



COMMISSIONERS COURT  
COMMUNICATION

COURT ORDER NUMBER 145474  
PAGE 1 OF 28  
DATE: 7/1/2025

**SUBJECT: BID NO. F2025103 - ANNUAL CONTRACT FOR PREVENTATIVE MAINTENANCE AND REPAIR OF STANDBY GENERATOR EQUIPMENT - COUNTYWIDE - VARIOUS VENDORS - PER UNIT PRICE, HOURLY RATES, AND MARKUP FOR PARTS**

**COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Court award Bid No. F2025103, Annual Contract for Preventative Maintenance and Repair of Standby Generator Equipment, Countywide, to the following vendors at the per unit price, hourly rates, and markup for parts:

Primary Texas Industrial Infrastructure Services, LLC  
Secondary kw Power Services, LLC

**BACKGROUND**

Notice of the County’s intent to bid was advertised in local newspapers, 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. Nine hundred twenty-four (924) 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. A pre-bid conference held on April 23, 2025 was attended by five (5) vendors as well as representatives from Facilities Management and Purchasing. Four (4) bids and ten (10) no-bids were received.

Bids were evaluated by Facilities Management and Purchasing representatives. Award recommendations are to the low bids meeting specifications.

The term of the contract is twelve (12) months, effective July 15, 2025 with two (2) options for renewal periods of twelve (12) months each.

The purpose of this contract is to provide seasonal preventative maintenance visits to all generators and associated equipment located in all County buildings. These visits ensure that generators are in optimal condition and can provide back-up power in the event of a power outage, ensuring all essential systems remain online.

Therefore, it is the joint recommendation of Facilities Management and Purchasing that Bid No. F2025103, Annual Contract for Preventative Maintenance and Repair of Standby Generator Equipment, be awarded to the vendors listed above at the per unit price, hourly rates, and markup for parts.

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



# COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: 145474 DATE: 7/1/2025 PAGE 2 OF 28

## **FISCAL IMPACT**

Expenses for the last twelve (12) months were \$204,000.00. The department has included funding in the FY 2026 budget request in account 10000-2026 General Fund/Various Fund Centers/532011 Building Maintenance.

Bid No. F2025103 - Annual Contract for Preventative Maintenance and Repair of Standby Generators

					PRIMARY		SECONDARY	
					Texas Industrial Infrastructure Services, LLC Grapevine, TX HUB - No CO-OP - Yes		kw Power Services, LLC Irving, TX HUB - Yes CO-OP - Yes	
					Total Price	\$81,949.60	Total Price	\$99,880.00
Line #	Description	Mfgr	QTY	UOM	Unit	Extended	Unit	Extended
2	Section 1: Annual Preventative Maintenance Services					\$74,454.60		\$88,940.00
2.1	350 West Belknap Building: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	\$870.00		\$750.00	
2.2	350 West Belknap Building: Winter PM Visit with Load Bank Test	Generac	1	Per visit	\$870.00		\$750.00	
2.3	350 West Belknap Building: Spring PM Visit	Cummins	1	Per visit	\$1,102.00		\$1,450.00	
2.4	350 West Belknap Building: Spring PM Visit	Generac	1	Per visit	\$1,102.00		\$1,450.00	
2.5	350 West Belknap Building: Summer PM Visit	Cummins	1	Per visit	\$150.80		\$200.00	
2.6	350 West Belknap Building: Summer PM Visit	Generac	1	Per visit	\$150.80		\$200.00	
2.7	Cold Springs Jail: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	\$812.00		\$750.00	
2.8	Cold Springs Jail: Spring PM Visit	Cummins	1	Per visit	\$1,015.00		\$1,200.00	
2.9	Cold Springs Jail: Summer PM Visit	Cummins	1	Per visit	\$150.80		\$200.00	
2.10	Corrections Center: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	\$1,183.20		\$1,600.00	

**Bid No. F2025103 - Annual Contract for Preventative Maintenance and Repair of Standby Generators**

					Altorex,LLC Midlothian, TX HUB - No CO-OP - Yes		RT Solutuions Group Fort Wort, TX HUB - Yes CO-OP - Yes	
					Total Price	\$134,816.00	Total Price	\$228,862.44
Line #	Description	Mfgr	QTY	UOM	Unit	Extended	Unit	Extended
2	Section 1: Annual Preventative Maintenance Services					\$123,791.00		\$208,136.44
2.1	350 West Belknap Building: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	\$1,425.00		\$2,974.32	
2.2	350 West Belknap Building: Winter PM Visit with Load Bank Test	Generac	1	Per visit	\$1,275.00		\$2,810.16	
2.3	350 West Belknap Building: Spring PM Visit	Cummins	1	Per visit	\$2,070.00		\$4,062.00	
2.4	350 West Belknap Building: Spring PM Visit	Generac	1	Per visit	\$1,900.00		\$3,318.00	
2.5	350 West Belknap Building: Summer PM Visit	Cummins	1	Per visit	\$175.00		\$490.00	
2.6	350 West Belknap Building: Summer PM Visit	Generac	1	Per visit	\$175.00		\$641.00	
2.7	Cold Springs Jail: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	\$1,200.00		\$2,409.48	
2.8	Cold Springs Jail: Spring PM Visit	Cummins	1	Per visit	\$1,830.00		\$2,919.00	
2.9	Cold Springs Jail: Summer PM Visit	Cummins	1	Per visit	\$225.00		\$376.00	
2.10	Corrections Center: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	\$2,290.00		\$3,866.08	

