

**DRAFT**

EXHIBIT A  
REQUIREMENTS  
HIDALGO COUNTY

REQUEST FOR PROPOSAL

**TITLE REPORT SERVICES-“(POOL)”**

*(Including all Funding Sources, Programs and Entities)*

RFP NO: 2009-032-01-14-otm

**DRAFT**

**HIDALGO COUNTY  
REQUEST FOR PROPOSAL  
“TITLE REPORT SERVICES”(POOL)  
RFP NO: 2009-032-01-14-otm**

**Overview:**

The County of Hidalgo is seeking to engage services from firm(s) or vendor to provide “Title Report Services” on an “AS NEEDED BASIS”. The Hidalgo County Purchasing Department will receive sealed envelopes containing proposals for the provision of “**POOL-TITLE REPORT SERVICES**” as specified herein. Sealed proposals will be accepted until **9:30 A.M., Wednesday, JANUARY 14, 2008. ANY RFP RECEIVED AFTER THAT DATE AND TIME WILL NOT BE ACCEPTED AND WILL BE RETURNED UNOPENED.**

Deliver Submittal to:  
RFP Number: 2009-032-001-14-OTM

**US Postal Mail Address:**

Martha L. Salazar, CPPB, Purchasing Agent  
Hidalgo County Purchasing Department  
Administration Building  
2812 S. Business Hwy 281  
Edinburg, Texas 78539

**Physical Address:**

Martha L. Salazar, CPPB, Purchasing Agent  
Hidalgo County Purchasing Department  
Administration Building  
2802 S. Business Hwy. 281  
Edinburg, Texas 78539

**The Submittal Envelope Must Show The RFP Number, Name And Opening Date.**

The following outlines the Request For Proposals:

**SECTION I -GENERAL TERMS AND CONDITIONS**

**ADDITIONAL INFORMATION:** Hidalgo County is requesting that request for proposals be routed to Martha L. Salazar, CPPB, Purchasing Agent, at:

**US Postal Mail Address:**

Martha L. Salazar, CPPB, Purchasing Agent  
Hidalgo County Purchasing Department  
Administration Building  
2812 S. Business Hwy 281  
Edinburg, Texas 78539

**Physical Address:**

Martha L. Salazar, CPPB, Purchasing Agent  
Hidalgo County Purchasing Department  
Administration Building  
2802 S. Business Hwy. 281  
Edinburg, Texas 78539

**WRITTEN QUESTIONS WILL BE ACCEPTED VIA FACSIMILE NO LATER THAN Wednesday, JANUARY 07, 2009, at 5:00 P.M. at (956) 292-7612 or e-mail to [olga.montero@co.hidalgo.tx.us](mailto:olga.montero@co.hidalgo.tx.us) . Responses will be sent to all applicants via facsimile by Friday, JANUARY 09, 2008. TELEPHONE INQUIRIES WILL NOT BE ACCEPTED.**

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**DISCLOSURE OF CONFLICT OF INTEREST:**

Effective January 1, 2006, Chapter 176 of the Texas Local Government Code requires that any vendor, person, consultant or contractor considering doing business with Hidalgo County (“the County”) to disclose in the Conflict of Interest Questionnaire (the “CIQ”) attached as **Exhibit D**, the vendor, person consultant or contractor’s affiliation or business relationship that might cause a conflict of interest with the County. By law, the CIQ must be filed with the Hidalgo County Clerk’s Office no later than the seventh business day after the date the person becomes aware of facts that require that statement to be filed. The disclosure requirement applies to a person or business who contract or seeks to contract with Hidalgo County for the sale or purchase of property, goods or service. Any purchase order or contract resulting from this process shall be considered null and void if the successful participant fails to comply with Texas Local Government Code Chapter 176. Vendors, consultants, contractors and others who desire to conduct business with Hidalgo County are encouraged to refer to Texas Local Government Code Chapter 176 for the details of this law. An offense under Texas Local Government Code Chapter 176 is a Class C Misdemeanor.

