

**REVISED**

2:50 pm, Aug 13, 2025

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



**DEPARTMENT:** Streets and Maintenance  
Purchasing & Strategic Sourcing

**AGENDA DATE:** August 19, 2025

**PUBLIC HEARING DATE:** NA

**CONTACT PERSON NAME:** Randy Garcia, Director  
Claudia A. Garcia, Director

**PHONE NUMBER:** (915) 212-7000

**PHONE NUMBER:** (915) 212-0043

**DISTRICT(S) AFFECTED:** All

**SUBJECT:**

The award of solicitation 2025-0292 Maintenance of Overhead Doors – City Facilities D.H. Pace Company, Inc for an initial term of three (3) years for an estimated amount of \$750,000.00. The award also includes a two (2) year option for an estimated amount of \$500,000.00. The total contract time is for five (5) years for a total estimated amount of \$1,250,000.00.

**BACKGROUND / DISCUSSION:**

This contract will provide maintenance services and parts for all overhead doors at city facilities. This includes emergency service for all city facilities overhead doors as well as preventative maintenance, at the start of the contract and annually after, for all fire station overhead doors.

**COMMUNITY AND STAKEHOLDER OUTREACH:**

A pre-bid meeting was held on April 3, 2025. One (1) supplier was in attendance.

**SELECTION SUMMARY:**

Solicitation was advertised on March 25, 2025 and April 1, 2025. The solicitation was posted on City website on March 25, 2025. There was a total of eighteen (18) viewers online; one (1) bid was received from a non-local supplier.

**CONTRACT VARIANCE:**

The difference based in comparison to the previous contract is as follows: An increase of \$50,219.63 for the initial term, which represents a 7.18% increase due to an increase in prices for parts and services.

**PROTEST**

No protest received for this requirement.

**PRIOR COUNCIL ACTION:**

NA

**AMOUNT AND SOURCE OF FUNDING:**

Amount: \$1,250,000.00

Funding Source: General Fund

Account: 532-31040-522260-1000-P3120

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

Report any contributions or donations to City Council of an accumulated total of \$500 or more. Report the name of the elected official and the amount.

NAME	AMOUNT (\$)
Form was provided to the applicant	

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\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**DEPARTMENT HEAD:**

  
\_\_\_\_\_  
Randy Garcia, Director of Streets and Maintenance

  
\_\_\_\_\_  
Claudia A. Garcia – Director of Purchasing & Strategic Sourcing

Project Form  
Best Value Bid

\*\*\*\*\*Posting Language Below\*\*\*\*\*

Please place the following item on the Consent Agenda for the City Council Meeting of August 19, 2025.

**Award Summary:**

The award of solicitation 2025-0292 Maintenance of Overhead Doors – City Facilities to D.H. Pace Company, Inc for an initial term of three (3) years for an estimated amount of \$750,00.00. The award also includes a two (2) year option for an estimated amount of \$500,000.00. The total contract time is for five (5) years for a total estimated amount of \$1,250,000.00. This contract will provide parts and maintenance service for all overhead doors at city facilities.

**Contract Variance:**

The difference based in comparison to the previous contract is as follows: An increase of \$50,219.63 for the initial term, which represents a 7.18% increase due to an increase in the price for parts and services.

Department:	Streets and Maintenance
Award to:	D.H. Pace Company, Inc.
City & State:	Olathe, KS
Item(s):	All
Initial Term:	3 Years
Option Term:	2 Years
Total Contract Time:	5 Years
Annual Estimated Award:	\$ 250,000.00
Initial Term Estimated Award:	\$ 750,000.00
Option Term Estimated Award:	\$ 500,000.00
Total Estimated Award	\$1,250,000.00
Account(s)	532 – 1000 – 31040– 522260 – P3120
Funding Source(s):	General Fund
	Environmental Fee
District(s):	All

This was a Best Value Bid Procurement - catalog contract

The Purchasing & Strategic Sourcing and Streets and Maintenance Departments recommend award as indicated to D.H. Pace Company, Inc the highest ranked bidder based on the evaluation factors established in the evaluation criteria for this procurement.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

In accordance with this award, the City Manager or designee is authorized to exercise future options if needed.

