

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

**DEPARTMENT:** Engineering and Construction Management

2011 FEB 10 PM 5:12

**AGENDA DATE:** February 22, 2011

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

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

Discussion and Action to award bid 2011-055 for A.B. Fall Mansion to Southwest G.C., EP, Inc. for a total amount of \$1,171,574.85.

**BACKGROUND / DISCUSSION:**

Work consists of miscellaneous improvements to an existing .493 acre site and historic structure located at the intersection of 1725 Arizona Avenue and Cliff Drive in Central El Paso. Work shall consist of remodeling for a new office/outpatient clinical facility. Scope of work includes the basement converted into a medical records space and server area. The first level will house the waiting area, library, group therapy, counselor's office, employee lounge and exam room. The second level will include offices for group therapy and counseling. The attic space will be used for housing mechanical units, with no access. Grounds will be improved with landscaping and an irrigation system. In addition the project will provide parking spaces as required by the City of El Paso.

The total contract time is for a period of 220 consecutive calendar days, 180 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 no appeals were received. The Scope of Work, the Competitive Sealed Proposal Evaluation Sheet, Summary of Cost Proposals and Recommendation are attached as well as the Engineering's CSP Offeror certification. Southwest G.C., EP, Inc. received the highest ranked score (88.00) 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:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

2010 Certificates of Obligation

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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 9, 2011  
**PROJECT:** A.B. Fall Mansion  
**SOLICITATION NO:** 2011-055  
**FUNDING SOURCE:** 2010 Certificates of Obligation  
**DEPARTMENT:** Engineering & Construction Management  
**DISTRICT(S):** 8                      **LOCATION:** 1725 Arizona Avenue

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**AGENDA DATE:** February 22, 2011                      **Competitive Sealed Proposal**  
**CONTRACTOR:** Southwest G.C., EP, Inc.  
**AMOUNT:** \$1,171,574.85

**RECOMMENDATION:**

Discussion and action on the award of Solicitation No. 2011-055 for the A.B. Fall Mansion to Southwest G.C., EP, Inc. for an estimated total amount of \$1,171,574.85. Southwest G.C., EP, Inc. has provided the highest ranked proposal (88.00).

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 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 Engineering & Construction Management Department recommends award to the offeror who submitted the highest ranked proposal.

**DESCRIPTION OR EXPLANATION:**

Base Bid                      \$1,171,574.85

**TOTAL RECOMMENDED AWARD:** \$1,171,574.85

**TIME FOR COMPLETION:** 220 Consecutive work days  
**SUBSTANTIAL COMPLETION:** 180 Consecutive Calendar Days  
**REMAINING WORK:** 30 Consecutive Calendar Days  
**LIQUIDATED DAMAGES:** \$1,000.00/Consecutive work day  
\$ 240.00/Consecutive work day

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**APPROVED:**



\_\_\_\_\_  
R. Alan Shubert, P.E.  
City Engineer

# Contractor Experience Reference Form

Contractor

**SOUTHWEST G.C. EP, INC.**

Project 1

**Ft. Bliss Renovation of Buildings 250 & 248 (old Officer's Club)**

Project 1 Scope

The scope included the renovation/remodel of two historic buildings, total contract value \$3,697,606

Project 1 Comments

The project was completed in accordance with the contract documents

Project 2

**City of El Paso CDBG - Renovation of Historic Home**

Project 2 Scope

Renovation of historic house for the city - contract value \$59,644

Project 2 Comments

Project was completed with no major issue and in accordance with the plans and specifications.

Project 3

Project 3 Scope

Project 3 Comments

CITY OF EL PASO, TEXAS  
ENGINEERING AND CONSTRUCTION  
MANAGEMENT DEPARTMENT

2 Civic Center Plaza, 4th Floor  
El Paso, Texas 79901-1196  
Tel: (915) 541-4521 Fax: (915) 541-4016

**RECOMMENDATION**

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TO: Sandra Jimenez, Project Compliance Specialist  
FROM:  Yvette Hernandez, Engineering Department  
DATE: February 7, 2011  
CC: Michelle LePage, Contracts Development Coordinator  
Sam Rodriguez, Engineer Division Manager  
SUBJECT: **AB Fall Mansion, Solicitation No. 2011-055**

