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

DEPARTMENT: **PARKS AND RECREATION**

AGENDA DATE: **February 24, 2009**

CONTACT PERSON/TELEPHONE: **Terrence Freiburg, Purchasing Manager, Financial Services (X-4313)**
R. Alan Shubert, P.E., City Engineer (X-4423)

DISTRICT(S) AFFECTED: **8**

SUBJECT:

Competitive Sealed Proposal: The selection of **Blair-Hall Co., Inc.** as the offeror that submitted the highest ranked proposal to the City for the construction of **Central Recreation Center**, **Proposal No. 2009-078**, as per recommendations from the Engineering Department; and that the City Engineer and staff be authorized to proceed with negotiations of a contract in accordance with Section 271.116, Texas Local Government Code.

BACKGROUND / DISCUSSION:

The Central Recreation Center project consists of **Base Bid,** Interior renovation of portions of existing building previously owned by the YMCA of El Paso and consists of interior demolition of certain existing building elements. Owner's asbestos abatement contractor will complete removal of hazardous materials in areas to be renovated prior to start of project construction. New work will include renovation of existing swimming pool including new equipment, new showers and dressing rooms, renovate existing multipurpose room, new public restrooms, new entry at North side of building, replace existing entry at East side, demolition of existing administration area, renovation of existing gymnasium to include new athletic equipment, new HVAC systems and electrical systems in all renovated areas and reroofing of certain existing roof areas. Proposals will include a Base Bid Proposal with 6 separate additive Option proposals.

Additive Option No.1: Remove existing parking lot paving and install new asphalt paving, striping and concrete curbs and driveways.

Additive Option No.2: Remodel existing racquet ball and squash courts for new Fitness Center.

Additive Option No.3: All new work for the construction of Meeting Room and Multi-Purpose Rooms.

Additive Option No.4: Furnish and install Ultraviolet Disinfection Equipment for swimming pool system.

Additive Option No.5: Repair and or replace existing precast concrete parapet copings.

Additive Option No.6: Furnish and install new sheet metal coping over copings repaired in Option No. 5.

The project was bid using the Competitive Sealed Proposal process required by City Ordinance for all vertical construction. The Competitive Sealed Proposal process is a two step process that allows several factors to be considered in determining the offeror that provides the best value for the City. The first step in the process is a review and ranking of factors including offeror's price, performance on city projects, contractor building construction experience, the use of local project managers and local subcontractors, and the provision for employee health insurance. As part of the first step Engineering requests City Council approval to negotiate with the highest ranking offeror. The second step of the process Engineering presents the scope of work and negotiated price to City Council for approval.

The scope of work, the score sheet used for this evaluation and bid tabulation are attached, as well as the user department, consultant and Engineering's certification. **Blair-Hall Co., Inc.** received the highest best value score (98.0) for the project.

CONSTRUCTION PROJECT FORM
COMPETITIVE SEALED PROPOSAL
Lump Sum

DATE:	January 28, 2009
PROJECT:	Central Recreation Center
PROPOSAL NO:	2009-078
PROJECT:	PMF08002
FUNDING SOURCE:	2008 Reprogramming
DEPARTMENT:	Parks and Recreation
DISTRICT(S):	8

AGENDA DATE: February 24, 2009 **CONTRACTOR:** **Blair-Hall Co., Inc.**

RECOMMENDATION:

That the City be authorized to enter into negotiations with **Blair-Hall Co., Inc.** who submitted the highest ranked proposal for the **Central Recreation Center** as per recommendations from the Engineering Department, Parks and Recreation Department, and the City's design consultant. This project was bid as a Competitive Sealed Proposal and the statute allows contract negotiations regarding the scope and price of a project with the selected offeror.

