

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: 05.05.25**Meeting Date:** 05.12.25**Submitted By:** Lance Anderson**Department:** Purchasing**Signature of Elected Official/Department Head:****Court Decision:**

This section to be completed by County Judge's Office



5-12-25

Description:Consider and approve award of RFP 2025-303 Pest Control Services for Johnson County to Massey Services Inc. 1 (one) year with the option of 4 (four) additional 1 (one) year renewals.

(May attach additional sheets if necessary)

Person to Present: Lance Anderson

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) ☒ PUBLIC ☐ CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 5 minutes**Session Requested:** (check one)☒ Action Item ☐ Consent ☐ Workshop ☐ Executive ☐ Other _____**Check All Departments That Have Been Notified:**☐ County Attorney ☐ IT ☐ Purchasing ☐ Auditor☐ Personnel ☐ Public Works ☒ Facilities Management

Other Department/Official (list) _____

**Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**

Approved in CC on 9/11/2023

COMMERCIAL PEST CONTROL SERVICE AGREEMENT

This Service Agreement (“Agreement”) is made effective as of 05/12/2025, by and between:

Client:

Johnson County Texas

Contractor:

Massey Services Inc.
5069 MLK Freeway
Fort Worth, TX 76119

1. Scope of Services

SCOPE OF WORK

PEST CONTROL SERVICE – Johnson County Facilities Management

Johnson County Facilities Management (JCFM) The contractor shall provide coverage of all JCFM Facilities listed below. The service area consists of eighteen (18) buildings totaling roughly 440,000 sq. ft.

The Contractor certifies that all services provided are to be completed by a certified, trained and licensed pest control operator in any and all categories as required by the State of Texas and any and all applicable EPA rules and regulations shall be followed accordingly (www.epa.gov).

The locations and square footage to be serviced in this contract are as follows:

1. Johnson County 911 Center (8,025 sqft); 1100 e Kilpatrick St. Cleburne, Tx 76033
2. Adult Probation Office (35,536 sqft); 425 w Chambers St. Cleburne, Tx 76033
3. Alvarado Sub-Courthouse (12,012 sqft); 206 n Baugh St. Alvarado, Tx 76009
4. Annex Bldg (28,264 sqft); 2 n Mill St. Cleburne, Tx 76033
5. Brown Gym (16,889 sqft); 105 s Walnut St. Cleburne, Tx 76033
6. Burleson Sub-Courthouse (32,729 sqft); 247 Elk Drive Burleson, Tx 76028
7. CASA/United Way (4,264 sqft); 210 Featherston St. Cleburne, Tx 76033
8. Historic Courthouse (58,000 sqft); 2 n Main St. Cleburne, Tx 76033
9. Doty House (1,760 sqft); 409 n Buffalo St. Cleburne, Tx 76033
10. Elections/ME (7,386 sqft); 103 s Walnut St. Cleburne, Tx 76033
11. Emergency Operations Center (6,183 sqft); 810 e Kilpatrick St. Cleburne, Tx 76033
12. Extension (6,560 sqft); 109 w Chambers St. Cleburne, Tx 76033
13. Guinn Justice Center (112,444 sqft); 204 s Buffalo St. Cleburne, Tx 76033
14. Health/MOW (9,481 sqft); 108 e Kilpatrick St. Cleburne, Tx 76033
15. JP 1 (2,856 sqft); 226 Featherston St. Cleburne, Tx 76033
16. Marti Bldg (22,500 sqft); 411 Marti Dr. Cleburne, Tx 76033
17. Service Center (57,482 sqft); 1102 e Kilpatrick St. Cleburne, Tx 76033
18. Constable 1 Bldg (17,917 sqft); 3390 FM 1434 Cleburne, Tx 76033

CALLS FOR SERVICE:

The contractor shall respond only to calls for services placed by Johnson County Facilities Management personnel, consisting of: Office Manager, Director, Assistant Director, Custodial Supervisor

REQUIRED TASKS

Inspecting and controlling all vermin, such as, but not restricted to: rats, mice, roaches, bedbugs, fleas, stinkbugs, ants, wasp, bees etc.

Spraying of all building exteriors, hallways, offices, common areas, bathrooms, and holding cells monthly.

Requirements listed in the Services section below.

DESCRIPTION/SPECIFICATIONS/WORK STATEMENTS

General:

The contractor shall provide all supplies, materials, equipment, labor, supervision, management, and transportation to perform all tasks as identified. All work is to be performed during normal business hours. The contractor must be accompanied by a member of JCFM while conducting service and must call 30 minutes prior to arrival.

