

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

**DEPARTMENT:** Department of Public Health – WIC Program

**AGENDA DATE:** February 23, 2010

**CONTACT PERSON NAME AND PHONE NUMBER:** MIKE HILL (771-5702)

**DISTRICT(S) AFFECTED:** 8 Terrence Freiburg, Purchasing Mgr., 541-4313

**SUBJECT:**

Approve award of Bid #2010-020 Building Space Rental-North Loop WIC Clinic to Robert Malooly, receiving the highest evaluation points. Total Award \$144,000.00 for three years. Option to renew 2 additional 3 year periods.

**BACKGROUND / DISCUSSION:**

The WIC Program provides services to residents of El Paso County who meet income and nutrition need. Services include screening and assessment (height, weight, lab work, etc.) referral, education, (individual & group classes) and supplemental food. Foods are provided through the issuance of an electronic benefit card redeemed at local grocery stores. We are currently providing services to over 42,836 clients a year.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

Department: 41150011 Project: G4110AD & G4110NE  
Account# 502400  
Fund: 06341 & -06343

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**BOARD / COMMISSION ACTION:**

N/A

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

**DEPARTMENT HEAD:**

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

*Information copy to appropriate Deputy City Manager*

**PROJECT FORM**

DATE: February 11, 2010

PROJECT: BUILDING SPACE RENTAL-NORTH CENTRAL WIC CLINIC  
 BID: 2010-020  
 BUDGET NO.: 41150011- 502400 - 06341 PROJECT G4110AD AND BUDGET 41150011- 502400 - 06343 PROJECT G4110NE  
 FUNDING SOURCE: TDH WIC SERVICES-BUILDING LEASES-WIC ADMINISTRATION AND TDH WIC SERVICES-BUILDING LEASES-WIC NUTRITON ADMINISTRATION  
 REPRESENTATIVE DISTRICT(S): 8 Location: 3707 Pershing Drive  
 \*\*\*\*\*

|                 |         |                                                        |
|-----------------|---------|--------------------------------------------------------|
| RECOMMENDATION: | VENDOR: | <u>ROBERT MALOOLY</u>                                  |
|                 |         | <u>EL PASO, TX</u>                                     |
|                 | ITEMS:  | <u>ALL</u>                                             |
|                 |         | <u>AMOUNT: \$144,000.00 3 YRS</u>                      |
|                 |         | <u>AMOUNT: 1<sup>ST</sup> OPTION \$154,800.00 3YRS</u> |
|                 |         | <u>AMOUNT: 2<sup>ND</sup> OPTION \$165,600.00 3YRS</u> |
|                 |         | <u>DISCOUNT: NONE</u>                                  |
|                 |         | <u>TOTAL AWARD: \$144,000.00 3 YRS</u>                 |

This is a thirty-six month contract with options as stated above for a total of nine (9) years. Financial Services, Purchasing Division and Public Health recommend award as indicated, vendor offered the Best Value for this service.

|                    |           |              |           |
|--------------------|-----------|--------------|-----------|
| BID'S SOLICITED    | <u>67</u> | BID'S LOCALS | <u>67</u> |
| BID'S RECEIVED     | <u>02</u> |              |           |
| "NO BIDS" RECEIVED | <u>00</u> |              |           |