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We are recommending that the above mentioned project be awarded to the highest ranking and lowest bidder, Southwest G.C., EP, Inc. The City of El Paso met with the contractor to ensure that no contract negotiations were requested. We are recommending that the following be awarded to construct as per contract documents:

Base Bid: \$1,171,574.85

City of El Paso

**A.B. Fall Mansion**

**Solicitation No. 2011-055**



**Scope of Work**

The Work consists of miscellaneous improvements to an existing 0.493 acre site and Historic Structure located at the intersection of 1725 Arizona Ave. and Cliff Drive in Central El Paso. The project consist of providing and installing but is not limited to the following;

Remodeling work for a new office/outpatient clinical facility. The scope of work includes a 2,500 SF basement that will be converted into a medical records space and server area. The first level will house Waiting Area, Library, Group Therapy, Counselors office, Employee Lounge and one Exam room. Second level will include offices for group therapy and counseling. Attic space will be used for Mechanical units only, with no access.

A new addition will house elevator for access to first and second level only, handicap accessible restrooms and emergency egress stairs.

The work includes new electrical service, dedicated data, camera locations with conduit, new power & switching, etc.

Mechanical work includes new backflow preventer, water lines, plumbing to serve new fixtures, mechncial units with required ductwork and outdoor enclosed mechanical yard.

Remove section of existing rockwall along western property line and rebuilt with new concrete cap. See plans for new height.

Rebuild existing rockwall between parking lot and structure and install new concrete cap. See plans for new height.

Provide new concrete cap along entire existing perimeter rockwall. Remove existing concrete plaster and leave rock exposed. Provide sealer on rock. Provide new weep holes at 10'-0" on center.

Provide guard rails as required for life safety and as shown on drawings.

Provide parking spaces as required by the City of El Paso Zoning Ordinance. Re-grade existing alley for Handicap Access.

Provide landscaping and irrigation system with new water meter.

Provide area lighting at parking lots and around structures for the safety of patrons.

Provide area security cameras (conduit only) for surveillance of project site.

Provide structural enhancements to existing floor systems for code compliance.

All work (incidental included) shown on the plans required to complete the project.

**This is a Lump Sum Project.**

CITY OF EL PASO SUMMARY OF COST PROPOSALS <sup>1</sup>									
BID TITLE: A.B. FALL MANSION				BID NO: 2011-055				DEPARTMENT: ENGINEERING	
BID DATE: January 5, 2011				BLAIR - HALL CO., INC. EL PASO, TX		BYERS CONSTRUCTION, INC. EL PASO, TX		EGL CONSTRUCTION, INC. EL PASO, TX	
ITEM #	EST. QTY	UNITS	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
BASE BID				\$1,957,394.00		\$1,810,000.00		\$1,636,573.05	
AMENDMENTS NO. 1, 2, 3, 4, 5, & 6 ACKNOWLEDGED				YES		YES		YES	
BID BOND				YES		YES		YES	

CITY OF EL PASO SUMMARY OF COST PROPOSALS <sup>1</sup>									
BID TITLE: A.B. FALL MANSION				BID NO: 2011-055				DEPARTMENT: ENGINEERING	
BID DATE: January 5, 2011				F.T. JAMES CONSTRUCTION, INC. EL PASO, TX		MARTINEZ BROS. CONTRACTORS, LLC. EL PASO, TX		SOUTHWEST G.C. EP, INC. EL PASO, TX	
ITEM #	EST. QTY	UNITS	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
BASE BID				\$2,152,011.00		\$1,740,000.00		\$1,171,574.85	
AMENDMENTS NO. 1, 2, 3, 4, 5, & 6 ACKNOWLEDGED				YES		YES		YES	
BID BOND				YES		YES		YES	

CITY OF EL PASO SUMMARY OF COST PROPOSALS <sup>1</sup>									
BID TITLE: A.B. FALL MANSION				BID NO: 2011-055				DEPARTMENT: ENGINEERING	
BID DATE: January 5, 2011				URBAN ASSOCIATES, INC. EL PASO, TX					
ITEM #	EST. QTY	UNITS	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
BASE BID				\$2,470,000.00					
AMENDMENTS NO. 1, 2, 3, 4, 5, & 6 ACKNOWLEDGED				YES					
BID BOND				YES					
<sup>1</sup> THIS PORTION IS PART "A" OF THE COMPETITIVE SEALED PROPOSAL OFFEROR CRITERIA EVALUATION									

