

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

DEPARTMENT: ENGINEERING

AGENDA DATE: April 14, 2009

CONTACT PERSON/TELEPHONE: R. Alan Shubert, P.E., City Engineer (X-4423)  
Terrence Freiburg, Purchasing Manager, 541-4313

DISTRICT(S) AFFECTED: 3

**SUBJECT:**

Discussion and action on the award of Proposal No. 2009-100 for the **Cielo Vista Branch Library** to **Byers Construction, Inc.** for a total amount of **\$2,040,000.00**. **Byers Construction, 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 ninety five (195) consecutive work days.

**BACKGROUND / DISCUSSION:**

On April 07, 2009, **Byers Construction, 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 April 7, 2009. During negotiations the City agreed that the bid contract documents and bid prices were acceptable to carry out the intent of the project.

The project Base Bid consists of a new 8,161 square foot Public Library Branch Facility that will be located on the grounds of "Vista Del Valle Park", owned by the City of El Paso.

Site Improvements include earthwork, new concrete sidewalks, signage, rock wall enclosures, flag poles, parking lot, public art exhibits, rock benches, monumental sign, exterior book-drop units, landscaping, irrigation and utilities.

Option 1: Consists of a shade structure with lights. **(Not recommended for award)**

Option 2: Additional 1,334 square foot to the facility. **(Not recommended for award)**

Option 3: Storm water underground retention system. **(Not recommended for award)**

The application of sustainable design principles have been incorporated into the design of the project and shall be carried through the construction of the project, as detailed in the related specification sections, with the goal and intent to achieve LEED Certification at a minimum Silver level utilizing the LEED NC V2.2 rating system administered by The U.S. Green Building Council.

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 highest rank proposal 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 4-07-09). 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. 4-07-09, Selected **Byers Construction, Inc.** as the offeror that submitted the highest ranked proposal to the City.

**AMOUNT AND SOURCE OF FUNDING:**

**FUNDING SOURCES:**

2006 Certificates of Obligation & Land Sale  
99331117 / 31250204 - 508027 - 27263 / 27503 - PCP08LI01

**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:** April 08, 2009  
**PROJECT:** Cielo Vista Branch Library  
**PROPOSAL NO:** 2009-100  
**PROJECT:** PCP08LI01-27263-99331117-508027  
PCP08LI01-27503-31250204-508027  
**FUNDING SOURCE:** 2006 Certificates of Obligation & Land Sale  
**DEPARTMENT:** Library  
**DISTRICT(S):** # 3

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<b>AGENDA DATE:</b> April 14, 2009	<b>Competitive Sealed Proposal</b>
	<b>CONTRACTOR:</b> Byers Construction, Inc.
	<b>AMOUNT:</b> \$2,040,000.00

**RECOMMENDATION:**

Discussion and action on the award of Proposal No. 2009-100 for the Cielo Vista Branch Library to Byers Construction, Inc. for a total amount of \$2,040,000.00. Byers Construction, Inc. has provided the highest ranked proposal 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 Library Departments recommend award to Byers Construction, Inc. who submitted the highest ranked proposal.

**DESCRIPTION OR EXPLANATION:**

Base Bid: \$2,040,000.00

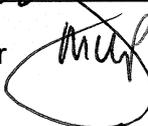
**TOTAL RECOMMENDED AWARD:** \$2,040,000.00

**TIME FOR COMPLETION:** One Hundred Ninety Five (195) Consecutive work days

**LIQUIDATED DAMAGES:** \$575.00/Consecutive work day

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**APPROVED:**

  
\_\_\_\_\_  
Terrence Freiburg  
Purchasing Manager 

*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:** April 8, 2009  
**To:** Michelle LePage, Project Controls  
**Through:** Sam Rodriguez, Engineering Division Manager  
**From:** Mauro Monsisvais, Engineering Associate  
**Cc:** Carol Brey-Casiano, Director of Library Services  
Jorge Mora, Mijares-Mora Architects  
**Subject:** Cielo Vista Branch Library  
Solicitation No. 2009-100

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The Engineering Department, Public Library Department and Mijares-Mora Architects have 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 the **Base Bid** be awarded to **Byers Construction, Inc.** Total recommended contract award of \$2,040,000.

