

DATE: FEBRUARY 8, 2005
TO: Municipal Clerk
FROM:  Byron E. Johnson, C.P.M.
Director of Purchasing – X4313
THRU: Rachel Johnson
Clerk Typist II – X4162

Please place the following item on the **CONSENT** agenda for the Council Meeting of **FEBRUARY 15, 2005**.

Item should read as follows:

Request that the City Council authorize an emergency procurement and that the Mayor or City Manager be authorized to sign a contract with Alpha Southwest, Inc. in the amount of \$259,516.56 for the pump, equipment, labor, and testing of the new water well at the El Paso International Airport Lone Star Golf Course for irrigation purposes (Contract No. 2005-134).

The existing well at the golf course had ceased to produce water and it was necessary to drill a new water well. It is now necessary to enter a contract for Phase II of that project, which consists of equipping the well with a pump, surface facilities and well discharge line. Currently, due to the malfunction of the well and until completion of Phase II, the only source of water for irrigation purposes is by use of a fire hydrant.

This procurement is necessary to preserve the public property of the Municipality and is exempt from the competitive bid requirements of Chapter 252 of the Local Government Code, as noted in Section 252.022, General Exemptions.

Department:	Aviation
Funds available:	PAP0033-41074-62620022-508027
Funding Source:	Airport Land Sales Restricted Fund
Total Award:	\$259,516.56
District:	2

Contact Person: Byron Johnson, Director of Purchasing at 541-4313

**CITY OF EL PASO, TEXAS
REQUEST FOR COUNCIL ACTION (RCA)**

DEPARTMENT: Purchasing
AGENDA DATE: February 15, 2005

CONTACT PERSON/PHONE: Byron Johnson, Director of Purchasing (X4313)
PROJECT NAME/SOLICITATION NO.: EPIA Lone Star Golf Course Well Equipping and Well Testing

DISTRICT(S) AFFECTED: 2

SUBJECT:

Request that the City Council authorize an emergency procurement and that the Mayor or City Manager be authorized to sign a contract with Alpha Southwest, Inc. in the amount of \$259,516.56 for the equipping of the water well at the El Paso International Airport Lone Star Golf Course for irrigation purposes (Contract No. 2005-134).

BACKGROUND / DISCUSSION:

The existing well at the golf course has ceased to produce water and it was necessary to drill a new water well. This is Phase II of that project, which will consist of equipping the well with a pump, surface facilities, and discharge line. Currently, due to the malfunction of the well, the only source of water for irrigation purposes is by use of a fire hydrant.

This procurement is necessary to preserve the public property of the Municipality and is exempt from the competitive bid requirements of Chapter 252 of the Local Government Code, as noted in Section 252.022, General Exemptions.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

This project is funded by Airport Land Sales Restricted Fund. Funding is available in PAP0033-41074-62620022-50827.

BOARD / COMMISSION ACTION:

N/A

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

LEGAL: (if required) _____ **FINANCE:** (if required) _____

DEPARTMENT HEAD: W. S. [Signature] for Patrick T. Abela
(Example: if RCA is initiated by Purchasing, client department should sign also)
Information copy to appropriate Deputy City Manager

APPROVED FOR AGENDA: _____

CITY MANAGER: _____ **DATE:** _____

PURCHASING DEPARTMENT

DATE: February 8, 2005
TO: Municipal Clerk
THRU: Byron E. Johnson, Director
PURCHASING DEPARTMENT - X4313
FROM: Barbara Crumley
Procurement Analyst - X4315



Please place the following item on the Consent Council Agenda for the Council Meeting of **February 15, 2005**.

Item should read as follows: Request that the City Council authorize an emergency procurement and that the Mayor or City Manager be authorized to sign a contract with Alpha Southwest, Inc. in the amount of \$259,516.56 for the pump, equipment, labor and testing for the new water well at the El Paso International Airport Lone Star Golf Course for irrigation purposes (Contract No. 2005-134).

The existing well at the golf course had ceased to produce water and it was necessary to drill a new water well. It is now necessary to enter a contract for Phase II of that project, which consists of equipping the well with a pump, surface facilities and well discharge line. Currently, due to the malfunction of the well, and until completion of Phase II, the only source of water for irrigation purposes is by use of a fire hydrant.

This procurement is necessary to preserve the public property of the Municipality and is exempt from the competitive bid requirements of Chapter 252 of the Local Government Code, as noted in Section 252.022, General Exemptions.

Department: Aviation
Funds available in: PAP0033- 41074-62620022-508027
Funding Source: Airport Land Sales Restricted Fund
Amount: \$259,516.56
District: 2

Memorandum

TO: Byron Johnson
Purchasing Director

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

DATE: February 8, 2005

SUBJECT: Lone Star Golf Course
Well Construction – Phase II

On January 11, 2005, City Council approved an emergency procurement contract with Joe L. Salazar Drilling, Inc., for the drilling of a well at Lone Star Golf Course. The golf course has been utilizing well water as its only source of irrigation due to the fact that the original well, as of the third week in December 2004, has completely ceased to draw water and is pulling up only sand – a sign that the well's encasement has more than likely collapsed. Currently, the Airport is paying for the use of hydrant water in order to maintain the course's operability, and will have to continue to do so until the construction of a 16" water well is complete.

The first phase of this project, the drilling of the well, is near completion, and we now need to proceed with the second phase, which includes equipping the well with a pump, surface facilities and well discharge line. The Department of Aviation is respectfully requesting that this portion of the project also be handled as an emergency, given the fact that we are still using hydrant water, and that we award directly to Alpha Southwest, a company that has extensive experience in equipping and maintaining wells.

This portion of the project will also be funded with the Airport Land Sales Restricted Fund, a fund set up under requirement by the Federal Aviation Administration (FAA) specifically to account for revenues received by the Airport from the Lone Star Golf Course, as well as other sources of revenue. Because the golf course is a revenue-producing property, the FAA has authorized the use of these funds.

If you should have questions, please do not hesitate to contact Monica Lombraña at 780-4793.

SCOPE OF WORK

EL PASO INTERNATIONAL AIRPORT LONE STAR GOLF COURSE WELL EQUIPPING AND WELL TESTING

CONTRACT NO. 2005-134

A new irrigation well has been constructed at the Lone Star Golf Course and it is now time to enter a construction contract to equip the well with a pump, surface facilities and well discharge line.

New Pump

This second phase of construction will include placing a test pump in the new well and running a series of pumping tests at differing discharge rates to see how much water can be produced from the new irrigation well. Once the test pumping has been completed and all data analyzed, a final pump selection will be made to match the characteristics of the well.

New Well Discharge Line

A new well discharge line will also be constructed from the new irrigation well over to two existing ponds on the golf course that act as reservoirs where the water can be pumped to, and stored before being pumped through the golf course irrigation system.

Electric Service

After review of the existing electric transformer serving the irrigation booster station, it was determined by Parkhill, Smith and Cooper, Inc. that a new higher rated transformer would need to be installed for the new irrigation well. Parkhill, Smith and Cooper, Inc. has coordinated this new service with the Elk Paso Electric Company and has been told the installation costs will be revenue justified and installed at no cost to the El Paso International Airport. A meeting was held with the El Paso Electric Company and preliminary drawings were given to them so that right of way acquisition processes could be expedited. Once right of way has been granted by the City of El Paso to the El Paso Electric Company, the new transformer will be installed. As part of this second phase contract, power will have to be run from the new transformer over to the new irrigation well pump.