Approved By: *ML*

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**SERVICE SOLUTIONS SUCCESS**



**ENGINEERING & CONSTRUCTION MANAGEMENT DEPARTMENT**

Date: February 16, 2011  
To: R. Alan Shubert, P.E. – City Engineer  
From: Michelle LePage  
Subject: Non Responsive Proposer

**EGL Construction, Inc.** and **Urban Associates** were deemed non-responsive because they did not submit the required references of a Preservation Specialist as specified in Section 1359.1, Paragraph 1.6 Quality Assurance, (A.) Historic Treatment Specialist Qualifications.

**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*  
Rachel Quintana

*District 6*  
Eddie Holguin Jr.

*District 7*  
Steve Ortega

*District 8*  
Beto O'Rourke

**City Manager**  
Joyce A. Wilson



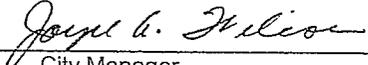
**COMPETITIVE SEALED PROPOSAL (CSP) EVALUATION SHEET**

A.B. Fall Mansion

Solicitation No. 2011-055

CRITERIA	Southwest G.C.EP, Inc.	Byers Construction	Blair-Hall Co., Inc.	Martinez Bros. Con., LLC	F.T. James Construction	EGL Const., Inc.	Urban Associates, Inc.
						NON-RESPONSIVE	NON-RESPONSIVE
<b>Part A: Offeror's Price</b>	<b>75</b>	<b>48.75</b>	<b>45.00</b>	<b>50.25</b>	<b>40.50</b>		
Maximum 75 Points							
Low Offer / Offer * 75	\$1,171,574.85	\$1,810,000.00	\$1,957,394.00	\$1,740,000.00	\$2,152,011.00		
<b>Health Insurance</b>							
Maximum 5 Points	3.00	4.00	5.00	0.00	5.00		
<i>Provides Insurance and pays 100% = 5 points</i>							
<i>Provides Insurance and pays 60% or higher = 4 points</i>							
<i>Provides Insurance and pays &gt; 40% but &lt; 60% = 3 points</i>							
<i>Offers insurance but pays less than 40% = 2 points</i>							
<i>Offers insurance but does not pay any portion of it. = 1 point</i>							
<i>Does not offer insurance. = 0 points</i>							
<b>Part B: Offeror's Past Performance with Owner</b>	<b>10.00</b>	<b>12.80</b>	<b>10.84</b>	<b>9.80</b>	<b>10.34</b>		
Maximum 20 points							
<b>TOTAL POINTS EARNED</b>	<b>88.00</b>	<b>65.55</b>	<b>60.84</b>	<b>60.05</b>	<b>55.84</b>	<b>0.00</b>	<b>0.00</b>
<b>RANKING</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>		

APPROVED:  \_\_\_\_\_ Date 11/27/11

APPROVED:  \_\_\_\_\_ Date \_\_\_\_\_

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

**A.B. Fall Mansion  
Solicitation No. 2011-055**

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

The Offeror, Southwest G.C. EP, Inc., has received the  
(Contractor's Name)

highest score, 88.00, and is, therefore, certified as offering the City of El Paso the Best Value for this project. The amount of the award will be \$1,171,574.85.

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

PROPOSAL COMPONENT	\$ AMOUNT
<b>BASE BID:</b>	<b>\$1,171,574.85</b>

I, YVETTE HERNANDEZ, of ENGINEERING,  
(Name) (Department or Firm)

Concur with this Certification on this the 26 day of JANUARY 2011.

I, Sandra Simoney, of Contract Administration  
Engineering + Construction,  
(Name) (Department or Firm)

Concur with this Certification on this the 26<sup>th</sup> day of January 2011.

I, Saul C. G., of Engneer + Constr. Mgmt.,  
(Name) (Department or Firm)

Concur with this Certification on this the 26<sup>th</sup> day of January 2011.

I, \_\_\_\_\_, of \_\_\_\_\_,  
(Name) (Department or Firm)

Concur with this Certification on this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.