CURRENT TAXES PAID         
 OUT-OF-TOWN       

TOTAL ESTIMATED AWARD: \$144,000.00 for 3 YRS  
 \*\*\*\*\*

FUNDS: AVAILABLE        NOT AVAILABLE        COMPTROLLER         
 \*\*\*\*\*

COUNCIL: APPROVED        REJECTED        CITY CLERK       

APPROVED: \_\_\_\_\_ COUNCIL MEETING OF FEBRUARY 23, 2009

\_\_\_\_\_  
 Carmen Arrieta-Candelaria  
 CFO/Financial Services

*[Signature]*

# CITY OF EL PASO BID TABULATION

BID ITEM: BUILDING SPACE RENTAL - NORTH/CENTRAL WIC CLINIC

BID DATE: DECEMBER 2, 2009

BID # 2010-020

DEPARTMENT: PUBLIC HEALTH

|                                                                                                                                                                                                                                                                      |                                                                          |                                                                                              |                              |                             |                                                                     |                              |                             |            |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|------------------------------|-----------------------------|---------------------------------------------------------------------|------------------------------|-----------------------------|------------|--|--|
|                                                                                                                                                                                                                                                                      |                                                                          | <b>MARY L. SAUCEDO<br/>EL PASO, TX</b>                                                       |                              |                             | <b>ROBERT MALOOLY<br/>EL PASO, TX</b>                               |                              |                             |            |  |  |
| <b>PART A: INITIAL THREE (3) YEAR LEASE</b>                                                                                                                                                                                                                          |                                                                          | MONTHLY<br>RATE                                                                              | TOTAL<br>PER YEAR            | THREE YEAR<br>TOTAL         | MONTHLY<br>RATE                                                     | TOTAL<br>PER YEAR            | THREE YEAR<br>TOTAL         |            |  |  |
| THE LOCATION OF YOUR OFFER<br>HAS _____ SQUARE FEET.                                                                                                                                                                                                                 |                                                                          | 3,720 (CLINIC)                                                                               |                              |                             | 5,510                                                               |                              |                             |            |  |  |
| NORTH/CENTRAL WIC HEALTH                                                                                                                                                                                                                                             |                                                                          | \$4,650.00                                                                                   | \$55,800.00<br>(X 12 MONTHS) | \$167,400.00<br>(X 3 YEARS) | \$4,000.00                                                          | \$48,000.00<br>(X 12 MONTHS) | \$144,000.00<br>(X 3 YEARS) |            |  |  |
| <b>PART B: OPTION TO EXTEND THE TERM OF THE AGREEMENT</b><br>AT OR BEFORE CONCLUSION OF THIS INITIAL TERM, THE CITY MAY CONTINUE THIS LEASE FOR AN ADDITIONAL THREE (3) YEAR PERIOD.<br>BIDDER OFFERS THE CITY THE OPTION OF EXTENDING THE TERM OF THE CONTRACT FOR: |                                                                          |                                                                                              |                              |                             |                                                                     |                              |                             |            |  |  |
| O-1                                                                                                                                                                                                                                                                  | FIRST OPTION TO RENEW FOR<br>ADDITIONAL FIRST THREE (3) YEAR<br>PERIOD   | \$4,850.00                                                                                   | \$58,200.00<br>(X 12 MONTHS) | \$174,600.00<br>(X 3 YEARS) | \$4,300.00                                                          | \$51,600.00<br>(X 12 MONTHS) | \$154,800.00<br>(X 3 YEARS) |            |  |  |
| AT OR BEFORE CONCLUSION OF THE FIRST EXTENSION PERIOD THE CITY MAY EXERCISE A SECOND EXTENSION FOR AN ADDITIONAL THREE (3) YEAR PERIOD.                                                                                                                              |                                                                          |                                                                                              |                              |                             |                                                                     |                              |                             |            |  |  |
| O-2                                                                                                                                                                                                                                                                  | SECOND OPTION TO RENEW FOR<br>ADDITIONAL SECOND THREE (3)<br>YEAR PERIOD | \$5,050.00                                                                                   | \$60,600.00<br>(X 12 MONTHS) | \$181,800.00<br>(X 3 YEARS) | \$4,600.00                                                          | \$55,200.00<br>(X 12 MONTHS) | \$165,600.00<br>(X 3 YEARS) |            |  |  |
| GRAND TOTAL<br>(ALL THREE YEAR TOTAL):                                                                                                                                                                                                                               |                                                                          | \$523,800.00                                                                                 |                              |                             | \$464,400.00                                                        |                              |                             |            |  |  |
| ESTIMATED TIME NEEDED<br>FOR OCCUPANCY:<br>____ CONSECUTIVE CALENDAR DAYS                                                                                                                                                                                            |                                                                          | EXISTING (WE WILL WORK AROUND<br>THEM SO THEY CAN CONTINUE<br>WORKING WITH OUT INTERRUPTION) |                              |                             | 90                                                                  |                              |                             |            |  |  |
| FLOOR PLAN IS INCLUDED:                                                                                                                                                                                                                                              |                                                                          | YES <input type="checkbox"/> EXISTING      NO <input type="checkbox"/>                       |                              |                             | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |                              |                             |            |  |  |
| PAYMENT TERMS:                                                                                                                                                                                                                                                       |                                                                          | NET - 30 DAYS                                                                                |                              |                             | NONE STATED                                                         |                              |                             |            |  |  |
| BIDDER AGREES TO ACCEPT PAYMENT BY<br>PROCUREMENT CARD:                                                                                                                                                                                                              |                                                                          | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>                          |                              |                             | N/A                                                                 |                              |                             |            |  |  |
| BIDS SOLICITED: 67                                                                                                                                                                                                                                                   |                                                                          | BIDS RECEIVED: 2                                                                             |                              |                             | BIDS LOCAL: 64                                                      |                              |                             | NO BIDS: 0 |  |  |

