – 2300 2300 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Besam BS235404	1	Price Per PM Visit, per Door	2		\$70.00	\$140.00	\$125.00	\$250.00		
2.50	Resource Connection – 2300 2300 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Besam BS0235403	1	Price Per PM Visit, per Door	2		\$70.00	\$140.00	\$125.00	\$250.00		
2.51	Resource Connection – 2300 2300 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Tormax SD 1101	1	Price Per PM Visit, per Door	2		\$70.00	\$140.00	\$125.00	\$250.00		
2.52	Resource Connection – 2400 2400 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Tormax SD 1101	1	Price Per PM Visit, per Door	2		\$70.00	\$140.00	\$125.00	\$250.00		
3	Automatic and Manual Door Repair and Replacement Services										
3.1	Trained Repair Person, Hourly Rate: Monday - Friday, 8:00 AM to 5:00 PM	70	Per Hour			\$70.00	\$4,900.00	\$109.00	\$7,630.00		
3.2	Trained Repair Person, Hourly Rate: Monday - Friday, 5:01 PM to 7:59 AM	1	Per Hour			\$105.00	\$105.00	\$163.50	\$163.50		
3.3	Trained Repair Person, Hourly Rate, Weekends and Holidays	6	Per Hour			\$140.00	\$840.00	\$218.00	\$1,308.00		
3.4	Percentage Markup for Parts - For bid evaluation purposes, the price for the percentage markup on parts was based on a vendor total parts cost of \$48,842.00.					20.0%	\$58,610.40	50.0%	\$73,263.00		

Bid No. F2024138 Annual Contract for Automatic and Manual Door Preventative Maintenance and Repair

Line #	Description	QTY	UOM	PM Visits	Lock Tight Security, Inc. Keller, TX HUB - No		Priority Doors and Hardware Forney, TX HUB - No	
					Total Price	Extended	Total Price	Extended
2.49	Resource Connection – 2300 2300 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Besam BS235404	1	Price Per PM Visit, per Door 2		\$164.95	\$329.90	\$300.00	\$600.00
2.50	Resource Connection – 2300 2300 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Besam BS0235403	1	Price Per PM Visit, per Door 2		\$164.95	\$329.90	\$300.00	\$600.00
2.51	Resource Connection – 2300 2300 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Tormax SD 1101	1	Price Per PM Visit, per Door 2		\$164.95	\$329.90	\$300.00	\$600.00
2.52	Resource Connection – 2400 2400 Circle Drive Fort Worth, TX 76119 Swing Door, Opener Tormax SD 1101	1	Price Per PM Visit, per Door 2		\$164.95	\$329.90	\$300.00	\$600.00
3	Automatic and Manual Door Repair and Replacement Services							
3.1	Trained Repair Person, Hourly Rate: Monday - Friday, 8:00 AM to 5:00 PM	70	Per Hour		\$105.50	\$7,385.00	\$85.00	\$5,950.00
3.2	Trained Repair Person, Hourly Rate: Monday - Friday, 5:01 PM to 7:59 AM	1	Per Hour		\$249.50	\$249.50	\$85.00	\$85.00
3.3	Trained Repair Person, Hourly Rate, Weekends and Holidays	6	Per Hour		\$249.50	\$1,497.00	\$120.00	\$720.00
3.4	Percentage Markup for Parts- For bid evaluation purposes, the price for the percentage markup on parts was based on a vendor total parts cost of \$48,842.00.				45.0%	\$70,820.90	30.0%	\$63,494.60

Note:

Calc Construction, Inc., Integrated Roofing Systems, Inc., Plywood Company of Fort Worth, Inc., and Woodard Builders Supply 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. F2024138 - Annual Contract for Automatic and Manual Door Preventative Maintenance and Repair - Facilities Management - Various Vendors - 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.