Please submit complete CIQ forms to the Hidalgo County Clerk’s Office locate at 100 No. Clossner, Edinburg, Texas 78539-Hidalgo County Courthouse **COMPLETION AND SUBMISSION OF FORM CIQ IS THE SOLE RESPONSIBILITY OF THE PROSPECTIVE BIDDER.**

**PROPOSER’S AFFIDAVIT:**

Prior Contract award, respondents to this RFP must submit a signed Proposer’s Affidavit (attached herein in **Exhibit E**) certainly that the submission is (1) not the result of Collusion as described in the Proposer’s Affidavit or that the Respondent has not and will not attempt to lobby directly or indirectly as described in the Proposer’s Affidavit.

**NON-DISCRIMINATION:**

Submitters, during the performance of this contract, will not discriminate against any employee or applicant for employment because of race, religion, sex, national origin or disability except where religion, sex, national origin or disability is a bona fide occupational qualification reasonably necessary to the normal operation of the contractor.

**PROCESSING TIME FOR PAYMENT:**

Submitters are advised that a minimum of thirty (30) days is required to process invoices for payment.

**ELECTRONIC TRANSMISSION OF BIDS:**

Hidalgo County's Purchasing Department will not accept telegraphic or electronically transmitted submissions.

**PROOF OF FINANCIAL AND BUSINESS CAPABILITY:**

Submitters must, upon request, furnish satisfactory evidence of their ability to furnish products or services in accordance with the terms and conditions of these requirements. Hidalgo County will make the final determination as to the submitter's ability.

## **SUBMITTER DEFAULT:**

Hidalgo County reserves the right, in case of submitter default, to procure the articles or services from other sources and hold the defaulting submitter responsible for any excess costs occasioned thereby.

## **RESTRICTIVE OR AMBIGUOUS REQUIREMENTS:**

It is the responsibility of the submitter to review the Request for Proposal (RFP) packet and to notify the Purchasing Department if the requirements are formulated in a manner that would unnecessarily restrict competition. Any such protest or question regarding the requirements or proposers procedures must be received in the Purchasing Department not less than seventy-two hours prior to the time set for the opening. These criteria also apply to requirements that are ambiguous.

## **HAND DELIVERED PROPOSALS:**

Hidalgo County requires submitters, when hand delivering proposals, to make sure that it is stamped with date and time by the County Purchasing Staff.

## **SIGNING OF PROPOSALS:**

In order to be considered all submittals **must** be signed. **Please sign the original in blue ink.**

## **WAIVING OF INFORMALITIES:**

Hidalgo County reserves the right to waive minor informalities or technicalities when it is in the best interest of Hidalgo County.

## **SUBCONTRACTING:**

The successful submitter **may not** subcontract the award without the written consent of the Commissioners' Court of Hidalgo County.

**DURATION OF CONTRACT:** The initial term of the contract shall be for **Two Year**, with the County's option for additional **One Year** extension based on prior year's performance evaluation and contingent upon cost remaining unchanged. Hidalgo County reserves the right to continue this proposal for an additional sixty (60) day "Grace Period" at the end of the contract term for unforeseen delay of award for next term and contingent upon cost remaining unchanged. Additional requirements to be included in the contract, stated under **Scope of Services** in **Exhibit "A"**.

## **DAVIS BACON ACT:**

All selected and awarded firms are required to include the Davis-Bacon Act when advertising and developing specifications **(if applicable)**.

## **SECTION II - RFP REQUIREMENTS**

### **REQUEST FOR PROPOSALS:**

The required contents and limitations for the preparation of the RFP are described in this section. Failure to provide the requested information or adhere to any County limitations will result in disqualification of the submitted RFP. A total of **one (1) original and seven (7) copies** of the RFP shall be submitted to the address on the cover letter.

### **UNDERSTANDING OF THE PROJECT:**

This section should demonstrate the proposers understanding of the project needs, the services required, and any local issues or concerns. Briefly explain how long you have been organized and your business objectives. Explain how long you have been in business. This description should be concise, candid, and limited to 3 pages in length.

