

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

DEPARTMENT: Engineering
AGENDA DATE: February 19, 2008
CONTACT PERSON/PHONE: Alan Shubert, Director, Engineering Dept. X4423
PROJECT NAME/SOLICITATION NO. EPIA Terminal Modifications and Additional Public Concessions, Solicitation No. 2008-056

DISTRICT(S) AFFECTED: 2

SUBJECT:

Award Best Value Procurement for the construction of EPIA Terminal Modifications and Additional Public Concessions (Solicitation No. 2008-056) to VistaCon, Inc., in the amount of \$ 9,645,000.00 (Base Bid and Alternates I and 2), as per recommendations from El Paso International Airport and Engineering Departments. VistaCon, Inc. 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. The approximate completion date for this project will be March 2010.

BACKGROUND / DISCUSSION:

The Airport is in the process of renovating the terminal facilities to accommodate for future airport terminal expansion needs, providing better services to air travelers and the City's growing air traffic needs. The present City of El Paso airport facilities required that basic infrastructure undergo major renovations to better serve the growing air traffic needs. City Council policy mandates that every project composed of building/vertical construction must be solicited and awarded using the Best Value methodology. This methodology allows for factors other than price to be used to select the best value contractor. These factors, in addition to price, include past offeror performance, experience and worker health insurance. The score sheets used for this evaluation and bid tabulation are attached, as well as the user department and Engineering's recommendation. VistaCon, Inc. received the highest best value score. VistaCon, Inc. was the lowest bidder for this project. The contract value is \$9,645,000.00. This construction expense will be paid by El Paso International Airport revenues.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

Funding for this award is from El Paso International Aiport as follows: 62620028-PAP0037-41077-508027, available construction budget is \$9,645,000.00.

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BOARD / COMMISSION ACTION:

N/A

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

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

DEPARTMENT HEAD:  _____
(Example: if RCA is initiated by Financial Services, client department should sign also)

Information copy to appropriate Deputy City Manager

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

CONSTRUCTION PROJECT FORM
Lump Sum/ Best Value

DATE: February 11, 2008
PROJECT: EPIA Terminal Modifications and Additional Public Concessions
SOLICITATION NO: 2008-056
ACCOUNT NO(S): 62620028-PAP0037-41077-508027
FUNDING SOURCE: EPIA Enterprise Funds
DEPARTMENT: El Paso International Airport
DISTRICT(S): 2 **LOCATION:** 6701 Convair

AGENDA DATE: February 19, 2008 **Best Value Procurement**
CONTRACTOR: VistaCon, Inc.
AMOUNT: \$ 9,645,000.00

RECOMMENDATION:

Discussion and action on the award of Solicitation No.2008-056 for the EPIA Terminal Modifications and Additional Public Concessions to VISTACON, Inc. for a total amount of \$9,645,000.00. VISTACON, Inc. has provided the best value proposal.

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 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, but which do not increase the scope of the contract as awarded, in an amount not to exceed \$25,000.00 per numbered change order without further authorization by City Council.

This is a lump-sum contract. The Financial Services, Engineering and El Paso International Airport Departments recommend award to the bidder offering the best value bid.

DESCRIPTION OR EXPLANATION:

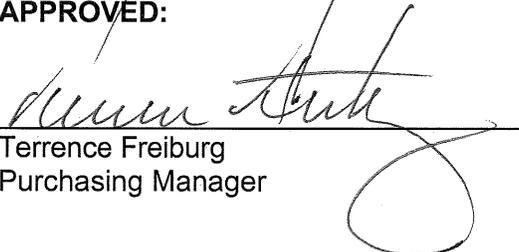
| | |
|-------------|----------------|
| Base Bid | \$9,425,000.00 |
| Alternate 1 | \$65,000.00 |
| Alternate 2 | \$155,000.00 |

TOTAL RECOMMENDED AWARD: \$9,645,000.00

TIME FOR COMPLETION: 490 Work Days

LIQUIDATED DAMAGES: \$1,921.00/Work Day

APPROVED:


