

Mayor and Council Communication

DATE: 04/28/26

M&C FILE NUMBER: M&C 26-0303

LOG NAME: 13P RFP 26-0053 HVAC WATER TREATMENT SERVICES CITY JH

SUBJECT

(ALL) Authorize Execution of an Agreement with Strategy Oilfield Services, Inc. dba Strategy Water for HVAC Water Treatment Services for an Annual Amount Up to \$192,000.00 for the Initial Term and Authorize Four One-Year Renewal Options for the Same Amount for the Property Management, Water, and Public Events Departments

RECOMMENDATION:

It is recommended that the City Council authorize the execution of an agreement with Strategy Oilfield Services, Inc. dba Strategy Water for HVAC water treatment services for an annual amount up to \$192,000.00 for the initial term and authorize four one-year renewal options for the same amount for the Property Management, Water, and Public Events Departments.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize an agreement with Strategy Oilfield Services, Inc. dba Strategy Water for heating, ventilation, and air-conditioning (HVAC) water treatment services. These services ensure that the water in the City of Fort Worth's (City) HVAC systems maintain optimal levels of chemicals and minerals. This enables the systems to work at peak efficiency and avoid interruptions of service, protecting City-owned assets and maintaining optimum environments for each facility.

The Property Management, Water, and Public Events Departments approached the Purchasing Division to secure an agreement for HVAC water treatment services. To procure these services, Purchasing issued Request for Proposal (RFP) 26-0053, which outlined detailed requirements, including laboratory analysis, a proposed maintenance plan for the systems, and an annual winter maintenance proposal.

The RFP was advertised in the *Fort Worth Star-Telegram* on Wednesdays from December 17, 2025 through February 18, 2026. The City received five (5) responses.

Precision Water Technologies Inc. was deemed non-responsive due to not being able to perform complete laboratory analysis as required by the specifications.

An evaluation panel consisting of representatives of the Property Management and Public Events Departments reviewed and scored the 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		
Strategy Oilfield Services, Inc.	28	27	23.33	15	93.33	1
Global Water Technology, Inc.	26	26	19.17	14.73	82.89	2
Trane U.S. Inc.	25	23	16.67	7.62	72.28	3
SWE, Inc.	17	15	17.5	12.75	62.25	4

BEST VALUE CRITERIA:

- A. Firm capabilities and experience (30 available points)
- B. Preventative Maintenance Plan (30 available points)
- C. Chemical evaluation and correction (25 available points)
- D. Cost of Services (15 available points)

After evaluation, the panel concluded that Strategy Oilfield Services, Inc. dba Strategy Water presented the best value to the City. Therefore, the panel recommends that Council authorize an agreement with Strategy Oilfield Services, Inc. dba Strategy Water. No guarantee was made that a specific amount of these services would be purchased. Staff certifies that the recommended vendor's proposal meets specifications.

FUNDING: Funding is budgeted in the Other Contractual Services accounts within the Water & Sewer Fund, General Fund, and Culture & Tourism Fund for the participating Departments.

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 TERMS: Upon City Council approval this agreement shall begin upon execution and expire one year from that date.

RENEWAL TERMS: This agreement may be renewed for up to four (4) additional one-year terms. This action does not require specific City Council approval provided the City Council has appropriated sufficient funds to satisfy the City's obligations during the renewal term.

SMALL BUSINESS: A Small Business goal is not assigned to this solicitation because a waiver has been approved by the department's Assistant City Manager, in accordance with the City's Small Business Ordinance.

This project will serve ALL COUNCIL DISTRICTS.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current operating budget, as previously appropriated, in the Water & Sewer, General, and Culture & Tourism Funds to support the approval of the above recommendation and execution of the agreement. Prior to an expenditure being incurred, the Water, Property Management, and Public Events Departments have the responsibility to validate the availability of funds.

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