### **PROPOSER'S QUALIFICATIONS:**

Hidalgo County is soliciting to contract with a proposer who is qualified, licensed and certified. The proposer will directly perform the required services are required to have any and all applicable licenses, permits, credentials, qualifications to perform necessary services. Must submit any and all applicable licenses, permits, credentials, qualifications with RFP. Photostat copies are acceptable

### **PERSONNEL AND STAFFING:**

The proposers should provide an organizational chart for the project and a summary paragraph of the project work to be performed by each proposed staff member. Biographic summaries that highlight the experience relevant to the specific project responsibilities should be provided for all proposed personnel. There is a one (1) page limitation for each biographic summary provided. Information regarding the proposer's credentials, education and experience with other entities is required and will be scored accordingly during the evaluation process.

### **REQUIRED CERTIFICATES AND SUBMITTAL:**

This section will contain **any/all** licenses, registrations, permits, and certifications as required by the STATE OF TEXAS and HIDALGO COUNTY that you possess that deem you as qualified.

**If proposer/vendor cannot meet any of the following services/responsibilities, such exceptions must be noted on the company's cover letter.**

## SCOPE OF SERVICES

The County of Hidalgo is accepting Proposals from interested firms with the experience in providing “Title Report Services”. The purpose of soliciting Proposals (RFP) is to develop a “pool” of pre qualified firms or vendors from which evaluated, ranked and negotiated engagements of Indefinite Delivery Indefinite Quantity (IDIQ) contracts will be executed for “Title Report Services”.

### **I. FIRM QUALIFICATIONS**

**A.** The firm or vendor selected is to have adequate experience and a workload free from constraints to complete Title Reports within three (3) business days per parcel.

**B.** The provider should have experience with: (1) State (i.e. Tx DOT), County and other governmental entities as well as private sector firms; and/or (2) Education and/or life experience equivalent in rendering such services.

**C.** Hidalgo County intends to negotiate and issue one or more Indefinite Delivery Indefinite Quantity Contracts (IDIQ).

**D.** All information and/or data contained within the completed “Title Report” must be obtained from a Title/Abstract office.

### **II. SCOPE OF SERVICES**

#### **Information to be included in each title report:**

1. Name and address of owner of property with information on title vesting;
2. Lien holder with recording information;
3. Legal description of property;
4. Easement affecting property both specifically for the lot and general covering entire subdivision;
5. Show any Federal *and/or* State Tax Liens
6. Provide copies of Deed, Liens, and Easements.
7. Provide copy of maps where information was retrieved (Highlighted & Specified)

### **III. RFQ Requirements**

**Each proposal must address, but may not be limited to, the following issues:**

1. Firm Name
2. Name, position, phone and fax number of Point of Contact (POC).
3. Name of Principal/Owner and number of years in business.
4. State name of Title Company from whose records information will be obtained.
5. List three governmental projects with names, addresses and phone numbers of representatives who can be contacted for references.
6. Detail how your firm/company has the capability to deliver the services required on a timely basis.

### **IV. Evaluation Criteria**

**The following criteria will generally be used to evaluate Statements of Qualifications:**

1. Capability to perform all the services required for the noted projects in a timely manner, namely to meet schedules and deadlines of a maximum of three (3) business (working) days per parcel.
2. Recent experience and familiarity with Hidalgo County and the Texas Department of Transportation requirements and procedures;
3. List of recent projects.
4. Professional integrity and competence.
5. Professional background.
6. Current workload.
7. Thoroughness of information provided.

### **V. Request for Services & Evaluation Process**

A department requiring Title Report Services will review, evaluate & rank at least three Statements of Qualifications utilizing the evaluation criteria noted below.

Based on the committee's review and evaluation, a minimum of three (3) firms will be ranked for further consideration and may be required to submit supplemental information.

Negotiations will take place with the potential firms in the order of their ranked evaluation, for subsequent negotiations of fees & services with one or more firms on a rotational basis for the Indefinite Delivery Indefinite Quantity (IDIQ) Contract.

