

**CITY OF TEMPE  
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 09/08/2016  
Agenda Item: 6A1**

**ACTION:** Approve the award of 33 one-year contracts with four, one-year renewal options to firms that will provide repair and maintenance services related to the upkeep of City facilities. (*Firms recommended for award: Hernandez Companies Inc., Building Technologies Inc., GTI Contractors LLC, SDB Inc., East Valley Disaster Services Inc., Summit Restoration & Construction LLC, DH Pace Company Inc., Crout & Heller Painting Services Inc., DR Paint LLC, Ghaster Painting & Coating Inc., A & H Painting Inc., True View Window & Glass, Intermountain Lock and Security Supply, Progressive Roofing, Star Roofing Inc., Midstate Mechanical Inc., Crawford Mechanical Services LLC, Pueblo Mechanical & Controls Inc., 365 Mechanical, MR. Rooter Plumbing, Roto-Rooter Service & Plumbing Co, Urban Energy Solutions Inc., Corbins Service Electrical LLC, Commonwealth Electric Company of the Midwest, Spectra Electrical Services Inc., Clearco Window Cleaning, Squeegee Squad, Fish Window Cleaning, Arizona Pest Squad LLC, Belfor USA Group Inc., Titan Restoration of AZ, B&F Contracting Inc., and Contractors West Inc.*)

**FISCAL IMPACT:** Total combined cost of these 33 contracts shall not exceed \$2,800,000 during the one-year contract period. Sufficient funds have been appropriated in the General Fund – cost center 1871 (Facilities Services) – and various Capital Improvement Projects, where applicable, for the anticipated expenditures.

**RECOMMENDATION:** Approve the award of the contracts.

**BACKGROUND INFORMATION:** (RFP 16-206) The City of Tempe issued a Request for Proposal (RFP) to establish contracts with firms to provide repair and maintenance services related to the upkeep of City facilities.

Construction is defined by Sec. 26A-2 of Procurement Code as follows:

*Construction means the process of building, altering, repairing, improving or demolishing any public structure or building, or other public improvement of any kind to any public real property. Construction does not include the routine operation, routine repair or routine maintenance of existing structures, buildings or real property.*

The services covered by these contracts are for the routine repair and maintenance of structures and buildings and include the following service categories:

- Trade Service
- General Carpentry
- Painting
- Glazier
- Door, Automatic Door and Gate Repair
- Roofing Repairs
- HVAC
- Plumbing
- Electrical
- Concrete Sealing
- Welding
- Window Cleaning
- Job Site Cleanup
- Pest and Bird Control
- Water Remediation
- Energy & Facility Assessments
- Light Installation

General Traffic Signal Repairs  
Hauling and Backhoe Services

Evaluation Process

Thirty-three firms submitted offers which were reviewed by a committee composed of City staff using the following criteria:

Criteria		Weight
Cost		6 (40%)
	Labor	
	Parts	
Firm		6 (40%)
	Qualifications	
	Experience	
	Licensing	
	References	
	Acceptability of sub-contracted firm (if applicable)	
General		2 (13%)
	Satisfactory billing statement	
	Warranty offered	
Overall response to RFP		1 ( 7%)
	Quality, composition and completeness of response	
	Firms acceptance of City of Tempe terms and conditions	

Results of Scoring

The committee reviewed the submittals and determined that all submitting firms could provide needed services to the City. Therefore, it is the recommendation of the committee that contracts be awarded to all submitting firms as follows:

Hernandez Companies Inc., Building Technologies Inc., GTI Contractors LLC, SDB Inc., East Valley Disaster Services Inc., Summit Restoration & Construction LLC, DH Pace Company Inc., Crout & Heller Painting Services Inc., DR Paint LLC, Ghaster Painting & Coating Inc., A & H Painting Inc., True View Window & Glass, Intermountain Lock and Security Supply, Progressive Roofing, Star Roofing Inc., Midstate Mechanical Inc., Crawford Mechanical Services LLC, Pueblo Mechanical & Controls Inc., 365 Mechanical, MR. Rooter Plumbing, Roto-Rooter Service & Plumbing Co, Urban Energy Solutions Inc., Corbins Service Electrical LLC, Commonwealth Electric Company of the Midwest, Spectra Electrical Services Inc., Clearco Window Cleaning, Squeegee Squad, Fish Window Cleaning, Arizona Pest Squad LLC, Belfor USA Group Inc., Titan Restoration of AZ, B&F Contracting Inc., and Contractors West Inc.

Required State licensing for all submitting firms is current.

Once projects are identified, utilizing departments are to solicit quotations from multiple firms in each category in order to derive the best value for the City.

Facilities Maintenance will monitor utilization over the initial term of the contract and make recommendations for individual vendor renewal based on pricing, vendor performance and on-going need for the service provided by the firm.

**ATTACHMENTS:** 16-206 Vendor Offer Pages

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Department Director: Renie Broderick, Internal Services Director  
Legal review by: David Park, Assistant City Attorney  
Prepared by: Tony Allen, CPPB, Procurement Officer