

CITY OF EL PASO, TEXAS
DEPARTMENT HEAD'S SUMMARY REQUEST FOR COUNCIL ACTION (RCA)

DEPARTMENT: Engineering

AGENDA DATE: July 17, 2007

CONTACT PERSON/PHONE: Rick Talamo, Capital Projects Manager (X4884)

DISTRICT(S) AFFECTED: 6

SUBJECT:

That the City expend additional available funding in the amount of \$28,500.00 to F. T. James Construction, Inc. to fund additional labor and materials for Contract Number 2006-190, Pavo Real Swimming Pool Project.

BACKGROUND / DISCUSSION:

The Pavo Real Swimming Pool project is a 2000 Quality of Life Bond-funded project that was managed by P+3. The pool decking will be disturbed for work on the circulation piping and the spray ground. If this change order is not approved the pool decking will be half new and half old decking. The decking is an important aesthetic element of the facility.

PRIOR COUNCIL ACTION:

The project was awarded to F.T. James Construction, Inc. on December 19, 2006.

AMOUNT AND SOURCE OF FUNDING:

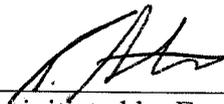
Funds Available: Project Number PQLPA144

BOARD / COMMISSION ACTION:

N/A

***** REQUIRED AUTHORIZATION *****

LEGAL: (if required) _____ **FINANCE:** (if required) _____

DEPARTMENT HEAD:  _____

(Example: if RCA is initiated by Engineering, client department should sign also)

Information copy to appropriate Deputy City Manager

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO

That the City expend additional available funding in the amount of \$28,500.00 to F.T. James Construction Inc. to fund additional labor and materials for Contract Number 2006-190, Pavo Real Swimming Pool Project.

ADOPTED THIS _____ DAY OF _____, 2007.

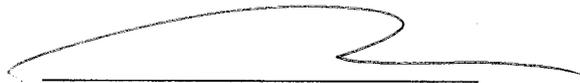
THE CITY OF EL PASO

John F. Cook, Mayor

ATTEST:

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:



Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:



R. Alan Shubert, P.E., C.B.O
City Engineer

**CITY OF EL PASO FINANCIAL SERVICES DEPARTMENT
CONTRACT CHANGE ORDER**

DATE:	6/29/2007	CHANGE ORDER NO.:	3
PROJECT:	PAVO REAL SWIMMING POOL	<input checked="" type="checkbox"/> SCOPE CHANGE	<input type="checkbox"/> CONSTRUCTION CHANGE
TO (Contractor):	F.T. JAMES CONSTRUCTION, INC.	BID NO.:	2006-190
		DEPT. ID#:	31130500
		PROJ/GRANT/USER:	PQLPA144
		FUND:	60176
		ACCOUNT:	508027
		PO NO.:	2007002636

You are directed to make the following changes to this Contract:

This change is being requested by the user department in order to replace the existing pool deck and compact the poorly graded fill material. This CO also includes a credit for a railing system that is not to be used.

CHANGE ORDER AMOUNT : 28,500.00

Original Contract Sum		1,963,002.00
Net Change by previous Change Orders		209,066.00
Net Change by previous Construction Quantity Notices		0.00
Contract Sum prior to this Change Order		2,172,068.00
Contract Sum will be (increased) (decreased) (unchanged)	By this Change Order	28,500.00
New Contract Sum, including this Change Order		2,200,568.00
Total Net Value of Change Orders To Date		237,566.00
Total Net Value of Construction Quantity Notices to Date		0.00

Contract Time will be	(increased) (decreased) (unchanged)	BY (24) DAYS*	Original Contract Days:	180
			Days by Previous and Current Change Order:	133
			Total Days:	313

* Subject to the terms of the Contract, GENERAL CONDITIONS, SECTION 2.5

Net Change Order and Construction Quantity Notice Percentage (Not to exceed 25%) 12.10%

CONTRACTOR		CITY OF EL PASO	
F.T. JAMES CONSTRUCTION, INC.		CITY COUNCIL ACTION REQUIRED:	
		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
		Date Approved	
By:		By:	
Type or Print Name Rick Miller		R. Alan Shubert, P.E. City Engineer	
Date 6/29/07		Date 7/2/07	