APPROVED:

Terrence Freiburg
Purchasing Manager

CENTRAL RECREATION CENTER
PROPOSAL No. 2009-078

SCOPE OF WORK

Base Bid:

Work under Base Bid, for the **CENTRAL RECREATION CENTER RENOVATIONS** are comprised of:

Interior renovation of portions of existing building previously owned by the YMCA of El Paso and consists of interior demolition of certain existing building elements. Owner's asbestos abatement contractor will complete removal of hazardous materials in areas to be renovated prior to start of project construction. New work will include renovation of existing swimming pool including new equipment, new showers and dressing rooms, renovate existing multipurpose room, new public restrooms, new entry at North side of building, replace existing entry at East side, demolition of existing admin. area, renovation of existing gymnasium to include new athletic equipment, new HVAC systems and electrical systems in all renovated areas and reroofing of certain existing roof areas. Proposals will include a Base Bid Proposal with 6 separate additive Option proposals.

Additive Option No.1:

Remove existing parking lot paving and install new asphalt paving, striping and concrete curbs and driveways.

Additive Option No.2:

Remodel existing racquet ball and squash courts for new Fitness Center.

Additive Option No.3:

All new work for the construction of Meeting Room and Multi-Purpose Rooms.

Additive Option No.4:

Furnish and install Ultraviolet Disinfection Equipment for swimming pool system.

Additive Option No.5:

Repair and or replace existing precast concrete parapet copings.

Additive Option No.6:

Furnish and install new sheet metal coping over copings repaired in Option No. 5.

Prior to commencing of work the Contractor shall submit to the City of El Paso Engineering Department, and obtain approval of, the Sequence of Construction, Schedule of Work, and Traffic Control Plan.

END SCOPE OF WORK

CITY OF EL PASO BID TABULATION

BID TITLE: CENTRAL RECREATION CENTER
BID DATE: JANUARY 14, 2009

BID NO: 2009-078
DEPARTMENT: PARKS

DESCRIPTION	BLAIR - HALL CO., INC. EL PASO, TEXAS TOTAL	DANTEX CONSTRUCTION COMPANY EL PASO, TEXAS TOTAL	F. T. JAMES CONSTRUCTION INC. EL PASO, TEXAS TOTAL	VENEGAS ENGINEERING MANANGEMENT & CONSTRUCTION, LP EL PASO, TEXAS TOTAL	TOTAL
BASE BID	$4,248,000.00	$4,668,200.00	$4,444,111.00	$4,313,000.00	
ADDITIVE OPTION NO. 1	$68,500.00	$64,200.00	$63,111.00	$80,000.00	
ADDITIVE OPTION NO. 2	$268,000.00	$260,200.00	$243,111.00	$265,000.00	
ADDITIVE OPTION NO. 3	$346,000.00	$319,000.00	$354,111.00	$380,000.00	
ADDITIVE OPTION NO. 4	$34,000.00	$35,400.00	$33,111.00	$35,000.00	
ADDITIVE OPTION NO. 5	$10,000.00	$69,100.00	$33,111.00	$26,000.00	
ADDITIVE OPTION NO. 6	$16,800.00	$34,100.00	$22,111.00	$17,000.00	
BID BOND SUBMITTED	YES	YES	YES	YES	
AMENDMENTS ACKNOWLEDGED	YES	YES	YES	YES	

RECEIVED
JAN 15 2009
ENGINEERING DEPARTMENT
CONTRACT COMPLIANCE

APPROVED BY: MWP

COMPETITIVE SEALED PROPOSAL OFFEROR CRITERIA EVALUATION

100 Points Maximum **CENTRAL RECREATION CENTEER** **Bid No. 2009-078**

Part A: Price Maximum 65 Points Base Bid, Options 2, 3 & 4	Lowest Proposal Amt	Divided by Offeror's Amt	X 65		Blair Hall Co., Inc.	F.T. James Construction, Inc.	Venegas Eng. Mgmt & Construction, LP.	Dantex Construction Co.
Blair Hall Co., Inc.	$4,896,000.00	$4,896,000.00	x 65 =	**100.0%**	**65.0**			
F.T. James Construction, Inc.	$4,896,000.00	$5,074,000.00	x 65 =	**96.49%**		**62.71**		
Venegas Eng. Mgmt & Construction, LP.	$4,896,000.00	$4,993,000.00	x 65 =	**98.05%**			**63.73**	
Dantex Construction Co.	$4,896,000.00	$5,282,800.00	x 65 =	**92.68%**				**60.24**
			x 65 =					

