

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

DEPARTMENT: Engineering  
AGENDA DATE: April 25, 2006  
CONTACT PERSON/PHONE: Rick Conner, Director, Engineering Dept. X4423  
PROJECT NAME/SOLICITATION NO. EPIA Butterfield Trail Golf Course Club House & Maintenance Facilities, Solicitation No. 2006-076

DISTRICT(S) AFFECTED: 2

**SUBJECT:**

Award Best Value Procurement for the construction of EPIA Butterfield Trail Golf Course Club House & Maintenance Facilities (Solicitation No. 2006-076) to Arrow Building Corporation, in the amount of \$ 3,557,000.00 (Base Bid and Alternates I thru 8), as per recommendations from the Departments of Engineering and El Paso International Airport. Arrow Building Corporation 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 December, 2006.

**BACKGROUND / DISCUSSION:**

The Airport is in the process of constructing a golf course as the first step toward establishing a resort facility. Naturally, a golf course requires a clubhouse and facilities from which maintenance activities can be carried out. 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. Arrow Building Corporation received the highest best value score and was also the lowest bidder for this project. The contract value is \$3,557,000.00. This construction expense will be paid by Airport generated funds.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

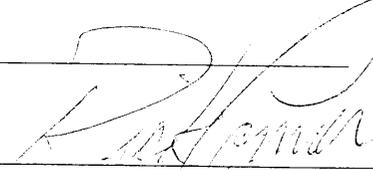
Funding for this award is from El Paso International Airport as follows: 62620026-PAP0023-41063-508027, available construction budget is \$10,719,000.00.

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

DATE: April 6, 2006  
TO: Municipal Clerk  
FROM: Rick Conner  
City Engineer - X4423  
THRU: Rachel A. Johnson  
Clerk Typist II - X4162

Please place the following item on the REGULAR agenda for the Council Meeting of April 25, 2006.

Solicitation No. 2006-076 EPIA Butterfield Trail Golf Course Club House & Maintenance Facilities  
Location: 1000 George Perry Dr., El Paso, Texas 79925  
Contractor: Arrow Building Corporation  
El Paso, Texas  
Department: El Paso International Airport  
Funds Available: 62620026-PAP0023-41063-508027

Funding Source: EPIA Enterprise Funds  
Items: Base Bid \$3,263,000.00  
Alternate 1 \$ 40,000.00 Alternate 2 \$116,000.00  
Alternate 3 \$ 19,000.00 Alternate 4 \$42,000.00  
Alternate 5 \$ 19,000.00 Alternate 6 \$12,000.00  
Alternate 7 \$ 39,000.00 Alternate 8 \$ 7,000.00

Total Award \$3,557,000.00  
Estimated Completion Date: April, 2006  
District(s): #2

**RECOMMENDATION:**

The Departments of Engineering and El Paso International Airport recommend the award of this contract to Arrow Building Corporation., as this Offeror 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.

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, in an amount not to exceed \$25,000 per numbered change order, and not to exceed the total of 25% of the original contract price as awarded, without further authorization by City Council.

Contact Person: Rick Conner, Director, Engineering Dept. (915) 541-4423

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AGENDA FOR: April 25, 2006

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**El Paso  
INTERNATIONAL AIRPORT**

MAR 27 2006

**Memorandum**

**TO:** Jaime Huerta  
Financial Services Department

**FROM:** Patrick T. Abeln, A.A.E.  
Director of Aviation *Patrick Abeln*

**DATE:** March 24, 2006

**SUBJECT:** EPIA Butterfield Trail Golf Course Clubhouse & Maintenance Facilities  
Bid No. 2006-076

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The Department of Aviation has reviewed and analyzed the tabulation of bids on the above-referenced project, and has determined that Arrow Building Corporation provides the best value, and further recommends that they be awarded the contract as follows:

|             |                |
|-------------|----------------|
| Base Bid    | \$3,263,000.00 |
| Alternate 1 | \$40,000.00    |
| Alternate 2 | \$116,000.00   |
| Alternate 3 | \$19,000.00    |
| Alternate 4 | \$42,000.00    |
| Alternate 5 | \$19,000.00    |
| Alternate 6 | \$12,000.00    |
| Alternate 7 | \$39,000.00    |
| Alternate 8 | \$7,000.00     |
| Total       | \$3,557,000.00 |

If you should have questions, please do not hesitate to contact Monica Lombraña at 780-4793 – thank you.



