



COUNTY COMMISSIONER PRECINCT 3  
County of Hidalgo

Joe M. Flores  
County Commissioner Pct. No. 3

April 15, 2013

Diana R. Serna, Executive Director  
Hidalgo County Urban County Program  
Attn: Ester Gonzalez-Garcia  
3304 W. Alberta Rd.  
Edinburg, TX 78539

RE: Peñitas Drain: Appraisal Review Evaluations  
GLO Contract No. 12-406-000-6453

Dear Ms. Serna:

Please accept this letter as Precinct No. 3's formal request to submit an agenda item for the presentation of the scoring grid for the purpose of ranking professional "Appraisal Review" service firms by Hidalgo County Commissioner's Court regarding the Texas General Land Office (GLO) Round 2.1 Disaster Recovery Funding for the Pct. 3 Flood Drainage Improvements project known as the "Peñitas Drain".

Should you have any questions or need additional information, please contact me at (956)205-7000.

Sincerely,

A handwritten signature in black ink that reads "Joe M. Flores".

Joe M. Flores, Commissioner  
Hidalgo County Pct. No. 3

**EXHIBIT "B"**  
**EVALUATION CRITERIA**  
**"PROFESSIONAL APPRAISAL SERVICES POOL"**  
**RFQ No. 2013-004-12-05-SGS**

Selection Criteria	Points	Score
<b>1. RESPONSIVENESS ---- (30 pts)</b>		
➤ Requested information	5	5
➤ Thoroughness	5	5
➤ Understanding of Project	5	4
➤ List of references provided	5	5
➤ Clarity-Brevity	5	4
➤ Degree of Interest	5	5
Comments/Rationale For Points: <b>meets criteria</b>		<b>TOTAL 28</b>
<b>2. FIRM CAPABILITIES ---- (45 pts)</b>		
➤ Background	5	4
➤ Relevant experience	5	4
➤ Experience with similar projects	5	4
➤ Knowledge of area	5	4
➤ Timeliness of schedule	5	4
➤ Quality services previously provided to Hidalgo County	5	4
➤ Current workload	5	3
➤ Ability to commence various re-requested projects simultaneously	5	3
➤ Completion of projects within budgets	5	3
Comments/Rationale For Points: <b>meets criteria</b>		<b>TOTAL 33</b>
<b>3. STAFFING----- (25 pts)</b>		
➤ Qualification of personnel	10	9
➤ Key personnel	10	9
➤ Required discipline skills	5	5
Comments/Rationale For Points: <b>meets criteria</b>		<b>TOTAL 23</b>
<b>Total Score</b>		<b>84</b>

Project Name: Peñitas Drain

Department: UCP

Firm/Participant: HLH Appraisal Services

Evaluator:  Date: 04-11-13

**EXHIBIT "B"**  
**EVALUATION CRITERIA**  
**"PROFESSIONAL APPRAISAL SERVICES POOL"**  
**RFQ No. 2013-004-12-05-SGS**

Selection Criteria	Points	Score
<b>1. RESPONSIVENESS ----- (30 pts)</b>		
➤ Requested information	5	5
➤ Thoroughness	5	5
➤ Understanding of Project	5	5
➤ List of references provided	5	5
➤ Clarity-Brevity	5	5
➤ Degree of Interest	5	5
Comments/Rationale For Points: <b>meets all criteria</b>		<b>TOTAL</b> <b>30</b>
<b>2. FIRM CAPABILITIES ----- (45 pts)</b>		
➤ Background	5	5
➤ Relevant experience	5	5
➤ Experience with similar projects	5	5
➤ Knowledge of area	5	5
➤ Timeliness of schedule	5	4
➤ Quality services previously provided to Hidalgo County	5	5
➤ Current workload	5	3
➤ Ability to commence various re-requested projects simultaneously	5	4
➤ Completion of projects within budgets	5	5
Comments/Rationale For Points:		<b>TOTAL</b> <b>41</b>
<b>meets most criteria, but only employee</b>		
<b>3. STAFFING----- (25 pts)</b>		
➤ Qualification of personnel	10	10
➤ Key personnel	10	9
➤ Required discipline skills	5	5
Comments/Rationale For Points:		<b>TOTAL</b> <b>24</b>
<b>meets most criteria, but only one employee</b>		
<b>Total Score</b>		<b>95</b>

