



COMMISSIONERS COURT  
COMMUNICATION

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

PAGE 1 OF 12

DATE: 12/3/2024

**SUBJECT: BID NO. 2023-062 - ANNUAL CONTRACT FOR FIRE SPRINKLER INSPECTIONS, REPAIRS, AND PARTS REPLACEMENT - FACILITIES MANAGEMENT - VARIOUS VENDORS - 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. 2023-062, Annual Contract for Fire Sprinkler Inspections, Repairs, and Parts Replacement, for the second and final optional twelve (12) month period at the same firm fixed prices, hourly rate, and markup for parts.

**BACKGROUND**

On March 7, 2023, the Commissioners Court, through Court Order #140432, awarded Bid No. 2023-062, Annual Contract for Fire Sprinkler Inspections, Repairs, and Parts Replacement, for Facilities Management, to the following vendors:

Primary	Ideal Fire and Security
Secondary	Dennis Services LLC

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

On February 6, 2024, the Commissioners Court, through Court Order #142588, approved the first renewal option.

The contract is used to inspect, repair, install, and replace fire sprinkler systems and provide backflow preventer testing, throughout Tarrant County buildings under National Fire Protection Association codes 25 and 13 (per Texas Department of Insurance statutes).

The vendors notified Purchasing in writing that their prices will remain firm through March 18, 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. 2023-062, Annual Contract for Fire Sprinkler Inspections, Repairs, and Parts Replacement, for another twelve (12) month period.

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



# COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: \_\_\_\_\_ DATE: 12/3/2024 PAGE 2 OF 12

## **FISCAL IMPACT**

Expenses for last year were approximately \$85,010.91. 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.



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

October 18, 2024

Kevin Dubose
Ideal Fire & Security, LLC.
3800 Southwest Blvd.
Fort Worth, TX 76116
kdubose@idealpartners.com

Re: Bid No. 2023-062 – Annual Contract for Fire Sprinkler Inspections, Repairs, and Parts Replacement.

Dear Mr. Dubose:

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 March 19, 2023, through March 18, 2024. The effective dates for the second and final renewal option will commence March 19, 2025, and expire on March 18, 2026.

Tarrant County Purchasing Department hereby extends an invitation to 'Ideal Fire & Security' to accept the second renewal option for an additional one (1) year period as the primary vendor for this bid as awarded on March 19, 2023. 'Ideal Fire & Security' 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.

- Yes, 'Ideal Fire & Security' will accept the offer to extend the Contract at the same Firm Fixed Prices, hourly rate, and markup for parts through March 18, 2026. Please include a current 1295 Form with your response.
No, 'Ideal Fire & Security' will NOT accept the offer to extend the Contract at the same Firm Fixed Prices, hourly rate, and markup for parts through March 18, 2026.

Are any other governmental entities currently utilizing this contract? Yes 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

Kevin Dubose
Ideal Fire & Security

10/18/2024
Date



3800 Southwest Blvd., Fort Worth, TX 76116 · O: (817)222-1283 · F: (817)759-2483  
[info@idealpartners.com](mailto:info@idealpartners.com) · [www.idealpartners.com](http://www.idealpartners.com)  
SCR-G-1751267 · ACR-1751088 · ECR-1751147

10/18/2024

Re: Tarrant County Purchasing Department  
100 E. Weatherford St. #303 - Ft Worth, TX 76196  
Bid No. 2023 - 062

Please find the following summary as it relates to other entities utilizing the contract:

**Upper Trinity Regional Water District**

Backflow Inspections and repairs

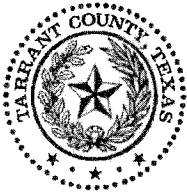
Annual revenue is estimated between \$5-\$10,000.00

Please let me know if there are any remaining questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin DuBose", with a long horizontal flourish extending to the right.

Kevin DuBose  
Ideal Partners  
817-992-0061  
[kdubose@idealpartners.com](mailto:kdubose@idealpartners.com)



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

October 18, 2024

Tracy Sorensen  
Dennis Services, LLC.  
121 Central Ave.  
Grapevine, TX 76051  
[tracys@dennis-services.com](mailto:tracys@dennis-services.com)

Re: Bid No. 2023-062 – Annual Contract for Fire Sprinkler Inspections, Repairs, and Parts Replacement.