## ENGINEERING DEPARTMENT

*Excellence through Teamwork*

memorandum

TO: Anthony R. Talamo  
Administrative Analyst

FROM: Javier Reyes, P. E.  
Engineering Program Manager 

DATE: April 5, 2006

SUBJECT: Bid Recommendation

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We recommend that project "EPIA Butterfield Trail Golf Course Club House & Maintenance Facilities" be awarded to "Arrow Building Corp" as per Best Value selection.

The Awarded contract should consist of Base Bid, & Alternates 1-8

The following is recommended to be awarded

|              |                        |
|--------------|------------------------|
| Base Bid     | \$ 3,263,000.00        |
| Alternate 1  | \$ 40,000.00           |
| Alternate 2  | \$ 116,000.00          |
| Alternate 3  | \$ 19,000.00           |
| Alternate 4  | \$ 42,000.00           |
| Alternate 5  | \$ 19,000.00           |
| Alternate 6  | \$ 12,000.00           |
| Alternate 7  | \$ 39,000.00           |
| Alternate 8  | \$ 7,000.00            |
| <b>Total</b> | <b>\$ 3,557,000.00</b> |

If additional information is needed, please give me a call at extension 4630

Thanks



April 6, 2006

Mr. Jaime Huerta  
Purchasing Department  
City of El Paso  
2 Civic Center Plaza  
El Paso, Texas 79902

**RE: Best Value Selection – EPIA Golf Course Clubhouse**

Dear Mr. Huerta:

Based on the Best Value Selection Meeting held this morning at the City's Purchasing Department, ECM recommends Arrow Building Corporation to be the contractor for the clubhouse. Arrow's base bid and alternates as approved are as follows:

|   |                |
|---|----------------|
| Base Bid  | \$3,263,000.00 |
| Alternate No. 1                                 | \$ 40,000.00   |
| Alternate No. 2                                 | \$ 116,000.00  |
| Alternate No. 3                                 | \$ 19,000.00   |
| Alternate No. 4                                 | \$ 42,000.00   |
| Alternate No. 5                                 | \$ 19,000.00   |
| Alternate No. 6                                 | \$ 12,000.00   |
| Alternate No. 7                                 | \$ 39,000.00   |
| Alternate No. 8                                 | \$ 7,000.00    |
| Sub Total of Alternates No. 1-8                 | \$ 294,000.00  |
| Sum Total of Base Bid<br>and Alternates No. 1-8 | \$3,557,000.00 |

If you have any questions, please do not hesitate to call me.

Sincerely,



Tom Cardenas, P.E.  
President/CEO

cc: Monica Lombraña

**ECM INTERNATIONAL**

414 EXECUTIVE CENTER BLVD. • SUITE 200 • EL PASO, TEXAS 79902 • 915 351-1900 • FAX 915 351-1908

**BEST VALUE PROCUREMENT EVALUATION WORKSHEET**  
**EPIA Butterfield Trail Golf Course Club House & Maintenance Facilities, Solicitation No. 2006-076**