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					PRIMARY		SECONDARY	
					<b>Texas Industrial Infrastructure Services, LLC Grapevine, TX HUB - No CO-OP - Yes</b>		kw Power Services, LLC Irving, TX HUB - Yes CO-OP - Yes	
					<b>Total Price</b>	<b>\$81,949.60</b>	<b>Total Price</b>	<b>\$99,880.00</b>
Line #	Description	Mfgr	QTY	UOM	Unit	Extended	Unit	Extended
2.11	Corrections Center: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	<b>\$1,183.20</b>		\$1,600.00	
2.12	Corrections Center: Spring PM Visit	Cummins	1	Per visit	<b>\$1,740.00</b>		\$2,300.00	
2.13	Corrections Center: Spring PM Visit	Cummins	1	Per visit	<b>\$1,740.00</b>		\$2,300.00	
2.14	Corrections Center: Summer PM Visit	Cummins	1	Per visit	<b>\$150.80</b>		\$200.00	
2.15	Corrections Center: Summer PM Visit	Cummins	1	Per visit	<b>\$150.80</b>		\$200.00	
2.16	Family Law Center: Winter PM Visit with Load Bank Test	Generac	1	Per visit	<b>\$591.60</b>		\$750.00	
2.17	Family Law Center: Spring PM Visit	Generac	1	Per visit	<b>\$858.40</b>		\$1,400.00	
2.18	Family Law Center: Summer PM Visit	Generac	1	Per visit	<b>\$150.80</b>		\$200.00	
2.19	Green Bay Jail: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	<b>\$812.00</b>		\$750.00	
2.20	Green Bay Jail: Winter PM Visit with Load Bank Test	Marathon	1	Per visit	<b>\$812.00</b>		\$500.00	
2.21	Green Bay Jail: Winter PM Visit with Load Bank Test	Onan	1	Per visit	<b>\$812.00</b>		\$750.00	

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					Altorex, LLC Midlothian, TX HUB - No CO-OP - Yes		RT Solutions Group Fort Wort, TX HUB - Yes CO-OP - Yes	
					Total Price	\$134,816.00	Total Price	\$228,862.44
Line #	Description	Mfgr	QTY	UOM	Unit	Extended	Unit	Extended
2.11	Corrections Center: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	\$2,290.00		\$3,862.08	
2.12	Corrections Center: Spring PM Visit	Cummins	1	Per visit	\$2,310.00		\$5,740.00	
2.13	Corrections Center: Spring PM Visit	Cummins	1	Per visit	\$2,310.00		\$5,740.00	
2.14	Corrections Center: Summer PM Visit	Cummins	1	Per visit	\$225.00		\$720.00	
2.15	Corrections Center: Summer PM Visit	Cummins	1	Per visit	\$225.00		\$720.00	
2.16	Family Law Center: Winter PM Visit with Load Bank Test	Generac	1	Per visit	\$1,075.00		\$2,422.44	
2.17	Family Law Center: Spring PM Visit	Generac	1	Per visit	\$1,635.00		\$2,028.00	
2.18	Family Law Center: Summer PM Visit	Generac	1	Per visit	\$175.00		\$376.00	
2.19	Green Bay Jail: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	\$1,625.00		\$2,575.80	
2.20	Green Bay Jail: Winter PM Visit with Load Bank Test	Marathon	1	Per visit	\$1,025.00		\$2,023.92	
2.21	Green Bay Jail: Winter PM Visit with Load Bank Test	Onan	1	Per visit	\$1,200.00		\$2,409.48	

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					<b>Texas Industrial Infrastructure Services, LLC</b> <b>Grapevine, TX</b> <b>HUB - No</b> <b>CO-OP - Yes</b>		kw Power Services, LLC Irving, TX HUB - Yes CO-OP - Yes	
					<b>Total Price</b>	<b>\$81,949.60</b>	<b>Total Price</b>	<b>\$99,880.00</b>
Line #	Description	Mfgr	QTY	UOM	Unit	Extended	Unit	Extended
2.22	Green Bay Jail: Spring PM Visit	Cummins	1	Per visit	<b>\$1,165.80</b>		\$2,000.00	
2.23	Green Bay Jail: Spring PM Visit	Marathon	1	Per visit	<b>\$1,165.80</b>		\$1,200.00	
2.24	Green Bay Jail: Spring PM Visit	Onan	1	Per visit	<b>\$1,165.80</b>		\$1,600.00	
2.25	Green Bay Jail: Summer PM Visit	Cummins	1	Per visit	<b>\$150.80</b>		\$200.00	
2.26	Green Bay Jail: Summer PM Visit	Marathon	1	Per visit	<b>\$150.80</b>		\$200.00	
2.27	Green Bay Jail: Summer PM Visit	Onan	1	Per visit	<b>\$150.80</b>		\$200.00	
2.28	Lon Evans Correction Center: Winter PM Visit with Load Bank Test	Generac	1	Per visit	<b>\$870.00</b>		\$750.00	
2.29	Lon Evans Correction Center: Winter PM Visit with Load Bank Test	Generac	1	Per visit	<b>\$870.00</b>		\$750.00	
2.30	Lon Evans Correction Center: Winter PM Visit with Load Bank Test	Generac	1	Per visit	<b>\$870.00</b>		\$750.00	
2.31	Lon Evans Correction Center: Spring PM Visit	Generac	1	Per visit	<b>\$1,102.00</b>		\$1,650.00	
2.32	Lon Evans Correction Center: Spring PM Visit	Generac	1	Per visit	<b>\$1,102.00</b>		\$1,650.00	
2.33	Lon Evans Correction Center: Spring PM Visit	Generac	1	Per visit	<b>\$1,102.00</b>		\$1,650.00	

