

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

DEPARTMENT: SUN METRO
AGENDA DATE: May 19, 2009
CONTACT PERSON/PHONE: R. Alan Shubert, P.E., City Engineer, Phone 541-4423
PROJECT NAME/SOLICITATION NO: 2009-145

DISTRICT(S) AFFECTED: 1

SUBJECT:

Competitive Sealed Proposal: The selection of **Arrow Building Corp.** as the offeror that submitted the highest ranked proposal to Mass Transit/Sun Metro for the construction of **Glory Road Transit Terminal, Proposal, No. 2009-145**, as per recommendations from the Engineering Department and Sun Metro; 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 project consists of a new Glory Road Transit Terminal located at 100 E. Glory Road near the University of Texas at El Paso. The park and ride facility will include eight (8) bus bays, 442 parking spaces, 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, and janitor's closet and electrical closet. This project will be LEED Certified at a minimum of Silver level utilizing the LEED NC V2.2 rating system.

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 project was bid using the Competitive Sealed Proposal process required by City Ordinance for all vertical construction. The Competitive Sealed Proposal method is a two step process that allows several factors to be considered in determining the offeror that provides the highest ranked proposal for the City. The first step in the process is a review and ranking of factors including the 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. **Arrow Building Corp.** received the highest score (100.0) for the project.

After City Council approves this item, staff will be reviewing and negotiating the scope and terms of the contract with the contractor and undergo a Value Engineering process. Value Engineering will allow the City to substitute/eliminate materials and processes to lower the cost of the project while still accomplishing the project objective. Staff will return with the negotiated project scope, price and terms of the contract for recommendation of award at a future Mass Transit/Sun Metro meeting in accordance with Section 271.116 Texas Local Government Code.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

American Recovery and Reinvestment Act 60600011/508027/11711/PCP09MT003 and 2009 Certificates of Obligation 14400100/508027/27265/PCP09MT003

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**

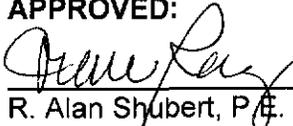
DATE: May 13, 2009
PROJECT: Glory Road Transit Terminal
PROPOSAL NO: 2009-145
ACCOUNT NO(S): 60600011/508027/11711/PCP09MT003 &
14400100/508027/27265/PCP09MT003
FUNDING SOURCE: American Recovery & Reinvestment Act & 2009 Certificates of Obligation
DEPARTMENT: Sun Metro
DISTRICT(S): 1

AGENDA DATE: May 19, 2009 **CONTRACTOR:** Arrow Building Corp.

RECOMMENDATION:

Discussion and action that the City be authorized to enter into negotiations with Arrow Building Corporation who submitted the highest ranked proposal for the Glory Road Transit Terminal project, as per recommendations from the Engineering Department and Sun Metro. 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:

fn 

R. Alan Shubert, P.E.
City Engineer

CITY OF EL PASO

GLORY ROAD TRANSIT TERMINAL

Proposal No. 2009-145

SCOPE OF WORK

A new seven story structure of approximately 202,000 square feet to house a City of El Paso bus terminal and parking garage will be located on 100 E. Glory Road.

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

The facility will contain a Transit Terminal and Retail areas on the ground floor and six floors of open parking garage for 442 cars. Other main spaces include an Office(s), enclosed Waiting Area, Restroom facilities, Janitor's Closet, Information Technology Closet, Security Office, and outdoor Waiting Areas, and Storage Rooms.

The work trades include, but are not limited to: earthwork, landscaping, irrigation, concrete pavement, concrete, masonry, structural steel, roof tiles, steel studs, interior and exterior finishes, interior woodwork, toilet accessories, building specialties, HVAC, plumbing, electrical and special systems, a parking control system, and graphics.

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.

COMPETITIVE SEALED PROPOSAL OFFEROR CRITERIA EVALUATION

Glory Road Transit Terminal

Bid No. 2009-145

Divided by Offeror's Amt	X 65	Arrow Building Corp.	Vistacon, Inc.	C.F. Jordan	F.T. James Construction, Inc.	Banes General Contractors, Inc.	Venegas Eng. Mgmt & Const	Cambro Construction, Inc.
\$8,994,000.00	1.0 x 65 =	65						
\$9,800,000.00	.91 x 65 =		59.15					
\$9,088,000.00	.98 x 65 =			63.70				
\$9,944,111.00	.90 x 65 =				58.50			
\$9,880,000.00	.91 x 65 =					59.15		
\$9,927,770.00	.90 x 65 =						58.50	
\$10,275,000.00	.87 x 65 =							56.55