| CRITERIA   | Arrow Building Corporation | Banes General Contractors | Blair-Hall Company, Inc. | Dantex Construction Co. | F.T. James Construction, Inc. |
|--|----------------------------|---------------------------|--------------------------|-------------------------|-------------------------------|
| <b>Part A: Offeror's Price</b><br>Maximum 65 Points<br><i>Low Offer / Offer * 65</i> | \$3,263,000.00             | \$3,368,000.00            | \$3,447,000.00           | \$3,491,000.00          | \$3,522,111.00                |
|  | 64.34                      | 62.34                     | 60.91                    | 60.14                   | 59.61                         |
| <b>Part B: Offeror's Past Relationship with Owner</b><br>Maximum 10 points:          |                            |                           |                          |                         |                               |
| <i>Contract Compliance w/City Contracts (0 -8 pts):</i>                              | 8                          | 8                         | 7                        | 7                       | 7                             |
| <i>Completion of City Contracts Prior to Completion Date (0 - 2 pts):</i>            | 2                          | 0                         | 0                        | 0                       | 0                             |
| <i>Negative Performance on City Contracts (0 to -10 pts):</i>                        | 0                          | 0                         | -1                       | -1                      | -1                            |
| <b>Part C: Offeror's Experience &amp; Qualifications</b><br>Maximum 10 Points:       |                            |                           |                          |                         |                               |
| <i>Completed Projects Similar Size/Scope/Value (0 - 8 pts):</i>                      | 8                          | 8                         | 7                        | 8                       | 8                             |
| <i>Offeror Has Been in Business More Than 5 yrs (0 - 2 pts):</i>                     | 2                          | 2                         | 2                        | 2                       | 2                             |
| <i>Negative Performance on Contract(s) (0 to -10):</i>                               | 0                          | 0                         | 0                        | 0                       | 0                             |
| <b>Part D: Health Benefits</b><br>Maximum 5 Points:                                  |                            |                           |                          |                         |                               |
| <i>Offeror Provides &amp; Pays 60% or More of Cost (0 or 5 pts):</i>                 | 5                          | 5                         | 5                        | 0                       | 5                             |
| <b>Part E: Local Project Manager</b><br>Maximum 5 Points:                            |                            |                           |                          |                         |                               |
| <i>Prime Contractor has a Local Project Mgr (0 or 5 pts):</i>                        | 5                          | 5                         | 5                        | 5                       | 5                             |
| <b>Part F: Local Subcontractor Work</b><br>Maximum 5 Points:                         |                            |                           |                          |                         |                               |
| <i>Local Subs to perform 75% of subcontracted work (0 or 5 pts):</i>                 | 5                          | 5                         | 5                        | 5                       | 5                             |
| <b>TOTAL POINTS EARNED</b>   | <b>99.34</b>               | <b>95.34</b>              | <b>90.91</b>             | <b>86.14</b>            | <b>90.61</b>                  |

The Best Value Committee Members certify these scores on this the 24TH day of MARCH 2006 Page 1 of 2

Monica Sambraia 3/24/06  
 User Department

[Signature] 3/24/06  
 Design, Architect or Engineer

Isela Canava 3/24/06  
 City Engineering

**BEST VALUE PROCUREMENT EVALUATION WORKSHEET**  
**EPIA Butterfield Trail Golf Course Club House & Maintenance Facilities, Solicitation No. 2006-076**

