



**CITY OF TEMPE  
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 01/13/2022  
Agenda Item: 7A1**

**ACTION:** Award three-year contracts with one, three-year renewal option to 55 qualified trades contractors to provide building repair and maintenance services.

**FISCAL IMPACT:** The total cost of these contracts will not exceed \$8,500,000 during the three-year term. Sufficient funds have been appropriated in General Fund Cost Center 1871 (Facilities Services) and various Capital Improvement Program Projects, for anticipated expenditures during the current fiscal year and future fiscal years, contingent upon City Council approval of the City’s annual budget.

**RECOMMENDATION:** Award the contracts.

**BACKGROUND INFORMATION:** (RFP 22-001) The City issued a Request for Proposal (RFP) to establish contracts with qualified contractors to provide repair and maintenance services related to the upkeep of City facilities. Any work under these contracts will be overseen by the Facilities Maintenance Division of the Financial Services Department.

The services covered by these contracts are for the routine repair and maintenance of structures and buildings and are not intended for the performance of construction services. These contracts will cover 30 different trade services as outlined below:

**Trade Service Categories**

Bird Control	Landscape, Irrigation and Drip System Maintenance
Building Envelope Sealing	Light Installation; Emergency Lighting
Concrete, concrete repair, Concrete Sealing and polishing	Masonry, masonry repair, Maintenance (block wall repair)
Doors and Gates repairs, maintenance, new; access controls	Painting, Coatings, Wall coverings & Repair
Electrical (general, light - medium duty, lighting installs)	Plumbing
Electrical - Emergency Power	Pressure washing: exterior
Electrical - High Voltage	Restoration/Rehabilitations of Historic Buildings or Structures
Fencing (wooden, chain link) new and repair	Rodent control, roof rats, sewer rats
Flooring, repair & new: carpet, tile, marble, wood, terrazzo	Roofing Repairs
General Carpentry	Solar Panel Inspection, Maintenance, Repair
Glazier	Water Remediation
Hauling and Backhoe Services	Welding & Fabricating
Herbicides and weed control	Window Cleaning
HVAC; maintenance and repair, new	Window Tinting and Exterior Window Coverings
Job Site Cleanup	Window Treatments and Room Dividers

**Evaluation Process**

Over 1,000 firms were notified of this opportunity including advertisement in the *Arizona Capitol Times*. A total of 66 firms submitted offers. The committee, comprised of Facilities Maintenance and Procurement staff, reviewed the proposals based on the following award criteria:

	<b>Award Criteria</b>	<b>Weight</b>
1.	Cost (labor, Parts, Discounts, Other)	30
2.	Firm (Qualifications, Experience, Licensing, References, etc.)	35
3.	General (Warranty offered, satisfactory billing statement, E-Mod factors)	25
4.	Overall response to RFP (Quality, Composition and Completeness of response, Acceptance of Terms & Conditions)	10

### Results of Scoring

The committee reviewed the submittals and determined how many suppliers were needed for each trade category. Based on current supply chain concerns, the committee is requesting that additional suppliers be included for those trade categories that may be impacted on parts availability, delivery lead time, or labor shortages, etc. Suppliers offered pricing based on percentage mark up on materials and hourly rates for key positions including Helper, Journeyman, and Supervisor (including overtime, weekend, and holiday rates). Some trade categories required suppliers to provide hourly rates for the rental of specific equipment and vehicles. In addition to the price portion, suppliers were asked if they could support 24-hour service response. Based on a comprehensive review, recommendations for awards are as follows:

<b>Bird Control</b>	<b>Landscape, Irrigation and Drip System Maintenance</b>
Southwest Avian Solutions; Invader Pest Management; SFM Construction & Painting	Best Sons Construction, LLC; ELS Construction, Inc.
<b>Building Envelope Sealing</b>	<b>Light Installation; Emergency Lighting</b>
SFM Construction & Painting	Spectra Electrical Services; EJV Electric, LLC; Hernandez Companies; Diamond Ridge Development; Fluoresco Services, LLC; DECA Southwest; First Onsite Property Restoration; SFM Construction & Painting; PLG, LLC
<b>Concrete, concrete repair, Concrete Sealing and polishing</b>	<b>Masonry, masonry repair, Maintenance (block wall repair)</b>
Clouse Legacy; ELS Construction, Inc.; SFM Construction & Painting	Natural State Landscaping, LLC; Best Sons Construction, LLC; First Onsite Property Restoration; SFM Construction & Painting
<b>Doors and Gates repairs, maintenance, new; access controls</b>	<b>Painting, Coatings, Wall coverings &amp; Repair</b>
DH Pace Company, First Onsite Property Restoration	Crout and Heller Painting Services, Inc; Summit Restoration; A&H Painting, Inc.; Fabiani Painting & Decorating, LLC; Hernandez Companies; DelFavero Decorating Service, LLC; Diamond Ridge Development; First Onsite Property Restoration; SFM Construction & Painting
<b>Electrical (general, light - medium duty, lighting installs)</b>	<b>Plumbing</b>
Armstrong Service Electric, LLC; Spectra Electrical Services; Hernandez Companies; Midstate Energy; DECA Southwest; SFM Construction & Painting; PLG, LLC	Hernandez Companies; Midstate Mechanical, Inc.; Pueblo Mechanical & Controls, LLC; Midstate Energy; First Onsite Property Restoration; SFM Construction & Painting
<b>Electrical - Emergency Power</b>	<b>Pressure washing: exterior</b>
Armstrong Service Electric, LLC; Spectra Electrical Services; TDIndustries, Inc.; SFM Construction & Painting	Fabiani Painting & Decorating, LLC; Viking Building Services, LLC; DelFavero Decorating Service, LLC
<b>Electrical - High Voltage</b>	<b>Restoration/Rehabilitations of Historic Buildings or Structures</b>
SFM Construction & Painting	Kowalski Construction, Inc.; Chasse Building Team, Inc.; First Onsite Property Restoration; Builders Guild, Inc.; SFM Construction & Painting
<b>Fencing (wooden, chain link) new and repair</b>	<b>Rodent control, roof rats, sewer rats</b>
Diamond Ridge Development, First Onsite Property Restoration, SFM Construction & Painting	Invader Pest Management

