

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: General Services – Facilities Division

AGENDA DATE: 01/18/11

CONTACT NAME AND PHONE NUMBER: Stuart Ed, Director, General Services, (915) 621-6822
Bruce Collins, Purchasing Manager, Financial Services (915) 541-4313

DISTRICT(S) AFFECTED: 3, 7, 8

SUBJECT:

Approve purchase order to Mirador Enterprises through the use of Region 19 Cooperative Contract #09-6417 for the purchase of painting services. These services will be used to repair, prepare and paint the exterior of the following libraries:

Judge Marquez Library: \$34,762.00
Clardy Fox Library: \$24,273.00
Armijo Library: \$21,680.00
West Side Branch Library: \$20,655.00

Total expenditures are \$101,370.00.

BACKGROUND / DISCUSSION:

The city is currently improving and upgrading the libraries listed above by painting the exterior which is part of regular maintenance. These improvements are a pro-active action by the General Services Department that once completed, will enhance the appearance and overall image of both these facilities and the City overall. Local business is being supported.

PRIOR COUNCIL ACTION:

Yes. Council approved the purchase of new carpet and tile for several facilities on 10/26/10.

AMOUNT AND SOURCE OF FUNDING:

14400100-508027-27265-31010 – PCP09MF001 – General Services, Facilities Maintenance – Citywide Rehab

BOARD / COMMISSION ACTION:

Enter appropriate comments or N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

Information copy to appropriate Deputy City Manager

Dedicated to Outstanding Customer Service for a Better Community

SERVICE SOLUTIONS SUCCESS



Department Cooperative Purchase Memo

To: Edward Hyatt, Purchasing Division

From: Rene Barraza, General Services

Date: December 14, 2010

Re: Exterior Painting for Libraries - Region 19 Contract 09-6417

The General Services Department recommends utilizing Region 19 Contract No. 09-6417 (Framing, Drywall, Painting and Related) to issue a \$101,370.00 purchase order to Mirador Enterprises for various painting projects throughout the City. The following are the factors used to evaluate the use of this procurement program as the best approach:

1. Is there an urgent need for the product/service? In other words, is time of the essence?

Yes. The current paint has been in place for several years and an upgrade has become necessary at this point due to cracking, peeling, fading and normal wear and tear. This is a key component for the buildings and is a high priority as it will enhance the image the buildings and City overall. In total, 4 buildings will benefit from this upgrade.

2. Does the purchase through the Program promote the standardization of equipment?

Yes. The City is moving toward upgrading all buildings as it is needed. By doing this, all buildings will be cleaner, safer and more appealing for the public to use.

3. Does the purchase through the Program support local business? If not, is there a comparable product/service available locally?

Yes, local business is supported. Mirador Enterprises is a local business located at 8201 Lockheed, Suite 110, 79925.

4. Do the available vendors have prior work experience and/or familiarity with the City?

Yes. Mirador Enterprises has done similar work throughout the City.

5. Is the pricing reasonable as compared to other similar products/work performed for the City of El Paso in the past or as quoted from other companies?

Price reasonableness has been established because the cooperative purchasing agency used a competitive bidding process in the awarding of the contract.

The participation by the City of El Paso in the Region 19 Cooperative Purchasing Program was approved by Mayor and City Council on March 4, 2008. The standard factors used to determine the use of a Cooperative Purchasing program were approved by City Council on June 24, 2008.

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson

FINANCIAL SERVICES DEPARTMENT, PURCHASING DIVISION

EDUCATION SERVICE CENTER REGION 19
RFP AWARD SUMMARY

RFP TITLE: Framing, Drywall, Painting, and Related- ESC Region 19 Purchasing Cooperative
RFP NUMBER: 09-6417
RFP OPENING DATE: July 15, 2009
CONTRACT TERM: Date of award until August 31, 2010 with the option to extend in 12-month increments not to exceed 36 months in the aggregate
(Extended until August 31, 2011 on July 28, 2010 by ESC Region 19)
FUNDING SOURCE: ESC Region 19 Purchasing Cooperative members
RFP's ISSUED: 10
RESPONSES: 9
ADVERTISEMENT DATES: June 28th & July 5th, 2009
BOARD MEETING DATE: October 8, 2009