Project Name: Peñitas Drain - GLO Contract No. 12-406-000-6453

Department: Hidalgo County

Firm/Participant: HLH Appraisal Services

Evaluator: ANTONIO FARCO Date: 4-11-13

**EXHIBIT "B"**  
**EVALUATION CRITERIA**  
**"PROFESSIONAL APPRAISAL SERVICES POOL"**  
**RFQ No. 2013-004-12-05-SGS**

Selection Criteria	Points	Score
<b>1. RESPONSIVENESS --- (30 pts)</b>		
➤ Requested information	5	5
➤ Thoroughness	5	5
➤ Understanding of Project	5	5
➤ List of references provided	5	5
➤ Clarity-Brevity	5	5
➤ Degree of Interest	5	5
Comments/Rationale For Points:		<b>TOTAL 30</b>
<b>2. FIRM CAPABILITIES ---- (45 pts)</b>		
➤ Background	5	5
➤ Relevant experience	5	5
➤ Experience with similar projects	5	5
➤ Knowledge of area	5	4
➤ Timeliness of schedule	5	5
➤ Quality services previously provided to Hidalgo County	5	5
➤ Current workload	5	5
➤ Ability to commence various re-requested projects simultaneously	5	5
➤ Completion of projects within budgets	5	5
Comments/Rationale For Points:		<b>TOTAL 44</b>
<b>3. STAFFING----- (25 pts)</b>		
➤ Qualification of personnel	10	10
➤ Key personnel	10	10
➤ Required discipline skills	5	5
Comments/Rationale For Points:		<b>TOTAL</b>
<b>Total Score</b>		<b>99</b>

Project Name: Penitas Drain  
Department: Hidalgo County Precinct #3  
Firm/Participant: HLH Appraisal Services  
Evaluator: Domingo Villarreal Jr. Date: 4-10-2013

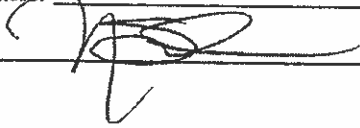
**EXHIBIT "B"**  
**EVALUATION CRITERIA**  
**"PROFESSIONAL APPRAISAL SERVICES POOL"**  
**RFQ No. 2013-004-12-05-SGS**

Selection Criteria	Points	Score
<b>1. RESPONSIVENESS ----- (30 pts)</b>		
➤ Requested information	5	
➤ Thoroughness	5	
➤ Understanding of Project	5	
➤ List of references provided	5	
➤ Clarity-Brevity	5	
➤ Degree of Interest	5	
Comments/Rationale For Points:		<b>TOTAL</b>
<b>2. FIRM CAPABILITIES ---- (45 pts)</b>		
➤ Background	5	
➤ Relevant experience	5	
➤ Experience with similar projects	5	
➤ Knowledge of area	5	
➤ Timeliness of schedule	5	
➤ Quality services previously provided to Hidalgo County	5	
➤ Current workload	5	
➤ Ability to commence various re-requested projects simultaneously	5	
➤ Completion of projects within budgets	5	
Comments/Rationale For Points:		<b>TOTAL</b>
<b>3. STAFFING----- (25 pts)</b>		
➤ Qualification of personnel	10	
➤ Key personnel	10	
➤ Required discipline skills	5	
Comments/Rationale For Points: <b>does not meet criteria-could not be evaluated</b>		<b>TOTAL</b>
<b>Total Score</b>		

Project Name: Peñitas Drain

Department: UCP

Firm/Participant: Leonel Garza Jr. & Associates, LLC

Evaluator:  Date: 04-11-13


**EXHIBIT "B"**  
**EVALUATION CRITERIA**  
**"PROFESSIONAL APPRAISAL SERVICES POOL"**  
**RFQ No. 2013-004-12-05-SGS**

Selection Criteria	Points	Score
<b>1. RESPONSIVENESS ---- (30 pts)</b>		
➤ Requested information	5	
➤ Thoroughness	5	
➤ Understanding of Project	5	
➤ List of references provided	5	
➤ Clarity-Brevity	5	
➤ Degree if Interest	5	
Comments/Rationale For Points:		<b>TOTAL</b>
Could not evaluate because firm will perform only appraisals		
<b>2. FIRM CAPABILITIES ---- (45 pts)</b>		
➤ Background	5	
➤ Relevant experience	5	
➤ Experience with similar projects	5	
➤ Knowledge of area	5	
➤ Timeliness of schedule	5	
➤ Quality services previously provided to Hidalgo County	5	
➤ Current workload	5	
➤ Ability to commence various re-quested projects simultaneously	5	
➤ Completion of projects within budgets	5	
Comments/Rationale For Points:		<b>TOTAL</b>
Could not evaluate because firm will perform only appraisals		
<b>3. STAFFING----- (25 pts)</b>		
➤ Qualification of personnel	10	
➤ Key personnel	10	
➤ Required discipline skills	5	
Comments/Rationale For Points:		<b>TOTAL</b>
Could not evaluate because firm will perform only appraisals		
<b>Total Score</b>		

