

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

DEPARTMENT: SUN METRO  
AGENDA DATE: April 28, 2009  
CONTACT PERSON/PHONE: Alan Shubert, Director, Engineering Dept., Phone 541-4423  
PROJECT NAME/SOLICITATION NO: 2009-079 Terrence Freiburg, Purchasing Manager, 541-4313  
DISTRICT(S) AFFECTED: 8

SUBJECT:

Discussion and action on the award of Proposal No. 2009-079 for Westside Transit Terminal to Venegas Engineering Management and Construction, Inc. for a total amount of \$1,591,964.00.

BACKGROUND / DISCUSSION:

Venegas Engineering Management and Construction, Inc. was selected by the Mass Transit Department Board as the highest ranked proposal and City staff has negotiated a contract that provides the best value to the Mass Transit Department of the City of El Paso. Contract is for a period of one hundred sixty (160) consecutive work days.

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 project consists of a new Westside Transit Terminal located at 7535 Remcon Circle. The facility will include seven (7) off-street bus bays, park and ride parking, and landscaping with automated irrigation system. The terminal will include both indoor and outdoor waiting areas with automated ticket vending machines, public restrooms, security office, janitor's closet, data and electrical closets.

Sun Metro's new vision is to make transit a more accessible, attractive, and viable travel option and to make El Paso the least car dependent city in the nation thereby leading to economic development and improving the quality of life for our community.

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, contractor building construction experience, the use of local project managers and local subcontractors, and the provision for company employee health insurance. The scope of work, the score sheet used for this evaluation, bid tabulation and recommendation are attached, as well as the user department, consultant and Engineering's certification. **Venegas Engineering Management and Construction, Inc.** received the highest ranked score (98.0) for the project.

As a part of this award, upon the review of the City Attorney, the City Engineer and Sun Metro Director 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 Sun Metro Departments recommend award to the offeror whose proposal provides the best value to the City.

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Bid Tabulation and Competitive Sealed Proposal Evaluation Sheet documents are included in agenda backup.

**PRIOR BOARD/COUNCIL ACTION:**

The Mass Transit Board of the City of El Paso authorized the ranking of **Venegas Engineering Management and Construction, Inc.** as the highest ranked offeror for the Westside Transit Terminal Project on April 14, 2009. In addition, MTB authorized City staff to enter into negotiations with **Venegas Engineering Management and Construction, Inc.** in accordance with TX Local Government Code.

**AMOUNT AND SOURCE OF FUNDING:**

The **Federal Transit Administration** and **American Recovery & Reinvestment Act (ARRA)** fund this project.

Funding is available in the following grant: TX-90-X-573  
60600011 / 508027 / 11654 / G600354

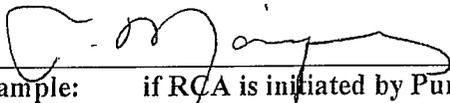
**BOARD / COMMISSION ACTION:**

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 – Sun Metro  
COMPETITIVE SEALED PROPOSAL  
Lump Sum**

DATE: April 20, 2009  
PROJECT: Westside Transit Terminal  
PROPOSAL NO: 2009-079  
ACCOUNT NOS: 60600011-508027-11654-G600354 [TX 90-X-573]

FUNDING SOURCE: Federal Transit Administration Grant and American Recovery & Reinvestment Act (ARRA)

DEPARTMENT: Mass Transit / Sun Metro

DISTRICT(S): **8**

**AGENDA DATE:** April 28, 2009 **CONTRACTOR:** Venegas Engineering Management and Construction, Inc.  
**AMOUNT:** \$1,591,964.00

**RECOMMENDATION:**

Discussion and action on the award of Solicitation No. 2009-079 for the Westside Transit Terminal to Venegas Engineering Management and Construction, Inc. for a total amount of \$1,591,964.00.

Venegas Engineering Management and Construction, Inc. was selected by the Mass Transit Department Board as the highest ranked Proposal and City staff has negotiated a contract that provides the best value to the Mass Transit Department of the City of El Paso.

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-Purchasing Division, Engineering and Mass Transit/Sun Metro Departments recommend award to the offeror who submitted the highest ranked proposal.