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					Total Price	\$134,816.00	Total Price	\$228,862.44
Line #	Description	Mfgr	QTY	UOM	Unit	Extended	Unit	Extended
2.22	Green Bay Jail: Spring PM Visit	Cummins	1	Per visit	\$2,120.00		\$3,663.00	
2.23	Green Bay Jail: Spring PM Visit	Marathon	1	Per visit	\$1,725.00		\$2,028.00	
2.24	Green Bay Jail: Spring PM Visit	Onan	1	Per visit	\$1,765.00		\$2,919.00	
2.25	Green Bay Jail: Summer PM Visit	Cummins	1	Per visit	\$225.00		\$455.00	
2.26	Green Bay Jail: Summer PM Visit	Marathon	1	Per visit	\$225.00		\$376.00	
2.27	Green Bay Jail: Summer PM Visit	Onan	1	Per visit	\$225.00		\$376.00	
2.28	Lon Evans Correction Center: Winter PM Visit with Load Bank Test	Generac	1	Per visit	\$1,375.00		\$2,810.16	
2.29	Lon Evans Correction Center: Winter PM Visit with Load Bank Test	Generac	1	Per visit	\$1,375.00		\$2,810.16	
2.30	Lon Evans Correction Center: Winter PM Visit with Load Bank Test	Generac	1	Per visit	\$1,375.00		\$2,810.16	
2.31	Lon Evans Correction Center: Spring PM Visit	Generac	1	Per visit	\$2,740.00		\$3,168.00	
2.32	Lon Evans Correction Center: Spring PM Visit	Generac	1	Per visit	\$2,740.00		\$3,168.00	
2.33	Lon Evans Correction Center: Spring PM Visit	Generac	1	Per visit	\$2,740.00		\$3,168.00	

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					<b>Texas Industrial Infrastructure Services, LLC</b> Grapevine, TX HUB - No CO-OP - Yes		kw Power Services, LLC Irving, TX HUB - Yes CO-OP - Yes	
					<b>Total Price</b>	<b>\$81,949.60</b>	Total Price	\$99,880.00
Line #	Description	Mfgr	QTY	UOM	Unit	Extended	Unit	Extended
2.34	Lon Evans Correction Center: Summer PM Visit	Generac	1	Per visit	\$150.80		\$200.00	
2.35	Lon Evans Correction Center: Summer PM Visit	Generac	1	Per visit	\$150.80		\$200.00	
2.36	Lon Evans Correction Center: Summer PM Visit	Generac	1	Per visit	\$150.80		\$200.00	
2.37	Medical Examiner's Office: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	\$690.20		\$500.00	
2.38	Medical Examiner's Office: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	\$690.20		\$500.00	
2.39	Medical Examiner's Office: Spring PM Visit	Cummins	1	Per visit	\$783.00		\$1,200.00	
2.40	Medical Examiner's Office: Spring PM Visit	Cummins	1	Per visit	\$997.60		\$1,200.00	
2.41	Medical Examiner's Office: Summer PM Visit	Cummins	1	Per visit	\$150.80		\$200.00	
2.42	Medical Examiner's Office: Summer PM Visit	Cummins	1	Per visit	\$150.80		\$200.00	
2.43	North Patrol Building: Winter PM Visit with Load Bank Test	Kohler	1	Per visit	\$690.20		\$500.00	
2.44	North Patrol Building: Spring PM Visit	Kohler	1	Per visit	\$783.00		\$990.00	

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					Total Price	\$134,816.00	Total Price	\$228,862.44
Line #	Description	Mfgr	QTY	UOM	Unit	Extended	Unit	Extended
2.34	Lon Evans Correction Center: Summer PM Visit	Generac	1	Per visit	\$225.00		\$641.00	
2.35	Lon Evans Correction Center: Summer PM Visit	Generac	1	Per visit	\$225.00		\$641.00	
2.36	Lon Evans Correction Center: Summer PM Visit	Generac	1	Per visit	\$225.00		\$641.00	
2.37	Medical Examiner's Office: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	\$800.00		\$1,901.88	
2.38	Medical Examiner's Office: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	\$1,100.00		\$2,810.16	
2.39	Medical Examiner's Office: Spring PM Visit	Cummins	1	Per visit	\$1,485.00		\$1,467.00	
2.40	Medical Examiner's Office: Spring PM Visit	Cummins	1	Per visit	\$1,855.00		\$3,168.00	
2.41	Medical Examiner's Office: Summer PM Visit	Cummins	1	Per visit	\$175.00		\$296.00	
2.42	Medical Examiner's Office: Summer PM Visit	Cummins	1	Per visit	\$175.00		\$376.00	
2.43	North Patrol Building: Winter PM Visit with Load Bank Test	Kohler	1	Per visit	\$800.00		\$1,503.36	
2.44	North Patrol Building: Spring PM Visit	Kohler	1	Per visit	\$1,485.00		\$1,218.00	

