

DEPARTMENT: Convention and Performing Arts CenterAGENDA DATE: September 02, 2008CONTACT PERSON/PHONE: Terrence Freiburg, Purchasing Manager, 541-4313PROJECT NAME/SOLICITATION No. Alan Shubert, Director, Engineering Dept., Phone 541-4423Civic Center Plaza Renovation, Solicitation No. 2008-215DISTRICT(S) AFFECTED: 8**SUBJECT:**

Award a construction contract for the construction of Civic Center Plaza Renovation (Solicitation No. 2008-215), to F.T. James Construction, Inc. in the total amount of \$6,859,654.00 (final negotiated prices based on the changes detailed in the attached table: Base Bid- \$3,431,654.00; Bid Option 1B- \$195,000.00; Alternate # 4- \$850,000.00; Alternate # 5- \$210,000.00; Alternate #- 7 \$2,165,000.00 and Alternate #- 9 \$8,000.00), as per recommendations from Convention and Performing Arts Center and Engineering Department. It is requested that the City Manager of the City of El Paso be authorized to sign the referenced contract for this award. The contract period is one hundred sixty (160) consecutive work days. The project is to be funded with revenue bonds and Hotel and Occupancy Tax.

BACKGROUND / DISCUSSION:

At the August 19, 2008 City Council meeting, F.T. James was approved as the offeror that provided the top ranked competitively sealed proposal for the City for the construction of Civic Center Plaza Improvements. The City Engineer was also authorized to proceed with negotiations of the terms of the contract. As part of the negotiations, a value engineering process was completed.

The project consists of renovation the Civic Center Plaza with new pavement, shade canopy and art features to provide a more visitor-friendly environment that will support year-round exhibits and outdoor events. Thru the Value Engineering process, several modifications to the contract documents were made; the details are attached. The result was a deduction of \$1,082,000. The contract amount is \$6,859,654.00 and includes the following items:

Base Bid consists of demolition of Trolley Building, Cooling Towers, existing paving at Main Plaza and preparation of area to receive new paving system. New steel columns and concrete slab system below the Trolley Building and Cooling Towers. New concrete slabs. Plumbing components for floor drain system.

Bid Option 1B – Main Plaza paving – complete system “P” with brick pavers 4” x 8” including lower commerce building perimeter.

Alternate Bid # 4 – System “E” Elastomeric paving at Abraham Chavez and upper level of the Commerce Building.

Alternate Bid # 5 – lighting fixtures at shading structure and the Abraham Chavez Theater.

Alternate Bid # 7 – provides complete shading structures to include new columns, footings, upper structural members and polycarbonate panels.

Alternate Bid # 9 – provides aluminum sculpture “fans” at Commerce Building. (added as part of the value engineering process, replaces Alternate #8)

The following Alternates are not recommended to be included in the award:

Option 1A – Main Plaza paving complete System “P” with concrete pavers 12”x12” including the lower Commerce Building perimeter (deleted from 8-19-08 agenda item).

Alternate Bid # 1 – construction of a Band Shell (deleted from 8-19-08 agenda item).

Alternate Bid # 2 - construction of public restrooms (delete as part of the value engineering process).

Alternate Bid # 3 – construction of a misting system (delete as part of the value engineering process)..

Alternate Bid # 6 – provide complete shading structures to include new columns, footings, upper structural members and aluminum panels – solid and perforated (deleted from 8-19-08 agenda item).

Alternate Bid # 8 – provides wrought iron guards at Commerce Building (delete as part of the value engineering process).

PRIOR COUNCIL ACTION:

The City Council approved F.T. James as the offeror that provided the top tanked competitively sealed proposal for the City for the construction of the Civic Center on August 19, 2008.

AMOUNT AND SOURCE OF FUNDING:

Hotel Occupancy Tax Revenue Bonds funds this project. Additional funding is required and is being requested under a separate City Council Agenda item.

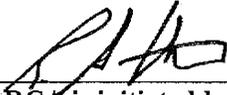
BOARD / COMMISSION ACTION:

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: _____

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CONSTRUCTION PROJECT FORM
Competitive Sealed Proposal
Lump Sum

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DATE: September 2, 2008
PROJECT: Civic Center Plaza Renovation
SOLICITATION NO: 2008-215
ACCOUNT NO(S): 57107100 – 508027 (401021) – 27456 – P501566
FUNDING SOURCE: Hotel Occupancy Tax Revenue Bonds
DEPARTMENT: Convention and Performing Arts Center
DISTRICT(S): 8 **LOCATION:** Civic Center Plaza

AGENDA DATE: 09/02/08 **Competitive Sealed Proposal**
CONTRACTOR: F.T. James Construction, Inc.
AMOUNT: \$6,859,654.00

RECOMMENDATION:

Discussion and action on the award of Solicitation No. 2008-215 for the Civic Center Plaza Renovation to F.T. James Construction, Inc. for a total amount of \$6,859,654.00.

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, 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 Department - Purchasing Division, Engineering Department, and Convention and Performing Arts Center recommend award to the offeror who submitted the highest ranked proposal.

