

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



**DEPARTMENT:** Capital Improvement  
Purchasing & Strategic Sourcing  
**AGENDA DATE:** April 29, 2025  
**PUBLIC HEARING DATE:** N/A  
**CONTACT PERSON NAME:** Gilbert Guerrero, Interim Director of Capital Improvement  
Claudia A. Garcia, Director of Purchasing & Strategic Sourcing  
**PHONE NUMBER:** (915) 212- 1860  
**PHONE NUMBER:** (915) 212-0043  
**DISTRICT(S) AFFECTED:** All  
**STRATEGIC GOAL:** No. 7 - Enhance and Sustain El Paso's Infrastructure Network  
**SUBGOAL:** 7.2 Improve competitiveness through infrastructure improvements impacting the quality of life

**SUBJECT:**

Discussion and action on the award of solicitation 2025-0087 On-Call Horizontal Construction 2025 to Amstar Inc. General Contractor and Keystone GC, LLC. Each contract has an initial term of two (2) and three (3), one (1) year options. The length of each contract including the initial term plus options is five (5) years for an estimated total aggregate of 16,000,000.00.

**BACKGROUND / DISCUSSION:**

The project consists of the construction contracts to perform maintenance, repair, alteration renovation, remediation, or minor construction for City of El Paso infrastructure and Right of Ways on a task order basis. Project assignments/tasks under this contract will be issued from various funding sources to complete projects that are simple and/or have fast track requirements/schedules.

**COMMUNITY AND STAKEHOLDER OUTREACH:**

A pre-bid meeting was held on December 4, 2024. Two suppliers were in attendance.

**SELECTION SUMMARY:**

Solicitation was advertised on November 26, 2024 and December 3, 2024. The solicitation was posted on City website on November 26, 2024. There were a total thirty-five (35) viewers online; six (3) proposals were received; one (1) from local supplier.

**CONTRACT VARIANCE:**

N/A

**PROTEST**

No protest received for this requirement.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

Amount: \$16,000,000.00

Funding Source: Various Funding


**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	

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

**DEPARTMENT**  
**HEAD:**



4/11/2025  
Gilbert Guerrero, Interim Director of Capital Improvement



Claudia A. Garcia, Director of Purchasing & Strategic Sourcing

Project Form  
Competitive Sealed Proposal

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

Please place the following item on the Regular Agenda for the City Council Meeting of April 29, 2025

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

The linkage to the Strategic Plan is subsection: 7.2 Improve competitiveness through infrastructure improvements impacting the quality of life

**Award Summary:**

Discussion and action on the award of solicitation 2025-0087 On-Call Horizontal Construction 2025 to Keystone GC, LLC., and Amstar, Inc for an initial term of Two (2) years and three (3), one (1) year options. The length of each contract including the initial term plus options is five (5) years for an estimated total aggregate of \$16,000,000.00. The project consists of the construction contracts to perform maintenance, repair, alteration renovation, remediation, or minor construction for City of El Paso infrastructure and Right of Ways on a task order basis

Department:	Capital Improvement
Award to:	Keystone GC, LLC.
City & State:	El Paso, TX
Initial Term:	Two (2) Years
Option Terms:	Three (3) – One (1) Year Terms
Award to:	Amstar, Inc.
City & State:	San Antonio, TX
Initial Term:	Two (2) Years
Option Terms:	Three (3) – One (1) Year Terms
Total Aggregate Award:	\$16,000,000.00
Account(s):	Various
Funding Source(s):	Various
District(s):	All

This was a Competitive Sealed Proposal, requirements contract.

The Purchasing & Strategic Sourcing and Capital Improvement departments recommend award as indicated to Keystone GC, LLC., and Amstar, Inc the highest ranked offerors 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.

As a part of this award, upon the review of the City Attorney, the City Engineer may without further authorization from City Council approve contract changes which are necessary for proper execution of the work and carrying out the intent of the project, which are in accordance with applicable law, do not make changes to the prices and are within the appropriate budget.

