

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

DEPARTMENT: Engineering Department

AGENDA DATE: January 30, 2007

CONTACT PERSON/PHONE: Rick Conner, City Engineer, Ext. No. 4423

PROJECT NAME/SOLICITATION NO. EPIA Butterfield Trail Golf Course Club House and Maintenance Facility/Contract Number 2006-076

DISTRICT(S) AFFECTED: 2

**SUBJECT:**

That the City expend additional available funding in the amount of \$224,268.40 to install cultured stone in the El Paso International Airport Golf Course Club House for Contract Number 2006-076, EPIA Butterfield Trail Golf Course—Club House and Maintenance Facility.

**BACKGROUND / DISCUSSION:**

The award and approval of this construction change order will increase the estimated total current value of the EPIA Butterfield Trail Golf Course Club House and Maintenance Facility Project contract from \$3,570,185.90 to \$3,794,454.30. The original contract was awarded by Council on April 25, 2006 for the amount of \$3,557,000.00. Previous change orders in the amount of \$13,185.90 have been approved and added to the original contract amount. The dollar amount of this construction change order is \$224,268.40.

During the design phase of the clubhouse, the cultured stone was value-engineered out due to the cost. At the time, the 18-hole golf course at the Airport was being constructed, and clubhouse and the entry roadway were being designed. The Department of Aviation was concerned that the total project cost for the golf course, which includes the costs for all three projects, could possibly exceed the overall budget, especially since the costs for the clubhouse and roadway were unknown. Since then, the course has been completed, and the roadway is on schedule for a completion date of March, 2007, with no foreseeable problems. The total project cost for the golf course is well within budget, and the Airport is requesting to incorporate the cultured stone, as both staff and the project architect believe that the stone will greatly improve the appearance of the clubhouse. The clubhouse will be an anchor building within the planned development in the area, which includes a resort hotel, and therefore needs to have architectural elements that will make it stand out. The cultured stone will accomplish this.

**PRIOR COUNCIL ACTION:**

The original contract was awarded by Council on April 25, 2006.

**AMOUNT AND SOURCE OF FUNDING:**

Funding is available from the following account:

Project No.	PAP0023
Fund No.	41063
Department ID	62620026
Account No.	508027
Funding Source:	EPIA Enterprise Funds

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CITY CLERK DEPT.

**BOARD / COMMISSION ACTION:**

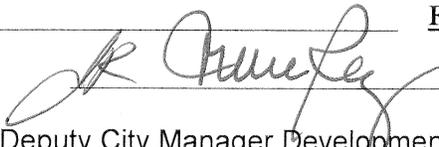
N/A

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\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) \_\_\_\_\_ **FINANCE:** (if required) \_\_\_\_\_

**DEPARTMENT HEAD:** \_\_\_\_\_



Cc: Patricia D. Aduato, Deputy City Manager Development and Infrastructure Services

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

CITY CLERK DEPT.  
07 JAN 22 PM 2:48

RESOLUTION

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO**

That the City expend additional available funding in the amount of \$224,268.40 to install cultured stone in the El Paso International Airport Golf Course Club House for Contract Number 2006-076, EPIA Butterfield Trail Golf Course – Club House and Maintenance Facility.

**ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.**

THE CITY OF EL PASO

\_\_\_\_\_  
John F. Cook, Mayor

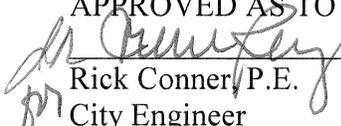
ATTEST:

\_\_\_\_\_  
Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Lupe Cuellar  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Rick Conner/P.E.  
City Engineer

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CITY CLERK DEPT.



EL PASO  
INTERNATIONAL AIRPORT

**Memorandum**

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**TO:** Rick Conner, City Engineer

**FROM:** Patrick T. Abeln, A.A.E., Director of Aviation *PTA*

**SUBJECT:** Change Order – El Paso International Airport (EPIA) Golf Course  
01-30-07 Council Agenda

**DATE:** January 19, 2007

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Change Order Four, with a net increase of \$224,268.40 to the contract, will add back the installation of cultured stone on the clubhouse, to both the exterior and interior.

During the design phase of the clubhouse, the cultured stone was value-engineered out due to the cost. At the time, we were still under construction for the 18-hole course, and in design for not only the clubhouse, but the entry roadway as well. The Department of Aviation was concerned that the total project cost for the golf course, which includes the costs for all three projects, could possibly exceed the overall budget, especially since the construction costs for the clubhouse and roadway were still unknown.

Since then, the course has been completed, and the roadway is on schedule for a completion date of March 2007, with no foreseeable problems.

