

REGION ONE EDUCATION SERVICE CENTER

Region One ESC Internal Purchasing

Office Space for Region One ESC College and Career Readiness Center RFP 19-AGENCY-000064

Effective as specified in fully executed Lease Agreement - December 31, 2019 with 3 one-year extension options

Tabulation

Bid Item #	Item Description	Quantity	UOM	Name	City	State	Quote Number	Payment Terms	Unit Cost	Discount Percent	Discount Dollars	Extended Amount	No Bid Flag
1 Option A - Furnished Lease - Year One													
		12.00	MO	Domit Executive Business Center	Edinburg	TX	AGENCY-01902		0.00	0.00	0.00	0.00	No Bid
		12.00	MO	Jimenez Investments	Edinburg	TX	AGENCY-01909		0.00	0.00	0.00	0.00	No Bid
2 Option A - Furnished Lease - Year Two													
		12.00	MO	Domit Executive Business Center	Edinburg	TX	AGENCY-01902		0.00	0.00	0.00	0.00	No Bid
		12.00	MO	Jimenez Investments	Edinburg	TX	AGENCY-01909		0.00	0.00	0.00	0.00	No Bid
3 Option A - Furnished Lease - Year Three													
		12.00	MO	Domit Executive Business Center	Edinburg	TX	AGENCY-01902		0.00	0.00	0.00	0.00	No Bid
		12.00	MO	Jimenez Investments	Edinburg	TX	AGENCY-01909		0.00	0.00	0.00	0.00	No Bid
4 Option A - Furnished Lease - Year Four													
		12.00	MO	Domit Executive Business Center	Edinburg	TX	AGENCY-01902		0.00	0.00	0.00	0.00	No Bid
		12.00	MO	Jimenez Investments	Edinburg	TX	AGENCY-01909		0.00	0.00	0.00	0.00	No Bid
5 Option B - Unfurnished Lease - Year One													
		12.00	MO	Domit Executive Business Center	Edinburg	TX	AGENCY-01902	Net 30	5,270.00	0.00	0.00	0.00	
		1.00	YR						63,240.00				
		12.00	MO	Jimenez Investments	Edinburg	TX	AGENCY-01909	Net 30	5,000.00	0.00	0.00	0.00	
		1.00	YR						60,000.00				
6 Option B - Unfurnished Lease - Year Two													
		12.00	MO	Domit Executive Business Center	Edinburg	TX	AGENCY-01902	Net 30	5,270.00	0.00	0.00	0.00	
		1.00	YR						63,240.00				
		12.00	MO	Jimenez Investments	Edinburg	TX	AGENCY-01909	Net 30	5,000.00	0.00	0.00	0.00	
		1.00	YR						60,000.00				
7 Option B - Unfurnished Lease - Year Three													
		12.00	MO	Domit Executive Business Center	Edinburg	TX	AGENCY-01902	Net 30	5,270.00	0.00	0.00	0.00	
		1.00	YR						63,240.00				
		12.00	MO	Jimenez Investments	Edinburg	TX	AGENCY-01909	Net 30	5,000.00	0.00	0.00	0.00	
		1.00	YR						60,000.00				
8 Option B - Unfurnished Lease - Year Four													
		12.00	MO	Domit Executive Business Center	Edinburg	TX	AGENCY-01902	Net 30	5,270.00	0.00	0.00	0.00	
		1.00	YR						63,240.00				
		12.00	MO	Jimenez Investments	Edinburg	TX	AGENCY-01909	Net 30	5,000.00	0.00	0.00	0.00	
		1.00	YR						60,000.00				

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Evaluation Criteria and Scoring

