

Board Discussion

Competitive Bidding & Contractor Review Working Group

Parkfairfax Competitive Bidding and Contractor Meeting

7/2/25 Meeting

Attendees: Scott Mulrooney, Mike Rothenberg, Robin Davis, Elaine Lawler, Caitlin Counihan

Purpose: Meet to discuss need for competitive bidding process, review of existing and new contracts

Main Takeaways:

- Ideal to have a working group and/or task force (NOT new or existing committee) to review new and existing contracts.
- Nimble, quick, agile – not bureaucratic. Not do the work but review the work.
- Fiduciary responsibility. Goal is to ensure we are getting best quality services for best price (not necessarily the lowest but factoring in quality).
- Start with upcoming large contracts (financial services and landscape management), then review other large contracts (>\$100k), and finally, other services and ad-hoc work that is done (Ruff Roofers, Almo, Walker, E&G, Chadwick, auditor, etc.).
- Establish procedures to re-bid contracts every few years (TBD). Create procedural resolution. Maybe have renewal clauses as opposed to long-term contracts.
- Limit change orders.
- RFPs need to be worked on as well. We need contract specs.
- Example of review: chart used to compare roof pilot bids “apples to apples”

Next Steps:

1. What existing contracts or ad-hoc contractors do we have? Ask Francisco for a list
2. Assemble group for financial contract review (incoming bids). Ask Finance Committee members, possibly representatives from other committees, community members with expertise in specific areas.
3. Look at other services and ad-hoc work we do. Ask if they want to be on contract. Potentially bid out or get other quotes.
4. Draft procedural resolution – rebid every X years, start process when contract is three months from end, etc. (Maybe go-live in Jan?)

PARKFAIRFAX CONTRACTORS LIST 2025				
Note: As this document will be updated as research progresses, I have included an additional column for comments to be included during the process.				
Contractor Name	Under Contract Y/N	Type of Services	2024-2025 Payments	Comments (Optional)
Walker Consultants	No	Engineering Svcs	86,595.77	
Avon Corp	No	Building Foundation and Stabilization	708,933.35	
Community Landscaping Services	Yes	Landscaping Mgmt. Services	409,407.00	
E&G Svcs	No	Gas Lines Repairs & Commercial Plumbing	465,722.06	
E&G Svcs	No	Building Waterproofing	191,905.00	
High Sierra Pools	Yes	Pool mgmt. svcs	150,498.75	
Envirotech Chem	Yes	Buildings Tuckpointing & Brick Repairs	302,589.42	
Service Master Restoration NCR	Yes	Repairs to Building 317	139,282.95	
Kolas Contracting	Yes	Fascia trim replacement	170,156.82	
Almo Construction	No	Sidewalks & Stoop repairs	143,980.00	
Ruff Roofing	No	Roof repairs	162,731.50	
AL&L Industries	No	Landscape Repairs	29,328.00	
Dynasty Comm. Svcs	No	Misc. Repairs	18,400.00	
Paul Davis Restoration	Yes	Repairs to Building 950	15,095.49	
Envirotex Environmental Svcs.	No	Mold Remediation & Air testing	14,675.00	
Miller Dodson Assoc.	No	Reserve Study Specialists	13,905.00	
Chadwick Washington	Yes	Legal Counsel	35,092.14	
Davey Tree	No	Tree inspections and trimming	65,333.00	
Ryan's Landscaping	No	Tree removal	196,465.00	
LUX Foundation Solutions	yes	Foundation Repairs to Building 919	5,996.77	
Dataprise	yes	IT Services	48,191.88	
Imagex/Mfiles	yes	File Storage Svcs.	6,150.00	
A Better Connection	yes	Telephone Answ. Svcs	9,629.94	
Goldklang Group	yes	Annual Audit	20,075.60	
Capitol Services	yes	Trash Pick up	302,221.45	
Waste Management	yes	commercial trash & recycling	110,291.04	
Ultimate Outdoor Movies	no	Move Night Services.	n/a	
Barkan Management	Yes	Financial Mgmt & Budget	n/a	
Williams Painting	Yes	Annual Ward Painting	295,615.11	
Keytrack	Yes	Key Management System	2,919.95	
Buildium	Yes	Comms Platform	n/a	

VOTE HOA	No	Elections	2,481.00	
Caldwell & Gregory	Yes	Laundry Services	n/a	
Johnson Controls	yes	Cameras & Access Control	17,514.08	
Blue Whale Inc.	no	EV Charging St. Repairs	n/a	
Condezos Carpet Cleaning	No	Carpet Installation and Cleaning	9,000.00	
BECS	No	Engineering Svcs	7,250.00	
TOTAL			4,157,433.07	