**VI. Involuntary Termination:** The approval of a vendor as prequalified to perform work for the County under this RFP shall be deemed to be terminated and the vendor removed from the qualified vendor list upon the occurrence of any of the following:

- A. The death of the vendor, if an individual, or the primary professional member, if a firm or entity;
- B. The suspension, revocation or cancellation of the vendor's right to practice his profession in the State of Texas;
- C. The imposition of any restriction or limitations by any Governmental authority having jurisdiction over the vendor to such an extent that the vendor cannot engage in the professional practice for which vendor is pre-qualified;
- D. The failure of the vendor to faithfully and diligently perform the usual and customary duties assigned or contracted to it from time to time;
- E. The failure or refusal of the vendor to comply with the reasonable policies, standards and regulations of Hidalgo County which may from time to time be established; provided, however, that such policies, standards and regulations are not contrary to any law or regulatory directive; or
- F. The conduct of the vendor in any unprofessional, unethical, or fraudulent manner; a finding of unprofessional or unethical conduct by any board, institution, organization or professional society having any privilege or right to pass upon the conduct of the vendor, or conduct of the vendor which discredits Hidalgo County.
- G. A vendor submitting a deliverable product, i.e. title report, that results in delay or interruption of the acquisition process including the incurring of additional expense by the County will be grounds for termination of vendor's participation in the "Pool".

**PROPOSERS ARE TO PROVIDE A FEE SCHEDULE WITH THIS SUBMITTAL:**

Proposer(s) is to provide a proposed fee on proposal page based on the scope of services/work requested.

**RFPs must be submitted by no later than 9:30 a.m. on Wednesday, JANUARY 14, 2009.**

**RFP SUBMITTED TO:** An original and seven (7) copies of RFPs should be submitted to:

**US Postal Mail Address:**

Martha L. Salazar, CPPB, Purchasing Agent  
Hidalgo County Purchasing Department  
Administration Building  
2812 S. Business Hwy 281  
Edinburg, Texas 78539

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Hidalgo County Purchasing Department  
Administration Building  
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Edinburg, Texas 78539

All/Any costs and expenses associated with the preparation and submission of (bids, proposals and/or quotes) shall be the responsibility of the proposer and not reimbursements for such charges or expenses shall be passed onto Hidalgo County.

Hidalgo County has the authority to utilize State Contracts from its membership with their existing or new cooperatives when ever it is in the County's best interest to do so.

## SECTION III – SELECTION/EVALUATION/RANKING

### **A. SELECTION/EVALUATION/RANKING PROCESS:**

The RFP shall be submitted according to the schedule below. The County of Hidalgo is not required to select the proposal with the lowest fees, but shall take into consideration other factors, including past experience, evidence of good organization background, references, ability to provide requested services, and any other factors found necessary for quality services including a presentation of the proposed system. Hidalgo County will evaluate the proposal utilizing the evaluation criteria outlined in Exhibit “B” attached herein. Thereafter, Hidalgo County Commissioners Court will rank and/or award this proposal.

**Proposals will be graded on a 100-point system with emphasis on ability to service Hidalgo County including, but not be limited to, the items listed below:**

- |    |   |  |                         |
|----|---|--|-------------------------|
| 1. | <b>Responsiveness:</b>  | <b>Total Points Possible:</b>  | <b>30 points</b>        |
|    | a. Thoroughness of Requested Information  |  | (10 Points)             |
|    | b. Understanding of Project   |  | (10 Points)             |
|    | c. List of References provided  |  | (10 Points)             |
| 2. | <b>Firm Capabilities:</b>   | <b>Total Points Possible:</b>  | <b>40 points</b>        |
|    | a. Quality and Accuracy of work performed   |  | (10 points)             |
|    | b. Experience with similar projects   |  | (10 points)             |
|    | c. Capability to meet schedules and deadlines   |  | (10 points)             |
|    | d. Current workload and ability to commence various requested projects simultaneously |  | (10 points)             |
| 3. | <b>Cost Fees</b>  | In considering the proposals, the Hidalgo County reserves the right to select the acceptable applicant who offers contractual terms and conditions that are most advantageous, including but not limited to price per parcel and/or services price per day/hour. | <b>30 points</b>        |
|    |   |  | <b>Total 100 Points</b> |

### **B. RANKING OF PROPOSALS:**

Hidalgo County will evaluate and score the RFP responses. After the RFPs have been evaluated and scored, Hidalgo County will make a recommendation to Hidalgo County Commissioners Court for approval of rank and/or award of proposal.