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					<b>Total Price</b>	<b>\$81,949.60</b>	<b>Total Price</b>	<b>\$99,880.00</b>
Line #	Description	Mfgr	QTY	UOM	Unit	Extended	Unit	Extended
2.45	North Patrol Building: Summer PM Visit	Kohler	1	Per visit	<b>\$150.80</b>		\$200.00	
2.46	Northeast Courthouse: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	<b>\$823.60</b>		\$750.00	
2.47	Northeast Courthouse: Spring PM Visit	Cummins	1	Per visit	<b>\$1,020.80</b>		\$1,750.00	
2.48	Northeast Courthouse: Summer PM Visit	Cummins	1	Per visit	<b>\$150.80</b>		\$200.00	
2.49	Northeast Subcourthouse: Winter PM Visit with Load Bank Test	Onan	1	Per visit	<b>\$870.00</b>		\$750.00	
2.50	Northeast Subcourthouse: Spring PM Visit	Onan	1	Per visit	<b>\$1,102.00</b>		\$1,750.00	
2.51	Northeast Subcourthouse: Summer PM Visit	Onan	1	Per visit	<b>\$150.80</b>		\$200.00	
2.52	Plaza Building: Winter PM Visit with Load Bank Test	Caterpillar	1	Per visit	<b>\$1,548.60</b>		\$1,000.00	
2.53	Plaza Building: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	<b>\$1,548.60</b>		\$1,200.00	
2.54	Plaza Building: Spring PM Visit	Caterpillar	1	Per visit	<b>\$1,566.00</b>		\$2,400.00	
2.55	Plaza Building: Spring PM Visit	Cummins	1	Per visit	<b>\$1,972.00</b>		\$2,400.00	

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					Total Price	\$134,816.00	Total Price	\$228,862.44
Line #	Description	Mfgr	QTY	UOM	Unit	Extended	Unit	Extended
2.45	North Patrol Building: Summer PM Visit	Kohler	1	Per visit	\$175.00		\$296.00	
2.46	Northeast Courthouse: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	\$1,100.00		\$2,409.48	
2.47	Northeast Courthouse: Spring PM Visit	Cummins	1	Per visit	\$1,855.00		\$2,919.00	
2.48	Northeast Courthouse: Summer PM Visit	Cummins	1	Per visit	\$175.00		\$376.00	
2.49	Northeast Subcourthouse: Winter PM Visit with Load Bank Test	Onan	1	Per visit	\$1,275.00		\$2,409.48	
2.50	Northeast Subcourthouse: Spring PM Visit	Onan	1	Per visit	\$1,655.00		\$2,919.00	
2.51	Northeast Subcourthouse: Summer PM Visit	Onan	1	Per visit	\$175.00		\$376.00	
2.52	Plaza Building: Winter PM Visit with Load Bank Test	Caterpillar	1	Per visit	\$1,925.00		\$3,710.88	
2.53	Plaza Building: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	\$2,425.00		\$3,710.88	
2.54	Plaza Building: Spring PM Visit	Caterpillar	1	Per visit	\$2,695.00		\$5,730.00	
2.55	Plaza Building: Spring PM Visit	Cummins	1	Per visit	\$3,025.00		\$5,730.00	

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					<b>Texas Industrial Infrastructure Services, LLC</b> Grapevine, TX HUB - No CO-OP - Yes		kw Power Services, LLC Irving, TX HUB - Yes CO-OP - Yes	
					<b>Total Price</b>	<b>\$81,949.60</b>	<b>Total Price</b>	<b>\$99,880.00</b>
Line #	Description	Mfgr	QTY	UOM	Unit	Extended	Unit	Extended
2.56	Plaza Building: Summer PM Visit	Caterpillar	1	Per visit	\$150.80		\$200.00	
2.57	Plaza Building: Summer PM Visit	Cummins	1	Per visit	\$150.80		\$200.00	
2.58	Precinct 1: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	\$823.60		\$500.00	
2.59	Precinct 1: Spring PM Visit	Cummins	1	Per visit	\$986.00		\$1,600.00	
2.60	Precinct 1: Summer PM Visit	Cummins	1	Per visit	\$150.80		\$200.00	
2.61	Precinct 3: Winter PM Visit with Load Bank Test	Generac	1	Per visit	\$516.20		\$500.00	
2.62	Precinct 3: Spring PM Visit	Generac	1	Per visit	\$817.80		\$1,200.00	
2.63	Precinct 3: Summer PM Visit	Generac	1	Per visit	\$150.80		\$200.00	
2.64	Premier Annex/Fire Marshal: Winter PM Visit with Load Bank Test	Onan	1	Per visit	\$690.20		\$500.00	
2.65	Premier Annex/Fire Marshal: Spring PM Visit	Onan	1	Per visit	\$1,102.00		\$1,500.00	
2.66	Premier Annex/Fire Marshal: Summer PM Visit	Onan	1	Per visit	\$150.80		\$200.00	
2.67	Resource Connection - Conference & Recreation Center: Winter PM Visit with Load Bank Test	Onan	1	Per visit	\$516.20		\$500.00	

