

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

DEPARTMENT: ENGINEERING

AGENDA DATE: March 24, 2009

CONTACT PERSON/TELEPHONE: R. Alan Shubert, P.E., City Engineer (X-4423)

DISTRICT(S) AFFECTED: 8

**SUBJECT:**

Discussion and action on the award of Proposal No. 2009-078 for the **Central Recreation Center to Blair Hall Co, Inc.** for a total amount of **\$4,896,000.00**. **Blair Hall Co, Inc.**, has provided the highest ranked proposal to the City as per recommendations from Parks and Recreation and Engineering Departments. 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. The contract period is one hundred twenty (120) consecutive work days.

**BACKGROUND / DISCUSSION:**

On February 24, 2009, **Blair-Hall Co., Inc.** was selected as the offeror that submitted the highest ranked proposal to the City. The City met to discuss the terms and conditions of the contract on March 3, 2009. No items were identified as potential savings to the City, so the bid contract documents and bid price were agreed to.

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. **(Not recommended for award)**

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. **(Not recommended for award)**

Additive Option No.6: Furnish and install new sheet metal coping over copings repaired in Option No. 5. **(Not recommended for award)**

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 (This step was completed on 2-24-09). The second step of the process Engineering presents the

scope of work and negotiated price to City Council for approval (This is the current step being recommended for approval).

**PRIOR COUNCIL ACTION:**

Yes. 2-24-09, Selected **Blair-Hall Co., Inc.** as the offeror that submitted the highest ranked proposal to the City.

**AMOUNT AND SOURCE OF FUNDING:**

**FUNDING SOURCES:**

2008 Reprogramming, PMF08002, 99331117, 27263, 508027

CDBG Funds, G7134CD0022, 71150069, 10082, 508027

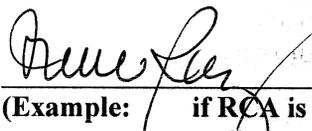
**BOARD / COMMISSION ACTION:**

N/A

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

**LEGAL:** (if required) \_\_\_\_\_ **FINANCE:** (if required) \_\_\_\_\_

**DEPARTMENT HEAD:**



(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:** \_\_\_\_\_

**CONSTRUCTION PROJECT FORM**  
**Competitive Sealed Proposal**  
**Lump Sum**

**DATE:** March 24, 2009  
**PROJECT:** Central Recreation Center  
**PROPOSAL NO:** 2009-078  
**ACCOUNT NO(S):** 71150069-10082-508027-G7134CD0022  
99331117-27263-508027-PMF08002  
**FUNDING SOURCE:** 2008 Reprogramming and CDBG Funds  
**DEPARTMENT:** Parks and Recreation  
**DISTRICT(S):** 8

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<b>AGENDA DATE:</b> March 24, 2009	<b>Competitive Sealed Proposal</b>
	<b>CONTRACTOR:</b> Blair-Hall Co, Inc.
	<b>AMOUNT:</b> \$4,896,000

**RECOMMENDATION:**

Discussion and action on the award of Proposal No. **2009-078** for the **Central Recreation Center to Blair Hall Co, Inc.** for a total amount of **\$4,896,000.00**. **Blair Hall Co, Inc.**'s proposal has provided the best value to the City.

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 Financial Services, Engineering and Parks and Recreation Departments recommend award to **Blair Hall Co, Inc.** who submitted the highest ranked proposal.

**DESCRIPTION OR EXPLANATION:**

Base Bid:	<b>\$4,248,000</b>
Additive Option 2	<b>\$268,000</b>
Additive Option 3	<b>\$346,000</b>
Additive Option 4	<b>\$34,000</b>

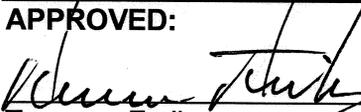
**TOTAL RECOMMENDED AWARD:** \$4,896,000

**TIME FOR COMPLETION:** Two Hundred Twenty (220) Consecutive work days

**LIQUIDATED DAMAGES:** \$900.00/Consecutive work day

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**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**

*Dedicated to Outstanding Customer Service for a Better Community*

**S E R V I C E   S O L U T I O N S   S U C C E S S**



**Date:** March 13, 2009  
**To:** Michelle LePage, Project Controls  
**Through:** Sam Rodriguez, Engineering Division Manager & R.  
**From:** Lupe Salinas, Project Manager  
**Cc:** Nanette Smejkal, Parks and Recreation Director  
Consultant  
**Subject:** Central Recreation Center  
Solicitation No. 2009-078

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The Engineering Department, Parks Department and consultant met with the contractor to negotiate the final terms of the contract. There were no changes identified so it was agreed to proceed with the original bid documents and the bid price presented. We recommend that **Base Bid I, Options #2, 3 & 4** be awarded to Blair Hall Co. Inc., as the offeror that presented the best value to the City.

Total recommended contract award of \$4,896,000.

Base Bid I	\$4,248,000
Option #2	\$268,000
Option #3	\$346,000
Option #4	\$34,000

If you have any question please call me at 541-4023.

Mayor  
John F. Cook

City Council

*District 1*  
Ann Morgan Lilly

*District 2*  
Susannah M. Byrd

*District 3*  
Emma Acosta

*District 4*  
Melina Castro

*District 5*  
Rachel Quintana

*District 6*  
Eddie Holguin Jr.

*District 7*  
Steve Ortega

*District 8*  
Beto O'Rourke

City Manager  
Joyce A. Wilson

**CITY OF EL PASO BID TABULATION**

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

BID NO: 2009-078  
 DEPARTMENT: PARKS

	BLAIR - HALL CO., INC. EL PASO, TEXAS	DANTEX CONSTRUCTION COMPANY EL PASO, TEXAS	F. T. JAMES CONSTRUCTION INC. EL PASO, TEXAS	VENEGAS ENGINEERING MANAGEMENT & CONSTRUCTION, LP EL PASO, TEXAS	
DESCRIPTION	TOTAL	TOTAL	TOTAL	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	<b>RECEIVED</b>
AMENDMENTS ACKNOWLEDGED	YES	YES	YES	YES	<b>JAN 15 2009</b>

ENGINEERING DEPARTMENT  
 CONTRACT COMPLIANCE

APPROVED BY: *MWP*