

EDUCATION SERVICE CENTER REGION 19
RFQ AWARD SUMMARY

RFQ TITLE: Appraisal of ESC-Region 19 Head Start Facilities
RFQ NUMBER: 13-6946
RFQ OPENING DATE: April 26, 2013
CONTRACT TERM: Date of award until July 31, 2014 with an additional 9 months for other requirements
FUNDING SOURCE: Various
RFQ's ISSUED: 10
RESPONSES: 1
ADVERTISEMENT DATES: El Paso Times April 8, 2013 & April 15, 2013
BOARD MEETING DATE: May 27, 2013

RECOMMENDED FOR AWARD Gayle-Reid Appraisal Services, Inc. (HUB Qualified)

TOTAL (estimated) \$64,650.00/ year

EXPLANATIONS:

Award of this contract will enable ESC Region 19 Head Start Facilities to obtain appraisal services. The vendor recommended for award has met or exceeded 80% in the evaluation criteria. The vendor recommended for award complied with all conditions of the proposal and applicable federal, state, and local technical, environmental, and performance standards and specifications. The award amount may increase, if other facilities are identified which require a commercial appraisal during the contract period. Administration does not foresee the total aggregate award going beyond \$75,000 during the entire contract period.

SPECIFICATIONS PROVIDED BY: Royce Cleveland
ESC Region 19

EVALUATION COMMITTEE: Royce Cleveland
ESC Region 19

Anneliese Price
ESC Region 19

Martin Camacho
ESC Region 19

ORDER INFORMATION:

Gayle-Reid Appraisal Services, Inc. (HUB Qualified)
Attn: Martha Gayle Reid, MAI
600 Sunland Park Bldg. 4 Suite 100
El Paso, TX 79912
915-587-0982 / 915-203-2465
Fax: 915-833-4700
mgr@gaylereid.com

SPECIAL CONDITIONS AND SCOPE OF WORK FOR APPRAISAL SERVICES

- 1. AWARD RECOMMENDATION WILL BE SUBMITTED FOR POSSIBLE APPROVAL AT THE MAY 16, 2013 MEETING OF THE ESC-REGION 19 BOARD OF DIRECTORS.**
- 2. A PURCHASE ORDER WILL BE PROCESSED IMMEDIATELY FOR THE STATED SERVICES TO BEGIN IMMEDIATELY WITH A FINAL APPRAISAL DUE FOR ALL PROPERTIES BY JULY 31, 2013 TO ESC- REGION 19 HEAD START.**
- 3. REQUESTED APPRAISALS ARE FOR THE ESTIMATED FEE SIMPLE MARKET VALUE OF THE PROPERTIES LISTED INCLUDING PARAMETER AREAS THAT ARE UTILIZED BY THE HEAD START PROGRAM INCLUDING PLAYGROUNDS, PARKING FACILITIES, AND RELATED AREAS SUCH AS FOOD SERVICE EATING AREAS AND OTHER AREAS THAT CAN BE CONSIDERED PART OF THE OVERALL DAILY OPERATIONS IN RUNNING THE FEDERAL HEAD START PROGRAM IN EL PASO AND HUDSPETH COUNTIES.**
- 4. ADDITIONALLY, THE APPRAISALS WILL PROVIDE THE ANNUAL MARKET RENTAL LEASE RATE FOR THE PROPERTIES FOR ASSET VALUATION AND COMPLIANCE WITH FEDERAL REQUIREMENTS.**
- 5. PROPERTIES WILL BE PREPARED IN ACCORDANCE WITH UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE PROMULGATED BY THE APPRAISAL FOUNDATION, AND THE CODE OF ETHICS AND STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE OF THE APPRAISAL INSTITUTE.**
- 6. WHEN APPLICABLE THE SUMMARY APPRAISAL REPORT WILL BE IN ACCORDANCE WITH STANDARDS RULE 2-2 (B) OF THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE.**
- 7. IF INTERESTED IN PERFORMING THE APPRAISALS, PLEASE PROVIDE A PRICING SCHEDULE BY SITE (ATTACHED LIST OF 27 SITES), A RESUME ON YOUR COMPANY ALONG WITH A TIMELINE FOR COMPLETION OF THE PROPERTIES.**
- 8. PROVIDE 3 REFERENCES FOR CONFIRMATION OF YOUR COMPANY'S ABILITY TO PERFORM THE SCOPE OF WORK, INCLUDING THE COMPANY, CONTACT PERSON, ADDRESS, EMAIL, AND PHONE NUMBER.**
- 9. AWARD BASIS WILL BE 65% PRICING, 20% TIMELINES AND SCHEDULING, AND 15% ON REFERENCE CHECKS FOR PAST COMPARABLE WORK PERFORMED.**
- 10. OTHER PROPERTIES MAY BE ADDED OVER THE NEXT YEAR TO THE AWARDED CONTRACTOR.**
- 11. A PRECONFERENCE SHOULD BE CONDUCTED WITH THE AWARDED CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.**
- 12. ALL ITEMIZED PRICING AND PROPOSAL QUALIFICATIONS SHALL BE ON CONTRACTORS LETTERHEAD.**
- 13. PLEASE SEE PAGE 13 OF THIS DOCUMENT FOR THE LISTING OF PROPERTIES TO BE APPRAISED.**

Awarded Vendor - Gayle-Reid Appraisal Services, Inc

Site Name	Address	Sq. ft.	Fee
MPC	11670 Chito Samaniego	435,836	\$5,500
Anthony	500 Popular	2,000	\$3,000
Carrasco HS / EHS	11155 Gateway West	13,700	\$5,500
Cesar Chavez	211 Prado	65,000	\$1,900
Chid Dev. Center	11670 Chito Samaniego (Part 2)	see MPC	Included Above
Clint	13100 Alameda	4,400	\$2,800
David Sublasky	810 NE Camp	271,342	\$1,900
Ft. Hancock	505 Turley	11,744	\$3,000
IntelleZeum	9776 Kenworthy (1)	see Uxer I	\$8,700
James R. Vasquez	1355 James Kelly	see MPC	Included
John E. Uxer 1	9776 Kenworthy (2)	1,691,870	Included
John E. Uxer 2	9776 Kenworthy (3)	see Uxer I	Included
J.E. Uxer Early I	9776 Kenworthy (4)	see Uxer I	Included
J.E. Uxer EHS II	9776 Kenworthy (5)	40,000	Included
Lyndon B. Johnson	308 De Vargas	49,050	\$1,900
Montana Vista	3550 Mark Jason	14,000	\$3,500
Pete Duarte	500 S. Darrington	261,881	\$3,750
Red Sands	4250 O'Shea	2,250	\$3,500
Riverside	301 Vocational	8,788	\$1,900
San Elizario	13705 Socorro	32,790	\$1,900
Santiago Rodriguez	3701 S. Desert Blvd.	136,100	\$3,200
Socorro	693 Rio Vista	16,825	\$1,900
Southside	609 Tays	14,221	\$1,900
Sparks	12811 Sparks	6,602	\$1,900
Tornillo	19230 Gaby	14,000	\$3,200
Westside	901 W. Main	30,031	\$1,900
Ysleta	175 Midway	1,171,000	\$1,900
Total Fee			\$64,650

Approved by: _____

Date: _____

(Kathy Becker- Chairman- ESC-Region 19)

(May 1, 2013)