NOTE: THIS IS A BEST VALUE PROCUREMENT. OTHER FACTORS BESIDES PRICE WILL BE CONSIDERED.

APPROVED BY: Mmp

DATE: 12-4-09

# COMMITTEE SCORE SHEET

BUILDING SPACE RENTAL-NORTH/CENTRAL WIC CLINIC

SOLICITATION NO:2010-020

| EVALUATION CRITERIA               |  | MARY L. SAUCEDO<br>EL PASO, TX | ROBERT MALOOLY<br>EL PASO, TX |  |  |  |
|-----------------------------------|--|--------------------------------|-------------------------------|--|--|--|
|                                   |  |                                |                               |  |  |  |
| <b>COST</b>                       |  | \$167,400.00                   | \$144,000.00                  |  |  |  |
| <b>50 (# points max)</b>          |  | <b>43.01</b>                   | <b>50.00</b>                  |  |  |  |
|                                   |  |                                |                               |  |  |  |
| <b>FLOOR PLAN</b>                 |  |                                |                               |  |  |  |
| <b>20 (# points max)</b>          |  | <b>5.00</b>                    | <b>20.00</b>                  |  |  |  |
|                                   |  |                                |                               |  |  |  |
| <b>PROJECT SCOPE (LOCATION)</b>   |  |                                |                               |  |  |  |
| <b>15 (# points max)</b>          |  | <b>15.00</b>                   | <b>15.00</b>                  |  |  |  |
|                                   |  |                                |                               |  |  |  |
| <b>TIME FRAME OF AVAILABILITY</b> |  |                                |                               |  |  |  |
| <b>15 (# points max)</b>          |  | <b>5.00</b>                    | <b>15.00</b>                  |  |  |  |
|                                   |  |                                |                               |  |  |  |
|                                   |  |                                |                               |  |  |  |
|                                   |  |                                |                               |  |  |  |
| <b>GRAND TOTAL</b>                |  | <b>68.01</b>                   | <b>100.00</b>                 |  |  |  |
| <b>(Maximum 100 points)</b>       |  |                                |                               |  |  |  |
|                                   |  |                                |                               |  |  |  |