Dear Mrs. Sorensen:

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 March 19, 2023, through March 18, 2024. The effective dates for the second and final renewal option will commence March 19, 2025, and expire on March 18, 2026.


Tarrant County Purchasing Department hereby extends an invitation to 'Dennis Services, LLC' to accept the second renewal option for an additional one (1) year period as the secondary vendor for this bid as awarded on March 19, 2023. 'Dennis Services, LLC' 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.


- Yes, 'Dennis Services, LLC' will accept the offer to extend the Contract at the same Firm Fixed Prices, hourly rate, and markup for parts through March 18, 2026. **Please include a current 1295 Form with your response.**
- No, 'Dennis Services, LLC' will NOT accept the offer to extend the Contract at the same Firm Fixed Prices, hourly rate, and markup for parts through March 18, 2026.

Are any other governmental entities currently utilizing this contract?  Yes  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  
Sr. Buyer  
Tarrant County Purchasing

  
\_\_\_\_\_  
Tracy Sorensen  
Dennis Services, LLC

10 / 23 / 2024  
\_\_\_\_\_  
Date

# Memorandum

To: Willie Shepherd, Joshua Palmer, & Chad Raines

Dept.: Facilities Management

From: Julian Cano - Purchasing

Date: October 3, 2024

RE: 2<sup>nd</sup> Renewal of RFB 2023-062 Annual Contract for Fire Sprinkler Inspections, Repairs, and Parts Replacement

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

If you wish to exercise this second option to renew with the vendor(s) listed below for twelve (12) more months, please check the appropriate boxes and email this form **back to me on or before Friday, October 18, 2024.**

Primary - Ideal Fire and Security  
Secondary - Dennis Services LLC

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) / (Various) / (n/a)

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: Joshua B. Palmer DATE: 10/3/24

RFB 2023-062 Annual Contract for Fire Sprinkler Inspections, Repairs, and Parts Replacement

Item	Description	Qty	Primary Award		Secondary Award	
			Price	Price	Price	Price
Section I: Fire Sprinkler Inspections						
1	350 West Belknap Building	1	\$ 300.00	\$ 300.00	\$ 720.00	\$ 720.00
	Annual Inspection	1	\$ 600.00	\$ 600.00	\$ 960.00	\$ 960.00
2	Administration Building	1	\$ 100.00	\$ 100.00	\$ 720.00	\$ 720.00
	Annual Inspection	1	\$ 100.00	\$ 100.00	\$ 960.00	\$ 960.00
3	Calhoun Garage	1	\$ 300.00	\$ 300.00	\$ 480.00	\$ 480.00
	Annual Inspection	1	\$ 600.00	\$ 600.00	\$ 960.00	\$ 960.00
4	Corrections Center	1	\$ 1,800.00	\$ 1,800.00	\$ 2,520.00	\$ 2,520.00
	Annual Inspection	1	\$ 1,200.00	\$ 1,200.00	\$ 5,280.00	\$ 5,280.00
5	Criminal Courts Building	1	\$ 100.00	\$ 100.00	\$ 720.00	\$ 720.00
	Annual Inspection	1	\$ 100.00	\$ 100.00	\$ 960.00	\$ 960.00
6	Family Law Center	1	\$ 300.00	\$ 300.00	\$ 2,160.00	\$ 2,160.00
	Annual Inspection	1	No Bid	No Bid	No Bid	No Bid
7	Lon Evans Corrections Center	1	\$ 900.00	\$ 900.00	\$ 2,880.00	\$ 2,880.00
	Annual Inspection	1	\$ 150.00	\$ 150.00	\$ 4,800.00	\$ 4,800.00
8	Plaza Building	1	\$ 600.00	\$ 600.00	\$ 6,240.00	\$ 6,240.00
	Annual Inspection	1	\$ 1,200.00	\$ 1,200.00	\$ 11,520.00	\$ 11,520.00
9	Plaza Garage	1	\$ 600.00	\$ 600.00	\$ 2,160.00	\$ 2,160.00
	Annual Inspection	1	No Bid	No Bid	No Bid	No Bid
10	Taylor Street Garage	1	\$ 1,800.00	\$ 1,800.00	\$ 480.00	\$ 480.00
	Annual Inspection	1	No Bid	No Bid	No Bid	No Bid
11	Tim Curry Criminal Justice Center	1	\$ 1,200.00	\$ 1,200.00	\$ 2,640.00	\$ 2,640.00
	Annual Inspection	1	\$ 250	\$ 250	\$ 4,320.00	\$ 4,320.00