The total project cost for the golf course is well within budget, and the Airport would like to once again incorporate the cultured stone, as both staff and the project architect believe that the stone will greatly improve the appearance of the clubhouse. The clubhouse will be an anchor building within the planned development in that area, which includes a resort hotel, and therefore needs to have architectural elements that will make it stand out. The cultured stone will accomplish this.

Funding is available in Project PAP0023, Dept ID 62620026, Fund 41063, Account 508027.

The Department of Aviation recommends approval of this item.

Please call me at 780-4736, or Monica Lombraña at 780-4793, should you have any questions.

07 JAN 22 PM 2:49  
CITY CLERK DEPT.

**MOTION**  
**APRIL 25, 2006**

Motion made by Representative Lozano, seconded by Representative Byrd, and unanimously carried to award Best Value Procurement Solicitation No. 2006-076 EPIA Butterfield Trail Golf Course Club House & Maintenance Facilities

Location: 1000 George Perry Dr., El Paso, Texas 79925  
 Contractor: Arrow Building Corporation  
 El Paso, Texas  
 Department: El Paso International Airport  
 Funds Available: 62620026-PAP0023-41063-508027  
 Funding Source: EPIA Enterprise Funds  
 Items: Base Bid \$3,263,000.00  
 Alternate 1 \$ 40,000.00  
 Alternate 2 \$ 116,000.00  
 Alternate 3 \$ 19,000.00  
 Alternate 4 \$ 42,000.00  
 Alternate 5 \$ 19,000.00  
 Alternate 6 \$ 12,000.00  
 Alternate 7 \$ 39,000.00  
 Alternate 8 \$ 7,000.00  
 Total Award \$3,557,000.00

Estimated Completion Date: April, 2006

District(s): 2

**RECOMMENDATION:**

The Departments of Engineering and El Paso International Airport recommend the award of this contract to Arrow Building Corporation, as this Offeror has provided the Best Value Proposal. It is requested that the City Manager of the City of El Paso be authorized to sign the referenced contract for this award.

As part of the award of this contract, the City Engineer is authorized to approve contract changes which are necessary for proper construction of the work and carrying out the intent of the design, in an amount not to exceed \$25,000 per numbered change order, and not to exceed the total of 25% of the original contract price as awarded, without further authorization by City Council.

AYES: Representatives Lilly, Byrd, Lozano, Castro, Presi Ortega, Jr., Holguin, Steve Ortega, and O'Rourke

Richarda Duffy Momsen, City Clerk

07 JAN 22 PM 2:49  
CITY CLERK DEPT.

**CITY OF EL PASO FINANCIAL SERVICES DEPARTMENT  
CONTRACT CHANGE ORDER**

*JR*

DATE: 1/9/2007

PROJECT: EPIA BUTTERFIELD TRAIL GOLF COURSE CLUB HOUSE AND MAINTENANCE FACILITY

TO (Contractor): ARROW BUILDING CORPORATION

CHANGE ORDER NO.: 4

SCOPE CHANGE       CONSTRUCTION CHANGE

BID NO.: 2006-076

DEPT. ID#: 62620026

PROJ/GRANT/USER: PAP0023

FUND: 41063

ACCOUNT: 508027

PO NO.: 2006003727

You are directed to make the following changes to this Contract:

1. Install cultured stone on the Clubhouse.
2. Time extension through April 5, 2007 for this additional work.

This action increases the contract consecutive calendar days to 20 days for Phase I and requires a change in contract amount.

CHANGE ORDER AMOUNT : 224,268.40

Original Contract Sum	3,557,000.00
Net Change by previous Change Orders	13,185.90
Net Change by previous Construction Quantity Notices	0.00
Contract Sum prior to this Change Order	3,570,185.90
Contract Sum will be (increased) (decreased) (unchanged) By this Change Order	224,268.40
New Contract Sum, including this Change Order	3,794,454.30
Total Net Value of Change Orders To Date	237,454.30
Total Net Value of Construction Quantity Notices to Date	0.00
Contract Time will be (increased) (decreased) (unchanged) BY ( 20 ) DAYS*	Original Contract Days: 415
	Days by Change Order: 20
	Total Days: 435

\* Subject to the terms of the Contract, GENERAL CONDITIONS, SECTION 2.5

Net Change Order Percentage (Not to exceed 25%) 6.68%

CONTRACTOR	PROGRAM MANAGER	CITY OF EL PASO
ARROW BUILDING CORPORATION By: <i>[Signature]</i> DAVID DIAZ Type or Print Name 1/10/2007 Date	PARAGON PROJECT RESOURCES Reviewed and Recommended: By: <i>[Signature]</i> JORGE DIAZ Type or Print Name 1/10/07 Date	CITY COUNCIL ACTION REQUIRED: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Date Approved
ARCHITECT / ENGINEER MIJARES-MORA ARCHITECTS, INC. By: <i>[Signature]</i> ROBERT M. PARKER Type or Print Name 1-10-07 Date	COEP USER DEPARTMENT AIRPORT DEPARTMENT By: <i>[Signature]</i> PATRICK T. ABELN, AAE Type or Print Name 1/10/07 Date	By: <i>[Signature]</i> IRENE RAMMER Nick Conner City Engineer 1/19/07 Date