| CRITERIA  | VeMac, L.P.             | Jan-Car, Inc.           | SamCorp General Contractors |  |  |
|---|-------------------------|-------------------------|-----------------------------|--|--|
| <b>Part A: Offeror's Price</b><br>Maximum 65 Points<br><i>Low Offer / Offer * 65</i>  | \$3,301,073.00<br>63.60 | \$3,230,000.00<br>65.00 | \$3,377,000.00<br>62.17     |  |  |
| <b>Part B: Offeror's Past Relationship with Owner</b><br>Maximum 10 points:<br><i>Contract Compliance w/City Contracts (0 - 8 pts):</i><br><i>Completion of City Contracts Prior to Completion Date (0 - 2 pts):</i><br><i>Negative Performance on City Contracts (0 to -10 pts):</i> | 8<br>0<br>0             | 7<br>1<br>-1            | 8<br>2<br>0                 |  |  |
| <b>Part C: Offeror's Experience &amp; Qualifications</b><br>Maximum 10 Points:<br><i>Completed Projects Similar Size/Scope/Value (0 - 8 pts):</i><br><i>Offeror Has Been in Business More Than 5 yrs (0 - 2 pts):</i><br><i>Negative Performance on Contract(s) (0 to -10):</i>       | 7<br>1<br>0             | 6<br>2<br>0             | 8<br>2<br>0                 |  |  |
| <b>Part D: Health Benefits</b><br>Maximum 5 Points:<br><i>Offeror Provides &amp; Pays 60% or More of Cost (0 or 5 pts):</i>   | 5                       | 5                       | 0                           |  |  |
| <b>Part E: Local Project Manager</b><br>Maximum 5 Points:<br><i>Prime Contractor has a Local Project Mgr (0 or 5 pts):</i>  | 5                       | 5                       | 5                           |  |  |
| <b>Part F: Local Subcontractor Work</b><br>Maximum 5 Points:<br><i>Local Subs to perform 75% of subcontracted work (0 or 5 pts):</i>  | 5                       | 5                       | 5                           |  |  |
| <b>TOTAL POINTS EARNED</b>  | <b>94.60</b>            | <b>95.00</b>            | <b>92.17</b>                |  |  |

The Best Value Committee Members certify these scores on this the 29TH day of MARCH 2006 PAGE 2 OF 2

Monica Subnava 3/24/06  
User Department  
Isela Canava 3/24/06  
City Engineering

[Signature] 3/24/06  
Design, Architect or Engineer

**CITY OF EL PASO BID TABULATION**

BID TITLE: EL PASO INTERNATIONAL AIRPORT BUTTERFIELD TRAIL GOLF COURSE CLUB  
HOUSE AND MAINTENANCE FACILITIES

BID NO: 2006-076

BID DATE: MARCH 8, 2006

DEPARTMENT: AIRPORT

| DESCRIPTION                                     | ARROW<br>BUILDING CORP<br>EL PASO, TEXAS | BANES GENERAL<br>CONTRACTORS<br>EL PASO, TEXAS | BLAIR-HALL<br>COMPANY, INC.<br>EL PASO, TEXAS | DANTEX<br>CONSTRUCTION COMPANY<br>EL PASO, TEXAS | F. T. JAMES<br>CONSTRUCTION, INC.<br>EL PASO, TEXAS |
|---|--|--|---|--|---|
|   | TOTAL                                    | TOTAL  | TOTAL   | TOTAL  | TOTAL   |
| BASE BID  | \$3,263,000.00                           | \$3,368,000.00                                 | \$3,447,000.00                                | \$3,491,000.00                                   | \$3,522,111.00                                      |
| ALTERNATE NO. 1                                 | \$40,000.00                              | \$61,300.00                                    | \$41,000.00                                   | \$41,000.00                                      | \$46,000.00   |
| ALTERNATE NO. 2                                 | \$116,000.00                             | \$129,000.00                                   | \$145,000.00                                  | \$129,000.00                                     | \$133,000.00  |
| ALTERNATE NO. 3                                 | \$19,000.00                              | \$20,700.00                                    | \$20,000.00                                   | \$22,000.00                                      | \$23,000.00   |
| ALTERNATE NO. 4                                 | \$42,000.00                              | \$39,800.00                                    | \$42,000.00                                   | \$37,000.00                                      | \$83,000.00   |
| ALTERNATE NO. 5                                 | \$19,000.00                              | \$9,700.00                                     | \$14,000.00                                   | \$10,000.00                                      | \$19,000.00   |
| ALTERNATE NO. 6                                 | \$12,000.00                              | \$21,000.00                                    | \$58,000.00                                   | \$17,000.00                                      | \$65,000.00   |
| ALTERNATE NO. 7                                 | \$39,000.00                              | \$42,000.00                                    | \$40,000.00                                   | \$36,000.00                                      | \$53,000.00   |
| ALTERNATE NO. 8                                 | \$7,000.00                               | \$8,200.00                                     | \$9,000.00                                    | \$7,000.00                                       | \$9,000.00  |
| SUB TOTAL OF ALTERNATES<br>NO. 1-8              | \$294,000.00                             | \$331,700.00                                   | \$369,000.00                                  | \$299,000.00                                     | \$431,000.00  |
| SUM TOTAL OF BASE BID<br>AND ALTERNATES NO. 1-8 | \$3,557,000.00                           | \$3,699,700.00                                 | \$3,816,000.00                                | \$3,790,000.00                                   | \$3,953,111.00                                      |
| BID BOND SUBMITTED                              | YES                                      | YES  | YES   | YES  | YES   |
| AMENDMENTS ACKNOWLEDGED                         | YES                                      | YES  | YES   | YES  | YES   |

