

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



**DEPARTMENT:** Sun Metro – Mass Transit  
Purchasing & Strategic Sourcing

**AGENDA DATE:** February 4, 2025

**PUBLIC HEARING DATE:** N/A

**CONTACT PERSON NAME:** Anthony R. DeKeyzer, Director of Mass Transit **PHONE NUMBER:** (915)212-3306  
K. Nicole Cote, Managing Director **PHONE NUMBER:** (915)212-1092

**DISTRICT(S) AFFECTED:** All

**STRATEGIC GOAL:** No. 7 Enhance and Sustain El Paso's Infrastructure Network

**SUBGOAL:** 7.3 – Enhance a regional comprehensive transportation system

**SUBJECT:**

Discussion and action on the award of Solicitation 2024-0528 BRIO RTS Landscape Maintenance to Carlos I. Salazar dba Mean Clean, LLC. for an initial term of three (3) years for an estimated amount of \$780,060.00. The award also includes a two (2) year option for an estimated amount of \$520,040.00. The total contract time is for five (5) years for a total estimated amount of \$1,300,100.00.

**BACKGROUND / DISCUSSION:**

This contract will provide landscape and grounds maintenance services at Sun Metro's shelters, parking lots and other properties.

**COMMUNITY AND STAKEHOLDER OUTREACH:**

A pre-proposal meeting was held on August 28, 2024. No suppliers were in attendance.

**SELECTION SUMMARY:**

Solicitation was advertised on August 20, 2024 and August 27, 2024. The solicitation was posted on City website on August 20, 2024. There were twenty (20) viewers online; eight (8) bids were received, seven (7) coming from local suppliers.

**CONTRACT VARIANCE:**

The difference based in comparison to the previous contract is as follows: an increase of \$498,227.28 for the initial term, which represents a 176.78% increase as a result of price increase and additional locations added to the contract.

**PROTEST**

No protest received for this requirement.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

Amount: \$780,060.00

Funding Source: Sun Metro General Operations (Operating Fund)

Account: 560-3200-60050-522210-P6018

**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:**

*Claudia K. Garcia* for  
\_\_\_\_\_  
Anthony R. DeKeyzer, Director of Mass Transit

*K. Nicole Cote*  
\_\_\_\_\_  
K. Nicole Cote, Managing Director

Project Form  
Best Value Bid

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

Please place the following item on the Regular Agenda for the Mass Transit Meeting of February 04, 2025.

Strategic Goal 7 - Enhance and Sustain El Paso's Infrastructure Network

The linkage to the Strategic Plan is subsection: 7.3 Enhance a regional comprehensive transportation system

**Award Summary:**

Discussion and action on the award of Solicitation 2024-0528 BRIO RTS Landscape Maintenance to Carlos I. Salazar dba Mean Clean, LLC. for an initial term of three (3) years for an estimated amount of \$780,060.00. The award also includes a two (2) year option for an estimated amount of \$520,040.00. The total contract time is for five (5) years for a total estimated amount of \$1,300,100.00. This contract will provide landscape and grounds maintenance services at Sun Metro's shelters, parking lots and other properties.

**Contract Variance:**

The difference based in comparison to the previous contract is as follows: an increase of \$498,227.28 for the initial term, which represents a 176.78% increase as a result of price increases and additional locations added to the contract.

Department:	Sun Metro – Mass Transit
Award to:	Carlos I. Salazar dba Mean Clean, LLC.
City & State:	El Paso, TX
Item(s):	All
Initial Term:	3 Years
Option Term:	2 Years
Total Contract Time:	5 Years
Annual Estimated Award:	\$260,020.00
Initial Term Estimated Award:	\$780,060.00
Option Term Estimated Award:	\$520,040.00
Total Estimated Award	\$1,300,100.00
Account(s)	560 – 3200 – 60050-522210-P6018
Funding Source(s):	Sun Metro General Operations (Operating Fund)
District(s):	All

This was a Best Value Bid Procurement - unit price contract

The Purchasing & Strategic Sourcing and Sun Metro – Mass Transit Departments recommend award as indicated to Carlos I. Salazar dba Mean Clean, LLC. 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.