DESCRIPTION OR EXPLANATION:

Base Bid	\$3,431,654.00	Option 1B	\$195,000.00
Alternate #4	\$850,000.00	Alternate #5	\$210,000.00
Alternate #7	\$2,165,000.00	Alternate #9	\$8,000.00

TOTAL RECOMMENDED AWARD: \$6,859,654.00
TIME FOR COMPLETION: 160 Consecutive work days
LIQUIDATED DAMAGES: \$798.00/Consecutive work day

APPROVED:

Terrence Freiburg
Purchasing Manager

Scope of Work

BEST VALUE PROCUREMENT

CIVIC CENTER PLAZA RENOVATION

Solicitation No. 2008-215

The intent of this project is to renovate the Plaza to provide a more visitor-friendly environment, supporting year-round exhibits and outdoor events. The renovation consists of the demolition of existing cooling towers, the trolley building, and the removal of the top existing paving of the plaza. It also includes the installation of a new drainage system, the replacement of pavers, and new pavement topping at the Abraham Chavez Theater and the Commerce Building. In addition, further enhancements to be presented as Alternate Bids will include a new, functional and decorative aluminum and steel structural shading device supporting a polycarbonate sheeting which will cover approximately 15,000 sq. ft. of the Plaza. This structure will be equipped with lighting for after-dark events and a water misting system to cool the spectator area. Further Alternates for the project included the addition of public restroom facilities and a band shell.

The work in this project includes, but is not limited to, the following items as follows:

BASE BID

Demolition of Trolley Building, Cooling towers, Existing Paving at Main Plaza, and preparation of area to receive new paving system.
Site Development; sidewalks, stairs, ramps, minimal landscaping, and new parking garage decorative signage
New Steel Columns and concrete slab system below the Trolley Building and Cooling Towers
New Concrete Slabs
Plumbing components for floor drain system
Any and all additional work required to complete Base Bid items

Option 1A

Main Plaza Paving complete System "P" with concrete pavers 12"x12" including the lower Commerce Building perimeter

Option 1B

Main Plaza Paving - complete System "P" with brick pavers 4"x8" including lower Commerce Building perimeter

ALTERNATE # 1

Complete construction of Band Shell

CITY CLERK DEPT.
08 AUG 25 PM 2:53

ALTERNATE # 2

Complete construction of Public Restrooms

ALTERNATE # 3

Provision of a Misting System

ALTERNATE # 4

Construction of System "E" Elastomeric Paving at Abraham Chavez Theater and upper level of the Commerce Building

ALTERNATE # 5

Lighting fixtures at Shading Structure and The Abraham Chavez Theater

ALTERNATE # 6

Provide complete shading structures to include new columns, footings, upper structural members and aluminum panels - solid and perforated

ALTERNATE # 7

Provide complete shading structures to include new columns, footings, upper structural members and polycarbonate panels

ALTERNATE # 8

Provide wrought iron guards at Commerce Building

ALTERNATE # 9

Provide aluminum sculpture "fans" at Commerce Building

ALTERNATE # 10

Installation only of pre-fabricated sculptures (owner furnished material) and decoration of the top of planters around the Abraham Chavez Theater.

This is a Lump Sum project.

	Original Bid	Value Engineering Items	Proposed Credit	New Total
Base Bid	\$ 3,456,654.00	1. All the stairs will be cast in place (in lieu of pre-cast) with steel nosing to match the existing south stairs at the Abraham Chavez Theatre. 2. Eliminate heavy steel beams at Marquee and use alternate design.	\$ - 25,000.00	\$ 3,431,654.00
Option 1B - Main Plaza Paving - complete System "P" with brick pavers 4"x8" including lower Commerce Building perimeter	\$ 375,000.00	1. Change all areas on grade to 4" concrete with pavers on top. 2. Use 12x12 concrete pavers at all sidewalk areas. 3. Use 4x8 clay pavers in the plaza area. 4. Eliminate half of the pavers on grade and use scored concrete to match the existing surrounding areas.	\$ -180,000.00	\$ 195,000.00
Sum Total Base Bid & Option 1 B	\$ 3,831,654.00			\$ 3,626,654.00
Alternate 2 - Complete construction of public restrooms	\$ 190,000.00	Delete Alternate	\$ -190,000.00	\$ 0.00
Alternate 3 - Provision of a misting system	\$ 110,000.00	Delete Alternate	\$ -110,000.00	\$ 0.00
Alternate 4 - Construction of System "E" Elastomeric Paving at Abraham Chavez Theater and upper level of the Commerce Building	\$ 1,075,000.00	Eliminate the 1.5" insulation and membrane coating around the Chavez Theatre because it will not bond correctly and use a 3" cementitious topping by sloping away from doors to drains. Use Dex-o-Tex topping at the narrow area and use concrete at areas on grade and pavers to match place in two wider areas. Grading will be segmented, not rolled. 12x12 pavers will be used around the Chamber of Commerce Building (on concrete at areas on grade and over 1" of cementitious topping at elevated areas).	\$ -225,000.00	\$ 850,000.00
Alternate 5 - Lighting fixtures at Shading Structure and The Abraham Chavez Theater	\$ 215,000.00	Some light fixtures eliminated as a result of modifications to the lighting.	\$ - 5,000.00	\$ 210,000.00
Alternate 7 - Provide complete shading structures to include new columns, footings, upper structural members and polycarbonate panels.	\$ 2,475,000.00	1. The bolt pattern for the shade structure will be 12" in lieu of 6" and all steel will be field painted. 2. Shade structure No. 6 will be eliminated	\$ - 310,000.00	\$ 2,165,000.00
Alternate 8 - Install wrought iron bars	\$ 45,000	Delete Alternate (Replace with Alternate 9)	\$ - 45,000.00	\$ 0.00
Alternate 9- Install "fans"		Added Alternate (Replace Alternate 8)	\$ + 8,000.00	\$ 8,000.00
Sum Total	\$ 7,941,654.00		\$ 1,082,000.00	\$ 6,859,654.00

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