<b>CITY OF EL PASO BEST VALUE SCORESHEET</b>		
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<b>PROJECT:</b>	<b>2025-0292 Maintenance of Overhead Doors - City Facilities</b>
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<i><b>Evaluation of Submittal</b></i>		
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	MAX POINTS	D.H. Pace Company, Inc
Factor A - Price	35	35.00
Factor B - Experience- Comparble Contracts	30	20.67
Factor C - References	15	4.00
Factor D - Bidders Operational Plan	20	16.33
TOTAL SCORE	100	76.00
Rank		1



CITY OF EL PASO  
BID TABULATION



BID ITEM: Maintenance of Overhead Doors at City Facilities				BID # 2025-0292	
BID DATE: April 23, 2025				DEPARTMENT: Streets and Maintenance	
		D.H. Pace Company, Inc. Olathe, KS Bidder 1 of 1			
Part 1 - Adjustment Factor					
Description		NET <u>OR</u> % DISCOUNT <u>OR</u> MARKUP			
ITEM 1	Parts of Overhead Doors	Net			
		Discount			
		35% Mark-Up			
	Price list of Catalog	OHD Parts online			
		(note Manufacturer or Brand Name, as applicable)			
		List Number			
	Dated	4/28/2025			
Part 2 - Labor Rates					
1	Non-Emergency Maintenance/Repairs (Normal Hours 8:00 am to 5:00 pm)	\$105.00	Per Hour		
2	Emergency Repairs (Normal Hours 8:00 am - 5:00 pm)	\$105.00	Per Hour		
3	Emergency Repairs (After Hours 5:01 pm - 7:59 am)	\$165.00	Per Hour		
4	One-Time Preventive Maintenance (Normal Hours 8:00 am - 5:00 pm) at the Discretion of the City	\$105.00	Per Hour		
Part 3: Sample List with Labor					
ITEM 1.	Description:	Narrow Butt Hinge			
	Manufacturer Part Number	HI-1 B			
	Bidder Part Number	61020			
	Price List Cost (Net)	\$15.33			
	City's Cost (After Discount or Mark-Up) (A)	\$20.70			
		Bidder's Price \$20.69			
	Hourly Labor Rate (Part 2) (B)	\$105.00			
	Total A + B	\$125.70			
		Bidder's Price: \$125.69			

NOTE: The information contained in this bid tabulation is for information only and does not constitute actual award/execution of contract.

Approved By:   / S /  

Date: 5/15/2025



CITY OF EL PASO  
BID TABULATION



BID ITEM: Maintenance of Overhead Doors at City Facilities				BID # 2025-0292	
BID DATE: April 23, 2025				DEPARTMENT: Streets and Maintenance	
		D.H. Pace Company, Inc. Olathe, KS Bidder 1 of 1			
Part 3: Sample List with Labor					
ITEM 2.	Description:	Bottom Fixture Standard			
	Manufacturer Part Number	BF-OHD			
	Bidder Part Number	61405			
	Price List Cost (Net)	\$36.85			
	City's Cost (After Discount or Mark-Up) (A)	\$49.75			
	Hourly Labor Rate (Part 2) (B)	\$105.00			
	Total A + B	\$154.75			
ITEM 3.	Description:	Top Fixture			
	Manufacturer Part Number	TF-OHD			
	Bidder Part Number	6659			
	Price List Cost (Net)	\$19.31			
	City's Cost (After Discount or Mark-Up) (A)	\$26.07			
	Hourly Labor Rate (Part 2) (B)	\$165.00			
	Total A + B	\$191.07			
ITEM 4.	Description:	Slide Lock			
	Manufacturer Part Number	LO-OHD			
	Bidder Part Number	409334			
	Price List Cost (Net)	\$7.50			
	City's Cost (After Discount or Mark-Up) (A)	\$10.13			
	Hourly Labor Rate (Part 2) (B)	\$105.00			
	Total A + B	\$115.13			
ITEM 5.	Description:	Spring Anchor Bracket			
	Manufacturer Part Number	SAB-OHD			
	Bidder Part Number	352373			
	Price List Cost (Net)	\$38.49			
	City's Cost (After Discount or Mark-Up) (A)	\$51.96			
	Hourly Labor Rate (Part 2) (B)	\$105.00			
	Total A + B	\$156.96			