<b>Flooring, repair &amp; new: carpet, tile, marble, wood, terrazzo</b>	<b>Roofing Repairs</b>
Diversified Flooring Services; Norcon Industries, Inc.; First Onsite Property Restoration; SFM Construction & Painting	Progressive Roofing, Star Roofing, SFM Construction & Painting, Flynn BEC LP
<b>General Carpentry</b>	<b>Solar Panel Inspection, Maintenance, Repair</b>
GTI Contractors; SDB Contracting Services; Hernandez Companies; Diamond Ridge Development; Chasse Building Team, Inc.; First Onsite Property Restoration; Builders Guild, Inc.; SFM Construction & Painting	Armstrong Service Electric, LLC; Sun Valley Solar Solution
<b>Glazier</b>	<b>Water Remediation</b>
True View Windows and Glass, LLC; Norcon Industries, Inc.; SFM Construction & Painting	Summit Restoration and Construction; Kowalski Construction, Inc.; East Valley Disaster Services; First Onsite Property Restoration; SFM Construction & Painting
<b>Hauling and Backhoe Services</b>	<b>Welding &amp; Fabricating</b>
Natural State Landscaping, LLC; SDB Contracting Services; Diamond Ridge Development; SFM Construction & Painting	SDB Contracting Services, Midstate Energy, SFM Construction & Painting
<b>Herbicides and weed control</b>	<b>Window Cleaning</b>
West Coast Arborists, Inc.; Invader Pest Management	Squeegee Squad, SFM Construction & Painting
<b>HVAC; Maintenance and Repair, New</b>	<b>Window Tinting and Exterior Window Coverings</b>
365 Mechanical, LLC; Crawford Mechanical Services; Hernandez Companies; Midstate Mechanical, Inc.; Tolin Mechanical Systems; P.M. Plumbing & Mechanical, Inc.; Pueblo Mechanical & Controls, LLC; Trane Technologies; The HVAC Company; Midstate Energy; First Onsite Property Restoration; TDIndustries, Inc.; SFM Construction & Painting; Daikin Applied; KCORP; Artic Air Heating & Cooling, Inc.	True View Windows and Glass, LLC; Metro Tint
<b>Job Site Cleanup</b>	<b>Window Treatments and Room Dividers</b>
Fabiani Painting & Decorating, LLC; Diamond Ridge Development; Best Sons Construction, LLC; Clean Sweep Property Services; First Onsite Property Restoration; SFM Construction & Painting	B&B Blinds and Builder Services, LLC; Norcon Industries, Inc.; Blinds & Beyond by Wikler, Inc.

Required licensing from the Arizona Registrar of Contractors for all recommended firms is current and in good standing.

Once projects are identified, Facilities Maintenance personnel will solicit quotations from multiple firms in the needed category 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 supplier renewal based on pricing, performance and on-going need for the service provided by the firm.

The suppliers that are not being recommended for award are shown in the table below:

BELFOR	Incomplete bid
DR Paint	Incomplete bid
Empire	Incomplete bid
Fish Window Cleaning	Pricing exceeds competitive range
IML Security Supply	Parts only, no service
Integrity Industrial	Pricing exceeds competitive range
Master Rooter	Pricing exceeds competitive range
Olympian WorldWide	Trade category deleted
Partitions and Accessories	Company offered product that did not fit any trade categories listed; better suited for a separately issued RFP
Robert N Ewing General Contractor, Inc.	Pricing exceeds competitive range
White Hawk	Incomplete bid

The committee reviewed all proposals to ensure adequate source competition and fair and reasonable pricing. Due to the high number of responding firms, staff is not able to present the full pricing and scoring matrix within this RFCA but can provide these documents separately upon request.

**ATTACHMENTS:** N/A

**STAFF CONTACT(S):** Charlie Bladine, Facility Maintenance Manager, (480) 350-8563

Department Director: Tom Duensing, Interim Deputy City Manager – Chief Financial Officer

Legal review by: David Park, Assistant City Attorney

Prepared by: Eric Kraenzle, C.P.M., Officer