Terrence Freiburg
Purchasing Manager

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**City of El Paso
Scope of Work**

Best Value Procurement

**EPIA Terminal Modifications & Additional Public Concessions
Solicitation No. 2008-056**

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BASE BID :

Project Summary for the EPIA Passenger Terminal Modifications and Additional Public/Concession Space:

- The scope of work for this project consists of an Addition and Remodel to the East Concourse. The Addition portion of the work includes several tenant spaces to be finished out under a separate contract.
- Additions to the North side second floor consist of approximately 3,150 sf between grids E11 and E16 for an additional Hold Room;
- 2,450 sf between grids E19 and E24 to be used for tenant dining space;
- 4,800 sf between grids E33 and E42 for Wi-Fi Lounge;
- Food Court Seating area and Tenant Retail space;
- Additions to the South side of the concourse includes 7,000 sf between grids E33 and E42 for restrooms;
- Tenant food court and Tenant retail, 2,700 sf between grids E20 and E24 for tenant retail;
- Addition to the South side first floor consisting of approximately 2,600 sf between grids E37 and E41 for tenant storage space.
- Remodel to the second floor includes 1,535 sf renovation to South restrooms between E30 and E33;
- 1,015 sf renovated dining area into restrooms between grid E17 and E19 on the South side;

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PHASE IC – FOOD COURT

(between grid lines E33 and E42)

Duration: estimated one hundred eighty-two (182) consecutive calendar days Note: Work may begin after completion of Phase IA and before completion of Phase IB.

PHASE 1D – GATE B3 RESTROOMS

(between grid lines E17 and E20)

Duration: estimated sixty-three (63) consecutive calendar days Note: Work may not begin in this phase until all work from Phase IB is complete.

2. PHASE II – NORTH SIDE

(between grid lines E10 and E25 & grid lines E30 & E42)

Duration: Not to exceed two hundred seventeen (217) consecutive calendar days

Note: Contractor may not begin work in phase III areas until this phase is completed.

3. PHASE III – GATE B6 RESTROOMS

(between grid lines E30 and E33)

Duration: Not to exceed forty-nine (49) consecutive calendar days

Note: No work may begin in this area until Phase II is completed.

This is a Lump Sum Project.

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CITY OF EL PASO BID TABULATION

BID TITLE: EL PASO INTERNATIONAL AIRPORT MODIFICATIONS AND ADDITIONAL PUBLIC CONCESSIONS
 BID DATE: JANUARY 23, 2008

BID NO: 2008-056
 DEPARTMENT: AIRPORT

| | BANES GENERAL CONTRACTORS, INC. EL PASO, TEXAS | BLAIR-HALL CO., HALL EL PASO, TEXAS | DANTEX CONSTRUCTION, CO. EL PASO, TEXAS | F. T. JAMES CONSTRUCTION, INC. EL PASO, TEXAS | SAMCORP GENERAL CONTRACTOR EL PASO, TEXAS | VISTACON, INC. EL PASO, TEXAS |
|--|---|--|--|--|--|----------------------------------|
| DESCRIPTION | TOTAL | TOTAL | TOTAL | TOTAL | TOTAL | TOTAL |
| BASE BID | \$11,253,000.00 | \$9,899,744.00 | \$9,830,000.00 | \$10,111,111.00 | \$9,491,000.00 | \$9,425,000.00 |
| ALTERNATE NO. 1 | \$72,000.00 | \$67,193.00 | \$49,300.00 | \$55,111.00 | \$60,000.00 | \$65,000.00 |
| ALTERNATE NO. 2 | \$181,400.00 | \$23,295.00 | \$159,600.00 | \$155,111.00 | \$153,000.00 | \$155,000.00 |
| SUM TOTAL BASE BID AND ALTERNATE #1 AND ALTERNATE #2 | \$11,506,400.00 | \$9,990,232.00 | \$10,038,900.00 | \$10,321,333.00 | \$9,704,000.00 | \$9,645,000.00 |
| BID BOND SUBMITTED | YES | YES | YES | YES | YES | YES |
| AMENDMENTS ACKNOWLEDGED | YES | YES | YES | YES | YES | YES |