RECOMMENDED FOR AWARD: High Ridge General Contractor, Inc. (HUB)
Mirador Enterprises, Inc. (HUB)
~~Pride Construction Management (HUB)~~
Pride General Contractors LLC as of 12/29/09
Southwest G.C. EP, Inc. (HUB)
V & R Drywall, Inc. (HUB qualified)

TOTAL (ESTIMATED) \$2,000,000.00

EXPLANATIONS:

Award of this contract will enable ESC Region 19 Purchasing Cooperative members to purchase the goods and services from the pool of vendors when framing, drywall, painting, and related services are required on existing structures. This contract is not a Job Order Contract (JOC) award. No subcontractors can be utilized by the vendors being recommended for award. This award is not intended for new construction but for renovations to existing structures and general maintenance and repairs as per the specifications when members do not have the internal resources to complete projects required for daily operations of the entity. Awarded contractors will be expected to provide each Region 19 Purchasing Cooperative member with proof of insurance, workers compensation, and be able to provide bonding when applicable to protect the interest of agencies contracting with the vendors. Award criteria used in evaluating this bid assigned the following percentages in determining the pool of contracts; 65% overall pricing, 20% on capacity of the vendors to work with members, and 15% on reference checks along with projects completed over the past year. Vendors that scored overall below 7.0 on a scale from 1 to 10 were not recommended utilizing the stated criteria. Members are encouraged to review data contained in this contract as some vendors are large and others are small operations. A proposal from The Dorian Construction Group did not include any required business references and was not considered.

SPECIFICATIONS PROVIDED BY: Royce Cleveland
Purchasing Manager

EVALUATION COMMITTEE: Royce Cleveland
ESC Region 19

Martin Camacho
ESC Region 19

ORDER INFORMATION:

High Ridge General Contractor, Inc.
Attn: Abelardo Olivas
488 S. Yarbrough, Suite D
El Paso, TX 79915
915-860-4871
Fax: 915-860-8876
High.ridge@live.com

Mirador Enterprises, Inc.
Attn: Yolanda Diaz
4100 Rio Bravo, Suite 310
El Paso, TX 79902
915-546-4111
Fax: 915-351-1221
www.miradorenterprises.com

~~Pride Construction Management~~
Pride General Contractors LLC
as of 12/29/09

Attn: Ramon Salgado
PO Box 972352
El Paso, TX 79997-2352
915-443-4631
Fax: 915-771-9600
salgadoramon@sbcglobal.net

V & R Drywall, Inc.
Attn: Vicente Rodarte
6064 Luckett Court
El Paso, TX 79932
915-774-0955
Fax: 915-771-0858
v_rodarte1@sbcglobal.net

Southwest G.C. EP, Inc.
Attn: Elias Ramos Jr.
~~221 Sargent Lane~~
2707 Montana Avenue as of 03/15/10
El Paso, TX 79903
915-872-0695
Fax: 915-872-1160
eliasswc@aol.com

SPECIAL CONDITIONS

1. This contract will identify a vendor or vendor's who can provide turnkey services in the areas of 1) metal stud, 2) wood framing, 3) drywall to sheetrock, tape, bed, and texture, 4) stucco & drivet, 5) interior & exterior painting, 6) suspended and acoustical ceilings, and 7) installation of doors, door frames, and all associated hardware.
2. All proposals must include vendor's bonding, insurances, and licenses to do this type of business in El Paso County.
3. This contract is not for new construction but for remodeling and extensions of existing facilities.
4. Depending on the total amount of each project, the awarded vendor must have the ability to obtain performance and payment bonding at the cost of the client when required.
5. Award basis will be 65% pricing, 20% vendor's capacity to do described services, and 15% reference checks on comparable work over the past 12 months.
6. Vendor agrees to furnish copies of all invoices for materials to the client when invoices are submitted for jobs completed.
7. All tools, brushes, ladders, extensions, rollers, and trade supply materials will be included with per square foot pricing, and cannot be included with invoices submitted for payment).
8. Any required permits will be the responsibility of the vendor who will charge back the client at cost.
9. Clients reserve the option to purchase their own materials to insure the quality of their choice.
10. Vendor agrees to have full crew working to expedite work and be willing to work after hours and on weekends to eliminate interruptions.