**COMPETITIVE SEALED PROPOSAL (CSP) EVALUATION SHEET**  
**2025-0087 On-Call Horizontal Construction 2025**

Evaluation Factors	Maximum Points	Amstar Inc.	Keystone GC, LLC	JSR Construction & Remodeling LLC
Factor A - Offeror's Proposed Coefficient	50	50.00	45.83	Proposal deemed non-responsive, therefore, not evaluated.
Factor B - Offeror's Experience	10	8.67	0.00	
Factor C - Organizational Structure and Business Practices	20	17.67	17.67	
Factor D – Quality of Goods and Services	5	4.33	4.00	
Factor E – Offeror's safety record and safety performance	5	5.00	5.00	
Factor F - Sample Project	10	9.00	8.67	
<b>Total Points</b>	<b>100</b>	<b>94.67</b>	<b>81.17</b>	
<b>Ranking</b>		<b>1</b>	<b>2</b>	

APPROVED:  2/21/25  
 Director of Purchasing & Strategic Sourcing Date

APPROVED:  2/24/2025  
 City Engineer Interim Director for Capital Improvements Date



CITY OF EL PASO  
COEFFICIENT TABULATION



Title: On-Call Horizontal Construction 2025		Solicitation Number: 2025-0087		
Deadline Date: January 8, 2025		Department: Capital Improvement		
		Amstar, Inc. San Antonio, TX Bidder 1 of 3	Jesus S. Rodriguez dba JSR Construction & Remodeling LLC Santa Teresa, NM Bidder 2 of 3	Keystone GC, LLC El Paso, TX Bidder 3 of 3
A. Pre-Priced Items (Unit Price Book) (Coefficients must be extended to three decimal places.)				
1.	Coefficient - Standard Working Hours	1.200	1.230	1.313
2.	Coefficient - Non-Standard Working Hours	1.250	1.250	1.348
Amendments Acknowledged		YES	YES	YES
Solicitation Invites: 796    Local Suppliers Invited: 424    Proposals Received: 3    Local Proposals Received: 1				
NOTE: The information contained in this tabulation is for information only and does not constitute actual award/execution of contract.				

Approved: \_\_\_\_\_/s/ \_\_\_\_\_

Date: 1/21/2025

## 2025-0087 Horizontal On-Call Construction 2025

## Views List

<b>No.</b>	<b>Participant Name</b>	<b>City</b>	<b>State</b>
1	915 hauler	el paso	TX
2	Accent Landscape	El paso	TX
3	Amstar Inc. General Contractor	San Antonio	TX
4	Aztec Contractors Inc	EL PASO	TX
5	BELLA IRRIGATION, LLC	El Paso	TX
6	Black Fire & Security Services, LLC	El Paso	TX
7	Black Stallion Contractors, Inc.	El Paso	TX
8	Brock & Bustillos Inc.	El Paso	TX
9	Brownstone Consultants	McAllen	TX
10	Brunson pump service (Brunson Investment LLC)	El Paso	TX
11	CIJ General Contractor	El Paso	TX
12	Conde Inc.	El Paso	TX
13	Construction Reporter	Albuquerque	NM
14	CONSTRUCTION SOLUTION USA LLC	CARROLLTON	TX
15	Desert Contracting LLC	El Paso	TX
16	DLC CONSTRUCTION INC	El Paso	TX
17	FBC Commercial Roofing	Wylie	TX
18	Filterbuy Incorporated	Talladega	AL
19	Instant Imprints, South Houston (M. Wright Group, LLC)	Houston	TX
20	JSR Construction & Remodeling LLC	Santa Teresa	NM
21	Keystone Contractors and Engineers (Keystone GC, LLC.)	El Paso	TX
22	Martinez Bros. Contractors, LLC	El Paso	TX
23	Mega Wholesale LLC	ELIZABETH	NJ
24	Octavias Group LLC (Paris O. Davidson)	El Paso	TX
25	Paso-Tex Industries LLC	El Paso	TX
26	Pride General Contractors, LLC	El Paso	TX
27	REYEZ Concrete (Gonzalo Reyez)	El Paso	TX
28	RMVCF LLC	El Paso	TX
29	Sherwin Williams Protective Coatings	El Paso	TX
30	The PlanIt Room	El Paso	TX
31	Turner & Townsend Heery, LLC	Dallas	TX
32	WOFFORD TRUCK PARTS (TE EL PASO,LLC)	EL PASO	TX
33	Wyler Industrial Works, Inc.	El Paso	TX
34	Zeraus Iluminacion	El Paso	TX
35	ZTEX Construction, Inc.	El Paso	TX