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					Total Price	\$134,816.00	Total Price	\$228,862.44
Line #	Description	Mfgr	QTY	UOM	Unit	Extended	Unit	Extended
2.56	Plaza Building: Summer PM Visit	Caterpillar	1	Per visit	\$175.00		\$452.00	
2.57	Plaza Building: Summer PM Visit	Cummins	1	Per visit	\$175.00		\$452.00	
2.58	Precinct 1: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	\$1,100.00		\$2,409.48	
2.59	Precinct 1: Spring PM Visit	Cummins	1	Per visit	\$1,720.00		\$2,919.00	
2.60	Precinct 1: Summer PM Visit	Cummins	1	Per visit	\$175.00		\$296.00	
2.61	Precinct 3: Winter PM Visit with Load Bank Test	Generac	1	Per visit	\$760.00		\$1,503.36	
2.62	Precinct 3: Spring PM Visit	Generac	1	Per visit	\$1,580.00		\$1,218.00	
2.63	Precinct 3: Summer PM Visit	Generac	1	Per visit	\$175.00		\$296.00	
2.64	Premier Annex/Fire Marshal: Winter PM Visit with Load Bank Test	Onan	1	Per visit	\$925.00		\$1,732.32	
2.65	Premier Annex/Fire Marshal: Spring PM Visit	Onan	1	Per visit	\$1,615.00		\$1,699.00	
2.66	Premier Annex/Fire Marshal: Summer PM Visit	Onan	1	Per visit	\$175.00		\$376.00	
2.67	Resource Connection - Conference & Recreation Center: Winter PM Visit with Load Bank Test	Onan	1	Per visit	\$975.00		\$2,024.00	

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					PRIMARY		SECONDARY	
					Texas Industrial Infrastructure Services, LLC Grapevine, TX HUB - No CO-OP - Yes		kw Power Services, LLC Irving, TX HUB - Yes CO-OP - Yes	
					Total Price	\$81,949.60	Total Price	\$99,880.00
Line #	Description	Mfgr	QTY	UOM	Unit	Extended	Unit	Extended
2.68	Resource Connection - Conference & Recreation Center: Spring PM Visit	Onan	1	Per visit	\$800.40		\$1,300.00	
2.69	Resource Connection - Conference & Recreation Center: Summer PM Visit	Onan	1	Per visit	\$150.80		\$200.00	
2.70	Resource Connection - Public Health: Winter PM Visit with Load Bank Test	Generac	1	Per visit	\$516.20		\$500.00	
2.71	Resource Connection - Public Health: Spring PM Visit	Generac	1	Per visit	\$817.80		\$1,200.00	
2.72	Resource Connection - Public Health: Summer PM Visit	Generac	1	Per visit	\$150.80		\$200.00	
2.73	Resource Connection - Welcome Center: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	\$516.20		\$500.00	
2.74	Resource Connection - Welcome Center: Spring PM Visit	Cummins	1	Per visit	\$817.80		\$1,200.00	
2.75	Resource Connection - Welcome Center: Summer PM Visit	Cummins	1	Per visit	\$150.80		\$200.00	

**Bid No. F2025103 - Annual Contract for Preventative Maintenance and Repair of Standby Generators**

					Altorex, LLC Midlothian, TX HUB - No CO-OP - Yes		RT Solutions Group Fort Worth, TX HUB - Yes CO-OP - Yes	
					Total Price	\$134,816.00	Total Price	\$228,862.44
Line #	Description	Mfgr	QTY	UOM	Unit	Extended	Unit	Extended
2.68	Resource Connection - Conference & Recreation Center: Spring PM Visit	Onan	1	Per visit	\$1,635.00		\$1,878.00	
2.69	Resource Connection - Conference & Recreation Center: Summer PM Visit	Onan	1	Per visit	\$175.00		\$353.00	
2.70	Resource Connection - Public Health: Winter PM Visit with Load Bank Test	Generac	1	Per visit	\$760.00		\$1,503.00	
2.71	Resource Connection - Public Health: Spring PM Visit	Generac	1	Per visit	\$1,580.00		\$1,218.00	
2.72	Resource Connection - Public Health: Summer PM Visit	Generac	1	Per visit	\$175.00		\$277.56	
2.73	Resource Connection - Welcome Center: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	\$805.00		\$1,503.36	
2.74	Resource Connection - Welcome Center: Spring PM Visit	Cummins	1	Per visit	\$1,430.00		\$1,218.00	
2.75	Resource Connection - Welcome Center: Summer PM Visit	Cummins	1	Per visit	\$175.00		\$296.00	

Bid No. F2025103 - Annual Contract for Preventative Maintenance and Repair of Standby Generators

					PRIMARY		SECONDARY	
					<b>Texas Industrial Infrastructure Services, LLC</b> Grapevine, TX HUB - No CO-OP - Yes		kw Power Services, LLC Irving, TX HUB - Yes CO-OP - Yes	
					<b>Total Price</b>	<b>\$81,949.60</b>	Total Price	\$99,880.00
Line #	Description	Mfgr	QTY	UOM	Unit	Extended	Unit	Extended
2.76	Scott D. Moore Juvenile Justice Center: Winter PM Visit with Load Bank Test	Onan	1	Per visit	<b>\$522.00</b>		\$500.00	
2.77	Scott D. Moore Juvenile Justice Center: Winter PM Visit with Load Bank Test	Onan	1	Per visit	<b>\$522.00</b>		\$900.00	
2.78	Scott D. Moore Juvenile Justice Center: Spring PM Visit	Onan	1	Per visit	<b>\$841.00</b>		\$1,750.00	
2.79	Scott D. Moore Juvenile Justice Center: Spring PM Visit	Onan	1	Per visit	<b>\$841.00</b>		\$1,750.00	
2.80	Scott D. Moore Juvenile Justice Center: Summer PM Visit	Onan	1	Per visit	<b>\$150.80</b>		\$200.00	
2.81	Scott D. Moore Juvenile Justice Center: Summer PM Visit	Onan	1	Per visit	<b>\$150.80</b>		\$200.00	
2.82	Arlington Subcourthouse: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	<b>\$823.60</b>		\$500.00	
2.83	Arlington Subcourthouse: Spring PM Visit	Cummins	1	Per visit	<b>\$1,032.40</b>		\$2,100.00	
2.84	Arlington Subcourthouse: Summer PM Visit	Cummins	1	Per visit	<b>\$150.80</b>		\$200.00	