**DESCRIPTION OR EXPLANATION:**

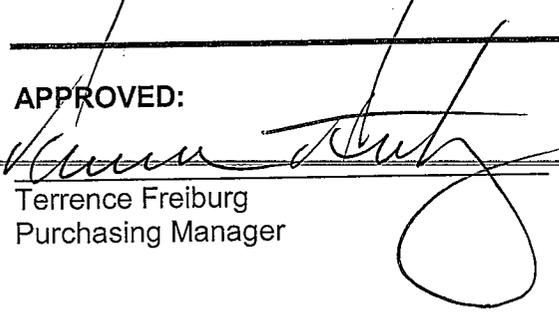
Base Bid            **\$1,591,964.00**

**TOTAL RECOMMENDED AWARD:** \$1,591,964.00

**TIME FOR COMPLETION:** 160 Consecutive Work Days

**LIQUIDATED DAMAGES:** \$1,109.00/Consecutive Work Day

**APPROVED:**

  
Terrence Freiburg  
Purchasing Manager

**City of El Paso**

**WESTSIDE TRANSIT TERMINAL  
Proposal No. 2009-079**

**Scope of Work**

Project Identification: Project consists of a new Westside Transit Terminal Located at 7535 Remcon Circle in West El Paso.

Scope of work: The work consists of miscellaneous improvements to an existing 3.45 acre site located at 7535 Remcon Circle. The project consists of constructing and providing but is not limited to the following;

A new Transit Terminal Facility including two semi enclosed shelters of 996 sq. ft. each and one 1,072 sq. ft. main building. The facility will include waiting areas with automated ticket vending machines, public restrooms, security office, storage & janitor's closet, data closet and electrical closet. All mechanical units will be located on the towers and will be evaporative coolers. Area lighting for parking lot and surrounding structures for patron safety. Security cameras infrastructure for surveillance of project site; cameras will not be part of the work. Seven (7) off-street bus bays as shown on the construction documents. Parking lot will consist of asphalt concrete pavement and area lights for security. City bus entrances and bus bays will consist of concrete pavement. Landscaping and automatic irrigation system.

**ALTERNATE 1:**

Glazed Block in Lieu of Regular CMU: Install glazed block in lieu of regular concrete masonry block.

**OPTION 1:**

Open Shelter Canopies: Painted metal structure canopies (2) anchor to concrete slab/sidewalk with all weather fabric mesh and electrical requirements.

**This is a Lump Sum Project.**

**CITY OF EL PASO  
COMPETITIVE SEALED PROPOSAL  
VALUE ENGINEERED NEGOTIATED CHANGE**

VEN CHANGE:

DATE: 4/20/2009

SCOPE CHANGE

CONSTRUCTION CHANGE

PROJECT: Westside Transit Terminal

PROPOSAL NO. 2009-079

Fund Sources: FTA TX90X-573 & ARAA

DEPT. ID#: 60600011

TO (Contractor): Venegas Engineering Management  
& Construction  
1919 E. Rio Grande  
El Paso Texas, 79902

PROJ/GRANT/USER: G600354

FUND: 11654

ACCOUNT: 508027

In accordance with TX Local Govt. Code Sec. 271.116.(f)  
You are directed to make the following modifications to the Proposal:

- |  |               |
|--|---------------|
| 1. Provide color concrete within buildings in lieu of stained concrete.  | \$0.00        |
| 2. Provide metal stud trusses in lieu of wood trusses  | \$1,200.00    |
| 3. Provide structural metal stud framing at towers in lieu of structural steel framing (this includes floor grating at platforms) Two towers | (\$36,295.00) |
| 4. Install expansion and control joints within pavement areas at 90 deg. (no radius)   | (\$3,000.00)  |
| 5. Provide rock rip-rap in lieu of stamped color concrete at rear landscape areas.   | (\$1,941.00)  |

Value Engineered Negotiated Change: \$ (40,036.00)

Original Proposal Amount	\$ 1,632,000.00
Sum will be <b>decreased</b> by this Value Engineered Negotiated Change	\$ (40,036.00)
New Contract Sum, including this Value Engineered Negotiated Change	\$ 1,591,964.00
Total Net Value of Value Engineered Negotiated Change	\$ (40,036.00)

Contract Time will change to 160 working days.

CONTRACTOR	COEP USER DEPARTMENT	CITY OF EL PASO
<p>Venegas Engineering Management &amp; Construction</p> <p>By: _____</p> <p>_____ Type or Print Name</p> <p>_____ Date</p>	<p align="center">Sun Metro/Mass Transit</p> <p>By: _____</p> <p>_____ Type or Print Name</p> <p>_____ Date</p>	<p>CITY COUNCIL ACTION REQUIRED:</p> <p>[ ] No [ X ] Yes</p> <p>_____ Date Approved</p> <p>By: _____</p> <p>R. Alan Shubert City Engineer</p> <p>_____ Date</p>
<p align="center">ARCHITECT / ENGINEER</p> <p align="center">Perspectiva Martin B. Needle, AIA</p> <p>By: _____</p> <p>_____ Type or Print Name</p> <p>_____ Date</p>	<p>By: _____</p> <p>_____ Type or Print Name</p> <p>_____ Date</p>	<p>By: _____</p> <p>R. Alan Shubert City Engineer</p> <p>_____ Date</p>

