

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)
(Extended until August 31, 2012 on July 26, 2011 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.~~ name changed to
AO General Contractors, Inc (HUB) as of 1/4/12
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.~~ name changed to
AO General Contractors, Inc. **as of 1/4/12**
Attn: Abelardo Olivas
~~488 S. Yarbrough, Suite D8201~~
1050 Diesel Dr.
El Paso, TX 79907
915-860-4871
Fax: 915-860-8876
High.ridge@live.com

~~Pride Construction Management~~
Pride General Contractors LLC
as of 12/29/09
Attn: Ramon Salgado
5959 Gateway West, Suite 548
El Paso, TX 79925
915-443-4631
Fax: 915-771-9600
salgadoramon@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

Mirador Enterprises, Inc
Attn: Yolanda Diaz
~~4100 Rio Bravo, Suite 310~~
Lockheed, Suite 110
El Paso, TX 79925
915-546-4111
Fax: 915-351-1221
www.miradorenterprises.com

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

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- AO General Contractor, Inc | 488 S. Yarbrough, Suite D, El Paso, TX 79915 1050 Diesel Dr. El Paso, TX 79907 |
| 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- AO General Contractors, Inc | 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- AO General Contractors, Inc | 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- AO General Contractors, Inc - | 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- AO General Contractors, Inc | 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- AO General Contractors, Inc | 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 -AO General Contractors, Inc | \$ <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 -AO General Contractors, Inc | 15% |
| Mirador- | 15% |
| Pride General- | 5% |
| Southwest G.C. EP- | 8% |
| V & R Drywall- | 10% |

3. Metal Stud and/or Wood Framing Tear down

| | |
|--|---|
| High Ridge -AO General Contractors, Inc | \$ <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 -AO General Contractors, Inc | \$ <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 -AO General Contractors, Inc | 15% |
| Mirador- | 15% |
| Pride General- | 5% |
| Southwest G.C. EP- | 8% |
| V & R Drywall- | 10% |

6. Dry wall to sheet rock Tear down

| | |
|--|---|
| High Ridge -AO General Contractors, Inc | \$ <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 -AO General Contractors, Inc | \$ <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 -AO General Contractors, Inc - | 15% |
| Mirador- | 15% |
| Pride General- | 3% |
| Southwest G.C. EP- | 8% |
| V & R Drywall- | 10% |

Proposal Response Form

| | | |
|---|--|---|
| 9. Stucco & Drivet Tear down | | |
| | High Ridge -AO General Contractors, Inc - | \$ <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 -AO General Contractors, Inc | \$ <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 -AO General Contractors, Inc | <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 -AO General Contractors, Inc | \$ <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 -AO General Contractors, Inc | <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 -AO General Contractors, Inc | \$ <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 -AO General Contractors, Inc - | <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 -AO General Contractors, Inc | \$ <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 -AO General Contractors, Inc - | \$ <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 -AO General Contractors, Inc | 15% |
| | Mirador- | <u>15%</u> |
| | Pride General - | 5% |
| | Southwest G.C. EP- | 8% |
| | V & R Drywall- | <u>10%</u> |
| 19. | Acoustical Ceilings Tear Down | |
| | High Ridge -AO General Contractors, Inc | \$ <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 -AO General Contractors, Inc | \$ <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 -AO General Contractors, Inc | 15% |
| | Mirador- | <u>15%</u> |
| | Pride General- | 5% |
| | Southwest G.C. EP- | 8% |
| | V & R Drywall- | <u>10%</u> |
| 22. | Door & Door Frame Tear down | |
| | High Ridge -AO General Contractors, Inc - | \$ <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)
(Sonia Eubank – Associate Executive Director)

Date: _____

(September 16, 2009)
(July 28, 2010)
(July 26, 2011)