

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

**DEPARTMENT:** Engineering and Construction Management

**AGENDA DATE:** February 14, 2012

**CONTACT PERSON/PHONE:** R. Alan Shubert, P.E., City Engineer, 541-4423

**DISTRICT(S) AFFECTED:** 2

**SUBJECT:**

Discussion and Action to award bid 2012-074 for Sun Metro Operations Maintenance Facility to Urban Associates, Inc. for a total amount of \$27,435,000.00.

**BACKGROUND / DISCUSSION:**

A new facility to house Sun Metro's bus operations and maintenance departments, the facility will be located on Airport property at corner of Montana & Wedgewood, 10159 Montana Ave.

The total contract time is for a period of 435 consecutive calendar days, 405 calendar days for substantial completion and 30 calendar days for remaining work.

The Competitive Sealed Proposal method and criteria as noted in the bid documents allows for factors other than price be used to select the highest ranked contractor. These factors, in addition to price, include past offeror performance on City projects or references for work outside the City and the provision for company employee health insurance. The ranking was approved by the City Manager per the policy and one appeal was received. The Scope of Work, the Competitive Sealed Proposal Evaluation Sheet, Summary of Cost Proposals and Recommendation are attached as well as the Engineering and Construction Management's CSP Offeror certification. Urban Associates, Inc. received the highest ranked score (90.00) for the project. Final negotiations have been completed and there are no changes to the scope or bid price. This is the final contract award.

**PRIOR COUNCIL ACTION:**

On December 2, 2008, City Council approved the Capital Improvement Program of 2009 which included the Bus Acquisition Project.

On November 2, 2010, City Council approved the City of El Paso 2012-13 Short Term CIP which included the Sun Metro Operations Center (Local Share of \$12,803,800).

**AMOUNT AND SOURCE OF FUNDING:**

Total revised Capital Project of \$37,000,000 to be funded from a combination of general debt service (property taxes) and Sun Metro revenues (self-sustaining).

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**BOARD / COMMISSION ACTION:**

N/A

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

**DEPARTMENT HEAD:** 

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

*Information copy to appropriate Deputy City Manager*

**CONSTRUCTION PROJECT FORM  
Lump Sum**

**DATE:** February 6, 2012  
**PROJECT:** Sun Metro Operations Maintenance Facility  
**SOLICITATION NO:** 2012-074  
**FUNDING SOURCE:**  
**DEPARTMENT:** Engineering & Construction Management  
**DISTRICT(S):** 2                      **LOCATION:** 10159 Montana Ave

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**Competitive Sealed Proposal**

**AGENDA DATE:** February 14, 2012                      **CONTRACTOR:** Urban Associates, Inc.  
**AMOUNT:** \$27,435,000.00

**RECOMMENDATION:**

Discussion and action on the award of Solicitation No. 2012-074 for Sun Metro Operations Maintenance Facility to Urban Associates, Inc. for an estimated total amount of \$27,435,000.00. Urban Associates, Inc. has provided the highest ranked proposal (90.00).

It is requested that the City Manager of the City of El Paso be authorized to sign any contracts or other documents required to effectuate this award.

As a part of this award, upon the review of the City Attorney, the City Engineer may without further authorization from City Council approve contract changes which are necessary for proper execution of the work and carrying out the intent of the project, which are in accordance with applicable law, do not make changes to the prices and are within the appropriate budget.

This is a lump-sum contract. The Engineering & Construction Management Department recommends award to the offeror who submitted the highest ranked proposal.

**DESCRIPTION OR EXPLANATION:**

Base Bid	\$23,875,000.00
Alternate 1	\$2,490,000.00
Alternate 2	\$1,070,000.00

**TOTAL RECOMMENDED AWARD:** \$27,435,000.00

**TIME FOR COMPLETION:** 435 Consecutive work days

**SUBSTANTIAL COMPLETION:** 405 Consecutive Calendar Days

**REMAINING WORK:** 30 Consecutive Calendar Days

**LIQUIDATED DAMAGES:** \$1,000.00/ Consecutive work day after substantial completion date.

\$ 175.00/ Consecutive work day after expiration of contract time.

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**APPROVED:**

*R. Alan Shubert*  
R. Alan Shubert, P.E.  
City Engineer

# Contractor Experience Reference Form

Contractor

**URBAN ASSOCIATES INC.**

Project 1

**BATTLE COMMAND TRAINING CENTER**

Project 1 Scope

80,300 square foot LEED certifiable facility for the US Army Corps of Engineers at Fort Bliss. The cost of the project was \$22,249,034.

Project 1 Comments

The project was completed in accordance with the contract documents.

