

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

**AGENDA DATE:** November 7, 2023  
**PUBLIC HEARING DATE:** Not Applicable

**CONTACT PERSON(S) NAME AND PHONE NUMBER:**  
Yvette Hernandez, City Engineer, (915) 212-1860  
K. Nicole Cote, Managing Director (915) 212-1092

**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 2023-0397 Horizontal Construction Improvements to Keystone GC, LLC for an initial term of two (2) years for a total estimated award of \$2,000,000.00. The award also includes three (3) one (1) year options for an estimated amount of \$3,000,000.00. The total value of the contract is, including the initial term plus the option for a total of five (5) years, for an estimated amount of \$5,000,000.00.

**BACKGROUND / DISCUSSION:**

This contract is an indefinite-delivery indefinite-quantity (IDIQ) contract to perform maintenance, repair, alteration, renovation, remediation, or minor construction projects on a task order basis. This contract will be pre-established prices and a coefficient to be used for each task order issued under this contract. This contracting method eliminates the need to procure each project separately allowing some time efficiencies on the delivery of qualified construction projects.

**SELECTION SUMMARY:**

Solicitation was advertised on June 27, 2023 and July 4, 2023 the solicitation was posted on City website on June 27, 2023. There were a total number in words (21) viewers online; one (1) proposal was received; being from local suppliers. An Inadequate Competition Survey was conducted.

**CONTRACT VARIANCE:**

N/A

**PROTEST**

No protest received for this requirement.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

Amount: \$2,000,000.00  
Funding Source: Various Accounts  
Account: N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED?  YES  NO

PRIMARY DEPARTMENT: Capital Improvement

SECONDARY DEPARTMENT: Purchasing & Strategic Sourcing

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

**DEPARTMENT HEAD:**

*Yvette Hernandez*

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Yvette Hernandez, City Engineer

**COUNCIL PROJECT FORM  
(Competitive Sealed Proposal)**

\*\*\*\*\***POSTING LANGUAGE BELOW**\*\*\*\*\*

Please place the following item on the **REGULAR AGENDA** for the Council Meeting of **November 7, 2023**.

**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 2023-0397 Horizontal Construction Improvements to Keystone GC, LLC for an initial term of two (2) years for a total estimated award of \$2,000,000.00. The award also includes three (3) one (1) year options for an estimated amount of \$3,000,000.00. The total value of the contract is, including the initial term plus the option for a total of five (5) years, for an estimated amount of \$5,000,000.00. This contract is an indefinite-delivery indefinite-quantity (IDIQ) contract to perform maintenance, repair, alteration, renovation, remediation, or minor construction projects on a task order basis. This contract will be pre-established prices and a coefficient to be used for each task order issued under this contract. This contracting method eliminates the need to procure each project separately allowing some time efficiencies on the delivery of qualified construction projects.

Department:	Capital Improvement
Award to:	Keystone GC, LLC El Paso, TX
Item(s):	All
Initial Term:	2 Years
Option Term:	3 Years
Initial Term Estimated Amount:	\$2,000,000.00 (2 Years)
Option Term Year 1 Amount:	\$1,000,000.00 (1 Year)
Option Term Year 2 Amount:	\$1,000,000.00 (1 Year)
Option Term Year 3 Amount:	\$1,000,000.00 (1 Year)
Total Estimated Award:	\$5,000,000.00 (5 Years)
Funding Sources:	Various Accounts
Accounts:	N/A
District(s):	All

This is a Competitive Sealed Proposal, price book (RS Means) Contract.


The Purchasing & Strategic Sourcing and Capital Improvement Departments recommend award as indicated to Keystone GC, LLC, the highest ranked offeror based on the evaluation criteria for this solicitation.


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**  
**Horizontal Construction Improvements**  
**Solicitation No. 2023-0397**

Evaluation Factors	Maximum Points	Keystone GC, LLC
Factor A - Offeror's Proposed Coefficient	50	50.00
Factor B - Offeror's Experience and Reputation	10	7.61
Factor C - Organizational Structure and Business Practices	20	14.67
Factor D - Quality of Goods and Services	5	4.33
Factor E - Offeror's safety record and safety performance	5	4.33
Factor F - Sample Project	10	7.33
<b>Total Points</b>	<b>100</b>	<b>88.27</b>
<b>Ranking</b>		<b>1</b>

APPROVED:  9/5/2023  
Purchasing & Strategic Sourcing Director Date

APPROVED:  9/6/23  
City Engineer Date



# CITY OF EL PASO TABULATION



<b>Bid Title: On-Call Horizontal Improvements</b>		<b>Solicitation #: 2023-0397</b>	
<b>Bid Date: July 26, 2023</b>		<b>Department: Capital Improvement</b>	
	<b>Keystone GC, LLC dba Keystone Contractors and Engineers</b>  <b>El Paso, TX Bidder 1 of 1</b>		
<b>A. Pre-Priced Items (Unit Price Book) (Coefficients must be extended to three decimal places.)</b>			
1.	Coefficient - Standard Working Hours	1.319	
2.	Coefficient - Non-Standard Working Hours	1.354	
<b>B. Non-Pre Priced Items</b>			
3.	Coefficient	1.319	
<b>NOTE: The information contained in this bid tabulation is for information only and does not constitute actual award/execution of contract.</b>			

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

Date: 7/31/2023

## 2023-0397 Horizontal Construction Improvements

View List

	<u>Participant Name</u>	<u>Email</u>
1	Keystone GC, LLC	fguillen@keystone-ce.net
2	AAORSI	
3	Abescape Landscaping, LLC	Estimating@abescape.com
4	AGs Imperial Construction & Roofing LLC	agicr50@yahoo.com
5	Brierley Associates Corporation	marketing@brierleyassociates.com
6	ConstructConnect	content@constructconnect.com
7	Construction Reporter	rebecca@constructionreporter.com
8	CSA Constructors (Karlsruher, Inc.)	honey@csaengineers.com
9	EMJ Construction	gheath@emjcorp.com
10	Hawk Construction	
11	HZ Construction	
12	Jordan Foster Construction, LLC	akamath@jordanfosterconstruction.com
13	JRRR Enterprises LLC	javholstein@jarconcrete.com
14	MONEYLINEZ 915 LLC	deljuanalexander@proexcellence.biz
15	Ricks Paving & Sealing Inc.	cavrick2@gmail.com
16	Sigma Construction Group, LLC	main@sigmacongroup.com
17	Spark Multinational, LLC	horacio@sparkmultinational.com
18	Sundt Construction, Inc.	jvriccillo@sundt.com
19	The Job Connection	monica.moreno@tjcjobs.com
20	The PlanIt Room	projects@theplanitroom.com
21	Virtual Builders Exchange	jeannette@virtualbx.com