RFB 2023-062 Annual Contract for Fire Sprinkler Inspections, Repairs, and Parts Replacement

Item	Description	Qty	Primary Award		Secondary Award	
			Price	Price	Price	Price
12	Tom Vandergriff Civil Courts Building	1	\$ 600.00	\$ 600.00	\$ 2,160.00	\$ 2,160.00
			No Bid	No Bid	No Bid	No Bid
13	Charles F. Griffin Building	1	\$ 150.00	\$ 150.00	\$ 240.00	\$ 240.00
			No Bid	No Bid	No Bid	No Bid
14	Cold Springs Jail	1	\$ 150.00	\$ 150.00	\$ 240.00	\$ 240.00
			No Bid	No Bid	No Bid	No Bid
15	Dionne Phillips Bagsby Southwest Sub Courthouse	1	\$ 150.00	\$ 150.00	\$ 480.00	\$ 480.00
			No Bid	No Bid	No Bid	No Bid
16	Green Bay Jail	1	\$ 600.00	\$ 600.00	\$ 2,160.00	\$ 2,160.00
			No Bid	No Bid	No Bid	No Bid
17	Lancaster Annex	1	\$ 150.00	\$ 150.00	\$ 240.00	\$ 240.00
			No Bid	No Bid	No Bid	No Bid
18	Medical Examiner's Office & Forensic Laboratory	1	\$ 225.00	\$ 225.00	\$ 960.00	\$ 960.00
			No Bid	No Bid	No Bid	No Bid
19	Miller Avenue Administrations Building	1	\$ 1,200.00	\$ 1,200.00	\$ 1,920.00	\$ 1,920.00
			No Bid	No Bid	No Bid	No Bid
20	Northeast Annex	1	\$ 150.00	\$ 150.00	\$ 1,440.00	\$ 1,440.00
			No Bid	No Bid	No Bid	No Bid
21	Northeast Courthouse	1	\$ 600.00	\$ 600.00	\$ 2,880.00	\$ 2,880.00
			No Bid	No Bid	No Bid	No Bid
22	Northwest Annex	1	\$ 150.00	\$ 150.00	\$ 720.00	\$ 720.00
			No Bid	No Bid	No Bid	No Bid
23	JD Johnson Northwest Subcourthouse	1	\$ 150.00	\$ 150.00	\$ 1,440.00	\$ 1,440.00
			No Bid	No Bid	No Bid	No Bid

RFB 2023-062 Annual Contract for Fire Sprinkler Inspections, Repairs, and Parts Replacement