LEWIS REALTY GROUP INC.  
ATTN: CAROL LEWIS  
7338 REMCON  
EL PASO, TX 79912

PRIME REAL ESTATE SERVICES  
ATTN: RICK FRANCIS  
414 EXECUTIVE CENTER BLVD.  
EL PASO, TX 79902

*In Subdivided  
Holdings*

RC PROPERTIES  
ATTN: ROLAND CORREA  
4855 N. MESA SUITE 116  
EL PASO, TX 79912

RECON REAL ESTATE CONSULTANTS  
ATTN: MARK M. BLAUGRUND  
700 N. STANTON  
EL PASO, TX 79902

RJL REAL ESTATE CONSULTANTS  
ATTN: RICK AMSTETER  
725 S. MESA HILLS SUITE 1  
EL PASO, TX 79912

SONNY BROWN ASSOCIATES  
ATTN: WILL BROWN  
200 BARTLETT SUITE 105  
EL PASO, TX 79912

SW COMMERCIAL  
ATTN: ALTON SETLIFT  
1155 WESTMORELAND SUITE 229  
EL PASO, TX 79925

EPI CENTER OFFICE COMMUNITY  
ATTN: JOSHUA UNDERHILL  
444 EXECUTIVE CENTER BLVD. SUITE 120  
EL PASO, TX 79902

THE KARAM CO.  
ATTN: EDDIE W. KARAM  
550 S. MESA HILLS SUITE B-3  
EL PASO, TX 79912

WIELAND REALTORS/INVESTORS  
ATTN: MICHAEL W. WIELAND  
5744 N. MESA  
EL PASO, TX 79912

MIMCO INC.  
ATTN: ROBERT AYOUB  
6500 MONTANA  
EL PASO, TX 79925

ROGERS AND BURKAM REAL ESTATE INC.  
ATTN: LEE RODGERS  
7500 N. MESA SUITE 310  
EL PASO, TX 79912

CENTURY 21 - THE EDGE  
ATTN: SCOTT KESNER  
1201 AIRWAY BLVD. #C3  
EL PASO, TX 79925

RIVER OAKS PROPERTIES  
ATTN: ADAM FRANK  
106 MESA PARK DRIVE  
EL PASO, TX 79912

INDUSTRIAL REALTY GROUP/PLEXXAR  
ATTN: BRENT HARRIS  
1865 NORTHWESTERN  
EL PASO, TX 79912

KELLER WILLIAMS COMMERCIAL  
ATTN: STEVE HICKS  
1400 N. ZARAGOSA  
EL PASO, TX 79936

KELLER KOCH PROPERTIES  
ATTN: ROBERT M. KELLER  
4110 RIO BRAVO SUITE 205  
EL PASO, TX 79902

JOHN T. HELLARD  
ATTN: JOHN HELLARD  
1535 HAWKINS SUITE D  
EL PASO, TX 79925

*New  
Address  
(From 2010-019)*

JH LIVINGSTON INC.  
ATTN: L. SAMUEL LIVINGSTON  
5400 RIO BRAVO  
SANTA TERESA, NM 88008

JAMES A KELLER REALTORS INC.  
ATTN: JAMES A. KELLER  
201 E. MAIN SUITE 103  
EL PASO, TX 79901

HOUGHTON REAL ESTATE SERVICES  
ATTN: LYNNE HOUGHTON  
435 COUNTRY OAKS  
EL PASO, TX 79932

GRUBB & ELLIS, BEST WHITE LLC  
ATTN: BILL WHITE  
7500 VISCOUNT SUITE 186  
EL PASO, TX 79925

ETZOLD & CO.  
ATTN: DAVID F. ETZOLD  
201 E. MAIN SUITE 103  
EL PASO, TX 79901

EQUITY REAL ESTATE  
ATTN: ALBERT NABHAN  
1590 LOMALAND SUITE F  
EL PASO, TX 79935

CROMO CORPORATION  
ATTN: SAM KLINK  
5875 CROMO  
EL PASO, TX 79912

COLDWELL BANKER COMMERCIAL  
DE WETTER HOVIOUS INC.  
ATTN: ALLAN L. LEMLEY  
5662 N. MESA  
EL PASO, TX 79912

CIA REAL ESTATE SERVICES  
ATTN: DICK BOWEN  
309 CELAYA WAY  
EL PASO, TX 79927

CB RICHARD ELLIS  
ATTN: MIKE G. WHITE  
7850 PASEO DEL NORTE 2<sup>ND</sup> FLOOR  
EL PASO, TX 79912

BEST REAL ESTATE  
ATTN: MARGARET PORTILLO  
300 E. MAIN SUITE 1208  
EL PASO, TX 79901

BEST ASSET MANAGEMENT  