Bid No. F2025103 - Annual Contract for Preventative Maintenance and Repair of Standby Generators

					Altorex, LLC Midlothian, TX HUB - No CO-OP - Yes		RT Solutions Group Fort Worth, TX HUB - Yes CO-OP - Yes	
					Total Price	\$134,816.00	Total Price	\$228,862.44
Line #	Description	Mfgr	QTY	UOM	Unit	Extended	Unit	Extended
2.76	Scott D. Moore Juvenile Justice Center: Winter PM Visit with Load Bank Test	Onan	1	Per visit	\$810.00		\$1,503.36	
2.77	Scott D. Moore Juvenile Justice Center: Winter PM Visit with Load Bank Test	Onan	1	Per visit	\$925.00		\$1,732.32	
2.78	Scott D. Moore Juvenile Justice Center: Spring PM Visit	Onan	1	Per visit	\$1,386.00		\$1,218.00	
2.79	Scott D. Moore Juvenile Justice Center: Spring PM Visit	Onan	1	Per visit	\$1,485.00		\$1,699.00	
2.80	Scott D. Moore Juvenile Justice Center: Summer PM Visit	Onan	1	Per visit	\$225.00		\$296.00	
2.81	Scott D. Moore Juvenile Justice Center: Summer PM Visit	Onan	1	Per visit	\$225.00		\$376.00	
2.82	Arlington Subcourthouse: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	\$1,100.00		\$2,409.48	
2.83	Arlington Subcourthouse: Spring PM Visit	Cummins	1	Per visit	\$1,815.00		\$2,919.00	
2.84	Arlington Subcourthouse: Summer PM Visit	Cummins	1	Per visit	\$175.00		\$296.00	

Bid No. F2025103 - Annual Contract for Preventative Maintenance and Repair of Standby Generators

					PRIMARY		SECONDARY	
					<b>Texas Industrial Infrastructure Services, LLC</b> <b>Grapevine, TX</b> <b>HUB - No</b> <b>CO-OP - Yes</b>		kw Power Services, LLC Irving, TX HUB - Yes CO-OP - Yes	
					<b>Total Price</b>	<b>\$81,949.60</b>	<b>Total Price</b>	<b>\$99,880.00</b>
Line #	Description	Mfgr	QTY	UOM	Unit	Extended	Unit	Extended
2.85	Tim Curry Criminal Justice Center: Winter PM Visit with Load Bank Test	Detroit	1	Per visit	\$1,102.00		\$500.00	
2.86	Tim Curry Criminal Justice Center: Spring PM Visit	Detroit	1	Per visit	\$1,200.60		\$1,500.00	
2.87	Tim Curry Criminal Justice Center: Summer PM Visit	Detroit	1	Per visit	\$150.80		\$200.00	
2.88	Tom Vandergriff Civil Courts Building: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	\$1,102.00		\$500.00	
2.89	Tom Vandergriff Civil Courts Building: Spring PM Visit	Cummins	1	Per visit	\$1,200.60		\$1,750.00	
2.90	Tom Vandergriff Civil Courts Building: Summer PM Visit	Cummins	1	Per visit	\$150.80		\$200.00	
2.91	Juvenile New Courts Building: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	\$1,183.20		\$500.00	
2.92	Juvenile New Courts Building: Spring PM Visit	Cummins	1	Per visit	\$1,740.00		\$2,100.00	
2.93	Juvenile New Courts Building: Summer PM Visit	Cummins	1	Per visit	\$150.80		\$200.00	

Bid No. F2025103 - Annual Contract for Preventative Maintenance and Repair of Standby Generators

					Altorex,LLC Midlothian, TX HUB - No CO-OP - Yes		RT Solutuions Group Fort Wort, TX HUB - Yes CO-OP - Yes	
					Total Price	\$134,816.00	Total Price	\$228,862.44
Line #	Description	Mfgr	QTY	UOM	Unit	Extended	Unit	Extended
2.85	Tim Curry Criminal Justice Center: Winter PM Visit with Load Bank Test	Detroit	1	Per visit	\$1,750.00		\$2,974.32	
2.86	Tim Curry Criminal Justice Center: Spring PM Visit	Detroit	1	Per visit	\$3,480.00		\$3,451.00	
2.87	Tim Curry Criminal Justice Center: Summer PM Visit	Detroit	1	Per visit	\$225.00		\$455.00	
2.88	Tom Vandergriff Civil Courts Building: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	\$1,700.00		\$2,974.32	
2.89	Tom Vandergriff Civil Courts Building: Spring PM Visit	Cummins	1	Per visit	\$1,940.00		\$3,912.00	
2.90	Tom Vandergriff Civil Courts Building: Summer PM Visit	Cummins	1	Per visit	\$175.00		\$455.00	
2.91	Juvenile New Courts Building: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	\$2,475.00		\$3,312.36	
2.92	Juvenile New Courts Building: Spring PM Visit	Cummins	1	Per visit	\$2,580.00		\$5,190.00	
2.93	Juvenile New Courts Building: Summer PM Visit	Cummins	1	Per visit	\$225.00		\$455.00	