REQUEST FOR CHANGE ORDER No. ~~05~~ 04 <sup>L.S.</sup> 1/9/07

TO: Guadalupe Salinas

DATE: 1/4/2007

FROM: Jorge Diaz, Project Manager  
Paragon Project Resources, Inc. (915) 252-4329 FAX (915) 771-0506  
8411 Lockheed Dr. Ste.7  
El Paso, TX 79925

RE: Project: EPIA Butterfield Trail Golf Course – Club House and Maintenance Facility  
Bid No: 2006-076

Change Order No: ~~05-04~~ <sup>L.S.</sup> 1/9/07

Please Indicate Type: Construction  Scope

Please Indicate Action to PO: Increase  Decrease  No Change

Change in Contract Time: 20 Days

Change Order Amount:

Unforeseen Condition:	\$0.00
Value Engineering:	\$0.00
Error/Omission:	_____
User Request:	<u>\$224,268.40</u>
Total	\$224,268.40

Justification:

1. Install cultured stone on the Clubhouse.
2. Time extension through April 5, 2007 for this additional work.

This action *increases* the contract consecutive calendar days to 20 days for Phase I and requires a change in contract amount.

Attachments: Problem / Solution Rationalization

RECEIVED

JAN 08 2006

ENGINEERING DEPARTMENT  
CONTRACT COMPLIANCE

**CHANGE ORDER REQUEST NO. 05**

**Project Name :** EPIA Butterfield Trail Golf Course – Club House and Maintenance Facility  
**Contractor :** Arrow Building Corporation  
**Bid No :** 2006-076

**ITEM 1:**

**DESCRIPTION:** Provide labor, materials and equipment for installation of cultured stone on the Clubhouse as requested by the Owner.

**PROBLEM:** Replacement of stucco finish with cultured stone on the Club House.

**SOLUTION:** Install cultured stone on the Clubhouse.

**COST:** Total of \$224,268.40

**CHANGE ORDER TYPE:** User Request

**ITEM 2:**

**DESCRIPTION:** Time extension of 20 calendar days.

**PROBLEM:** Time required due the replacement of the stucco finish with cultured stone on the Club House.

**SOLUTION:** Time extension through April 2, 2007.

**COST:** Total of \$0.00

**CHANGE ORDER TYPE:** User Request



# Arrow Building Corporation

6095 Surety Drive, El Paso, Texas 79905  
(915) 778 1147  
FAX (915) 778 5123  
www.arrowbldg.com

December 15, 2006

Mr. Jorge Diaz  
Paragon Project Resources, Inc.  
8411 Lockheed Dr. Ste. 7  
El Paso, Texas 79925

Fax 915-771-0506  
Revised Per  
Meeting on 12/13/06

Re: EPIA Butterfield Trail Golf Course Club House and Maintenance Facilities  
City of El Paso, 2 Civic Center Plaza, El Paso, Texas 79901

Dear Mr. Diaz,

We propose to provide labor, materials and equipment for installation of cultured stone as requested by the owner, (options 1 & 2 see attached drawings from the architect) for the sum of \$224,268.40.

1. We have included the top cap of the parapet wall and the Quoins trim pieces that were requested by the architect at our December 13, 2006 meeting. Any other special architectural trim pieces are not included.
2. The quote only includes the stone and installation.
3. We have included \$20,000.00 for blocking around the aluminum windows. We do not have a detail for this work and it cannot be priced at this time, this is only a contingency. An adjustment to our quote may be necessary at a later date.
4. We have not included any special treatment of the substrate where the stone will be applied.
5. We have not included any additional flashing or water proofing.

We request a time extension through April 5, 2007 for this additional work.

Please advise if we are to proceed.

Sincerely,  
Arrow Building Corporation

  
David Diaz  
Vice President

c.c. Monica Lombrana, EPIA  
Robert Parker, MMA

Fax 915-779-5452  
Fax 915-542-1594

Paragon Project Resources, Inc.

DEC 15 2006

Received By \_\_\_\_\_

**Request for Change #6**  
**Cultured Stone Option 1 & 2 with top cap**

Labor and material	\$175,016.00
Additional Detail Items	\$20,000.00
Overhead and Profit 15%	\$29,252.40
Total	\$224,268.40

12/15/2006