# RECOMMENDATION

CITY COUNCIL

JOHN COOK  
MAYOR



JOYCE WILSON  
CITY MANAGER

ANN MORGAN LILLY, DISTRICT 1  
SUSANNAH M. BYRD, DISTRICT 2  
EMMA ACOSTA, DISTRICT 3  
MELINA CASTRO, DISTRICT 4  
RACHEL QUINTANA., DISTRICT 5  
EDDIE HOLGUIN JR., DISTRICT 6  
STEVE ORTEGA, DISTRICT 7  
BETO O'ROURKE, DISTRICT 8

## ENGINEERING DEPARTMENT

April 20, 2009

To: Sandra Jimenez, Project Compliance Specialist

From: Johanes S. Makahaube, Engineering Division Manager *JSM*

CC: Jay Banasiak, Sun Metro

Subject: Westside Transit Terminal - Solicitation No. 2009-079

We have reviewed the above subject bid and we recommend that the bid be awarded to Venegas Engineering Management & Construction as the highest best value offeror (see tabulation below). A total of \$40,036.00 was deducted from the actual bid proposal and as a result a total negotiated value of \$1,591,964.00 was accepted as the estimated contract award to Venegas Engineering Management & Construction.

Rank	Contractor Name	Bid Amount	Total Points
1	Venegas Engineering	\$1,632,000.00	98.00
2	Blair-Hall Co., Inc.	\$1,688,000.00	92.40
3	Arrow Building Corp.	\$2,047,000.00	86.35
4	Banes General Contractor	\$1,886,400.00	84.90
5	F.T. James Construction	\$2,143,211.00	83.40
6	Allied Paving Company	\$1,653,946.40	80.70
7	Byers Construction	\$1,896,000.00	71.90
8	Martinez Bros. Contractors	\$2,555,000.00	58.95

If you have any questions, please call me at 541-4906

**CITY OF EL PASO BID TABULATION**

BID TITLE: WESTSIDE TRANSIT TERMINAL  
 BID DATE: MARCH 11, 2009

BID NO: 2009-079  
 DEPARTMENT: SUN METRO

	ALLIED PAVING COMPANY EL PASO, TEXAS	ARROW BUILDING CORP. EL PASO, TEXAS	BANES GENERAL CONTRACTORS, INC. EL PASO, TEXAS	BLAIR - HALL CO., INC. EL PASO, TEXAS	BYERS CONSTRUCTION, INC. EL PASO, TEXAS
DESCRIPTION	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
SUM TOTAL BASE BID:	\$1,653,946.40	\$2,047,000.00	\$1,886,400.00	\$1,688,000.00	\$1,896,000.00
OPTION NO. 1 ( ADDITIVE )	\$68,160.00	\$60,000.00	\$62,800.00	\$41,300.00	\$79,000.00
ALTERNATE NO. 1	\$148,657.50	\$117,000.00	\$116,200.00	\$98,562.00	\$103,000.00
BID BOND SUBMITTED	YES	YES	YES	YES	YES
AMENDMENTS ACKNOWLEDGED	YES	YES	YES	YES	YES

APPROVED BY: *MWP*

**CITY OF EL PASO BID TABULATION**

BID TITLE: WESTSIDE TRANSIT TERMINAL  
 BID DATE: MARCH 11, 2009

BID NO: 2009-079  
 DEPARTMENT: SUN METRO

	F. T. JAMES CONSTRUCTION, INC. EL PASO, TEXAS	MARTINEZ BROS. CONTRACTORS, LLC EL PASO, TEXAS	VENEGAS ENGINEERING MANAGEMENT & CONSTRUCTION, INC. EL PASO, TEXAS		
DESCRIPTION	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
SUM TOTAL BASE BID:	\$2,143,211.00	\$2,555,000.00	\$1,632,000.00		
OPTION NO. 1 ( ADDITIVE )	\$65,432.00	\$82,000.00	\$75,000.00		
ALTERNATE NO. 1	\$88,888.00	\$202,000.00	\$115,000.00		
BID BOND SUBMITTED	YES	YES	YES		
AMENDMENTS ACKNOWLEDGED	YES	YES	YES		

APPROVED BY: *MWP*