300 E. MAIN SUITE 1208  
EL PASO, TX 79901

5 STAR DEVELOPMENT  
12190 ROJAS DRIVE  
EL PASO, TX 79936

T-GROUP PROPERTIES  
ATTN: JIM STRATHMAN  
9440 VISCOUNT #200  
EL PASO, TX 79925

ATTAGUILE REALTY INC.  
ATTN: VINCE M. ATTAGUILE  
5128 TIMBERWOLF DRIVE  
EL PASO, TX 79903

AMEX PROPERTIES LLC  
116 S. PIEDRAS  
EL PASO, TX 79905

ANCHONDO REAL ESTATE  
1715 MONTANA AVENUE  
EL PASO, TX 79902

BIG 8 CORP.  
2525 E. EL SEGUNDO BLVD.  
EL SEGUNDO, CA 90245

CENTURY 21 - SUNBURST REALTY  
11200 MONTWOOD DRIVE  
EL PASO, TX 79935

PLUMMER REAL ESTATE  
2267 TRAWOOD DRIVE  
EL PASO, TX 79935

CENTURY 21 HAGGERTY COMPANY  
10318 MCCOMBS STREET  
EL PASO, TX 79924

CAPITOL PROPERTIES LLC  
1851 TRAWOOD DRIVE #B4  
EL PASO, TX 79935

CAPSTONE REAL ESTATE SERVICES  
4141 PINNACLE STREET SUITE 216  
EL PASO, TX 79902

T SUNRISE  
9434 VISCOUNT BLVD. SUITE 155  
EL PASO, TX 79925

CARDON REAL ESTATE  
10105 MONTWOOD DRIVE  
EL PASO, TX 79925

CAVALIER PROPERTY MANAGEMENT  
5829 N. MESA STREET  
EL PASO, TX 79912

CAROLINA GROUP LLC  
ATTN: KENNY GROSS  
10110 MONTWOOD  
EL PASO, TX 79925

RENTAL NETWORK  
5400 N. MESA STREET  
EL PASO, TX 79912

DKD ASSOCIATES  
1160 AIRWAY BLVD. #B2  
EL PASO, TX 79925

EL PASO RENTALS AND REALTY  
11200 MONTWOOD DRIVE  
EL PASO, TX 79936

ESTEP JERRY REAL ESTATE COMPANY  
2201 SEA PALM DRIVE  
EL PASO, TX 79936

EDWARD SAUCEDO & SON CO., INC.  
ATTN: DAVID SAUCEDO  
709 N. COPIA STREET  
EL PASO, TX 79903

FORBES, TERESA REALTY  
10220 MONTWOOD DRIVE  
EL PASO, TX 79936

SUNDANCE PROPERTY MANAGEMENT  
SERVICES  
1904 ANISE DRIVE  
EL PASO, TX 79935

HUNTINGTON GROUP  
12429 ROJAS DRIVE  
EL PASO, TX 79928

RIVERSIDE SHOPPING CENTER  
ATTN: EDWARD COCA  
8761 ALAMEDA SUITE B  
EL PASO, TX 79907

IBI PROPERTY MANAGEMENT  
8800 YERMOLAND DRIVE  
EL PASO, TX 79907

KISTENMACHER & COMPANY INC.  
124 W. CASTELLANO DRIVE  
EL PASO, TX 79912

MARTINEZ, LILY REALTY  
3106 MONTANA AVENUE  
EL PASO, TX 79903

MONTERREY ASSET MANAGEMENT LIMITED  
9615 SIMS DRIVE  
EL PASO, TX 79925

MENA, RAY REALTOR  
3229 N. PIEDRAS STREET  
EL PASO, TX 79930

RALPH SELLERS ASSOCIATES  
200 BARLETT DRIVE  
EL PASO, TX 79912

ROERS & BELDING  
ATTN: JAMES E. ROGERS  
GEORGE W. FINGER  
2505 E. MISSOURI AVENUE  
EL PASO, TX 79903

NDH PORPERTY MANAGEMENT  
7400 VISCOUNT BLVD.  
EL PASO, TX 79925

RIVER OAKS PROPERTIES  
ONE HELEN OF TROY PLAZA  
EL PASO, TX 79912

FIDELITY REALTY & PROPERTY  
MANAGEMENT CO.  
4108 OKEEFE DRIVE  
EL PASO, TX 79912

FIESTA MERCADO LLC  
DBB HOLDINGS, INC.  
9408 DOUBLE BLVD. SUITE B  
RENO, NV 89521

HIETT & ASSOCIATES  
2211 E. MISSOURI SUITE N-221  
EL PASO, TX 79903

JOHN T. HELLARD  
10280 MONTANA AVENUE SUITE I  
EL PASO, TX 79925-1548