Base Bid      \$2,040,000

If you have any question please call me at 541-4013 or via electronic mail at [monsisvaism@elpasotexas.gov](mailto:monsisvaism@elpasotexas.gov).

Sincerely,

Mauro Monsisvais  
Engineering Associate

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

**CIELO VISTA BRANCH LIBRARY  
SOLICITATION No. 2009-100**

**SCOPE OF WORK**

A new Public Library Branch Facility will be located on the grounds of "Vista Del Valle Park", owned by the City of El Paso.

The project scope of work includes, but is not limited to, the following:

**Base Bid:**

The facility will contain approximately 8,161 square feet, in a single story building to house an entrance lobby, Library stacks area, circulation desk, Staff Work Room, Staff Break Room, "Friends of the Library" Room, a Multi-Purpose Room, reading areas, Teen's area, Children's Area, I.T. room, Electrical Room, storage rooms and ancillary spaces.

Site Improvements include earthwork, new concrete sidewalks, signage, rock wall enclosures, flag poles, parking lot, public art exhibits, rock benches, monumental sign, exterior book-drop units, landscaping, irrigation and utilities.

The application of sustainable design principles have been incorporated into the design of the project and shall be carried through the construction of the project, as detailed in the related specification sections, with the goal and intent to achieve LEED Certification at a minimum Silver level utilizing the LEED NC V2.2 rating system administered by The U.S. Green Building Council.

The work trades involved include, but are not limited to: earthwork, landscaping, irrigation, asphalt pavement, concrete, masonry, structural steel, built-up roof, concrete roof tiles, steel studs, interior finishes, interior woodwork, toilet accessories, building specialties, HVAC, plumbing, electrical and special systems.

**Options:**

- Option No. 1: Additive Option to construct a steel trellis structure, and associated lighting, over the exterior patio area, as detailed in the drawings and specifications.
- Option No. 2: Additive Option to provide approximately 1,334 additional square feet to house the Multi-Purpose Room and Storage Room, in a different location from that shown in the base bid drawings, modifications to the "Friends of the Library" space, the incorporation of a Coffee Shop, and additional parking lot area.
- Option No. 3: Additive Option to provide a Storm Water Detention and Infiltration system, consisting of rain tanks, as detailed in the drawings and specifications.

*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: CIELO VISTA BRANCH LIBRARY  
 BID DATE: MARCH 30, 2009

BID NO: 2009-100  
 DEPARTMENT: LIBRARY

	BANES GENERAL CONTRACTORS, INC. EL PASO, TEXAS	BLAIR-HALL CO., INC. EL PASO, TEXAS	BYERS CONSTRUCTION, INC. EL PASO, TEXAS.	CK CONSTRUCTION, INC. EL PASO, TEXAS	F. T. JAMES CONSTRUCTION, INC. EL PASO, TEXAS	VENEGAS ENGINEERING MANAGEMENT & CONSTRUCTION, INC. EL PASO, TEXAS
DESCRIPTION	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
BASE BID	\$2,265,300.00	\$2,187,600.00	\$2,040,000.00	\$2,415,334.00	\$2,233,111.00	\$2,371,000.00
ADDITIVE OPTIONS						
OPTION NO. 1:	\$65,450.00	\$52,800.00	\$51,000.00	\$55,263.00	\$55,111.00	\$53,000.00
OPTION NO. 2	\$277,500.00	\$208,800.00	\$212,000.00	\$391,615.00	\$222,222.00	\$219,000.00
OPTION NO. 3	\$78,475.00	\$69,900.00	\$74,000.00	\$158,200.00	\$67,111.00	\$69,000.00
BID BOND SUBMITTED	YES	YES	YES	YES	YES	YES
AMENDMENTS ACKNOWLEDGED	YES	YES	YES	YES	YES	YES

**RECEIVED**

MAR 30 2009

ENGINEERING DEPARTMENT  
 CONTRACT COMPLIANCE

APPROVED BY: *MWP*



# Cielo Vista Branch Library



April 14, 2009



- Intent of project to build new 8,000 square foot public library in Vista Del Valle Park
- First building for the City of El Paso to be built using LEED principles.
  - Currently seeking LEED Silver Certification
- Will have a central art piece (“Continuum Wheel”) in the entry way
- Funded by 2006 COs and Land Sale