Scheduling:

Pest Control services shall be scheduled on definite appointed days and in no event shall the contractor carry on work outside regular agreed-upon working hours without prior approval from JCFM. Business hours are Monday-Friday 8am to 5pm.

Services required of the contractor are as follows (MONTHLY/AS NEEDED):

General structural anthropoid pests (i.e., cockroaches, ants, carpet beetles, spiders, carpenter ants, etc.).

MONTHLY

Flying insect pests (i.e., house flies, stable flies, fruit flies, blow flies, etc.). MONTHLY

Bait Boxes (mice & rats) INSPECTED/MAINTAINED MONTHLY

Predatory pests (i.e., bedbugs, fleas, mites, ticks, bees, wasps, mosquitoes, etc.). AS NEEDED

Skunks, raccoons, and stray cats. AS NEEDED

Exhibit A: Pricing & Service Schedule.

2. Term

This Agreement shall begin on 05/12/2025 and remain in effect for an initial term of one year. Thereafter, it shall automatically renew for up to four additional one-year terms at Johnson County's sole discretion, unless terminated earlier in accordance with Section 6.

3. Compensation

The Client agrees to pay the Contractor in accordance with the rates outlined in **Exhibit A**. Invoices will be submitted monthly, and payment is due within [45] days of receipt.

4. Client Obligations

The Client agrees to:

Provide reasonable access to the premises during scheduled service times.

Notify the Contractor of any known pest issues requiring urgent attention.

5. Compliance and Safety

The Contractor shall comply with all applicable federal, state, and local laws and regulations governing pest control operations, and shall use only legally approved and properly labeled products.

6. Termination

Either party may terminate this Agreement with **30 days' written notice**. In the event of termination, the Client shall pay for all services rendered up to the date of termination.

7. Insurance

The Contractor shall maintain liability insurance and workers compensation insurance **as outlined in RFP 2025-301** and provide proof upon request.

8. Entire Agreement

This Agreement, including **Exhibit A and all terms and conditions contained in RFP 2025-303** constitutes the entire agreement between the parties and supersedes any prior understandings or agreements.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Exhibit A – Pricing Proposal

APPROVED AS TO FORM AND CONTENT:

JOHNSON COUNTY:

Chr Boeder
Christopher Boedeker
As Johnson County Judge

5-12-25
Date

Attest:
April Long
County Clerk, Johnson County



5-12-25
Date

COMPANY:

Massey Services Inc.
Jeremy Dougherty
Authorized Representative of Company

05/05/2025
Date

Printed Name: Jeremy Lee Dougherty

Title: General Manager

Exhibit A – Pricing Proposal

Massey Services Inc.

RFP 2025-303 Pest Control Services for Johnson County		
	price/month	price/year
Historical Courthouse 2 Main Street Cleburne, TX	62	744
Johnson County Annex Building 2 N Mill Street Cleburne, TX	\$50.00	\$600.00
Johnson County Health 108 E. Kilpatrick Cleburne, TX	\$50.00	\$600.00
JC 911 Call Center 111 E Kilpatrick Street Cleburne, TX	\$50.00	\$600.00
Alvarado Sub Courthouse 206 N. Baugh Alvarado, TX	\$50.00	\$600.00
Cosntable Precinct #1 3390 FM 1434 Cleburne, TX	\$50.00	\$600.00
Marti Building 411 Marti Drive Cleburne, Texas 76033	\$50.00	\$600.00
Extention Office 109 W Chambers Street Cleburne, Texas 76033	\$45.00	\$540.00
Service Center 1102 E. Kilpatrick Suite A Sheriff Administration Suite B Sheriff Administration Suite C Juvenile Cleburne, TX 76031	\$125.00	\$1,500.00
Guinn Justice Center 204 S. Buffalo Cleburne, TX	\$270.00	\$3,240.00
Elections & Medical Examiner 103 S. Walnut Cleburne, TX	\$45.00	\$540.00
Doty House 409 N Buffalo Cleburne, TX	\$45.00	\$540.00
Justice of Peace Precinct#1 226 Featherstone Cleburne, TX	\$45.00	\$540.00
Emergency Operations Center 810 E. Kilpatrick Cleburne, TX	\$45.00	\$540.00
CASA/United Way 210 Featherstone Cleburne, TX 76033	\$45.00	\$540.00
Brown Gym 105 S. Walnut Cleburne, TX 76033	\$50.00	\$600.00
Burleson Sub Courthouse 247 Elk Drive Burleson, TX 76028	\$60.00	\$720.00
CSCD (Adult Probation) 425 W. Chambers Cleburne, TX 76033	\$60.00	\$720.00
Total Dollars	\$1,197.00	\$14,364.00