REQUEST TO CHANGE SCOPE OF WORK- CONSTRUCTION PHASE

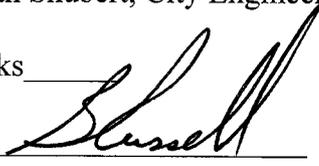
Date: 20 Jun 07

To: Patricia D. Adauto, Deputy City Manager
Development & Infrastructure Services

From: Anthony R. Talamo, Capital Projects Manager

Thru: R. Alan Shubert, City Engineer

User Department: Parks

User Department Head Signature: 

Project Name: Pavo Real Pool Project

Please provide a detailed description of the change in scope of work you are requesting:

install new pool decking all around

Please provide a detailed explanation why the change in scope is necessary and beneficial:

The pool decking was an option that was not taken - we are now recommending awarding the option to have a new uniform deck all around – part of the old deck was remove to install circulation piping all around the pool – we are also now going to install the spray ground equipment which will require removing more of the old deck – aesthetically we do not want to have a deck that is half new and half old existing

For Deputy City Manager Use Only (Please select one)

_____ Request for change of scope is denied (Return to User Department)

_____ Engineering Department shall proceed to obtain more information to make reasonable decision on scope change. (Submit to City Engineer)

FOR ENGINEERING DEPARTMENT USE ONLY

The Capital Project Manager with the assistance from the Scope Development Section, Design Management Division, and Construction Management Division will obtain the following information:

Budget Summary

Original Project Budget:	<u>1,456,000</u>
Original Design Budget:	<u>200,000</u>
Original Construction Budget:	<u>1,963,000</u>
Original Construction Contingency:	<u>500,000</u>
Original Design Management Budget:	<u>- 0 -</u>
Original Construction Management Budget:	<u>50,364</u>
Original Contract Compliance Budget:	<u>9,611</u>
Original Testing Budget:	<u>50,364</u>

Projected cost to be spent by Scope preparer	_____ hrs x \$65.80/hr=	<u>0</u>
Projected additional design cost		<u>0</u>
Projected additional construction cost		<u>\$ 28,500.00</u>
Projected cost to be spent by DM Division	<u>12</u> hrs x \$65.80/hr=	<u>\$ 789.60</u>
Projected cost to be spent by Construction Division	<u>36</u> hrs x \$65.80/hr=	<u>\$ 2,368.80</u>
Projected cost to be spent by Contract Compliance	<u>12</u> hrs x \$65.80/hr=	<u>\$ 789.60</u>
Projected additional testing cost		<u>0</u>
Total projected additional cost due to scope change		<u>32,448.00</u>

Is a budget increase necessary? NO If so how much? _____

Is a budget transfer necessary? Yes Does it require Council approval? NO

Schedule Summary

Original Project Schedule: _____
Original Design Schedule: N/A
Original Construction Schedule: 180
Original Bidding Schedule: N/A

Is a design amendment necessary? N/A Does it require Council approval? N/A

Is a change order necessary? YES Does it require Council approval? YES

Project time to process design amendment 0 days
Project time to process change order 2 days

Projected time to be spent by Scope preparer 0 days
Projected additional design time 0 days
Projected additional construction time 24 days
Projected time to be spent by DM Division 1.5 days
Projected time to be spent by Construction Division 5 days
Projected time to be spent by Contract Compliance 1.5 days
Other projected time to be spent: 0 days

Total projected additional time due to scope change 34 days

Summary

Does the Capital Project Manager recommend to Deputy City Manager approval of scope change?

Yes No

Please explain recommendation

We can fund this Change Order from within the project.
The rationale of replacing the entire deck after working in
two other areas makes sense from both a safety and
aesthetic perspective.