Criteria	Notes	Maximum Points	Domit Executive Business Center	Jimenez Investments
(1) Cost to Region One		50	47.44	50.00
(2) The experience of the vendor with property leases and/or purchase	Reference Form (Questions #1,3-5)	5	0.00	0.00
(3) The quality of the vendor's service(s)/good(s)	Reference Form (Question #2)	5	0.00	0.00
(4) The extent to which the goods or services meet Region One ESC needs	Specification compliance	10	10	5
(5) The vendor's past relationship with Region One ESC, if any		0	0	0
(6) The impact on Region One ESC's ability to comply with laws and rules relating to historically underutilized businesses		0	0	0
(7) The total long-term cost to Region One ESC to acquire the vendor's service(s)/good(s);	Cost, location, structure	10	10	5
(8) For a contract for goods and services, other than goods and services related to telecommunications and information services, building construction and maintenance, or instructional materials, whether the vendor's ultimate parent company or majority owner (a) has its principal place of business in this State, or (b) employs at least 500 persons in this State*		0	0	0
(9) Any other relevant factor that Region One ESC would consider in selecting a vendor, including:	a) Location-8 points b) Parking-8 points c) Signage provided on Building-2 points d) Signage provided on Marquee-2 points	20	8 8 2 2	6 1 2 2
TOTAL:		100	87.44	71.00

**(NOTE: As a general rule, Region One ESC may not apply geographic preference for procurements involving Federal funds. See 2 C.F.R. § 200.319. However, Region One ESC may apply an optional geographic preference in the procurement of unprocessed locally grown or locally raised agricultural products for use in a Child Nutrition Program. See 2 C.F.R. §§ 210*

Evaluated by: Marc David Garcia, Region One ESC; Mark Wallace, Region One ESC; Lucio Mendoza, Region One ESC. Form CIS will be posted to the webpage if a conflict exists.

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Questions and Answers / Pricing

Questions	Domit Executive Business Center	Jimenez Investments
#1: What is the full legal name of the firm?	Domit Executive Business Center	Jimenez Investments LLC
#2: Where is the firm located (City, State)?	Edinburg, TX	EDINBURG, TEXAS
#3: What is the firm's mailing and/or remittance address?	135 Paseo del Prado	4634 SOUTH CLOSNER EDINBURG, TEXAS 78539
#4: DUNS#.	0	12033020
#5: List all owners of the firm/property.	Antun Domit	DAVID LEE JIMENEZ
#6: Company website.	http://domitmcallen.com/	NONE
#7: Bidder Contact Information (name, phone number & email address).	Julie Salinas 956-668-9888; domitbusinessctr@aol.com	DAVID LEE JIMENEZ 956-566-1951; DAVIDLEEJIMENEZ@GMAIL.COM
#8: Sales/Customer Service Contact Information (name, phone number & email address).	Julie Salinas 956-668-9888 domitbusinessctr@aol.com	ERIC JIMENEZ 956-292-4500; ERIC@BETTERCALLERIC.COM
#9: Number of years the firm has been in business under the above full legal name?	7 years	10 YEARS
#10: What is the firm's number of years of experience providing Furnished / Unfurnished Office Space?	more than 7 years	10 YEARS
#11: What is the firm's experience serving school districts or other governmental agencies?	6 years	NONE
#12: Are there any claims, judgments, arbitration, proceedings or suits pending or outstanding against the Firm, its officers, employees or agents, including bankruptcy? If Yes, provide details.	none	NO
#13: What is the total square footage?	1747	5822
#14: What is the cost per square foot for Unfurnished?	rate plan*	0.85
#15: What is the cost per square foot for Furnished?	non furnished	N/A
#16: Are Utilities included in the annual lease rate?	Yes	No
#17: Does the building have a security alarm, and is it included the annual lease rate? If no, explain.	Yes alarm is set at midnight till 5:00 am	No, nonfunctioning
#18: Does the building have a marquee with signage space, and is it included in the annual lease rate? If no explain.	yes	No marquee but there is ample space to install your own with great visibility high traffic area
#19: If signage is allowed on the building, is cost in the annual lease rate? If no explain.	1x fee of \$60.00	No, The cost of signage is lessor's responsibility
#20: Is there sufficient parking for ten (10) dedicated spaces and up to sixty-five (65) additional spaces?	Yes	No
#21: Is the facility ADA compliant?	Yes	No
#22: Is facility climate controlled?	Yes	Yes
#23: Is building capable of connecting to broadband internet services by local ISP providers?	Yes	Yes
#24: Did you designate whether property being offered has existing office space or will be renovated to meet needs?	No	Yes
#25: Are all taxes, property and otherwise, the responsibility of the Lessor? If no, explain.	Yes	Yes
#26: Did you upload in the Attachments tab the firm's entire RFP Response?	No	Yes
#27: Did you upload in the Attachments tab the firm's References on the required form?	No	Yes
#28: Did you upload in the Attachments tab the firm's Form W-9?	No	Yes
#29: Did you upload in the Attachments tab the firm's signed and notarized Affidavits and Certifications?	No	Yes
#30: Did you upload in the Attachments tab the firm's Form CIQ?	No	Yes
#31: Did you upload in the Attachments tab the firm's Form 1295? If not applicable, note N/A.	No	Yes
#32: Did you upload in the Attachments tab the firm's Deviations and Exceptions Form?	No	Yes
#33: Did you complete in the Items tab the firm's responses to the Pricing Sheet?	Yes	Yes
#34: Did you upload in the Attachments tab the firm's Proof of Insurance?	No	Yes
#35: Did you upload in the Attachments tab the firm's Evidence of Financial Health and Stability?	No	Yes
#36: Did you upload in the Attachments tab the firm's Supplemental Contract? If not applicable, note N/A.	N/A	N/A
#37: Did you upload in the Attachments tab the firm's MWBE, HUB, SBE, LSA Certificates? If not applicable, note N/A.	N/A	N/A
#38: Did you upload a Site Plan/Mapped location of the property being offered and layout of facility and parking?	Yes	Yes
#39: Did you upload a Legal description of property, with square footage, photos, blueprints (if available), etc.?	Yes	Yes
#40: Did you upload a copy of deed instrument showing Vendor's ownership interest in the property?	No	Yes
#41: If Vendor is other than a sole proprietor, was a copy of partnership agreement, Certificate of Formation, etc. provided?	No	Yes