Approved by *Michael W. Alb-3.9.06*

2006-076 EL PASO GOLF COURSE CLUB HOUSE & MAINT. FAC.

### CITY OF EL PASO BID TABULATION

BID TITLE: EL PASO INTERNATIONAL AIRPORT BUTTERFIELD TRAIL GOLF COURSE CLUB  
HOUSE AND MAINTENANCE FACILITIES

BID NO: 2006-076

BID DATE: MARCH 8, 2006

DEPARTMENT: AIRPORT

| DESCRIPTION                                     | JAN-CAR, INC.<br>HORIZON CITY, TEXAS | SAMCORP<br>GENERAL CONTRACTORS<br>EL PASO, TEXAS | VEMAC LP<br>EL PASO, TEXAS | DEPARTMENT: AIRPORT |       |
|---|--------------------------------------|--|----------------------------|---------------------|-------|
|   | TOTAL                                | TOTAL  | TOTAL                      | TOTAL               | TOTAL |
| BASE BID  | \$3,230,000.00                       | \$3,377,000.00                                   | \$3,301,073.00             |                     |       |
| ALTERNATE NO. 1                                 | \$39,200.00                          | \$30,000.00                                      | \$45,291.00                |                     |       |
| ALTERNATE NO. 2                                 | \$128,200.00                         | \$131,000.00                                     | \$127,975.00               |                     |       |
| ALTERNATE NO. 3                                 | \$19,800.00                          | \$21,000.00                                      | \$21,698.00                |                     |       |
| ALTERNATE NO. 4                                 | \$47,700.00                          | \$43,000.00                                      | \$31,632.00                |                     |       |
| ALTERNATE NO. 5                                 | \$18,600.00                          | \$19,000.00                                      | \$9,759.00                 |                     |       |
| ALTERNATE NO. 6                                 | \$19,800.00                          | \$54,000.00                                      | -\$2,346.00                |                     |       |
| ALTERNATE NO. 7                                 | \$48,000.00                          | \$40,000.00                                      | \$40,933.00                |                     |       |
| ALTERNATE NO. 8                                 | \$6,400.00                           | \$9,000.00                                       | \$9,132.00                 |                     |       |
| SUB TOTAL OF ALTERNATES<br>NO. 1-8              | \$327,700.00                         | \$347,000.00                                     | \$284,074.00               |                     |       |
| SUM TOTAL OF BASE BID<br>AND ALTERNATES NO. 1-8 | \$3,557,700.00                       | \$3,724,000.00                                   | \$3,585,147.00             |                     |       |
| BID BOND SUBMITTED                              | YES                                  | YES  | YES                        |                     |       |
| AMENDMENTS ACKNOWLEDGED                         | YES                                  | YES  | YES                        |                     |       |

Approved by: *Michael W. Pl...* 3-9-06

2006-076 EL PASO GOLF COURSE CLUB HOUSE & MAINT. FAC.