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Approved By:   /S/  

Date: 5/15/2025



CITY OF EL PASO  
BID TABULATION



BID ITEM: Maintenance of Overhead Doors at City Facilities				BID # 2025-0292	
BID DATE: April 23, 2025				DEPARTMENT: Streets and Maintenance	
		D.H. Pace Company, Inc. Olathe, KS Bidder 1 of 1			
Part 3: Sample List with Labor					
ITEM 6.	Description:	Step Plate			
	Manufacturer Part Number	ST-3			
	Bidder Part Number	112511			
	Price List Cost (Net)	\$37.54			
	City's Cost (After Discount or Mark-Up) (A)	\$50.68			
	Hourly Labor Rate (Part 2) (B)	\$105.00			
	Total A + B	\$155.68			
ITEM 7.	Description:	Cable for 10' 1" Door, Assembled			
	Manufacturer Part Number	CABA-OHD			
	Bidder Part Number	141687			
	Price List Cost (Net)	\$25.77			
	City's Cost (After Discount or Mark-Up) (A)	\$34.79			
	Hourly Labor Rate (Part 2) (B)	\$165.00			
	Total A + B	\$199.79			
Total (Items 1 - 7)		\$1,099.08			
		Bidder's Price: \$1,099.07			
OPTION TO EXTEND THE TERM OF THE AGREEMENT					
THE CITY AT ITS SOLE DISCRETION, MAY EXERCISE ANY OPTION TO EXTEND THE TERM OF THE AGREEMENT, BY GIVING THE CONTRACTOR WRITTEN NOTICE WITHIN THE TIME PERIOD NOTED ON THE SELECTED OPTIONS. THE TERM OF THIS CONTRACT SHALL BE BASED ON ONE OF THE SELECTIONS BELOW AND UNDER THE SAME TERMS AND CONDITIONS. THE CITY MANAGER OR DESIGNEE MAY EXTEND THE OPTION TO EXTEND.					
TWO (2) ADDITIONAL YEARS AT THE SAME UNIT PRICE(S)		YES			
NO OPTION OFFERED					
AMENDMENTS ACKNOWLEDGED:		YES			
BIDS SOLICITED: 294      LOCAL BIDS SOLICITED: 138      BIDS RECEIVED: 1      BIDS LOCAL: 0      NO BID: 4					

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Approved By:   /S/  

Date: 5/15/2025

2025-0292 Maintenance of Overhead Doors - City Facilities

	<u>Participant Name</u>	<u>City</u>	<u>State</u>
1	915 hauler	El Paso	TX
2	915 Maintenance and Contracting (Bustillos & Rojero Enterprises LLC)	El Paso	TX
3	American Restoration Water and Fire (American Restoration New Mexico)	El Paso	TX
4	Condor Consulting Group, LLC	El Paso	TX
5	Construction Reporter	Albuquerque	NM
6	DLP Services LLC (De La Paz Cleaning and Rental Services LLC)	Del Rio	TX
7	EL PASO JAG INC.	El Paso	TX
8	EP&O USA LLC	El Paso	TX
9	G.R.A.C.E. Construction	El Paso	TX
10	Garcia Holdings	Las Cruces	NM
11	H&L Services LLC	New Braunfels	TX
12	Horizon Roll Off Services	Horizon City	TX
13	North America Procurement Council Inc., PBC	Grand Junction	CO
14	Solis General Construction	El Paso	TX
15	The PlanIt Room	El Paso	TX
16	DH Pace El Paso (DH Pace Company Inc)	El Paso	TX
17	Zeraus Iluminacion	El Paso	TX
18	JJ Garage Doors, LTD. Co	El Paso	TX



# Inadequate Competition Survey

2025-0292 Maintenance of Overhead Doors

Number of vendors Solicited - Please enter  
Sample Size Scale

18	
17 or less - Contact	4
18 to 23 - Contact	5
24 to 27 - Contact	6
28 or More - Contact	25%
5	

Sample Size Selected

Survey Questions:

Please indicate, why you did not respond to our solicitation?	Number of Responses	Pct
Did not receive the Bid Notification (Confirm address on file)		0%
Did not have time to respond		0%
Could not provide competitive pricing		0%
Could not meet the submission deadline		0%
Not interested	1	20%
Does not have equipment	1	20%
Out of business		0%
No response	3	60%
Total	5	100%
Please provide feedback to our Specification	Number of Responses	Pct
Specifications were good or adequate		0%
Specifications were not clear		0%
Could not meet specifications	2	40%
Specifications were limited or closed		0%
Did not receive/no opinion	3	60%
Just needed more time to review.		0%
Did not receive bid notification.		0%
Total	5	100%