

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

DEPARTMENT: SUN METRO  
AGENDA DATE: June 2, 2009  
CONTACT PERSON/PHONE: Alan Shubert, Director, Engineering Dept., Phone 541-4423  
PROJECT NAME/SOLICITATION NO: 2009-145  
DISTRICT(S) AFFECTED: 8

**SUBJECT:**

Discussion and action on the award of **Proposal No. 2009-145** for **Glory Road Transit Terminal to Arrow Building Corp.** for a total amount of **\$8,994,000.00**.

**BACKGROUND / DISCUSSION:**

**Arrow Building Corp.** 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 **four hundred seventy-five (475)** consecutive calendar days.

The project consist of a new Glory Road Transit Terminal and Parking Garage located at 100 E. Glory Road. The facility will include a total of eight (8) bus bays within the first floor and along Oregon Street. The parking garage will be on the remaining 6 levels with a total of 443 parking spaces. The terminal will include both indoor and outdoor waiting areas with automated ticket vending machines, public restrooms, security office, janitor's, data, and electrical closets and 3,800 s.f. of retail area.

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. **Arrow Building Corp.** received the highest ranked score (100.00) for the project.

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.

This is a lump-sum contract. The Engineering and Sun Metro Departments recommend award to the offeror whose proposal provides the best value to the City.

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 project, 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.

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

**PRIOR COUNCIL ACTION:**

The Mass Transit Board of the City of El Paso authorized the ranking of **Arrow Building Corp.** as the highest ranked offeror for the Glory Road Transit Terminal project on May 19, 2009. In addition, MTB authorized City staff to enter into negotiations with **Arrow Building Corp.** in accordance with TX Local Government Code.

**AMOUNT AND SOURCE OF FUNDING:**

\$5,318,692.10 American Recovery & Reinvestment Act (ARRA), \$891,093.90 2009 Certificates of Obligation, \$1,747,123.00 FTA Grant TX-90-X841 and \$1,037,091.00 FTA Grant TX-95-X015

60600011/508027/11711/PCP09MT003 & 14400100/508027/27265/PCP09MT003 & 60600011/508027/11702/PCP09MT003 & 60600011/508027/11703/PCP09MF003

FY 2009 Certificates of Obligation – Sun Metro Facilities & FTA Matches  
Balance \$21,608,956

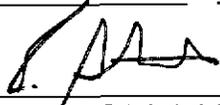
**BOARD / COMMISSION ACTION:**

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 21, 2009**  
PROJECT: **Glory Road Transit Terminal**  
PROPOSAL NO: **2009-145**  
FUNDING SOURCES: **\$5,318,692.10 American Recovery & Reinvestment Act (ARRA), \$891,093.90 2009 Certificates of Obligation, \$1,747,123.00 FTA Grant TX-90-X841 and \$1,037,091.00 FTA Grant TX-95-X015**  
  
60600011/508027/11711/PCP09MT003 &  
14400100/508027/27265/PCP09MT003 &  
60600011/508027/11702/PCP09MT003 &  
60600011/508027/11703/PCP09MF003  
DEPARTMENT: **Mass Transit / Sun Metro**  
  
DISTRICT(S): **8**

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AGENDA DATE: June 2, 2009

CONTRACTOR: **Arrow Building Corp.**  
AMOUNT: **\$8,994,000.00**

**RECOMMENDATION:**

Discussion and action on the award of **Solicitation No. 2009-145** for the **Glory Road Transit Terminal** to **Arrow Building Corp.** a total amount of **\$8,994,000.00**.

**Arrow Building Corp.** 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.

This is a lump-sum contract. The Engineering and Mass Transit/Sun Metro Departments recommend award to the offer who submitted the highest ranked proposal.

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 The Mass Transit Board.

**DESCRIPTION OR EXPLANATION:**

Base Bid **\$8,994,000.00**

**TOTAL RECOMMENDED AWARD: \$8,994,000.00**

TIME FOR COMPLETION: 475 Consecutive Calendar Days  
SUBSTANTIAL COMPLETION: 450 Consecutive Calendar Days  
REMAINING WORK: 25 Consecutive Calendar Days  
LIQUIDATED DAMAGES: \$988.62/Consecutive Work Day after Substantial Completion  
LIQUIDATED DAMAGES: \$100.00/Consecutive Work Day after Remaining Work

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APPROVED:

  
\_\_\_\_\_  
R. Alan Shubert, P.E.  
City Engineer

# RECOMMENDATION

CITY COUNCIL

JOHN COOK  
MAYOR



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

JOYCE WILSON  
CITY MANAGER

## ENGINEERING DEPARTMENT

May 20, 2009

To: Sandra Jimenez, Project Compliance Specialist  
From: Johanes S. Makahaube, Engineering Division Manager *JSM 5/20/09*  
CC: Jay Banasiak , Sun Metro  
Subject: Glory Road Transit Terminal - Solicitation No. 2009-145

We have reviewed the above subject bid and we recommend that the bid be awarded to Arrow Building Corp. as the highest best value offeror (see tabulation below). A total bid of \$8,994,000.00 is acceptable as the estimated contract award to Arrow Building Corp.