Part B: Offeror's Past Relationship With Owner (Maximum 10 Points)	**Value of Points**	**Total Points**	**Total Points**	**Total Points**	**Total Points**
Contract performance in compliance with City Construction Documents	0 to 8	**7**	**8**	**6**	**5**
Completion of City contract(s) accomplished by completion due date	0 to 2	**2**	**2**	**2**	**2**
Negative performance on City contract(s)	0 to -10	**-1**	**0**	**0**	**-2**

Part C: Offeror's Experience & Qualifications (Maximum 10 Points)	**Value of Points**	**Total Points**	**Total Points**	**Total Points**	**Total Points**
Offeror has successfully completed projects similar in scope, size and value	0 to 8	**8**	**8**	**8**	**8**
Offeror has been in business at least five years	0 to 2	**2**	**2**	**2**	**2**
Negative performance on contract(s)	0 to -10	**0**	**0**	**0**	**0**
Part D: Health Benefits (Maximum 5 Points)	**Value of Points**	**Total Points**	**Total Points**	**Total Points**	**Total Points**
Offeror provides to its employees Health Insurance Benefits where 60% or more of the cost is paid by the Offeror/Employer.	0 or 5	**5**	**5**	**5**	**5**

Part E: Local Project Manager (Maximum 5 Points)	**Value of Points**	**Total Points**	**Total Points**	**Total Points**	**Total Points**
Prime Contractor has a local Project Manager.	0 or 5	**5**	**5**	**5**	**5**
Part F: Local Subcontractor Work (Maximum 5 Points)	**Value of Points**	**Total Points**	**Total Points**	**Total Points**	**Total Points**
Local Subcontractors shall perform a total of 75% or more of the cumulative total of all subcontract work.	0 or 5	**5**	**5**	**0**	**5**
GRAND TOTAL POINTS		**98.0**	**97.71**	**91.73**	**90.24**

COMPETITIVE SEALED PROPOSAL
OFFEROR CERTIFICATION

CENTRAL RECREATION CENTER, Proposal No. 2009-078

The evaluation of offers for this Proposal has been completed.

The Offeror, **Blair-Hall Co., Inc.**, has received the
(Contractor's Name)

highest score, **98.0**, and is, therefore, certified as offering the City of El Paso the Best Value for this project.

The amount of the award will be **$ 4,896,000.00**.

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

PROPOSAL COMPONENT	AMOUNT
BASE BID	$4,248,000.00
OPTION 2	$268,000.00
OPTION 3	$346,000.00
OPTION 4	$34,000.00

I, Jose A. Ortiz (Print Name), of Parks & Recreation Dept. (Department or Firm), concur with this Certification on this the 22nd day of January, 2009. _____ (Signature)

I, Jorge L. Mora (Print Name), of Mijares Mora Architects, (Department or Firm) concur with this Certification on this the 22nd day of January, 2009. _____ (Signature)

I, Sam Rodriguez (Print Name), of Engineering Dept (Department or Firm), concur with this Certification on this the 22nd day of January, 2009. _____ (Signature)

I, Robert Shadrick (Print Name), of Engineering Dept (Department or Firm), concur with this Certification on this the 22nd day of January, 2009. _____ (Signature)

I, GUADALUPE SALINAS (Print Name), of Engineering Dept (Department or Firm), concur with this Certification on this the 22nd day of January, 2009. _____ (Signature)