## LEED Certification Overview

Points system based on sustainable Design and Construction Principles:

- Sustainable Sites
- Water Efficiency
- Energy and Atmosphere
- Materials and Resources
- Indoor Environmental and Air Quality
- Innovation and Design Process

**Certified 26-32 points**

**Silver 33-38 points**

**Gold 38-51 points**

**Platinum 52-69 points**



## Sustainable Sites

- Construction Activity Pollution Prevention
- Site Selection
- Development Density & Community Connectivity
- Alternative Transportation, Public Transportation
- Alternative Transportation, Bicycle Storage & Changing Rooms
- Alternative Transportation, Parking Capacity
- Site Development, Protect or Restore Habitat
- Site Development, Maximize Open Space
- Stormwater Design, Quantity Control
- Heat Island Effect, Non-Roof
- Heat Island Effect, Roof
- Light Pollution Reduction



## Water Efficiency

- Innovative Wastewater Technologies
- Water Use Reduction, 30% Reduction



## Energy and Atmosphere

- 21% New Buildings / 14% Existing Building Renovations
- Enhanced Commissioning
- Enhanced Refrigerant Management
- Measurement & Verification



- Materials and Resources
- Construction Waste Management, Divert 50% from Disposal
- Construction Waste Management, Divert 75% from Disposal
- Recycled Content, 10% (post-consumer + 1/2 pre-consumer)
- Recycled Content, 20% (post-consumer + 1/2 pre-consumer)
- Regional Materials, 10% Extracted, Processed & Manufactured
- Certified Wood



## Indoor Environmental Quality

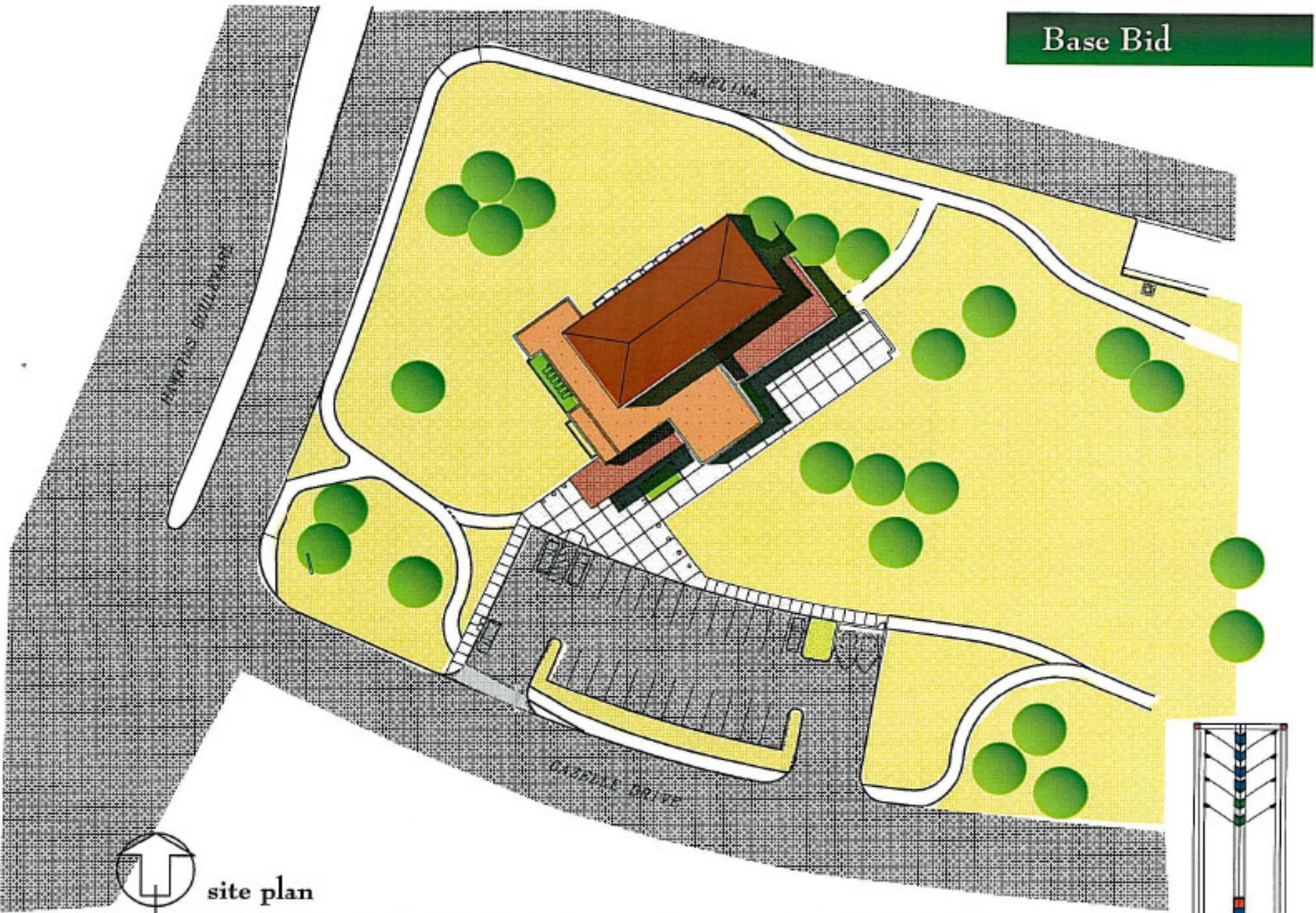
- Outdoor Air Delivery Monitoring
- Increased Ventilation
- Construction IAQ Management Plan, During Construction
- Construction IAQ Management Plan, Before Occupancy
- Low-Emitting Materials, Adhesives & Sealants
- Low-Emitting Materials, Carpet Systems
- Low-Emitting Materials, Composite Wood & Agrifiber Products
- Indoor Chemical & Pollutant Source Control
- Controllability of Systems, Lighting
- Controllability of Systems, Thermal Comfort
- Thermal Comfort, Design
- Thermal Comfort, Verification
- Daylight & Views, Daylight 75% of Spaces
- Daylight & Views, Views for 90% of Spaces