Rank	Contractor Name	Bid Amount	Total Points
1	Arrow Building Corp.	\$8,994,000.00	100.00
2	Vistacon	\$9,800,000.00	89.15
3	C.F. Jordan	\$9,088,000.00	87.7
4	F.T. James Construction	\$9,944,111.00	87.50
5	Banes General Construction	\$9,880,000.00	87.15
6	VEMAC	\$9,927,770.00	79.50
7	Cambro Construction Inc.	\$10,275,000.00	75.55

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

**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.

**CITY OF EL PASO BID TABULATION**

BID TITLE: GLORY ROAD TRANSIT TERMINAL BID DATE: MAY 6, 2009		BID NO: 2009-145 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 DATE: MAY 6, 2009		BID NO: 2009-145 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.*

**COMPETITIVE SEALED PROPOSAL OFFEROR CRITERIA EVALUATION**

100 Points Maximum

**Glory Road Transit Terminal**

**Bid No. 2009-145**

Part A: Price Maximum 65 Points <i>Base Bid</i>	Lowest Proposal Amt	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	\$8,994,000.00	1.0 x 65 =	65						
	\$8,994,000.00	\$9,800,000.00	.91 x 65 =		59.15					
	\$8,994,000.00	\$9,088,000.00	.98 x 65 =			63.70				
	\$8,994,000.00	\$9,944,111.00	.90 x 65 =				58.50			
	\$8,994,000.00	\$9,880,000.00	.91 x 65 =					59.15		
	\$8,994,000.00	\$9,927,770.00	.90 x 65 =						58.50	
	\$8,994,000.00	\$10,275,000.00	.87 x 65 =							56.55

Part B: Offeror's Past Relationship With Owner (Maximum 10 Points)	Value of Points	Total Points							
Contract performance in compliance with City Construction Documents	0 to 8	8	4	7	3	6	5	2	
Completion of City contract(s) accomplished by completion due date	0 to 2	2	2	2	2	2	2	0	
Negative performance on City contract(s)	0 to -10	0	0	0	0	0	0	0	

Part C: Offeror's Experience & Qualifications (Maximum 10 Points)	Value of Points	Total Points							
Offeror has successfully completed projects similar in scope, size and value	0 to 8	8	7	8	7	8	7	0	
Offeror has been in business at least five years	0 to 2	2	2	2	2	2	2	2	
Negative performance on contract(s)	0 to -10	0	0	0	0	0	0	0	

Part D: Health Benefits (Maximum 5 Points)	Value of Points	Total Points							
Offeror provides to its employees Health Insurance Benefits where 60% or more of the cost is paid by the Offeror/Employer.	0 or 5	5	5	0	5	0	0	5	

Part E: Local Project Manager (Maximum 5 Points)	Value of Points	Total Points							
Prime Contractor has a local Project Manager.	0 or 5	5	5	5	5	5	5	5	

Part F: Local Subcontractor Work (Maximum 5 Points)	Value of Points	Total Points							
Local Subcontractors shall perform a total of 75% or more of the cumulative total of all subcontract work.	0 or 5	5	5	0	5	5	0	5	

<b>GRAND TOTAL POINTS</b>		<b>100</b>	<b>89.15</b>	<b>87.70</b>	<b>87.50</b>	<b>87.15</b>	<b>79.50</b>	<b>75.55</b>	
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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 10th 2009. Michael Herrera  
(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. JLM  
(Signature)

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

on this the 13 day of MAY 2009. Mel Herbera  
(Signature)

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

on this the 13<sup>th</sup> day of May 2009. Irene Ramirez  
(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)