REQUIRED QUESTIONS

Local location for pickup by customers?

High Ridge-	488 S. Yarbrough , Suite D, El Paso, TX 79915
Mirador-	4100 Rio Bravo Street, Suite 310, El Paso, TX 79902
Pride General-	No pickup
Southwest G.C. EP-	3712 Clifton Avenue, El Paso, TX 79903
V & R Drywall-	6064 Luckett, El Paso, TX 79932

Number of employees working in El Paso?

High Ridge-	26
Mirador-	50
Pride General -	4
Southwest G.C. EP-	200
V & R Drywall-	20

Break down of employee areas of specialization?

All vendors have met and are in compliance with special conditions and in employee areas of specialization.

Number of Work Trucks?

High Ridge-	6
Mirador-	12
Pride General-	2
Southwest G.C. EP-	20
V & R Drywall-	7

Average In stock dollar amount of Inventory on hand locally?

High Ridge-	N/R
Mirador-	\$10,000.00
Pride General-	N/R
Southwest G.C. EP-	\$50,000.00
V & R Drywall-	N/R

Contact person to be assigned to this contract, if awarded including cell phone?

High Ridge-	Abelardo Olivas – 915-494-6602
Mirador-	Hector Martinez – 915-873-6315
Pride General-	Ramon T. Salgado- 915-443-4631
Southwest G.C. EP-	Elias Ramos Jr. – 915-276-0247
V & R Drywall-	Vicente Rodarte Jr. 915-474-6203

Years in this business in El Paso?

High Ridge-	5 yrs.
Mirador-	7 yrs.
Pride General-	1 yr.
Southwest G.C. EP-	4 yrs. 9 months
V & R Drywall-	28 yrs.

Proposal Response Form

1. Metal Stud and/or Wood Framing

High Ridge-	\$ <u>1.50</u> / sq. ft. less cost of materials
Mirador-	\$ <u>1.54</u> / sq. ft. less cost of materials
Pride General-	\$ <u>0.86</u> / sq. ft. less cost of materials
Southwest G.C. EP-	\$ <u>4.33</u> / sq. ft. less cost of materials
V & R Drywall-	\$ <u>1.30</u> / sq. ft. less cost of materials

2. Mark up over vendor's cost (verified based on invoices)

High Ridge-	<u>15%</u>
Mirador-	<u>15%</u>
Pride General-	<u>5%</u>
Southwest G.C. EP-	<u>8%</u>
V & R Drywall-	<u>10%</u>

3. Metal Stud and/or Wood Framing Tear down

High Ridge-	\$ <u>0.75</u> / sq. ft. including disposal
Mirador-	\$ <u>0.62</u> / sq. ft. including disposal
Pride General-	\$ <u>0.42</u> / sq. ft. including disposal
Southwest G.C. EP-	\$ <u>2.99</u> / sq. ft. including disposal
V & R Drywall-	\$ <u>1.00</u> / sq. ft. including disposal

4. Dry wall to sheetrock, tape, bed, & texture

High Ridge-	\$ <u>0.90</u> / sq. ft. less cost of materials
Mirador-	\$ <u>0.80</u> / sq. ft. less cost of materials
Pride General-	\$ <u>1.25</u> / sq. ft. less cost of materials
Southwest G.C. EP-	\$ <u>1.86</u> / sq. ft. less cost of materials
V & R Drywall-	\$ <u>0.75</u> / sq. ft. less cost of materials