Committee Scoresheet

**Best Value Scoresheet**

**PROJECT:**

**2024-0528 BRIO RTS Landscape & Maintenance**

*Evaluation of Submittal*

	Weight	Mean Clean LLC	MG Evergreen LLC	Delta Landscaping	Abescape Landscape LLC	Oscar Morales dba Long Term Capital	EGL Construction	DDM Corporation	JC Landscaping
<b>Factor A - Price</b>									
Scores	<b>35</b>	26.21	32.40	31.16	23.48	35.00	14.16	Bid deemed non-responsive	Bid deemed non-responsive
<b>Factor B - Experience – Comparable Contracts</b>									
Scores	<b>35</b>	29.13	9.03	9.26	14.00	5.06	11.20	Bid deemed non-responsive	Bid deemed non-responsive
<b>Factor C - References</b>									
Scores	<b>20</b>	15.00	11.67	6.67	13.40	0.00	10.67	Bid deemed non-responsive	Bid deemed non-responsive
<b>Factor D - Employee Medical Benefits and Incentives</b>									
Scores	<b>10</b>	0.00	2.00	6.00	0.00	2.00	2.00	Bid deemed non-responsive	Bid deemed non-responsive
<b>Total Score</b>		<b>70.34</b>	<b>55.10</b>	<b>53.09</b>	<b>50.88</b>	<b>42.06</b>	<b>38.03</b>		
<b>Rank</b>		1	2	3	4	5	6		



**CITY OF EL PASO  
BID TABULATION FORM**



BID TITLE: BRIO RTS Landscape Maintenance BID NO: 2024-0528  
 BID DATE: September 18, 2024 DEPARTMENT: Sun Metro (Mass Transit)

	Abescape Landscaping, LLC El Paso, TX Bidder 1 of 8	DDM Corporation LLC El Paso, TX Bidder 2 of 8	Delta Unlimited, LLC dba Delta Pest Control & Lawn Service El Paso, TX Bidder 3 of 8	EGL Construction Inc. El Paso, TX Bidder 4 of 8	Oscar Morales dba Long Term Capital LLC El Paso, TX Bidder 5 of 8
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Group 1 - Weekly Grounds Maintenance Locations																			
Item No.	Description	Unit Of Measure	Approximate Annual Quantity (A)	Unit Price (B)	Yearly Total (C = A X B) (C)	3 Year Total (D = C X 3) (D)	Price (B)	Yearly Total (C = A X B) (C)	3 Year Total (D = C X 3) (D)	Price (B)	Yearly Total (C = A X B) (C)	3 Year Total (D = C X 3) (D)	Price (B)	Yearly Total (C = A X B) (C)	3 Year Total (D = C X 3) (D)	Price (B)	Yearly Total (C = A X B) (C)	3 Year Total (D = C X 3) (D)	
1	Brio Dyer RTS Shelters - be-weekly service	Bi-week	26	\$ 1,300.00	\$ 33,800.00	\$ 101,400.00	\$ 2,040.00	\$ 53,040.00	\$ 159,120.00	\$ 960.00	\$ 24,960.00	\$ 74,880.00	\$ 1,200.00	\$ 31,200.00	\$ 93,600.00	\$ 1,610.64	\$ 41,876.64	\$ 125,629.92	
2	Brio Alameda RTS Shelters - be-weekly service	Bi-week	26	\$ 1,500.00	\$ 39,000.00	\$ 117,000.00	\$ 2,295.00	\$ 59,670.00	\$ 179,010.00	\$ 1,080.00	\$ 28,080.00	\$ 84,240.00	\$ 1,500.00	\$ 39,000.00	\$ 117,000.00	\$ 1,150.00	\$ 29,900.00	\$ 89,700.00	
3	Brio Mesa RTS Shelters - be-weekly service	Bi-week	26	\$ 1,500.00	\$ 39,000.00	\$ 117,000.00	\$ 2,295.00	\$ 59,670.00	\$ 179,010.00	\$ 1,080.00	\$ 28,080.00	\$ 84,240.00	\$ 1,500.00	\$ 39,000.00	\$ 117,000.00	\$ 1,400.00	\$ 36,400.00	\$ 109,200.00	
4	Brio Montana RTS Shelters - be-weekly service	Bi-week	26	\$ 1,300.00	\$ 33,800.00	\$ 101,400.00	\$ 2,040.00	\$ 53,040.00	\$ 159,120.00	\$ 960.00	\$ 24,960.00	\$ 74,880.00	\$ 1,750.00	\$ 45,500.00	\$ 136,500.00	\$ 500.00	\$ 13,000.00	\$ 39,000.00	
5	Brio Montana P+R Lot Lee Trevino - be-weekly service	Bi-week	26	\$ 486.00	\$ 12,636.00	\$ 37,908.00	\$ 1,490.00	\$ 38,740.00	\$ 116,220.00	\$ 1,000.00	\$ 26,000.00	\$ 78,000.00	\$ 3,600.00	\$ 93,600.00	\$ 280,800.00	\$ 500.00	\$ 13,000.00	\$ 39,000.00	
6	Brio Montana P+R Lot George Dieter - be-weekly service	Bi-week	26	\$ 486.00	\$ 12,636.00	\$ 37,908.00	\$ 3,725.00	\$ 96,850.00	\$ 290,550.00	\$ 1,000.00	\$ 26,000.00	\$ 78,000.00	\$ 3,700.00	\$ 96,200.00	\$ 288,600.00	\$ 800.00	\$ 20,800.00	\$ 62,400.00	
7	Brio Montana P+R - Private Road, Fenced, No Flora, Weed Control. 1 service every 4 weeks.	SVC	13	\$ 250.00	\$ 3,250.00	\$ 9,750.00	\$ 1,490.00	\$ 19,370.00	\$ 58,110.00	\$ 500.00	\$ 6,500.00	\$ 19,500.00	\$ 3,800.00	\$ 49,400.00	\$ 148,200.00	\$ 819.83	\$ 10,657.79	\$ 31,973.37	
<b>Total</b>						<b>\$ 174,122.00</b>	<b>\$ 522,366.00</b>		<b>\$ 380,380.00</b>	<b>\$ 1,141,140.00</b>		<b>\$ 164,580.00</b>	<b>\$ 493,740.00</b>		<b>\$ 393,900.00</b>	<b>\$ 1,181,700.00</b>		<b>\$ 165,634.43</b>	<b>\$ 496,903.29</b>

