

**Precinct No. 1 (City of La Villa)  
Professional Appraisal Review Services  
Water/Sewer Improvements Project  
Year 30 (2017)  
Grading-Ranking Grid**

Criteria	Leonel Garza Jr. and Associates, LLC			Professional Appraisal Services, Inc.			Southmost Realty		
	Grader 1	Grader 2	Grader 3	Grader 1	Grader 2	Grader 3	Grader 1	Grader 2	Grader 3
Responsiveness	29	30	30	27	30	30	30	30	30
Firm Capabilities	43	41	45	40	44	45	42	39	38
Staffing	24	25	25	24	25	25	25	25	8
<b>TOTALS</b>	96	96	100	91	99	100	97	94	76
<b>AVERAGES</b>	$292 \div 3 = 97.33\%$			$290 \div 3 = 96.67\%$			$267 \div 3 = 89\%$		
<b>RATING</b>	<b>1</b>			<b>2</b>			<b>3</b>		

**EXHIBIT "B"**  
**EVALUATION CRITERIA**  
**"PROFESSIONAL APPRAISAL SERVICES AND/OR APPRAISAL REVIEW SERVICES ANNUAL POOL"**  
**RFQ No.:2018-011-01-24-YZV**

Internal Use Only: Commodity Code: 946-15

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	4
➤ Degree of Interest	5	5
Comments/Rationale For Points:		<b>TOTAL</b> 29
<b>2. FIRM CAPABILITIES----(45 pts)</b>		
➤ Background	5	5
➤ Relevant experience	5	4
➤ Experience with similar projects	5	5
➤ Knowledge of area	5	5
➤ Timeliness of schedule	5	5
➤ Quality services previously provided to Hidalgo County	5	4
➤ Current workload	5	5
➤ Ability to commence various re-quested projects simultaneously	5	5
➤ Completion of projects within budgets	5	5
Comments/Rationale For Points:		<b>TOTAL</b> 43
<b>3. STAFFING----- (25 pts)</b>		
➤ Qualification of personnel	10	9
➤ Key personnel	10	10
➤ Required discipline skills	5	5
Comments/Rationale For Points:		<b>TOTAL</b> 24
<b>Total Score</b>		<b>96</b>

Project Name: Pat No 1 (City of la Villa) w/ls Ump. Date: 6

Firm/Participant Name: Leonel Garza Jr. and Associates LLC

Evaluator's Signature/Name: [Signature] Department: Admin.

Type of Service: check (✓) one (1): Appraisal Services Appraisal Review ✓

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 RFQ No.:2018-011-01-24-YZV

Internal Use Only: Commodity Code: 946-15

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: <i>Meets all criteria</i>		TOTAL 30
<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	3
➤ Quality services previously provided to Hidalgo County	5	5
➤ Current workload	5	4
➤ Ability to commence various re-quested projects simultaneously	5	4
➤ Completion of projects within budgets	5	5
Comments/Rationale For Points: <i>Meets most criteria, but impossible in noted areas</i>		TOTAL 41
<b>3. STAFFING----- (25 pts)</b>		
➤ Qualification of personnel	10	10
➤ Key personnel	10	10
➤ Required discipline skills	5	5
Comments/Rationale For Points: <i>Meets All criteria</i>		TOTAL 25
<b>Total Score</b>		<b>96</b>

Project Name: Pct No 1 (city of la Villa) w/s. Ump Date: 4/5/18  
 Firm/Participant Name: Leonel Garcia Jr. & Associates  
 Evaluator's Signature/Name: Antonio Barco Department: UCP CDB6  
 Type of Service: **check (v) one (1):** Appraisal Services Appraisal Review

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**EVALUATION CRITERIA**  
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**RFQ No.:2018-011-01-24-YZV**

Internal Use Only: Commodity Code: 946-15

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</b> 30
<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	5
➤ Quality services previously provided to Hidalgo County	5	5
➤ Current workload	5	5
➤ Ability to commence various re-quested projects simultaneously	5	5
➤ Completion of projects within budgets	5	5
Comments/Rationale For Points:		<b>TOTAL</b> 45
<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> 25
<b>Total Score</b>		100

Project Name: Part 1 City of La Villa Water/Sewer Project Date: 4/17/18

Firm/Participant Name: Leonel Goza Jr., Civil Associates, LLC

Evaluator's Signature/Name: [Signature] Department: Purchasing

Type of Service: check (✓) one (1): Appraisal Services Appraisal Review ✓

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Selection Criteria	Points	Score
<b>1. RESPONSIVENESS -----(30 pts)</b>		
➤ Requested information	5	5
➤ Thoroughness	5	4
➤ Understanding of Project	5	4
➤ List of references provided	5	4
➤ Clarity-Brevity	5	5
➤ Degree of Interest	5	5
Comments/Rationale For Points:		<b>TOTAL</b> 27
<b>2. FIRM CAPABILITIES----(45 pts)</b>		
➤ Background	5	5
➤ Relevant experience	5	5
➤ Experience with similar projects	5	4
➤ Knowledge of area	5	4
➤ Timeliness of schedule	5	5
➤ Quality services previously provided to Hidalgo County	5	5
➤ Current workload	5	3
➤ Ability to commence various re-quested projects simultaneously	5	4
➤ Completion of projects within budgets	5	5
Comments/Rationale For Points:		<b>TOTAL</b> 40
<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> 24
<b>Total Score</b>		<b>91</b>

Project Name: Per No 1 (City of La Villa) WLS&MP Date: 4/16/2018

Firm/Participant Name: Professional Appraisal Services, Inc.