5. Mark up over vendor's cost (verified based on invoices)

High Ridge-	<u>15%</u>
Mirador-	<u>15%</u>
Pride General-	<u>5%</u>
Southwest G.C. EP-	<u>8%</u>
V & R Drywall-	<u>10%</u>

6. Dry wall to sheet rock Tear down

High Ridge-	\$ <u>0.45</u> / sq. ft. including disposal
Mirador-	\$ <u>0.62</u> / sq. ft. including disposal
Pride General-	\$ <u>0.45</u> / sq. ft. including disposal
Southwest G.C. EP-	\$ <u>1.55</u> / sq. ft. including disposal
V & R Drywall-	\$ <u>0.40</u> / sq. ft. including disposal

7. Stucco & Drivet

High Ridge-	\$ <u>3.00</u> / sq. ft. less cost of materials
Mirador-	\$ <u>1.43</u> / sq. ft. less cost of materials
Pride General-	\$ <u>5.65</u> / sq. ft. less cost of materials
Southwest G.C. EP-	\$ <u>4.99</u> / sq. ft. less cost of materials
V & R Drywall-	\$ <u>4.50</u> / sq. ft. less cost of materials

8. Mark up over vendor's cost (verified based on invoices)

High Ridge-	<u>15%</u>
Mirador-	<u>15%</u>
Pride General-	<u>3%</u>
Southwest G.C. EP-	<u>8%</u>
V & R Drywall-	<u>10%</u>

Proposal Response Form

9. Stucco & Drivet Tear down
- | | |
|--------------------|---------------------------------------------|
| High Ridge- | \$ <u>1.50</u> / sq. ft. including disposal |
| Mirador- | \$ <u>0.62</u> / sq. ft. including disposal |
| Pride General- | \$ <u>0.65</u> / sq. ft. including disposal |
| Southwest G.C. EP- | \$ <u>2.99</u> / sq. ft. including disposal |
| V & R Drywall- | \$ <u>3.30</u> / sq. ft. including disposal |
10. Interior Painting (surface prep, primer & 1 coat paint)
- | | |
|--------------------|-------------------------------------------------|
| High Ridge- | \$ <u>0.65</u> / sq. ft. less cost of materials |
| Mirador- | \$ <u>0.15</u> / sq. ft. less cost of materials |
| Pride General- | \$ <u>0.42</u> / sq. ft. less cost of materials |
| Southwest G.C. EP- | \$ <u>0.75</u> / sq. ft. less cost of materials |
| V & R Drywall- | \$ <u>0.40</u> / sq. ft. less cost of materials |
11. Mark up over vendor's cost (verified based on invoices)
- | | |
|--------------------|------------|
| High Ridge- | <u>15%</u> |
| Mirador- | <u>15%</u> |
| Pride General- | <u>5%</u> |
| Southwest G.C. EP- | <u>8%</u> |
| V & R Drywall- | <u>10%</u> |
12. Exterior Painting (surface prep, primer & 1 coat paint)
- | | |
|--------------------|-------------------------------------------------|
| High Ridge- | \$ <u>0.70</u> / sq. ft. less cost of materials |
| Mirador- | \$ <u>0.16</u> / sq. ft. less cost of materials |
| Pride General- | \$ <u>0.48</u> / sq. ft. less cost of materials |
| Southwest G.C. EP- | \$ <u>0.85</u> / sq. ft. less cost of materials |
| V & R Drywall- | \$ <u>1.20</u> / sq. ft. less cost of materials |
13. Mark up over vendor's cost (verified based on invoices)
- | | |
|--------------------|------------|
| High Ridge- | <u>15%</u> |
| Mirador- | <u>15%</u> |
| Pride General- | <u>5%</u> |
| Southwest G.C. EP- | <u>8%</u> |
| V & R Drywall- | <u>10%</u> |
14. Suspended Ceilings
- | | |
|--------------------|-------------------------------------------------|
| High Ridge- | \$ <u>1.50</u> / sq. ft. less cost of materials |
| Mirador- | \$ <u>0.79</u> / sq. ft. less cost of materials |
| Pride General- | \$ <u>1.90</u> / sq. ft. less cost of materials |
| Southwest G.C. EP- | \$ <u>3.85</u> / sq. ft. less cost of materials |
| V & R Drywall- | \$ <u>0.55</u> / sq. ft. less cost of materials |
15. Mark up over vendor's cost (verified based on invoices)
- | | |
|--------------------|------------|
| High Ridge- | <u>15%</u> |
| Mirador- | <u>15%</u> |
| Pride General- | <u>5%</u> |
| Southwest G.C. EP- | <u>8%</u> |
| V & R Drywall- | <u>10%</u> |
16. Suspended ceilings tear down
- | | |
|--------------------|---------------------------------------------|
| High Ridge- | \$ <u>0.40</u> / sq. ft. including disposal |
| Mirador- | \$ <u>0.62</u> / sq. ft. including disposal |
| Pride General- | \$ <u>0.35</u> / sq. ft. including disposal |
| Southwest G.C. EP- | \$ <u>2.99</u> / sq. ft. including disposal |
| V & R Drywall- | \$ <u>0.35</u> / sq. ft. including disposal |