# GLORY ROAD TRANSIT TERMINAL AND PARKING GARAGE

## *Construction Award*



June 2, 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

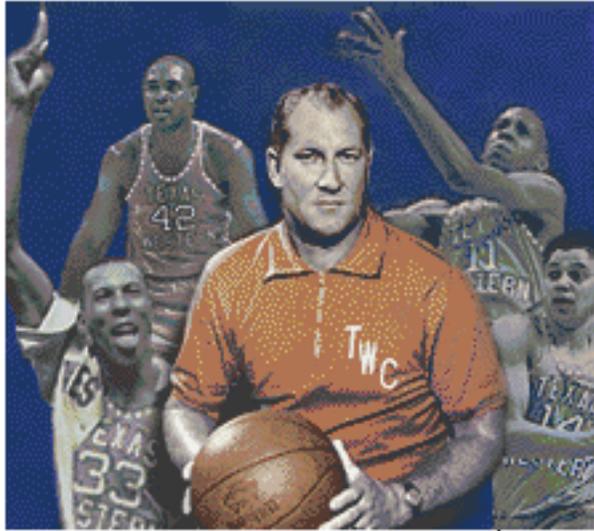
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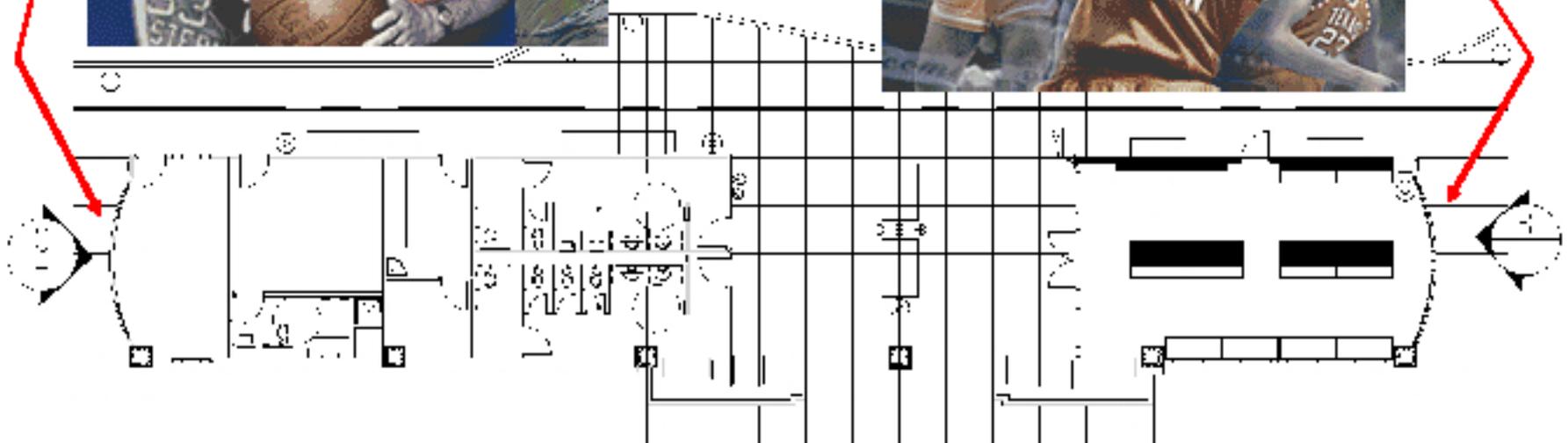
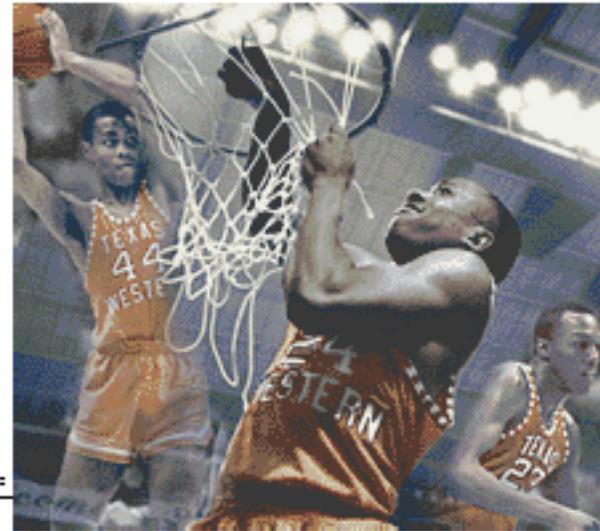
mijares • mora  
ARCHITECTS INC.

**Mike Mandel - Glory Road Public Art Project Proposal - El Paso, Texas**

**North Wall**



**South Wall**



**A FLOOR PLAN**

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## **Funding Information:**

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

## **Council/Board Action:**

To allow the City Manager to award construction  
contract to Arrow Building Corp. for a total amount  
of \$8,994,000.00



## ***Questions/Comments***