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**El Paso County
Agenda Item Details**

Item Title: Purchasing - Approve and authorize the purchase of As-Needed Trades, Labor and Materials for the El Paso County, TX

Submitted By: Karen Davidson, Purchasing Agent

Department: Purchasing

Department Phone Number: 915-273-3349

Subject: Approve and authorize the purchase of As-Needed Trades, Labor and Materials for the El Paso County, TX using TIPS 23010402 awarded to Keystone GC, LLC of El Paso, TX. Pricing/Discount as identified through cooperative contract. Purchases exceeding \$50,000 will be presented to Commissioners Court for approval on an individual basis. Purchasing approved on January 30, 2025. Funding available in various accounts.

Background: The County is seeking to purchase as-needed trades, labor and materials, which are widely used commodities for the County. The chosen vendor was found to have suitable prices for purchasing supplies and services on an as-needed basis to meet the needs of the County. Purchases will be discounted from published pricing by the percentage identified in the cooperative contract.

The approval is for individual purchase(s) not exceeding \$50k. Any purchase(s) that exceed \$50k will be presented to Commissioners Court on an individual basis.

To ensure the County is obtaining the best overall value to include, pricing and terms, the Purchasing Department has reviewed available cooperative contracts and determined that TIPS 23010402 conform to the County's needs.

TIPS 23010402 Contract term: April 30, 2028

Fiscal Impact: Fiscal Impact Historical

Fiscal Impact Projected
Funding available in:

Various accounts (as-needed)

Long Account Number: Amount:

Long Account Number: Amount:

Budget or Unbudgeted Match:

Recommendation:

Approve and authorize the purchase of As-Needed Trades, Labor and Materials for the El Paso County, TX using TIPS 23010402 awarded to Keystone GC, LLC of El Paso, TX. Pricing/Discount as identified through cooperative contract. Purchases exceeding \$50k will be presented to Commissioners Court for approval on an individual basis. Purchasing approved on January 30, 2025. Funding available in various accounts.

Prior Action:

N/A

Strategic Plan:

Goal:

null

Objective:

Strategic Plan Information:

**Estimated Time Needed
For This Item:**



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Strategic Plan Information:

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EL PASO COUNTY PURCHASING REVIEW FORM

| Procurement Item | | |
|---|--|--|
| Agenda Date: | Department: | |
| Item Description: | | |
| <p style="text-align: center;"><u>Item Information</u></p> <p>Specs Bid Award Contract Contract Amendment Price Bid Construction Other RFP RFI RFQ</p> | <p style="text-align: center;"><u>Previous PRP Action</u></p> <p style="text-align: center;"><u>Date</u> <u>Approved for CC</u> <u>Returned To Dept.</u></p> | |

ACTION TAKEN BY PROCUREMENT REVIEW PANEL

Reviewed and Accepted (as is) for Commissioners Court Action
 Recommend Award to Vendor and accept for Commissioners Court Action
 Return to Department for further action/information/documentation (*reason specified below)
 Not Accepted/Other (*reason specified below)

Item requires contract/contract review. Dept. needs to contact County Attorney's Office for more information.

Placement on Commissioners Court Agenda By:

Department Purchasing Department

Auditor's Verification of Funds:

Funds Verified No Funds

This procurement item has been reviewed by the Procurement Review Panel. Said review should not be relied upon by any person or entity other than the County of El Paso, its officers, and employees.

Panel Members

County Contract Administrator/Designee: Accept | Not Accept: _____

County Auditor/Designee **Accept** | Not Accept: _____

County Purchasing Agent/Designee **Accept** | Not Accept: _____

County Department Head **Accept** | Not Accept: _____

County Attorney Reviewer: Approved for further action: Y / N: _____

Subject Matter Expert (as needed) **Accept** | Not Accept: _____

Other Meeting Attendees (PLEASE PRINT NAME):

- 1.) _____ 2.) _____ 3.) _____
 4.) _____ 5.) _____ 6.) _____

EL PASO COUNTY PURCHASING REVIEW FORM

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**As-Needed Trades, Labor and Materials
for the El Paso County, TX**

TIPS 23010402

Contract Term: April 30, 2028

**Keystone GC, LLC
El Paso, Texas**

Pricing and discounts as identified through cooperative contract.

Note: The as-needed approval is for individual purchase(s) not exceeding \$50k. Any purchase(s) that exceed \$50k will be presented to Commissioners Court on an individual basis.