*attached

*** Domit Executive Business Center Rate Plan:**

12 months lease term				
			\$75.00 Discount	\$100.00 Discount
Suite Number	Square Footage	Regular Price	with 6 offices	with 10 offices
11	298	\$ 950.00	\$ 875.00	\$ 850.00
12	245	\$ 845.00	\$ 770.00	\$ 745.00
13	263	\$ 900.00	\$ 825.00	\$ 800.00
16	198	\$ 700.00	\$ 625.00	\$ 600.00
19	222	\$ 745.00	\$ 670.00	\$ 645.00
20	214	\$ 745.00	\$ 670.00	\$ 645.00
21	213	\$ 745.00	\$ 670.00	\$ 645.00
43	189	\$ 700.00	\$ 625.00	\$ 600.00
44	189	\$ 700.00	\$ 625.00	\$ 600.00
46	232	\$ 825.00	\$ 750.00	\$ 725.00
47	232	\$ 825.00	\$ 750.00	\$ 725.00
50	303	\$ 1,000.00	\$ 925.00	\$ 900.00
51	300	\$ 1,000.00	\$ 925.00	\$ 900.00
52	365	\$ 1,050.00	\$ 975.00	\$ 950.00
53	303	\$ 1,000.00	\$ 925.00	\$ 900.00
54	231	\$ 825.00	\$ 750.00	\$ 725.00
55	231	\$ 825.00	\$ 750.00	\$ 725.00
56	215	\$ 745.00	\$ 670.00	\$ 645.00
59	196	\$ 700.00	\$ 625.00	\$ 600.00
60	196	\$ 700.00	\$ 625.00	\$ 600.00
62	174	\$ 625.00	\$ 550.00	\$ 525.00
	Monthly	\$ 5,720.00	\$ 5,270.00	
	Annually	\$ 68,640.00	\$ 63,240.00	\$ -
Total square footage	1747			