Project 2

**CRASH FIRE RESCUE STATIONS**

Project 2 Scope

Construction of new fire rescue stations totaling 47,025 square feet. The cost of the facility was \$14,162,297.

Project 2 Comments

The project was completed in accordance with the contract documents.

Project 3

**F-22 LOW OBSERVABLE COMPOSITE REPAIR AND MAINTENANCE FACILITY**

Project 3 Scope

LEED Certifiable renovation of an existing hangar for the F-22 Stealth Raptor Fighter. The cost of the facility was \$11,762,001

Project 3 Comments

The project was completed in accordance with the contract documents.

Dedicated to Outstanding Customer Service for a Better Community

SERVICE SOLUTIONS SUCCESS

ENGINEERING AND CONSTRUCTION  
MANAGEMENT DEPARTMENT



**Date:** February 7, 2012  
**To:** Contract Compliance  
Department  
**Through:** Sam Rodriguez, Engineering Division Manager *SR*  
**From:** Gilbert Guerrero *GG*  
Project Manager  
**Cc:** Sun Metro  
Consultant  
**Subject:** Sun Metro Operations & Maintenance Facility  
Solicitation No. 2012-074

We have reviewed the above subject bid and we recommend that **Base Bid I, Alternate #1 & Alternate #2** be awarded to Urban Associates, Inc., as the bidder providing the highest ranked proposal, which is also the lowest bid. Total estimated contract award of \$ 27,435,000.00.

Base Bid I \$23,875,000.00  
Alternate #1 \$2,490,000.00  
Alternate #2 \$1,070,000.00

If you have any question please call me at 541-4107.

Mayor  
John F. Cook

City Council

District 1  
Ann Morgan Lilly

District 2  
Susie Byrd

District 3  
Emma Acosta

District 4  
Carl L. Robinson

District 5  
Dr. Michiel R. Noe

District 6  
Eddie Holguin Jr.

District 7  
Steve Ortega

District 8  
Cortney Carlisle Niland

City Manager  
Joyce A. Wilson



# SUN METRO OPERATIONS MAINTENANCE FACILITY

SOLICITATION No. 2012-074

## SCOPE OF WORK

A new facility to house Sun Metro's bus operations and maintenance departments, the facility will be located on Airport property at corner of Montana & Wedgewood, 10159 Montana Ave.

The project scope of work includes, but is not limited to, the following:

Development of approximately 35.5 acres of site inclusive of four (4) buildings

The facility will contain an operations & training building consisting of approximately 26,099 sf of space. Spaces include offices, training rooms, restroom facilities, janitor's closet, storage, IT rooms and other rooms.

The maintenance building will be approximately 95,778 sf, consisting of repair bays, offices, training rooms, restrooms, storage areas.

Also a fuel facility of approximately 13,913 sf and a bus wash building approximately 9,227 sf.

The work trades include, but are not limited to: earthwork, landscaping, irrigation, concrete pavement, concrete, asphalt paving, metal stud framing, wood doors and frames, aluminum curtain wall, aluminum storefront, glazing, hardware, exterior and interior finishes, air conditioning, plumbing, sewer, electrical power, IT, AV and lighting systems.

The application of sustainable design principles have been incorporated into the design of the project and shall be carried through the construction of the project, as detailed in the related specification sections, with the goal and intent to achieve LEED Silver Certification for the Operations Center and LEED Certification for the Maintenance Facility.

### ALTERNATE NO. 1 PHOTOVOLTAIC (PV) SYSTEM

PV System with all associated system panels, supports, wiring, cabling, conversion equipment and ancillary components for a complete system.

### ALTERNATE NO. 2 BUS PARKING CANOPIES

Bus Parking Canopies to include foundations, painted steel structure, concrete column bases and roof assembly material.

### END SCOPE OF WORK

**CITY OF EL PASO SUMMARY OF COST PROPOSALS <sup>1</sup>**

<b>BID TITLE:</b>	SUN METRO OPERATIONS & MAINTENANCE FACILITY	<b>BID NO:</b> 2012-074	
<b>BID DATE:</b>	December 14, 2011	<b>DEPARTMENT:</b> ENGINEERING & CONSTRUCTION MANAGEMENT	