Karen L. Davidson

Approved (Print Name)

Approved (Signature)

1/28/2025

Date



**As-Needed Trades, Labor and Materials
for the El Paso County, TX**

TIPS 23010402

Contract Term: April 30, 2028

**Keystone GC, LLC
El Paso, Texas**

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Karen L. Davidson

Approved (Print Name)

Approved (Signature)

1/28/2025

Date

The Interlocal Purchasing System

Purchasing Made Personal



Printed 24 January 2025

<http://www.keystone-ce.net>



EMAIL PO & VENDOR QUOTE TO: TIPSPO@TIPS-USA.COM PO AND QUOTE MUST REFERENCE VENDOR TIPS CONTRACT NUMBER ATTACH PO AS A PDF - ONLY ONE PO (WITH QUOTE) PER ATTACHMENT

| | <u>PAYMENT TO</u> | <u>TIPS CONTACT</u> |
|---------|-------------------|-------------------------------|
| ADDRESS | 2718 Wyoming Ave, | NAME David Mabe |
| CITY | El Paso | PHONE (866) 839-8477 |
| STATE | TX | FAX (866) 839-8472 |
| ZIP | 79903 | EMAIL david.mabe@tips-usa.com |

DISADVANTAGED/MINORITY/WOMAN BUSINESS ENTERPRISE: Y

HUB: Y

SERVING STATES

TX

Overview

General Contracting Services: For Fifteen years, a significant amount of our work has been awarded on a hard-bid, at-risk basis. Our personnel is skilled at planning and evaluating work and estimating costs. With reliable cost-estimating skills and extensive knowledge of material and labor, our estimating team effectively predicts and controls project costs, thereby providing the owner with a quality constructed project at the lowest price. Job Order Contracting

Services: Since 2017, Keystone has been providing Job Order Contracting Services and has performed more than \$6.5 million worth of work orders to local government agencies, such City of El Paso, El Paso County Sheriff's Department, County of El Paso Infrastructure Department, EPISD - Construction and Facilities. Department, and EPISD - Maintenance, Building, and Grounds Department. Proposed General Contracting Services: Site demolition

- o Flat concrete work*
- o Grading*
- o Asphalt paving and patchwork*
- o Parking lot alterations*
- o Masonry work*
- o Misc. Metals, wrought iron, fencing*
- o Structural steel*
- o Carpenter rough framing*
- o Cabinets/millwork*
- o Thermal insulation systems*
- o Roofing repairs*
- o Roof replacement*
- o Furnish and install doors and hardware*
- o Remodeling of existing facilities*
 - o Alteration to the existing facility to comply with ADA requirement*
- o Window replacement*
- o Stormfront installation*

- o Flooring installation, including base
- o Light gauge framing installation
- o Drywall installation, including bed, tape, and texture
- o Suspended ceiling
- o Interior and exterior painting
- o Plumbing installations
- o HVAC installations
- o Electrical installations
- o Design-Build services, if required.

At Keystone, our team approach to Job Order Contracting (JOC) is to assist our customers with their needs, to complete successful projects that are within budget, and, more importantly, on schedule. This is achieved by working closely with our customers, reviewing their statement of work, and performing on-site. Moreover, Keystone will propose changes that can benefit the client by cutting costs and expediting the project's completion when needed. As a JOC contractor, our team gets involved in producing a product that meets the client's needs, as well as acting as a professional advisor. Our Collaboration is the foundation of our success in the JOC market. The benefits of JOC projects include:

•Project planning •Value Engineering •Time savings / Cost savings •Monitoring and coordinating daily construction activities.

We help our clients understand and achieve the optimal balance between function, quality, cost, and schedule that meets their objectives.

AWARDED CONTRACTS "View EDGAR Doc" on Website

| Contract | Comodity | Exp Date | EDGAR |
|-----------------|---|-----------------|------------------------------|
| 23010402 | Trades, Labor, and Materials (JOC) | 04/30/2026 | See EDGAR Certification Doc. |
| 23060202 | Pavement and Other Related Services (JOC) | 08/31/2025 | See EDGAR Certification Doc. |

CONTACTS BY CONTRACTS

23010402

| | | | |
|-------------------------|-----------------|----------------|--------------------------|
| Francisco Guillen, P.E. | Principal | (915) 562-4159 | fguillen@keystone-ce.net |
| Jesus Campos | Chief Estimator | (915) 562-4159 | jcampos@keystone-ce.net |

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