Owner (Maximum 10 Points)	Value of Points	Total Points							
Construction Documents	0 to 8	8	4	7	3	6	5	2	
by completion due date	0 to 2	2	2	2	2	2	2	0	
	0 to -10	0	0	0	0	0	0	0	

ations (Maximum 10 Points)	Value of Points	Total Points							
similar in scope, size and value	0 to 8	8	7	8	7	8	7	0	
ars	0 to 2	2	2	2	2	2	2	2	
	0 to -10	0	0	0	0	0	0	0	

ints)	Value of Points	Total Points							
urance Benefits where 60% or employer.	0 or 5	5	5	0	5	0	0	5	

imum 5 Points)	Value of Points	Total Points							
er.	0 or 5	5	5	5	5	5	5	5	

imum 5 Points)	Value of Points	Total Points							
% or more of the	0 or 5	5	5	0	5	5	0	5	

		100	89.15	87.70	87.50	87.15	79.50	75.55	
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**COMPETITIVE SEALED PROPOSAL
OFFEROR CERTIFICATION**

GLORY ROAD TRANSIT TERMINAL, Proposal No. 2009-145

The evaluation of offers for this Proposal has been completed.

The Offeror, Arrow Building Corp., has received the
(Contractor's Name)

highest score, 100, and is, therefore, certified as offering the City of El Paso the best value for this project.

The amount of the award will not exceed **\$ 8,994,000.00**.

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

PROPOSAL COMPONENT	\$ AMOUNT
BASE BID	

I, MICHAEL D. HERRERA, of SUN METRO, concur with this Certification
(Print Name) (Department or Firm)

on this the 13 day of MAY 2009. [Signature]
(Signature)

I, Jorge L. Mora, of Mijares-Mora Architects, concur with this Certification
(Print Name) (Department or Firm)

on this the 13 day of May 2009. [Signature]
(Signature)

I, MEL HERRERA, of ELM INT, concur with this Certification
(Print Name) (Department or Firm)

on this the 13 day of MAY 2009. [Signature]
(Signature)

I, Irene Ramirez, of Engineering, concur with this Certification
(Print Name) (Department or Firm)

on this the 13th day of May 2009. [Signature]
(Signature)

I, _____, of _____, concur with this Certification
(Print Name) (Department or Firm)

on this the _____ day of _____ 200____. _____
(Signature)

I, _____, of _____, concur with this Certification
(Print Name) (Department or Firm)

on this the _____ day of _____ 200____. _____
(Signature)

CITY OF EL PASO BID TABULATION

BID TITLE: GLORY ROAD TRANSIT TERMINAL		BID NO: 2009-145			
BID DATE: MAY 6, 2009		DEPARTMENT: SUN METRO			
	ARROW BUILDING CORP. EL PASO, TEXAS	BANES GENERAL CONTRACTORS, INC. EL PASO, TEXAS	CAMBRO CONSTRUCTION, INC. ALBUQUERQUE, NM	C. F. JORDAN, L.P. EL PASO, TEXAS	F. T. JAMES CONSTRUCTION, INC. EL PASO, TEXAS
DESCRIPTION	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
BASE BID	\$8,994,000.00	\$9,880,000.00	\$10,275,000.00	\$9,088,000.00	\$9,944,111.00
BID BOND SUBMITTED	YES	YES	YES	YES	YES
AMENDMENTS ACKNOWLEDGED	YES	YES	YES	YES	YES

CITY OF EL PASO BID TABULATION

BID TITLE: GLORY ROAD TRANSIT TERMINAL		BID NO: 2009-145			
BID DATE: MAY 6, 2009		DEPARTMENT: SUN METRO			
	VENEGAS ENGINEERING MANAGEMENT & CONSTRUCTION, INC. EL PASO, TEXAS	VISTACON INC. EL PASO, TEXAS			
DESCRIPTION	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
BASE BID	\$9,927,770.00	\$9,800,000.00			
BID BOND SUBMITTED	YES	YES	YES	YES	YES
AMENDMENTS ACKNOWLEDGED	YES	YES	YES	YES	YES

APPROVED BY: *M. L.*



GLORY ROAD TRANSIT TERMINAL AND PARKING GARAGE

Competitive Sealed Proposal



May 19, 2009

**Location:**

Project located at 100 E. Glory Road

Scope:

Construct new 202,000 sq. ft. seven-story terminal/parking garage

- Transit terminal and retail areas on ground floor
 - 4 off street bus bays and 4 on street bus bays
- Six floors of open parking garage for 442 cars
- Enclosed waiting area with restrooms
 - Controlled air provided
- Outdoor waiting areas
- Information technology