	URBAN ASSOCIATES, INC. EL PASO, TX	JEFFERY C. STONE INC., dba SUMMIT BUILDERS PHOENIX, AZ	SUNDT CONSTRUCTION, INC. EL PASO, TX
DESCRIPTION	TOTAL	TOTAL	TOTAL
<b>BASE BID</b>	\$23,875,000.00	\$24,995,000.00	\$25,800,000.00
<b>ALTERNATE NO. 1: PHOTOVOLTAIC SYSTEM (PV) SYSTEM</b> PV SYSTEM WITH ALL ASSOCIATED SYSTEM PANELS, SUPPORTS, WIRING, CABLING, CONVERSION EQUIPMENT AND ANCILLARY COMPONENTS FOR A COMPLETE SYSTEM	\$2,490,000.00	\$1,800,000.00	\$1,592,568.00
<b>ALTERNATE NO. 2: BUS PARKING CANOPIES</b> BUS PARKING CANOPIES TO INCLUDE FOUNDATIONS, PAINTED STEEL STRUCTURE, CONCRETE COLUMN BASES AND ROOF ASSEMBLY MATERIAL	\$1,070,000.00	\$1,500,000.00	\$1,586,403.00
<b>SUM TOTAL BASE BID, ALTERNATE NO. 1 &amp; ALTERNATE NO. 2:</b>	\$27,435,000.00	\$28,295,000.00	\$28,978,971.00
			CONTRACTOR'S TOTAL = \$28,978,972.00
<b>ADDENDA NO. 1, NO. 2, NO. 3, &amp; NO. 4 ACKNOWLEDGED</b>	YES	YES	YES
<b>BID BOND</b>	YES	YES	YES

<sup>1</sup> THIS PORTION IS PART "A" OF THE COMPETITIVE SEALED PROPOSAL OFFEROR CRITERIA EVALUATION

Approved By: *AT* 12-14-11

**CITY OF EL PASO SUMMARY OF COST PROPOSALS <sup>1</sup>**

<b>BID TITLE: SUN METRO OPERATIONS &amp; MAINTENANCE FACILITY</b>		<b>BID NO: 2012-074</b>	
<b>BID DATE: December 14, 2011</b>		<b>DEPARTMENT: ENGINEERING &amp; CONSTRUCTION MANAGEMENT</b>	
	<b>MW BUILDERS, INC. TEMPLE, TX</b>	<b>BANES GENERAL CONTRACTORS, INC. EL PASO, TX</b>	<b>HAYDON BUILDING CORP PHOENIX, AZ</b>
<b>DESCRIPTION</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>
<b>BASE BID</b>	\$26,690,000.00	\$25,920,000.00	\$24,225,000.00
<b>ALTERNATE NO. 1: PHOTOVOLTAIC SYSTEM (PV) SYSTEM</b> PV SYSTEM WITH ALL ASSOCIATED SYSTEM PANELS, SUPPORTS, WIRING, CABLING, CONVERSION EQUIPMENT AND ANCILLARY COMPONENTS FOR A COMPLETE SYSTEM	\$1,325,000.00	\$2,610,000.00	\$2,841,000.00
<b>ALTERNATE NO. 2: BUS PARKING CANOPIES</b> BUS PARKING CANOPIES TO INCLUDE FOUNDATIONS, PAINTED STEEL STRUCTURE, CONCRETE COLUMN BASES AND ROOF ASSEMBLY MATERIAL	\$1,545,000.00	\$1,125,800.00	\$2,913,000.00
<b>SUM TOTAL BASE BID, ALTERNATE NO. 1 &amp; ALTERNATE NO. 2:</b>	\$29,560,000.00	\$29,655,800.00	\$29,979,000.00
<b>ADDENDA NO. 1, NO. 2, NO. 3, &amp; NO. 4 ACKNOWLEDGED</b>	YES	YES	YES
<b>BID BOND</b>	YES	YES	YES
<sup>1</sup> THIS PORTION IS PART "A" OF THE COMPETITIVE SEALED PROPOSAL OFFEROR CRITERIA EVALUATION			