Bid No. F2025103 - Annual Contract for Preventative Maintenance and Repair of Standby Generators

					PRIMARY		SECONDARY	
					<b>Texas Industrial Infrastructure Services, LLC Grapevine, TX HUB - No CO-OP - Yes</b>		kw Power Services, LLC Irving, TX HUB - Yes CO-OP - Yes	
					<b>Total Price</b>	<b>\$81,949.60</b>	<b>Total Price</b>	<b>\$99,880.00</b>
Line #	Description	Mfgr	QTY	UOM	Unit	Extended	Unit	Extended
2.94	Administration Building: Winter PM Visit with Load Bank Test	Rolls Royce	1	Per visit	<b>\$696.00</b>		\$500.00	
2.95	Administration Building: Spring PM Visit	Rolls Royce	1	Per visit	<b>\$823.60</b>		\$1,200.00	
2.96	Administration Building: Summer PM Visit	Rolls Royce	1	Per visit	<b>\$150.80</b>		\$200.00	
2.97	Lonnell E Cooper: Winter PM Visit with Load Bank Test	Rolls Royce	1	Per visit	<b>\$464.00</b>		\$500.00	
2.98	Lonnell E Cooper: Spring PM Visit	Rolls Royce	1	Per visit	<b>\$580.00</b>		\$1,000.00	
2.99	Lonnell E Cooper: Summer PM Visit	Rolls Royce	1	Per visit	<b>\$150.80</b>		\$200.00	
2.100	Tarrant County Public Health: Winter PM Visit with Load Bank Test	Caterpillar	1	Per visit	<b>\$870.00</b>		\$500.00	
2.101	Tarrant County Public Health: Spring PM Visit	Caterpillar	1	Per visit	<b>\$1,102.00</b>		\$1,000.00	
2.102	Tarrant County Public Health: Summer PM Visit	Caterpillar	1	Per visit	<b>\$150.80</b>		\$200.00	
2.103	Dionne Phillips Bagsby SW Subcourthouse: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	<b>\$870.00</b>		\$500.00	

**Bid No. F2025103 - Annual Contract for Preventative Maintenance and Repair of Standby Generators**

					Altorex, LLC Midlothian, TX HUB - No CO-OP - Yes		RT Solutions Group Fort Worth, TX HUB - Yes CO-OP - Yes	
					Total Price	\$134,816.00	Total Price	\$228,862.44
Line #	Description	Mfgr	QTY	UOM	Unit	Extended	Unit	Extended
2.94	Administration Building: Winter PM Visit with Load Bank Test	Rolls Royce	1	Per visit	\$900.00		\$2,130.84	
2.95	Administration Building: Spring PM Visit	Rolls Royce	1	Per visit	\$1,645.00		\$1,893.00	
2.96	Administration Building: Summer PM Visit	Rolls Royce	1	Per visit	\$175.00		\$376.00	
2.97	Lonnell E Cooper: Winter PM Visit with Load Bank Test	Rolls Royce	1	Per visit	\$735.00		\$1,338.12	
2.98	Lonnell E Cooper: Spring PM Visit	Rolls Royce	1	Per visit	\$1,340.00		\$1,528.00	
2.99	Lonnell E Cooper: Summer PM Visit	Rolls Royce	1	Per visit	\$175.00		\$296.00	
2.100	Tarrant County Public Health: Winter PM Visit with Load Bank Test	Caterpillar	1	Per visit	\$1,275.00		\$2,409.48	
2.101	Tarrant County Public Health: Spring PM Visit	Caterpillar	1	Per visit	\$1,795.00		\$2,919.00	
2.102	Tarrant County Public Health: Summer PM Visit	Caterpillar	1	Per visit	\$175.00		\$376.00	
2.103	Dionne Phillips Bagsby SW Subcourthouse: Winter PM Visit with Load Bank Test	Cummins	1	Per visit	\$1,275.00		\$2,409.48	

Bid No. F2025103 - Annual Contract for Preventative Maintenance and Repair of Standby Generators

					PRIMARY		SECONDARY	
					<b>Texas Industrial Infrastructure Services, LLC Grapevine, TX HUB - No CO-OP - Yes</b>		kw Power Services, LLC Irving, TX HUB - Yes CO-OP - Yes	
					<b>Total Price</b>	<b>\$81,949.60</b>	<b>Total Price</b>	<b>\$99,880.00</b>
Line #	Description	Mfgr	QTY	UOM	Unit	Extended	Unit	Extended
2.104	Dionne Phillips Bagsby SW Subcourthouse: Spring PM Visit	Cummins	1	Per visit	<b>\$1,102.00</b>		\$1,750.00	
2.105	Dionne Phillips Bagsby SW Subcourthouse: Summer PM Visit	Cummins	1	Per visit	<b>\$150.80</b>		\$200.00	
2.106	Tarrant County Public Health: Winter PM Visit with Load Bank Test	Kohler	1	Per visit	<b>\$580.00</b>		\$500.00	
2.107	Tarrant County Public Health: Spring PM Visit	Kohler	1	Per visit	<b>\$904.80</b>		\$1,750.00	
2.108	Tarrant County Public Health: Summer PM Visit	Kohler	1	Per visit	<b>\$150.80</b>		\$200.00	
3	Section 2: Repair Service					<b>\$7,495.00</b>		\$10,940.00
3.1	Parts and Equipment Mark-Up:				<b>2.0%</b>		30.0%	
3.2	Trained Repair Technician, Hourly Rate, Regular Hours:		70	Per hour	<b>\$100.00</b>		\$150.00	