Project Name: Peñitas Drain - GLO Contract No. 12-406-000-6453

Department: Hidalgo County

Firm/Participant: Leonel Garza Jr. & Associates

Evaluator:  Date: 4-11-13

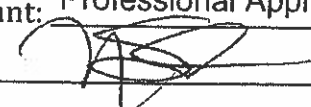
**EXHIBIT "B"**  
**EVALUATION CRITERIA**  
**"PROFESSIONAL APPRAISAL SERVICES POOL"**  
**RFQ No. 2013-004-12-05-SGS**

Selection Criteria	Points	Score
<b>1. RESPONSIVENESS — (30 pts)</b>		
➤ Requested information	5	
➤ Thoroughness	5	
➤ Understanding of Project	5	
➤ List of references provided	5	
➤ Clarity-Brevity	5	
➤ Degree of Interest	5	
Comments/Rationale For Points:		<b>TOTAL</b>
Could not evaluate because firm will perform only appraisal		
<b>2. FIRM CAPABILITIES ---- (45 pts)</b>		
➤ Background	5	
➤ Relevant experience	5	
➤ Experience with similar projects	5	
➤ Knowledge of area	5	
➤ Timeliness of schedule	5	
➤ Quality services previously provided to Hidalgo County	5	
➤ Current workload	5	
➤ Ability to commence various re-quested projects simultaneously	5	
➤ Completion of projects within budgets	5	
Comments/Rationale For Points:		<b>TOTAL</b>
Could not evaluate because firm will perform only appraisal		
<b>3. STAFFING----- (25 pts)</b>		
➤ Qualification of personnel	10	
➤ Key personnel	10	
➤ Required discipline skills	5	
Comments/Rationale For Points:		<b>TOTAL</b>
Could not evaluate because firm will perform only appraisal		
<b>Total Score</b>		

Project Name: Penitas Drain  
 Department: Hidalgo County Precinct #3  
 Firm/Participant: Leonel Garza Jr. Associates, LLC  
 Evaluator: Dominic Villaneda Date: 4-10-2013

**EXHIBIT "B"**  
**EVALUATION CRITERIA**  
**"PROFESSIONAL APPRAISAL SERVICES POOL"**  
**RFQ No. 2013-004-12-05-SGS**

Selection Criteria	Points	Score
<b>1. RESPONSIVENESS ----- (30 pts)</b>		
➤ Requested information	5	
➤ Thoroughness	5	
➤ Understanding of Project	5	
➤ List of references provided	5	
➤ Clarity-Brevity	5	
➤ Degree of interest	5	
Comments/Rationale For Points:		<b>TOTAL</b>
<b>2. FIRM CAPABILITIES ---- (45 pts)</b>		
➤ Background	5	
➤ Relevant experience	5	
➤ Experience with similar projects	5	
➤ Knowledge of area	5	
➤ Timeliness of schedule	5	
➤ Quality services previously provided to Hidalgo County	5	
➤ Current workload	5	
➤ Ability to commence various re-requested projects simultaneously	5	
➤ Completion of projects within budgets	5	
Comments/Rationale For Points:		<b>TOTAL</b>
<b>3. STAFFING----- (25 pts)</b>		
➤ Qualification of personnel	10	
➤ Key personnel	10	
➤ Required discipline skills	5	
Comments/Rationale For Points: does not meet criteria-could not be evaluated		<b>TOTAL</b>
<b>Total Score</b>		

Project Name: Peñitas Drain  
Department: UCP  
Firm/Participant: Professional Appraisal Services, Inc.  
Evaluator:  Date: 04-11-13

**EXHIBIT "B"**  
**EVALUATION CRITERIA**  
**"PROFESSIONAL APPRAISAL SERVICES POOL"**  
**RFQ No. 2013-004-12-05-SGS**

Selection Criteria	Points	Score
<b>1. RESPONSIVENESS ---- (30 pts)</b>		
➤ Requested information	5	
➤ Thoroughness	5	
➤ Understanding of Project	5	
➤ List of references provided	5	
➤ Clarity-Brevity	5	
➤ Degree of Interest	5	
Comments/Rationale For Points:		<b>TOTAL</b>
Could not evaluate because firm will perform only appraisals		
<b>2. FIRM CAPABILITIES ---- (45 pts)</b>		
➤ Background	5	
➤ Relevant experience	5	
➤ Experience with similar projects	5	
➤ Knowledge of area	5	
➤ Timeliness of schedule	5	
➤ Quality services previously provided to Hidalgo County	5	
➤ Current workload	5	
➤ Ability to commence various re-quested projects simultaneously	5	
➤ Completion of projects within budgets	5	
Comments/Rationale For Points:		<b>TOTAL</b>
Could not evaluate because firm will perform only appraisals		
<b>3. STAFFING----- (25 pts)</b>		
➤ Qualification of personnel	10	
➤ Key personnel	10	
➤ Required discipline skills	5	
Comments/Rationale For Points:		<b>TOTAL</b>
Could not evaluate because firm will perform only appraisals		
<b>Total Score</b>		