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APPROVED BY: *mwp*

BEST VALUE PROCUREMENT EVALUATION WORKSHEET
EPIA Terminal Modifications & Additional Public Concessions, Bid No. 2008-056

| CRITERIA | Vista-Con, Inc. | Dantex Construction | Blair-Hall Company, Inc. | F.T. James Construction | Banes General Contractors, Inc. | SamCorp General Cont. |
|--|-----------------|---------------------|--------------------------|-------------------------|---------------------------------|-----------------------|
| Part A: Offeror's Price Maximum 65 Points | | | | | | |
| Low Offer / Offer * 65 | 65.00 | 62.32 | 61.88 | 60.59 | 54.44 | 64.55 |
| Part B: Offeror's Past Relationship with Owner Maximum 10 points: | | | | | | |
| Contract Compliance w/City Contracts (0 -8 pts): | 8 | 8 | 8 | 8 | 8 | 8 |
| Completion of City Contracts Prior to Completion Date (0 - 2 pts): | 0 | 0 | 0 | 0 | 0 | 0 |
| Negative Performance on City Contracts (0 to -10 pts): | 0 | 0 | 0 | 0 | -1 | 0 |
| Part C: Offeror's Experience & Qualifications Maximum 10 Points: | | | | | | |
| Completed Projects Similar Size/Scope/Value (0 - 8 pts): | 8 | 6 | 7 | 7 | 6 | 8 |
| Offeror Has Been in Business More Than 5 yrs (0 - 2 pts): | 2 | 2 | 2 | 2 | 2 | 2 |
| Negative Performance on Contract(s) (0 to -10): | 0 | 0 | 0 | 0 | 0 | 0 |
| Part D: Health Benefits Maximum 5 Points: | | | | | | |
| Offeror Provides & Pays 60% or More of Cost (0 or 5 pts): | 5 | 5 | 5 | 5 | 5 | 5 |
| Part E: Local Project Manager Maximum 5 Points: | | | | | | |
| Prime Contractor has a Local Project Mgr (0 or 5 pts): | 5 | 5 | 5 | 5 | 5 | 5 |
| Part F: Local Subcontractor Work Maximum 5 Points: | | | | | | |
| Local Subs to perform 75% of subcontracted work (0 or 5 pts): | 5 | 5 | 5 | 5 | 5 | 5 |
| TOTAL POINTS EARNED | 98.00 | 92.32 | 93.88 | 92.59 | 84.44 | 97.55 |

The Best Value Committee Members certify these scores on this the 8 day of FEBRUARY 2008

Monica Sombana
User Department

Sam Alcy
City Engineering

[Signature]
Design, Architect or Engineer

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BEST VALUE OFFEROR CERTIFICATION

EPIA Terminal Modifications & Additional Pub... , Solicitation No. 2008-056

The evaluation of offers for the Best Value Procurement for this Project has been completed.

The Offeror, Vista-Con Inc, has received the
(Contractor's Name)

highest score, 98, and is, therefore, certified as offering the City of El Paso the Best Value for this project.

The amount of the award will be \$ 9,645,000.

This amount includes the following proposal components and alternates with their corresponding amounts:

| PROPOSAL COMPONENT | \$ AMOUNT |
|--------------------|-----------|
| Base Bid | 9,425,000 |
| Alternate 1 | 165,000 |
| Alternate 2 | 155,000 |

I, Monica Sombraña, of Dept of Aviation,
(Name) (User Department)
 concur with this Certification on this the 8th day of February 2008.

I, Samuel C. Cruz, of _____,
(Name) (Engineering Department)
 concur with this Certification on this the 8th day of February 2008.

I, [Signature], of MNH ARCHITECTS INC,
(Name) (Consulting Firm)
 concur with this Certification on this the 8th day of FEBRUARY 2008.

I, _____, of _____,
(Name) (Fin. Services - Contract Compliance)
 concur with this Certification on this the _____ day of _____ 2008.

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