

City of Fort Worth, Texas

# Mayor and Council Communication

DATE: 06/24/25M&C FILE NUMBER: M&C 25-0577

LOG NAME: 13P RFP 25-0089 JANITORIAL SERVICES JC CW

SUBJECT

(ALL) Authorize Execution of Non-Exclusive Agreements with ABM Industry Groups, LLC, JDM Janitorial, Inc., and Eagle Maintenance Co., Inc. for Janitorial Services in a Combined Annual Amount Up to \$3,071,435.00 for the Initial Term and Authorize Four One-Year Renewals for the Same Annual Amount for All City Departments

RECOMMENDATION:

It is recommended that the City Council authorize execution of non-exclusive agreements with ABM Industry Groups, LLC, JDM Janitorial, Inc., and Eagle Maintenance Co., Inc. for janitorial services in a combined annual amount up to \$3,071,435.00 for the initial term and authorize four, one-year renewals for the same annual amount for all City Departments.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize the execution of an agreement to be used by all City of Fort Worth (City) departments to secure janitorial services, including but not limited to general cleaning, carpet cleaning, gym cleaning and sanitation, and hard floor stripping and waxing of City-owned properties.

City Departments approached the Purchasing Division to solicit a bid for janitorial services. Purchasing issued Request for Proposal (RFP) No. 25-0089 for janitorial services, which consisted of detailed specifications of the City's standards and requirements.

The RFP was advertised in the Fort Worth Star-Telegram on March 5, 2025, March 12, 2025, March 19, 2025, March 26, 2025, and April 2, 2025. The City received a total of twenty-two (22) responses: ABM Industry Groups, LLC, Ambassador Services, LLC, American Facility Services, Inc., APPRO, Inc., CTJ Maintenance, Inc., D&A Building Services, Inc., Eagle Maintenance Co. Inc., Facilities360, JDM Janitorial, Inc., LGC Global Energy FM, LLC, LN Pro Services, LLC, Members Building Maintenance, LLC, On the Go Janitorial Service, Oriental Building Services, Quality 1st Services, LLC, Service First Janitorial, Star Building Services, TCI GROUP, The Cleaning Source, UBM Enterprise, Inc., Whitlock Building Services, and WReyes Enterprise, LLC.

WReyes Enterprises, LLC was deemed non-responsive by the Purchasing Division due to submitting “no bid” on all line items of the bid table. Oriental Building Services, Inc., SBS Maintenance & Cleaning, LLC, dba Star Building Services, Members Building Maintenance, LLC, were deemed non-responsive by the Business Equity Division for failure to meet the assigned Business Equity Goal. LN Pro Services and The Cleaning Source were deemed non-responsive as they did not score at least 50% or more of the total points available for the technical criteria necessary for price evaluation.

An evaluation panel, consisting of representatives from Property Management, Water, Library, and IT Solutions departments, evaluated and scored the sixteen remaining submittals using Best Value criteria. The individual scores were averaged for each of the criteria, and the final scores are listed in the table below.

Proposer	Evaluation Factors				Total	Rank
	a	b	c	d		
ABM Industry Groups, LLC	20.63	17.00	16.50	35.00	89.13	1
JDM Janitorial, Inc.	18.75	15.50	14.50	30.47	79.22	2
Eagle Maintenance Co., Inc.	21.88	17.50	18.00	21.15	78.53	3
D&A Building Services, Inc.	21.25	17.00	16.50	20.03	74.78	4
CTJ Maintenance, Inc.	20.00	15.50	14.50	23.95	73.95	5
LGC Global Energy FM, LLC	20.63	16.00	15.50	18.28	70.40	6
Ambassador Services, LLC	18.75	14.00	14.00	22.99	69.74	7
Facilities360	16.88	14.00	14.00	22.31	67.18	8
Service First Janitorial	19.38	15.00	16.00	16.39	66.77	9
UBM Enterprise, Inc.	16.25	12.00	12.50	25.61	66.36	10
On the Go Janitorial Service	15.00	12.50	11.50	26.95	65.95	11
Whitlock Building Services	15.63	12.00	13.00	22.53	63.15	12
TCI GROUP	13.75	10.00	10.50	27.39	61.64	13
American Facility Services, Inc.	13.13	10.00	10.00	28.13	61.25	14

APPRO, Inc.	14.38	11.00	12.00	18.75	56.13	15
Quality1st Services, LLC	13.75	11.00	10.50	15.80	51.05	16

The RFP document specified the use of the following Best Value Criteria:

- a. Qualifications and Experience
- b. Approach to perform services
- c. Ability to meet the City's needs
- d. Cost

After evaluation, the evaluation panel concluded that ABM Industry Groups, LLC, JDM Janitorial Inc., and Eagle Maintenance Co., Inc. presented the best value to the City. Therefore, the evaluation panel recommends that City Council authorize an agreement with ABM Industry Groups, LLC, JDM Janitorial Inc., and Eagle Maintenance Co., Inc. No guarantee was made that a specific amount of services would be purchased. Staff certifies that the recommended vendors' bids met specifications.

**FUNDING:** The maximum annual amount allowed under the citywide agreement will be \$3,071,435.00 from Operating funds. However, the actual amount used will be based on the needs of the departments and the available budget.

**BUSINESS EQUITY:** The Business Equity Division placed a 13% business equity goal on this solicitation/ contract. ABM Industries Incorporated has agreed/committed to utilize 13% business equity subcontractor participation for the scope of work, meeting the City's Business Equity Ordinance. JDM Janitorial Inc. and Eagle Maintenance Company, Inc. will be exceeding the goal at 100% as a Business Equity Prime and self-performing the scope of the services, meeting the City's Business Equity Ordinance. Any changes in subcontractors will be reviewed by the Business Equity Division.

**ADMINISTRATIVE CHANGE ORDER:** An administrative change order or increase may be made by the City Manager up to the amount allowed by relevant law and the Fort Worth City Code and does not require specific City Council approval as long as sufficient funds have been appropriated.

**AGREEMENT TERM:** Upon City Council approval, the initial term of this agreement shall begin upon execution and expire one year from that date.

**RENEWAL OPTIONS:** The agreements may be renewed for up to four (4) one-year terms at the City's option. This action does not require specific City Council approval provided that City Council has appropriated sufficient funds to satisfy the City's obligations during the renewal term.

This project will serve ALL COUNCIL DISTRICTS.

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#### **FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are available in the current operating budget, as previously appropriated, in the participating departments' Operating Funds to support the approval of the above recommendation and execution of the non-exclusive agreements. Prior to any expenditure being incurred, the participating departments have the responsibility to validate the availability of funds.

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