

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Engineering and Construction Management

AGENDA DATE: January 2, 2013

CONTACT PERSON NAME AND PHONE NUMBER: Irene D. Ramirez, P.E., Interim City Engineer (X4428)

DISTRICT(S) AFFECTED: All

SUBJECT:

Discussion and action on the request that the City Engineer be authorized to issue a Purchase Order in the amount of \$648,841.22 to Basic IDIQ, Inc., a Texas Corporation, for the El Paso Times Building Second Floor Partial Remodel. This request is made pursuant to Texas Government Code Section 2267.403 which requires that individual purchase orders in excess of \$500,000, issued pursuant to a previously approved Job Order Contract, be separately approved.

Department: Engineering and Construction Management
Individual Purchase Order Amount: \$648,841.22
Individual Purchase Order Project: El Paso Times Building Second Floor Partial Remodel
Account No: 190-9998-4730-580270-PCP13CTYHALL2
Funding Sources: City Hall Relocation
Reference No: Contract 2013-092
Districts: All

BACKGROUND / DISCUSSION:

Texas Government Code Section 2267.403 requires that individual purchase orders in excess of \$500,000 issued pursuant to a previously approved Job Order Contract be separately approved.

PRIOR COUNCIL ACTION:

On December 4, 2012 City Council authorized the City Manager to enter into a Job Order Contract with Basic IDIQ, Inc., in an amount of \$4,000,000.00 over a two year period, for minor construction, repair, rehabilitation or alteration of city owned facilities.

AMOUNT AND SOURCE OF FUNDING:

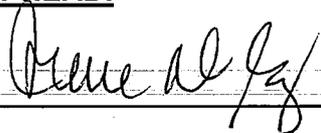
\$648,841.22 Funding Source: 190-99998-4730-580270-PCP13CTYHALL2 City Hall Relocation

BOARD / COMMISSION ACTION:

N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:





December 27, 2012

Ms. Irene Ramirez
Interim City Engineer
The City of El Paso
Engineering Department
#2 Civic Center Plaza, 4th Floor
El Paso, Texas 79901

Subject: **Construction Services Proposal**
 City of El Paso
 El Paso Times Building Second Floor Partial Remodel
 BI Project Number 15-1800-70

Dear Madam:

Basic IDIQ, Inc. (BI) is pleased to provide this proposal for the subject project. This proposal encompasses the scope of work to remodel the priority area of the second floor of the El Paso Times Building as per plans and specifications prepared by GA Architecture, Inc. The work consists of the demolition, framing, cable tray and rough-in of the space at a cost of \$450,000 and the finishes, electrical, plumbing, HVAC and special systems at a cost of \$648,841.22. All work will be completed in accordance with the information provided by the City of El Paso and the requirements of Harris County Department of Education and Choice Facility Partners. We thank you for the opportunity to offer this proposal on this project, and we look forward to working with you for its successful execution and completion. Should you have any questions, or need further information, please feel free to contact us.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Eddie Linss', is written over a light blue horizontal line.

Eddie Linss
Area Manager



December 27, 2012

Mr. John Neal
Special Projects
The City of El Paso
Office of City Manager
#2 Civic Center Plaza, 9th Floor
El Paso, Texas 79901

Re: **Construction Project Summary**
City of El Paso
El Paso Times Building Second Floor Partial Remodel
BI Project Number 15-1900-70

Dear Sir:

Basic IDIQ, Inc. (BI) is pleased to provide this summary for the subject project. This project consists of remodeling approximately 30,000 SF of office, hallway, restroom and work space on the second floor of an occupied building to convert from the El Paso Times offices to the offices for the Mayor, the City Manager, the City Council members, the City Attorneys and their respective staffs. The overall scope of work includes work throughout multiple construction trades including architectural, plumbing, mechanical, electrical and special systems. To begin with, the existing office configuration needs to be demolished to clear the area for the new construction. This requires the temporary removal of second floor windows in order to drop the demolished debris through a trash shoot avoiding the spaces still occupied by El Paso Times personnel. Existing building components to be demolished include wall partitions, windows, doors, door frames, suspended ceilings, hard ceilings, cabinets, countertops, sinks, piping, carpet, electrical outlets, switches, diffusers, return grilles and audio visual components.

After the demolition, the framers and drywall team are tasked with creating the new wall layout for the new offices, restrooms, hallways and work spaces. At the same time, the plumbers, electricians and HVAC workers are working in conjunction with the framers to “rough-in” their respective trades. This consists of running pipes, ductwork and conduits inside of the new walls being built. As all this is going on, communications and fire sprinkler workers are also working within the exposed ceilings to install approximately 1,100 linear feet of new cable tray and about 135 new sprinkler heads to accommodate the needs of the new occupants. The HVAC contractors will be installing new ductwork to accommodate the new office layout, as well as several components including dedicated air conditioners for the data rooms and three new mixing boxes that provide cool or hot air for the new areas. The diffusers and grilles that are removed during the demo have been taken offsite to be thoroughly cleaned.

Once the metal studs and drywall are in place, the work continues with texture and paint. All walls are primed and painted according to the colors picked by the City. After the painting is complete, the suspended ceiling workers come in to install and replace the suspended ceiling system that is either new or is being reinstalled. During the ceiling work the electricians come in and replace the bulbs and ballasts in most of the fixtures throughout the space. The sprinkler workers also come in and verify the height of the sprinkler heads and make any adjustments as needed. Also, the HVAC contractors reinstall all the diffusers and grilles that were cleaned. All new electrical, plumbing and HVAC work must be tied in to existing building systems and the contractor must ensure that everything is in proper working order.

After the ceiling is complete the flooring contractors come in to install carpet tile, VCT and cove base throughout the area. The millwork contractors also come in and install the new cabinets and countertops. Right behind the flooring contractor and the millwork guys, the plumbers and electricians continue to finish their portions by installing new plumbing fixtures and new outlet and light switch covers. The finish work continues with room signage doors and door hardware. The new fire alarm system must also be installed in order to separate the City occupancy from the remaining El Paso Times occupancy creating two independent systems. Please keep in mind that all this work takes place in an occupied building with quite a bit of El Paso Times employees working in areas adjacent to the construction that's taking place.

We thank you for the opportunity to offer this summary on this project, and we look forward to working with you for its successful execution and completion. Should you have any questions, or need further information, please feel free to contact us.

Respectfully,

A handwritten signature in blue ink, appearing to read "Eddie Linss", written over a vertical line.

Eddie Linss
Area Manager