Proposal Response Form

17. Acoustical Ceilings
- | | |
|--------------------|-------------------------------------------------|
| High Ridge- | \$ <u>0.75</u> / sq. ft. less cost of materials |
| Mirador- | \$ <u>0.79</u> / sq. ft. less cost of materials |
| Pride General- | \$ <u>1.75</u> / sq. ft. less cost of materials |
| Southwest G.C. EP- | \$ <u>1.95</u> / sq. ft. less cost of materials |
| V & R Drywall- | \$ <u>0.50</u> / sq. ft. less cost of materials |
18. Mark up over vendor's cost (verified based on invoices)
- | | |
|--------------------|------------|
| High Ridge- | <u>15%</u> |
| Mirador- | <u>15%</u> |
| Pride General - | <u>5%</u> |
| Southwest G.C. EP- | <u>8%</u> |
| V & R Drywall- | <u>10%</u> |
19. Acoustical Ceilings Tear Down
- | | |
|--------------------|---------------------------------------------|
| High Ridge- | \$ <u>0.40</u> / sq. ft. including disposal |
| Mirador- | \$ <u>0.62</u> / sq. ft. including disposal |
| Pride General- | \$ <u>0.35</u> / sq. ft. including disposal |
| Southwest G.C. EP- | \$ <u>1.50</u> / sq. ft. including disposal |
| V & R Drywall- | \$ <u>0.33</u> / sq. ft. including disposal |
20. Door, door frame, and hardware installation
- | | |
|--------------------|-----------------------------------|
| High Ridge- | \$ <u>35.00</u> / hour per person |
| Mirador- | \$ <u>19.76</u> / hour per person |
| Pride General- | \$ <u>10.50</u> / hour per person |
| Southwest G.C. EP- | \$ <u>35.00</u> / hour per person |
| V & R Drywall- | \$ <u>19.00</u> / hour per person |
21. Mark up over vendor's cost (verified based on invoices)
- | | |
|--------------------|------------|
| High Ridge- | <u>15%</u> |
| Mirador- | <u>15%</u> |
| Pride General- | <u>5%</u> |
| Southwest G.C. EP- | <u>8%</u> |
| V & R Drywall- | <u>10%</u> |
22. Door & Door Frame Tear down
- | | |
|--------------------|------------------------------------------------------|
| High Ridge- | \$ <u>25.00</u> / hour per person including disposal |
| Mirador- | \$ <u>21.00</u> / hour per person including disposal |
| Pride General- | \$ <u>8.00</u> / hour per person including disposal |
| Southwest G.C. EP- | \$ <u>40.00</u> / hour per person including disposal |
| V & R Drywall- | \$ <u>19.00</u> / hour per person including disposal |

Approved by: _____
(Dr. James R. Vasquez)
(Dr. James R. Vasquez)

Date: _____
(September 16, 2009)
(July 28, 2010)