**Bid No. F2025103 - Annual Contract for Preventative Maintenance and Repair of Standby Generators**

					Altorex, LLC Midlothian, TX HUB - No CO-OP - Yes		RT Solutions Group Fort Worth, TX HUB - Yes CO-OP - Yes	
					Total Price	\$134,816.00	Total Price	\$228,862.44
Line #	Description	Mfgr	QTY	UOM	Unit	Extended	Unit	Extended
2.104	Dionne Phillips Bagsby SW Subcourthouse: Spring PM Visit	Cummins	1	Per visit	\$1,910.00		\$2,919.00	
2.105	Dionne Phillips Bagsby SW Subcourthouse: Summer PM Visit	Cummins	1	Per visit	\$175.00		\$376.00	
2.106	Tarrant County Public Health: Winter PM Visit with Load Bank Test	Kohler	1	Per visit	\$985.00		\$2,023.92	
2.107	Tarrant County Public Health: Spring PM Visit	Kohler	1	Per visit	\$1,755.00		\$2,028.00	
2.108	Tarrant County Public Health: Summer PM Visit	Kohler	1	Per visit	\$175.00		\$376.00	
3	Section 2: Repair Service					\$11,025.00		\$20,726.00
3.1	Parts and Equipment Mark-Up:				15.0%		40.0%	
3.2	Trained Repair Technician, Hourly Rate, Regular Hours:		70	Per hour	\$150.00		\$282.00	

Bid No. F2025103 - Annual Contract for Preventative Maintenance and Repair of Standby Generators

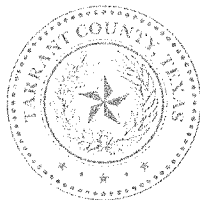
					PRIMARY		SECONDARY	
					<b>Texas Industrial Infrastructure Services, LLC Grapevine, TX HUB - No CO-OP - Yes</b>		kw Power Services, LLC Irving, TX HUB - Yes CO-OP - Yes	
					<b>Total Price</b>	<b>\$81,949.60</b>	<b>Total Price</b>	<b>\$99,880.00</b>
Line #	Description	Mfgr	QTY	UOM	Unit	Extended	Unit	Extended
3.3	Trained Repair Technician, Hourly Rate, After Hours:		1	Per hour	<b>\$200.00</b>		\$220.00	
3.4	Trained Repair Technician, Hourly Rate, Weekends and Contractor Recognized Holidays:		1	Per hour	<b>\$295.00</b>		\$220.00	

No Bids were received from Alamo Iron Works (dba Triple-S Steel Supply LLC), Plywood Company of Fort Worth, Inc., Ferrellgas LP, Communication Concepts (Communication Inc.), Reliable Plant Maintenance, Inc., J. Reynolds & Co., A Tecta America Company, Sunsational Solutions (Ten Twenty-Four Industries, LLC.), Texas Pipeline Services, LPC Industries LLC, and MSC Industrial Supply.

**Bid No. F2025103 - Annual Contract for Preventative Maintenance and Repair of Standby Generators**

					Altorex,LLC Midlothian, TX HUB - No CO-OP - Yes		RT Solutuions Group Fort Wort, TX HUB - Yes CO-OP - Yes	
					Total Price	\$134,816.00	Total Price	\$228,862.44
Line #	Description	Mfgr	QTY	UOM	Unit	Extended	Unit	Extended
3.3	Trained Repair Technician, Hourly Rate, After Hours:		1	Per hour	\$225.00		\$422.00	
3.4	Trained Repair Technician, Hourly Rate, Weekends and Contractor Recognized Holidays:		1	Per hour	\$300.00		\$564.00	

No Bids were received from Alamo Iron Works (dba Triple-S Steel Supply LLC), Plywood Company of Fort Worth, Inc., Ferrellgas LP, Communication Concepts (Communicaon Inc.), Reliable Plant Maintenance, Inc., J. Reynolds & Co., A Tecta America Company, Sunsational Solutions (Ten Twenty-Four Industries, LLC.), Texas Pipeline Services, LPC Industries LLC, and MSC Industrial Supply.



**TARRANT COUNTY**  
**DEPARTMENT OF FACILITIES MANAGEMENT**

June 6, 2025

Julian A. Cano Varon  
Buyer  
Tarrant County Purchasing

Subject: F2025103 - Annual Contract for PM & Repair Generator

Re: Approval of Low Bidder

Mr. Cano Varon,

Tarrant County Facilities Management (TCFM) has reviewed the bid and supporting documents submitted for F2025103 - Annual Contract for PM & Repair Generator.

Based on our review of the documents submitted, it is our belief that Texas Industrial Infrastructure Services, LLC can achieve the scope of work shown in F2025103 - Annual Contract for PM & Repair Generator. TCFM recommends awarding Texas Industrial Infrastructure Services, LLC for F2025103 - Annual Contract for PM & Repair Generator.

Tarrant County Facilities Management

Sincerely,

Joshua B. Palmer



## 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. F2025103 - Annual Contract for Preventative Maintenance and Repair of Standby Generator Equipment - Countywide - Various Vendors - Per Unit Price, 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.

\*\*\*\*\*