Sustainable design principles incorporated

– Intent to achieve LEED Certification, minimum of Silver Level

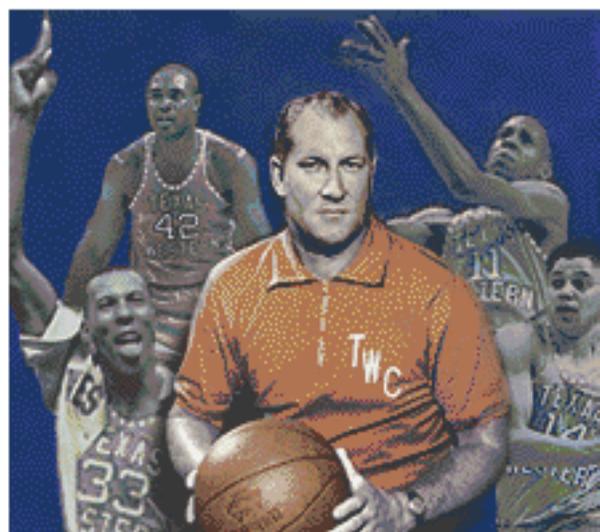
Public Art provided & coordinated through MCAD

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

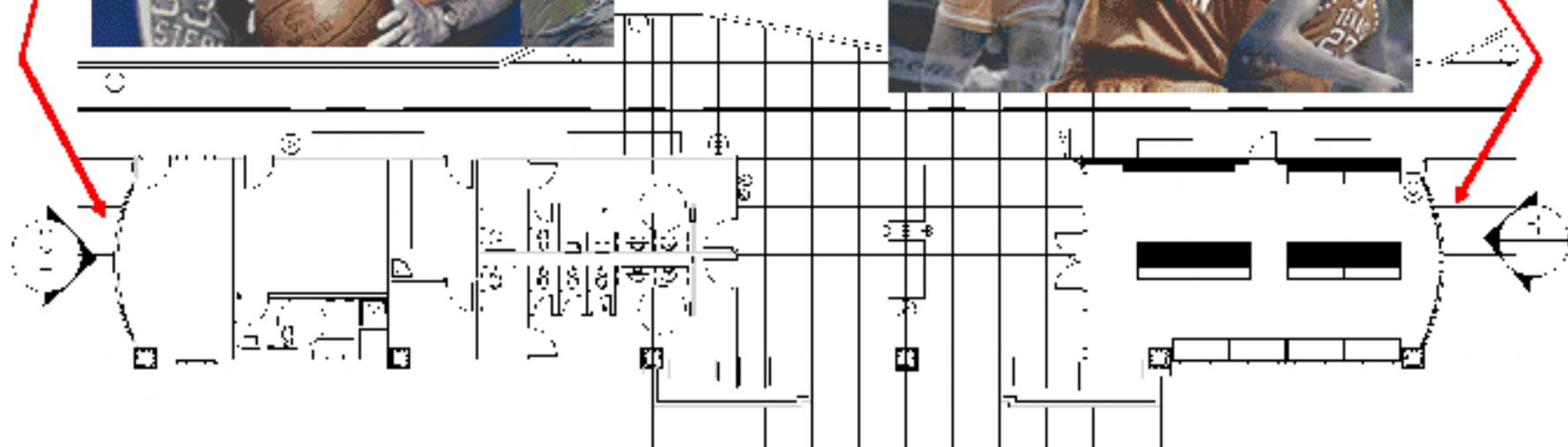
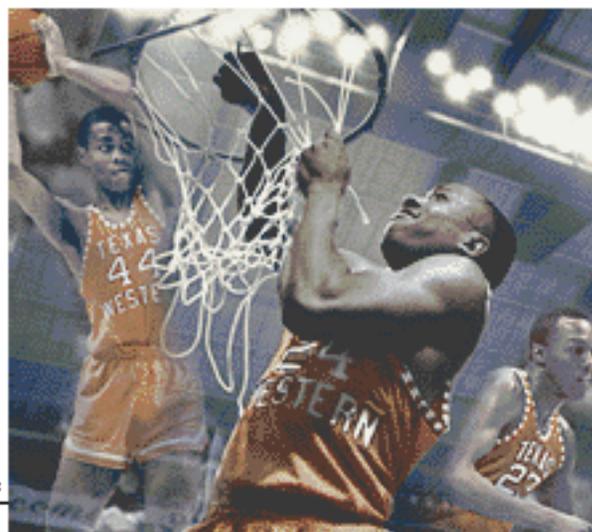


mijares • mora
ARCHITECTS INC.

North Wall



South Wall



A FLOOR PLAN

3/28/13 11:00



Funding Information:

American Recovery & Reinvestment (ARRA) funds
and 2009 Certificates of Obligation

Board Action:

Allow the City to negotiate a contract with the
selected offeror



Selection Process

- Process adopted by City Council on July 20th, 2004
- A total seven (7) contractors submitted their bid proposal
- Evaluation factor consists of:
 - 1) Bid Value
 - 2) Contract past performance in compliance with the City Construction Documents
 - 3) Experience & Qualifications
 - 4) Health Benefits
 - 5) Local Project Manager
 - 6) Local Subcontractor



Arrow Building Corporation Past Performance:

Arrow Building Corporation has successfully completed two important City projects.

- Union Plaza Transit Terminal & Parking Garage
- Plaza Theatre Restoration & Expansion
- Downtown Transit Terminal project (In Progress)



Questions/Comments