Group 2 - Bi-Weekly Grounds Maintenance Locations																			
Item No.	Description	Unit Of Measure	Approximate Annual Quantity (A)	Unit Price (B)	Yearly Total (C = A X B) (C)	3 Year Total (D = C X 3) (D)	Price (B)	Yearly Total (C = A X B) (C)	3 Year Total (D = C X 3) (D)	Price (B)	Yearly Total (C = A X B) (C)	3 Year Total (D = C X 3) (D)	Price (B)	Yearly Total (C = A X B) (C)	3 Year Total (D = C X 3) (D)	Price (B)	Yearly Total (C = A X B) (C)	3 Year Total (D = C X 3) (D)	
1	Man-hours - Requires SM Approval.	Hourly	1,200	\$ 80.00	\$ 96,000.00	\$ 288,000.00	\$ 22.50	\$ 27,000.00	\$ 81,000.00	\$ 32.50	\$ 39,000.00	\$ 117,000.00	\$ 45.00	\$ 54,000.00	\$ 162,000.00	\$ 13.00	\$ 15,600.00	\$ 46,800.00	
<b>Total</b>						<b>\$ 96,000.00</b>	<b>\$ 288,000.00</b>		<b>\$ 27,000.00</b>	<b>\$ 81,000.00</b>		<b>\$ 39,000.00</b>	<b>\$ 117,000.00</b>		<b>\$ 54,000.00</b>	<b>\$ 162,000.00</b>		<b>\$ 15,600.00</b>	<b>\$ 46,800.00</b>

<p align="center"><b><u>OPTION TO EXTEND THE TERM OF THE AGREEMENT</u></b></p> <p>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.</p> <p>BIDDER OFFERS THE CITY THE OPTION OF EXTENDING THE TERM OF THE CONTRACT FOR:</p>					
<b>TWO (2) ADDITIONAL YEARS AT THE SAME UNIT PRICE(S)</b>	<input type="checkbox"/>	Left blank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>NO OPTION OFFERED</b>	<input type="checkbox"/>	Left blank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>AMENDMENTS ACKNOWLEDGED:</b>	YES	YES	YES	YES	YES

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



**CITY OF EL PASO  
BID TABULATION FORM**



BID TITLE: BRIO RTS Landscape Maintenance BID NO: 2024-0528  
 BID DATE: September 18, 2024 DEPARTMENT: Sun Metro (Mass Transit)