Approved By: *AT* 12/14/11

**CITY OF EL PASO SUMMARY OF COST PROPOSALS <sup>1</sup>**

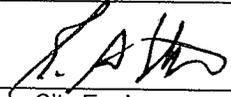
<b>BID TITLE: SUN METRO OPERATIONS &amp; MAINTENANCE FACILITY</b>		<b>BID NO: 2012-074</b>	
<b>BID DATE: December 14, 2011</b>		<b>DEPARTMENT: ENGINEERING &amp; CONSTRUCTION MANAGEMENT</b>	
	<b>C. F. JORDAN CONSTRUCTION, LLC. EL PASO, TX</b>	<b>McCARTHY/ARROW a JOINT VENTURE DALLAS, TX</b>	
<b>DESCRIPTION</b>	<b>TOTAL</b>	<b>TOTAL</b>	
<b>BASE BID</b>	\$26,599,000.00	\$25,239,000.00	
<b>ALTERNATE NO. 1: PHOTOVOLTAIC SYSTEM (PV) SYSTEM</b> PV SYSTEM WITH ALL ASSOCIATED SYSTEM PANELS, SUPPORTS, WIRING, CABLING, CONVERSION EQUIPMENT AND ANCILLARY COMPONENTS FOR A COMPLETE SYSTEM	\$675,000.00	\$2,750,000.00	
<b>ALTERNATE NO. 2: BUS PARKING CANOPIES</b> BUS PARKING CANOPIES TO INCLUDE FOUNDATIONS, PAINTED STEEL STRUCTURE, CONCRETE COLUMN BASES AND ROOF ASSEMBLY MATERIAL	\$2,950,000.00	\$3,200,000.00	
<b>SUM TOTAL BASE BID, ALTERNATE NO. 1 &amp; ALTERNATE NO. 2:</b>	\$30,224,000.00	\$31,189,000.00	
<b>ADDENDA NO. 1, NO. 2, NO. 3, &amp; NO. 4 ACKNOWLEDGED</b>	YES	YES	
<b>BID BOND</b>	YES	YES	
<sup>1</sup> THIS PORTION IS PART "A" OF THE COMPETITIVE SEALED PROPOSAL OFFEROR CRITERIA EVALUATION			

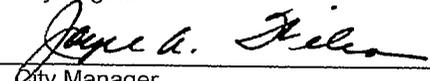
Approved By: *AT* 12-14-11

**COMPETITIVE SEALED PROPOSAL (CSP) EVALUATION SHEET  
SUN METRO OPERATIONS MAINTENANCE FACILITY**

Solicitation No. 2012-074

CRITERIA	Urban Associates Inc.	Jeffrey C. Stone Inc, dba Summit Builders	Sundt Construction, Inc.	Banes General Contractors, Inc.	Haydon Building Corp.	MW Builders, Inc.	CJ Jordan Construction, LLC	McCarthy/Arrow, Joint Venture
<b>Part A (C.1): Offeror's Price</b>								
Maximum 75 Points	\$27,435,000.00	\$28,295,000.00	\$28,978,971.00	\$29,655,800.00	\$29,979,000.00	\$29,560,000.00	\$30,224,000.00	\$31,189,000.00
Low Offer / Offer * 75	75	72.75	71.25	69.75	69	69.75	68.25	66
<b>Part B (C.2): Offeror's Past Performance with Owner</b>								
Maximum 20 points	10.00	10.00	10.00	10.63	10.00	10.00	10.11	10.29
<b>Part C (C.3) Health Insurance</b>								
Maximum 5 Points	5.00	5.00	5.00	5.00	5.00	4.00	4.00	4.00
Provides Insurance and pays 100% = 5 pts								
Provides Insurance and pays 60% or higher = 4 pts								
Provides Insurance and pays > 40% but < 60% = 3 pts								
Offers insurance but pays less than 40% = 2 pts								
Offers insurance but does not pay any portion of it. = 1 pts								
Does not offer insurance. = 0 pts								
<b>TOTAL POINTS EARNED</b>	<b>90.00</b>	<b>87.75</b>	<b>86.25</b>	<b>85.38</b>	<b>84.00</b>	<b>83.75</b>	<b>82.36</b>	<b>80.29</b>
<b>RANKING</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>

APPROVED:  2/9/12  
City Engineer Date

APPROVED:  2/9/12  
City Manager Date

**CITY OF EL PASO  
COMPETITIVE SEALED PROPOSAL  
OFFEROR CERTIFICATION**

**Sun Metro Operations Maintenance Facility  
Solicitation No. 2012-074**

The evaluation of offers for this Competitive Sealed Proposal has been completed.

The Offeror, Urban Associates Inc., has received the highest score, ~~89.47~~ <sup>90.00</sup>, and is, therefore, certified as offering the City of El Paso the Best Value for this project.

The amount of the award will be \$ 27,435,000.00.

This amount includes the following proposal components, alternates and/or options with their corresponding amounts:

PROPOSAL COMPONENT	\$ AMOUNT	PROPOSAL COMPONENT	\$ AMOUNT
BASE BID:	\$23,875,000.00		
ALTERNATE 1	\$2,490,000.00		
ALTERNATE 2	\$1,070,000.00		

I, Jay Bannasack, of SUN METRO,  
(Name) (Department or Firm)

Concur with this Certification on this the 21 day of DEC 2011.

I, Anthony R. Tolano, of Contract Compliance Admin,  
(Name) (Department or Firm)

Concur with this Certification on this the 21st day of December 2011.

I, Albert Ammon, of ENGINEERING Dept.,  
(Name) (Department or Firm)

Concur with this Certification on this the 21 day of DEC. 2011.

I, Samuel Kurling, of Engineering and Const. Mgmt.,  
(Name) (Department or Firm)

Concur with this Certification on this the 21st day of Dec. 2011.