### **C. NEGOTIATION PROCESS:**

Compliance with all requirements, the most cost productive, efficient and effective plan will be considered. Emphasis will be placed on capability to perform within the program as well as meeting the needs of Hidalgo County. Accuracy and completeness are essential. If negotiations proved unsuccessful, the next highest ranked proposer will be contacted. Hidalgo County reserves the right to reject any and all RFPs.

**DRAFT**

**EXHIBIT B**

**SELECTION CRITERIA**

**REQUEST FOR PROPOSALS**

**HIDALGO COUNTY**

**“TITLE REPORT SERVICES (POOL)”**

**(Including all Funding Sources, Programs and Entities)**

**RFP NO: 2009-032-01-14-OTM**

**HIDALGO COUNTY  
“TITLE REPORT SERVICES”  
RFP NO: 2009-032-01-14 -OTM**

**EVALUATION CRITERIA**

The evaluation criteria will include, but not be limited to, the items listed below:

The RFP shall be submitted according to the schedule below. The County of Hidalgo is not required to select the proposal with the lowest fees, but shall take into consideration other factors, including past experience, evidence of good organization background, references, ability to provide requested services, and any other factors found necessary for quality services including a presentation of the proposed system. Hidalgo County will evaluate the proposal utilizing the evaluation criteria outlined in Exhibit “B” attached herein. Thereafter, Hidalgo County Commissioners Court will rank and/or award this proposal.

**Proposals will be graded on a 100-point system with emphasis on ability to service Hidalgo County including, but not be limited to, the items listed below:**

- |    |   |                  |
|----|---|------------------|
| 1. | <b>Responsiveness: Thoroughness of requested information<br/>Comments/Rationale for Points:</b>   | <b>10 points</b> |
| 2. | <b>Understanding of Project</b>   | <b>10 points</b> |
| 3. | <b>List of references provided</b>  | <b>10 points</b> |
| 4. | <b>Quality and Accuracy of work performed</b>   | <b>10 points</b> |
| 5. | <b>Experience with similar projects</b>   | <b>10 points</b> |
| 6. | <b>Capability to meet schedules and deadlines</b>   | <b>10 points</b> |
| 7. | <b>Current workload and ability to commence various requested projects simultaneously</b>   | <b>10 points</b> |
| 8. | <b>Cost Fees. In considering the proposals, the Hidalgo County reserves the right to select the acceptable applicant who offers contractual terms and conditions that are most advantageous, including but not limited to price per parcel and services price per day/hour.</b> | <b>30 points</b> |

**TOTAL POINTS 100**

HIDALGO COUNTY  
"TITLE REPORT SERVICES"  
RFP NO: 2009-032-01-14-OTM

RFP EVALUATION FORM

	<u>Selection Criteria</u>	<u>Range</u>	<u>Point Score</u>
1.	<b>Responsiveness:</b> Thoroughness of requested information	<b>10 points</b>	_____
	Comments/Rationale for Points: _____		
	_____		
2.	<b>Understanding of Project</b>	<b>10 points</b>	_____
	Comments/Rationale for Points: _____		
	_____		
3.	<b>List of references provided</b>	<b>10 points</b>	_____
	Comments/Rationale for Points: _____		
	_____		
4.	<b>Quality and Accuracy of work performed</b>	<b>10 points</b>	_____
	Comments/Rationale for Points: _____		
	_____		
5.	<b>Experience with similar projects</b>	<b>10 points</b>	_____
	Comments/Rationale for Points: _____		
	_____		
6.	<b>Capability to meet schedules and deadlines</b>	<b>10 points</b>	_____
	Comments/Rationale for Points: _____		
	_____		
7.	<b>Current workload and ability to commence various requested projects simultaneously</b>	<b>10 points</b>	_____
	Comments/Rationale for Points: _____		
	_____		
8.	<b>Cost Fees.</b>	<b>30 points</b>	_____
	Comments/Rationale for Points: _____		
	_____		

**Total** 100% **Score** \_\_\_\_\_  
Provider: \_\_\_\_\_  
Evaluator: \_\_\_\_\_ Date: \_\_\_\_\_