	Garnica Corporation dba JC Landscaping Chaparral, NM Bidder 6 of 8	Carlos I. Salazar dba Mean Clean LLC El Paso, TX Bidder 7 of 8	Mario A. Gonzalez dba MG Evergreen LLC El Paso, TX Bidder 8 of 8
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Group 1 - Weekly Grounds Maintenance Locations																	
Item No.	Description	Unit Of Measure	Approximate Annual Quantity (A)	Unit Price (B)	Yearly Total (C = A X B) (C)	3 Year Total (D = C X 3) (D)	Price (B)	Yearly Total (C = A X B) (C)	3 Year Total (D = C X 3) (D)	Price (B)	Yearly Total (C = A X B) (C)	3 Year Total (D = C X 3) (D)					
1	Brio Dyer RTS Shelters - be-weekly service	Bi-week	26	\$ 4,750.00	\$ 123,500.00	\$ 370,500.00	\$ 1,150.00	\$ 29,900.00	\$ 89,700.00	\$ 1,650.00	\$ 42,900.00	\$ 128,700.00					
2	Brio Alameda RTS Shelters - be-weekly service	Bi-week	26	\$ 7,260.00	\$ 188,760.00	\$ 566,280.00	\$ 1,360.00	\$ 35,360.00	\$ 106,080.00	\$ 1,050.00	\$ 27,300.00	\$ 81,900.00					
3	Brio Mesa RTS Shelters - be-weekly service	Bi-week	26	\$ 5,900.00	\$ 153,400.00	\$ 460,200.00	\$ 1,400.00	\$ 36,400.00	\$ 109,200.00	\$ 1,650.00	\$ 42,900.00	\$ 128,700.00					
4	Brio Montana RTS Shelters - be-weekly service	Bi-week	26	\$ 4,200.00	\$ 109,200.00	\$ 327,600.00	\$ 1,700.00	\$ 44,200.00	\$ 132,600.00	\$ 1,150.00	\$ 29,900.00	\$ 89,700.00					
5	Brio Montana P+R Lot Lee Trevino - be-weekly service	Bi-week	26	\$ 3,600.00	\$ 93,600.00	\$ 280,800.00	\$ 360.00	\$ 9,360.00	\$ 28,080.00	\$ 275.00	\$ 7,150.00	\$ 21,450.00					
6	Brio Montana P+R Lot George Dieter - be-weekly service	Bi-week	26	\$ 3,600.00	\$ 93,600.00	\$ 280,800.00	\$ 460.00	\$ 11,960.00	\$ 35,880.00	\$ 275.00	\$ 7,150.00	\$ 21,450.00					
7	Brio Montana P+R - Private Road, Fenced, No Flora, Weed Control. 1 service every 4 weeks.	SVC	13	\$ 2,300.00	\$ 29,900.00	\$ 89,700.00	\$ 680.00	\$ 8,840.00	\$ 26,520.00	\$ 650.00	\$ 8,450.00	\$ 25,350.00					
<b>Total</b>						<b>\$ 791,960.00</b>	<b>\$ 2,375,880.00</b>		<b>\$ 176,020.00</b>	<b>\$ 528,060.00</b>		<b>\$ 165,750.00</b>	<b>\$ 497,250.00</b>				

Group 2 - Bi-Weekly Grounds Maintenance Locations																	
Item No.	Description	Unit Of Measure	Approximate Annual Quantity (A)	Unit Price (B)	Yearly Total (C = A X B) (C)	3 Year Total (D = C X 3) (D)	Price (B)	Yearly Total (C = A X B) (C)	3 Year Total (D = C X 3) (D)	Price (B)	Yearly Total (C = A X B) (C)	3 Year Total (D = C X 3) (D)					
1	Man-hours - Requires SM Approval.	Hourly	1,200	\$ 75.00	\$ 90,000.00	\$ 270,000.00	\$ 55.00	\$ 66,000.00	\$ 198,000.00	\$ 25.00	\$ 30,000.00	\$ 90,000.00					
<b>Total</b>						<b>\$ 90,000.00</b>	<b>\$ 270,000.00</b>		<b>\$ 66,000.00</b>	<b>\$ 198,000.00</b>		<b>\$ 30,000.00</b>	<b>\$ 90,000.00</b>				

<p align="center"><b><u>OPTION TO EXTEND THE TERM OF THE AGREEMENT</u></b></p> <p>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.</p> <p>BIDDER OFFERS THE CITY THE OPTION OF EXTENDING THE TERM OF THE CONTRACT FOR:</p>			
<b>TWO (2) ADDITIONAL YEARS AT THE SAME UNIT PRICE(S)</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>NO OPTION OFFERED</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>AMENDMENTS ACKNOWLEDGED:</b>	YES	YES	YES

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

Online Views			
2024-0528			
<b>No.</b>	<b>Participant Name</b>	<b>City</b>	<b>State</b>
1	AAA General Contractors, LLC	El Paso	TX
2	Abescape Landscaping, LLC	El Paso	TX
3	A's Maintenance & Landscaping	El Paso	TX
4	Bright Growing Landscape and Maintenance (Guma Services, LLC)	Canutillo	TX
5	Caballero Electric Co	El Paso	TX
6	Casa Ford	el paso	TX
7	Construction Reporter	Albuquerque	NM
8	DDM Corporation LLC	el paso	TX
9	Delta Pest Control & Lawn Service (Delta Unlimited LLC)	El Paso	TX
10	EGL Construction, Inc	El Paso	TX
11	HomeScape (Long Term Capital LLC)	El Paso	TX
12	JC LANDSCAPING (GARNICA CORPORATION)	EL PASO	TX
13	JSH HANDYMAN LLC (JSH HANDYMAN)	El Paso	TX
14	Mean Clean LLC	El Paso	TX
15	MG Evergreen LLC	EL PASO	TX
16	North America Procurement Council Inc., PBC	Grand Junction	CO
17	Octavias Group LLC (Paris O. Davidson)	El Paso	TX
18	Rexcel Coatings Corporation	El Paso	TX
19	The PlanIt Room	El Paso	TX
20	TIGUA CONSTRUCTION SERVICES (Tigua Enterprises, Inc.)	El Paso	TX