Original Project Completion date: _____
New Required Completion date: _____

Original Project Budget: _____
New Required Project Budget: _____

Does the Deputy City Manager approve scope change?	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Deputy City Manager signature	<u>Phadauto</u>
Date	<u>10/28/07</u>

**CITY OF EL PASO
REQUEST FOR CHANGE ORDER**

TO: Financial Services, Construction Bidding

FROM: James Wolff

FIRM: Engineering Department

Phone No. 541-4419

DATE: June 21, 2007

RE: Project: Pavo Real Swimming Pool

Bid No: 2006-190

RECEIVED

JUN 29 2007

ENGINEERING DEPARTMENT
CONTRACT COMPLIANCE

Change Order No: 3

Please Indicate Type: Construction Scope

Change in Contract Time: 24 Days

Change Order Amount: \$ 28,500.00

Please Indicate Action to PO: Increase Decrease

Justification: This Change Order is being requested by the user department in order to replace the existing pool deck and compact the poorly graded fill material. This CO also includes a credit for a railing system that is not to be used.

Attachments: Problem/Solution Rationalization
User Department Change Order Request
Contractor's Cost Proposals
Designer's approval/justification

CONSTRUCTION CHANGE ORDER JUSTIFICATION

Date: June 21, 2007

RE: Pavo Real Swimming Pool: 2006-190

Problem:

- (1) Existing pool deck is in poor condition and will not meet the new pool wall at a reasonable slope. The fill material under the deck is poorly compacted and needs proper compaction.
- (2) A railing system called for in the original plans was deemed unnecessary by the user department and would limit the ability of maintenance crews to service equipment.

Solution:

- (1) Pool deck is to be replaced and fill material to be properly compacted. Cost will be \$30,000.
- (2) A credit will be issued by the appropriate subcontractor in the amount of \$1,500.00.

Total Cost: \$28,500.00

COST ISSUE / PROPOSAL QUOTATION

NO.

6

PROJECT: Pavo Real Swimming Pool

QUOTE NO.: 6

DATE QUOTED: 05/17/07

PROJECT NO.: 2620

ARCH. PROJECT NO.:

DAYS ALLOWED FOR APPROVAL: 30

EXPIRATION DATE: 06/16/07

REQUESTED EXTENSION OF TIME IN DAYS: 14

TO: Guillermo Barajas
Idea
1 Union Fashion Center, Suite B-201
El Paso, TX 79901
(Phone) 915-838-3800 (Fax) 915-838-9500

DESCRIPTION:

Provide new concrete pool deck slab originally deleted in value engineering stage.

SUBCONTRACTORS / VENDORS

SUB / VENDOR WORK DESCRIPTION

AMOUNT:

F. T. James Construction, Inc.

Dirtwork and concrete work

\$13,587

SELF PERFORMED WORK

APPROVAL

ARCH: _____

DATE: _____

OWNER: _____

DATE: _____

SUBTOTAL:

\$13,587

FEE PERCENT:

15%

\$2,038

\$15,625

\$0

TOTAL REQUEST AMOUNT:

\$15,625

DISTRIBUTION

F. T. JAMES CONSTRUCTION, INC.

Signed By: *Rick Miller*

Rick Miller,

Date: 5/17/07

EL PASO MACHINE & STEEL, Inc.
STEEL FABRICATORS / STRUCTURAL ENGINEERS
P.O. BOX 175
1600 E. 4TH AVE.
EL PASO, TEXAS 79940

Ph No. (915) 533-7483

Fax No. (915) 533-8182

April 20, 2007

FT James

Reference: RFP 3 – Pavo Real Swimming Pool

Delete Removable rail.

Credit of: \$1,500.00

Thank you.

Sincerely,

Ismael Legarreta, P.E.

June 20, 2007

Mr. James Wolff
City Engineering
2 Civic Center Plaza, 4th Floor
El Paso, Texas 79901

RE: Pavo Real Pool

Dear Mr. Wolff,

Along with this correspondence please find Proposal Requests #5 & #6 from F.T. James Construction Inc.

The purpose of Proposal #5 is to demolish and dispose of the existing deck slab not included in the base bid. The base bid included demolition of 5,000 s.f. of deck to allow for replacement of piping. 5,000 s.f. of new deck was included in base bid to replace this demolished deck. Proposal #6 is to replace the concrete deck which will be demolished in Proposal #5.