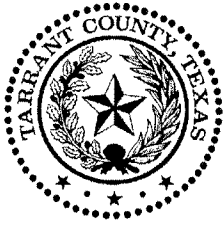
Item	Description	Qty	Primary Award		Secondary Award	
			Price	Price	Price	Price
24A	Precinct 1 South Maintenance Center - Building A	1	\$ 100.00	\$ 100.00	\$ 480.00	\$ 480.00
	Annual Inspection					
	5 Year Inspection	1	No Bid	No Bid	No Bid	No Bid
24B	Precinct 1 South Maintenance Center - Building B	1	\$ 100.00	\$ 100.00	\$ 1,200.00	\$ 1,200.00
	Annual Inspection					
	5 Year Inspection	1	No Bid	No Bid	No Bid	No Bid
24C	Precinct 1 South Maintenance Center - Building C	1	\$ 100.00	\$ 100.00	No Bid	No Bid
	Annual Inspection					
	5 Year Inspection	1	No Bid	No Bid	No Bid	No Bid
25	Reproduction Center	1	\$ 150.00	\$ 150.00	\$ 240.00	\$ 240.00
	Annual Inspection					
	5 Year Inspection	1	\$ 600.00	\$ 600.00	\$ 480.00	\$ 480.00
26A	Resource Connection - Building 2100	1	\$ 100.00	\$ 100.00	\$ 240.00	\$ 240.00
	Annual Inspection					
	5 Year Inspection	1	No Bid	No Bid	No Bid	No Bid
26B	Resource Connection - Building 5041	1	\$ 100.00	\$ 100.00	\$ 480.00	\$ 480.00
	Annual Inspection					
	5 Year Inspection	1	\$ 100.00	\$ 100.00	\$ 960.00	\$ 960.00
26C	Resource Connection - Building 5051	1	\$ 100.00	\$ 100.00	\$ 240.00	\$ 240.00
	Annual Inspection					
	5 Year Inspection	1	\$ 100.00	\$ 100.00	\$ 480.00	\$ 480.00
27	Scott D. Moore Juvenile Justice Center	1	\$ 300.00	\$ 300.00	\$ 960.00	\$ 960.00
	Annual Inspection					
	5 Year Inspection	1	\$ 100.00	\$ 100.00	\$ 1,920.00	\$ 1,920.00
28	Subcourthouse at Mansfield	1	\$ 300.00	\$ 300.00	\$ 240.00	\$ 240.00
	Annual Inspection					
	5 Year Inspection	1	No Bid	No Bid	No Bid	No Bid
29	Mental Health Jail Diversion Center	1	\$ 300.00	\$ 300.00	\$ 480.00	\$ 480.00
	Annual Inspection					
	5 Year Inspection	1	\$ 100.00	\$ 100.00	\$ 960.00	\$ 960.00
Section I Subtotal			\$	\$ 19,875.00	\$	\$ 80,520.00

RFB 2023-062 Annual Contract for Fire Sprinkler Inspections, Repairs, and Parts Replacement

Item		Description	Qty	Primary Award		Secondary Award	
				Ideal Fire and Security Fort Worth, Texas HUB - No CO-OP - Yes		Dennis Services LLC Grapevine, Texas HUB - Yes CO-OP - Yes	
				Price		Price	
Section II: Backflow Preventers							
1		Inspection of Backflow Preventer Rate	80	\$	7,200.00	\$	6,000.00
Section II Subtotal				\$	7,200.00	\$	6,000.00
Section III: Fire Sprinkler Repair Labor Rates							
B1	Hourly Rate, M-F 8:00am - 5:00pm	Licensed Technician	170	\$	75.00	\$	12,750.00
B2	Hourly Rate, M-F, 5:01pm - 7:59am	Licensed Technician	30	\$	90.00	\$	2,850.00
B3	Hourly Rate, Weekends and Vendor Recognized Holidays	Licensed Technician	5	\$	115.00	\$	475.00
B4	Hourly Rate, M-F 8:00am - 5:00pm	Helper	40	\$	75.00	\$	1,800.00
B5	Hourly Rate, M-F, 5:01pm - 7:59am	Helper	10	\$	90.00	\$	550.00
B6	Hourly Rate, Weekends and Vendor Recognized Holidays	Helper	5	\$	115.00	\$	275.00
Section III: Fire Sprinkler Repair Labor Subtotals				\$	20,500.00	\$	18,700.00
Bid Total				\$	47,575.00	\$	105,220.00

RFB 2023-062 Annual Contract for Fire Sprinkler Inspections, Repairs, and Parts Replacement

	Primary Award	Secondary Award
	Ideal Fire and Security Fort Worth, Texas HUB - No CO-OP - Yes	Dennis Services LLC Grapevine Texas HUB - Yes CO-OP - Yes
Parts Mark-Up	30%	25%
Response Time Normal Business Hours	2 hrs.	3 hrs.
Response Time After Hours	2-4 hrs.	3 hrs.
Response Time Normal Weekend and Vendor Recognized Holidays	2-4 hrs.	3 hrs.
Response Time for Emergencies	2 hrs.	3 hrs.



## 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. 2023-062 - Annual Contract for Fire Sprinkler Inspections, Repairs, and Parts Replacement - Facilities Management - Various Vendors - 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.

\*\*\*\*\*