Evaluator's Signature/Name: [Signature] Arnie Arzoo Department: Admin.

Type of Service: **check (v) one (1):** Appraisal Services \_\_\_\_\_ Appraisal Review

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**EVALUATION CRITERIA**

"PROFESSIONAL APPRAISAL SERVICES AND/OR APPRAISAL REVIEW SERVICES ANNUAL POOL"

**RFQ No.:2018-011-01-24-YZV**

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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: <i>Meets all criteria</i>		<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	5
> Timeliness of schedule	5	5
> Quality services previously provided to Hidalgo County	5	4
> Current workload	5	5
> Ability to commence various re-requested projects simultaneously	5	3
> Completion of projects within budgets	5	5
Comments/Rationale For Points: <i>Meets most criteria</i>		<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: <i>Meets all criteria</i>		<b>TOTAL 25</b>
<b>Total Score</b>		<b>99</b>

Project Name: Pet No 1 (City of La Villa) W/S Imp. Date: 4/5/18

Firm/Participant Name: Professional Appraisal Service, Inc.

Evaluator's Signature/Name: Antonio Sandoz Department: WCP CPBG

Type of Service: **check (v) one (1):** Appraisal Services Appraisal Review

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Internal Use Only: Commodity Code: 946-15

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</b> 30
<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	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</b> 45
<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> 25
<b>Total Score</b>		100

Project Name: Pot 1 City of La Villa Water/Sewer Project Date: 4/17/18

Firm/Participant Name: Professional Appraisal Services, Inc.

Evaluator's Signature/Name: [Signature] Department: Purchasing Dept.

Type of Service: check (✓) one (1): Appraisal Services Appraisal Review ✓

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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	4
➤ 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	5
➤ Ability to commence various re-quested projects simultaneously	5	5
➤ Completion of projects within budgets	5	4
Comments/Rationale For Points:		<b>TOTAL 42</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 25</b>
<b>Total Score</b>		<b>97</b>

Project Name: Pet No 1 (city of Lavilla) w/s ump. Date: 4/16/2018

Firm/Participant Name: Southmost

Evaluator's Signature/Name: [Signature] Arnie Amaro Department: Admin.

Type of Service: **check (v) one (1):** Appraisal Services Appraisal Review

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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: <i>Meets all criteria</i>		<b>TOTAL 30</b>
<b>2. FIRM CAPABILITIES----(45 pts)</b>		
➤ Background	5	5
➤ Relevant experience	5	5
➤ 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	4
➤ Ability to commence various re-quested projects simultaneously	5	4
➤ Completion of projects within budgets	5	5
Comments/Rationale For Points: <i>Meets most criteria but improve on areas noted</i>		<b>TOTAL 39</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: <i>Meets all criteria</i>		<b>TOTAL 25</b>
<b>Total Score</b>		<b>94</b>

Project Name: Pet No.1 (city of la Villa) W/S Imp. Date: 4/5/18

Firm/Participant Name: South West Realty

Evaluator's Signature/Name: ANTONIO BARCO Department: UCP CDB 6

Type of Service: check (v) one (1): Appraisal Services Appraisal Review

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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</b> 30
<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	5
➤ Quality services previously provided to Hidalgo County	5	3
➤ Current workload	5	3
➤ Ability to commence various re-quested projects simultaneously	5	3
➤ Completion of projects within budgets	5	4
Comments/Rationale For Points:		<b>TOTAL</b> 38
<b>3. STAFFING------(25 pts)</b>		
➤ Qualification of personnel	10	2
➤ Key personnel	10	2
➤ Required discipline skills	5	4
Comments/Rationale For Points:		<b>TOTAL</b> 8
<b>Total Score</b>		76

Project Name: Pet. 1 City of La Villa Water/Sewer Project Date: 4/17/18

Firm/Participant Name: Southwest Realty

Evaluator's Signature/Name: M. Garcia Department: Purchasing

Type of Service: check (✓) one (1): Appraisal Services Appraisal Review ✓

**NO CONFLICT DISCLOSURE FORM**

Name of Government Officer/Employee: Antonio Barco,

Title/Position: UCP Deputy Director

Contract for Goods/Services: Appraisal Review Services

Name of Vendors contracting with OR seeking to contract with Hidalgo County:

1. Professional Appraisal Service, Inc.

2. Leonel Garza, Jr. and Associates

3. Southmost Realty

In my review, grading, selection or approval of the above identified vendors, I hereby affirm that I have no conflicts to disclose (employment/business, family or gifts exceeding \$100.00) in connection with the above identified vendor(s) as required by section 176 of the Texas Local Government Code.



Antonio Barco  
Urban County Program



Date

NO CONFLICT DISCLOSURE FORM

Name of Government Officer/Employee: Nguyen Jay

Title/Position: Buyer Hidalgo Co. Purchasing Dept.

Contract for Goods/Services: Appraisal Services + Appraisal Review Services

Name of Vendors contracting with OR seeking to contract with Hidalgo County:

1. Professional Appraisal Services Inc.
2. Leonel Gomez Jr. + Associates
3. Southwest Realty
4. \_\_\_\_\_

In my review, grading, selection or approval of the above identified vendors, I hereby affirm that I have no conflicts to disclose (employment/business, family or gifts exceeding \$100) in connection with the above identified vendor(s) as required by section 176 of the Texas Local Government Code.

Signed:

Date:

Nguyen Jay

4/18/18