At the time that it was requested by City and Aquatics staff to provide a proposal for the decking not in base bid, F.T. James agreed to simply re-submit the amount of \$30,000 they had offered in the value engineering credit. For our review they separated that credit into demolition work and new work.

After review of the attached we recommend combining Proposal Request #5 and #6 into one change order totaling \$30,000.

Contact me if you require anything further.

Sincerely,



Guillermo Barajas

inn-o-va-tive\ 'in-e-va-tiv\ adj: characterized by, tending to, or introducing
a new idea or method.

June 13, 2007

Mr. James Wolff
City Engineering Department
2 Civic Center Plaza, 4th Floor
El Paso, Texas 79901

RE: Pavo Real Pool

Dear Mr. Wolff,

Along with this correspondence please find proposal request No. 3 as submitted by F.T. James Construction Inc.

The original scope of work included removable railings at the new pump pit. A field review of this condition indicates that units can be serviced without this railing. A deduction was requested and we anticipated approximately \$500.00 of credit.

At this time we recommend accepting the proposed credit of \$1,500.00. Contact me if you require anything further.

Sincerely,



Guillermo Barajas

poet c inspire capabl radic l
1 union fashion center suite b 201 el paso, tx 79901
9 1 5 8 3 8 3 8 0 0

Report ID: GLS8020
 Bus. Unit: COFEP--CITY OF EL PASO
 Ledger Grp: DETAIL_CC -- Detail For CC
 Currency : USD
 Chartfields Criteria
 Project: PQLPA144

PeopleSoft GL
 BUDGET STATUS REPORT

Page No. 1
 Run Date 06/25/2007
 Run Time 09:58:50

Department: All values

Fund: All values

Account: All values

Budget Period: ALLYEARS

<u>Project</u>	<u>Department</u>	<u>Fund</u>	<u>Account</u>	<u>Budget Period</u>	<u>Budget</u>	<u>Asso Revenue</u>	<u>PreEncumbrance</u>	<u>Encumbrance</u>	<u>Expense</u>	<u>Remaining</u>
PQLPA144	14101001	60144	502115	ALLYEARS	42,295.74	0.00	0.00	0.00	42,295.74	0.00
			508022	ALLYEARS	9,611.00	0.00	0.00	0.00	13,569.39	-3,958.39
			508024	ALLYEARS	50,364.00	0.00	0.00	3,399.45	3,901.25	43,063.30
			508026	ALLYEARS	50,364.00	0.00	0.00	0.00	5,272.46	45,091.54
			508027	ALLYEARS	1,846,379.00	0.00	0.00	812,082.00	1,034,208.82	88.18
			508050	ALLYEARS	196,531.00	0.00	0.00	13,936.72	182,160.28	434.00
	31130500	60176	508009	ALLYEARS	100,000.00	0.00	0.00	0.00	0.00	100,000.00
			508027	ALLYEARS	340,000.00	0.00	0.00	326,066.00	0.00	13,934.00
Grand Total :					2,635,544.74	0.00	0.00	1,155,484.17	1,281,407.94	198,652.63

End of Report

MOTION
DECEMBER 19, 2006

Motion made by Representative Holguin, seconded by Representative Byrd, and unanimously carried to **AWARD** Solicitation No. 2006-190, Pavo Real Swimming Pool Improvements, to F.T. James Construction, Inc. of El Paso, Texas, for a total amount of \$1,963,002.00.

Department: Parks and Recreation
Award to: F.T. James Construction, Inc.
El Paso, Texas
Item(s): Base Bid: \$1,963,002.00
Account No(s): 14101001-PQLPA144-60144-508027
31130500-PQLPA144-60176-508027
Funding Source: 2000 Quality of Life Bonds and Parks Contingency Funds
Total Award: \$1,963,002.00
District(s): 6

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 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 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, Parks, and Engineering Departments recommend award to the bidder offering the best value bid.

[Financial Services, Terrence Freiburg, (915) 541-4313]

[Engineering Department, Rick Conner, (915) 541-4423]

NOT PRESENT FOR THE VOTE: Mayor Pro Tempore Presi Ortega, Jr. and
Representative O'Rourke

Richarda Duffy Momsen, City Clerk.