Project Name: Peñitas Drain - GLO Contract No. 12-406-000-6453

Department: Hidalgo County

Firm/Participant: Professional Appraisal Services

Evaluator: Antonio Barco Date: 4-11-13

**EXHIBIT "B"**  
**EVALUATION CRITERIA**  
**"PROFESSIONAL APPRAISAL SERVICES POOL"**  
**RFQ No. 2013-004-12-05-SGS**

Selection Criteria	Points	Score
<b>1. RESPONSIVENESS ---- (30 pts)</b>		
➤ Requested information	5	
➤ Thoroughness	5	
➤ Understanding of Project	5	
➤ List of references provided	5	
➤ Clarity-Brevity	5	
➤ Degree if Interest	5	
Comments/Rationale For Points:		<b>TOTAL</b>
Could not evaluate because firm will perform only Appraisal		
<b>2. FIRM CAPABILITIES ---- (45 pts)</b>		
➤ Background	5	
➤ Relevant experience	5	
➤ Experience with similar projects	5	
➤ Knowledge of area	5	
➤ Timeliness of schedule	5	
➤ Quality services previously provided to Hidalgo County	5	
➤ Current workload	5	
➤ Ability to commence various re-quested projects simultaneously	5	
➤ Completion of projects within budgets	5	
Comments/Rationale For Points:		<b>TOTAL</b>
Could not evaluate because firm will perform only appraisal		
<b>3. STAFFING----- (25 pts)</b>		
➤ Qualification of personnel	10	
➤ Key personnel	10	
➤ Required discipline skills	5	
Comments/Rationale For Points:		<b>TOTAL</b>
Could not evaluate because firm will perform only appraisal		
<b>Total Score</b>		

Project Name: Penitas Drain  
 Department: Hidalgo County Precinct #3  
 Firm/Participant: Professional Appraisal Services INC  
 Evaluator: Wominy Villarreal Date: 4-10-2013

**Texas General Land Office Disaster Recovery Funds  
 Appraisal Review Services  
 Peñitas Drain Project  
 GLO Contract No. 12-406-000-6453  
 Grading-Ranking Grid**

Criteria	HLH Appraisal Services			Leonel Garza Jr. & Associates			Professional Appraisal Services		
	Grader 1	Grader 2	Grader 3	Grader 1	Grader 2	Grader 3	Grader 1	Grader 2	Grader 3
Responsiveness	28	30	30						
Firm Capabilities	33	41	44						
Staffing	23	24	25						
<b>TOTALS</b>	<b>84</b>	<b>95</b>	<b>99</b>						
<b>AVERAGES</b>	<u>278</u> +3= <b>92.67</b>			____+3=			____+3=		
<b>RATING</b>	<b>1</b>			2 Could Not Evaluate because firm will only perform Appraisals.			3 Could Not Evaluate because firm will only perform Appraisals.		

**Grader #1 Yvette Salinas, Buyer III**

**Grader #2 Antonio Barco, Deputy Director (UCP)**

**Grader #3 Domingo Villareal Jr., Pct. No. 3**

**Texas General Land Office Disaster Recovery Funds**  
**Appraisal Review Services**  
**Peñitas Drain Project**  
**GLO Contract No. 12-406-000-6453**  
**Grading-Ranking Grid**

Criteria	HLH Appraisal Services			Leonel Garza Jr. & Associates			Professional Appraisal Services		
	Grader 1	Grader 2	Grader 3	Grader 1	Grader 2	Grader 3	Grader 1	Grader 2	Grader 3
Responsiveness	28	30	30						
Firm Capabilities	33	41	44						
Staffing	23	24	25						
<b>TOTALS</b>	<b>84</b>	<b>95</b>	<b>99</b>						
<b>AVERAGES</b>	$278 \div 3 = 92.67$			____ $\div 3 =$			____ $\div 3 =$		
<b>RATING</b>	<b>1</b>			2 Could Not Evaluate because firm will only perform Appraisals.			3 Could Not Evaluate because firm will only perform Appraisals.		