## Innovation and Design Process

- Development of the Library as an Environmental Education Center with signage, books and information about LEED and the sustainable design and construction principals implemented
- LEED AP is part of the project team

Base Bid



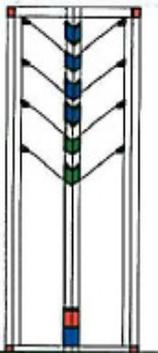
 site plan

Cielo Vista Branch Library



View from Gazelle

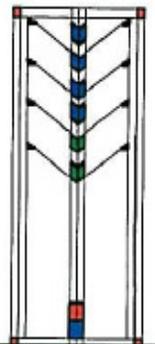
Cielo Vista Branch Library

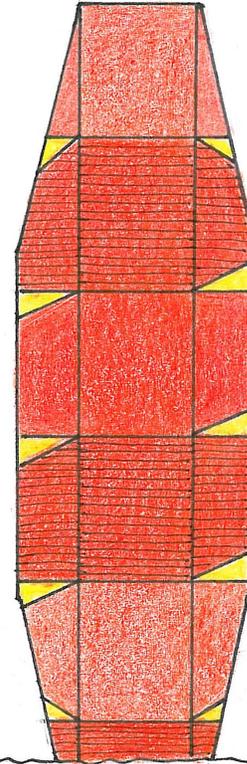
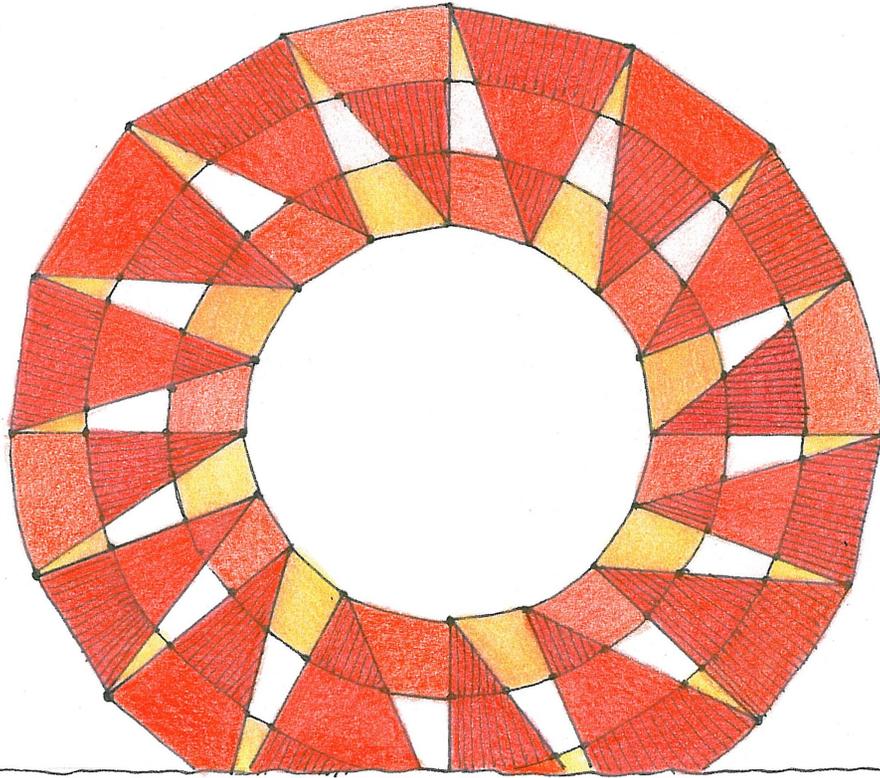




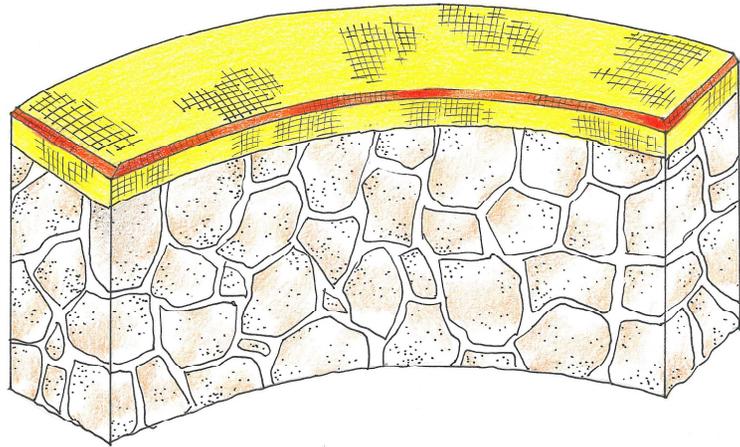
View from Park

Cielo Vista Branch Library

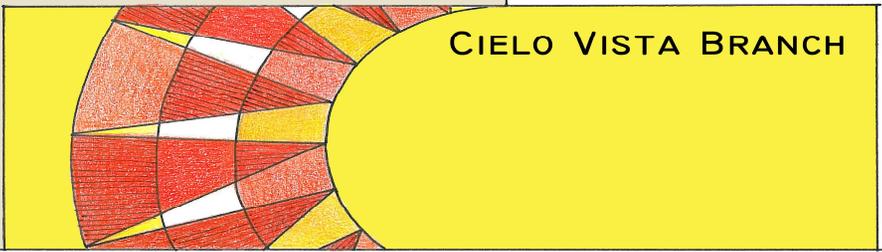




SXBINA



EL PASO PUBLIC LIBRARY



CIELO VISTA BRANCH



- **This is a Competitive Sealed Bid, Lump Sum Contract**
- **The highest ranked proposal was received from:**
  - **Byers construction (El Paso, Texas)**
- **City Council (4-7-09) Selected Byers Construction and authorized staff to negotiate final contract**



**Staff met with the bidder and no amendments to the contracts were made, the bid documents and bid price are the final contract terms.**

**Recommendation:**

**Award Base Bid \$2,040,000  
to Byers Construction, Inc.**

- **Construction Time: 10 Months**
  - **(220 CONSECUTIVE WORK DAYS)**
- **Scheduled Completion: February 2010**



# ***Questions/Comments***