

**CITY OF EL PASO, TEXAS  
AGENDA ITEM  
DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Engineering and Construction Management

**AGENDA DATE:** September 10, 2013

**CONTACT PERSON/PHONE:** Irene D. Ramirez, P.E., Interim City Engineer, 541-4428

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

Discussion and action to award Solicitation No. 2013-245 for 5 Points Terminal Renovation & Improvements to Basic IDIQ, Inc., for an estimated total amount of \$849,888.88.

<b>Department:</b>	Engineering and Construction Management
<b>Award to:</b>	Basic IDIQ, Inc. El Paso, TX
<b>Base Bid:</b>	\$849,888.88
<b>Total Estimated Award:</b>	\$849,888.88
<b>Time for Completion:</b>	270 Consecutive Calendar Days
<b>Accounts:</b>	560-60070-580270-3210-PCP09MT0140
<b>Funding Source:</b>	Sun Metro Grants – FTA
<b>District:</b>	8

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

As 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, which are in accordance with applicable law, do not make changes to the prices and are within the appropriate budget.

This is a Competitive Sealed Proposal lump sum contract. The Engineering & Construction Management Department recommends award to the bidder offering the best value bid.

**BACKGROUND / DISCUSSION:**

Three RTS routes will converge at the Five Points Terminal, increasing the number of passengers utilizing the existing terminal. A new driver's lounge with restrooms will provide an area for drivers during shift changes. Additional new restrooms and a concessionaire area will improve services for passengers. The existing building will also be renovated with new exterior stucco, and rock veneer, the interior will receive new wall tile, paint, and to add additional doors for improved accessibility. Restroom will be upgraded with new fixtures and tile on walls and floor.

**SELECTION SUMMARY:**

The solicitation was advertised on 6/18/13 and 6/25/13. A total of 40 interested bidders picked up a bid package. The bid was opened on 7/10/13 and 6 bids were received.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

Total estimated amount \$849,888.88 - Sun Metro Grants – FTA

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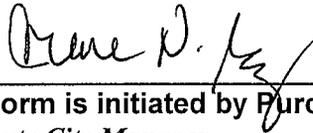
**BOARD / COMMISSION ACTION:**

N/A

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\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

DEPARTMENT HEAD: \_\_\_\_\_



(If Department Head Summary Form is initiated by Purchasing, client department should sign also)  
*Information copy to appropriate Deputy City Manager*

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SERVICE SOLUTIONS SUCCESS



## MEMORANDUM

DATE: August 29, 2013

TO: Claudia Garcia, Contract Compliance

FROM: Margaret Schroeder, P.E., Division Manager *MS*  
Gilbert Guerrero, Project Manager *GG*

SUBJECT: 5 Points Terminal Renovation & Improvements  
Bid No. 2013-245

We have reviewed the above subject bid and we recommend that the bid be awarded to Basic IDIQ, Inc., as the highest Competitive Sealed Proposal (see tabulation below). A total bid of \$849,888.88 is acceptable as the estimated contract award.

Rank	Contractor Name	Bid Amount	Total Points
1	Basic IDIQ, Inc.	\$ 849,888.88	97.47
2	Sunlight Enterprises Co., Inc.	\$1,006,236.00	84.62
3	Pride General Contractors	\$1,087,126.81	80.50
4	Armor Construction, Co.	\$1,104,000.00	73.74
5	Spartan Construction of N.M.	\$1,217,000.00	73.60
6	F.T. James Construction	\$1,222,111.00	68.49

If you have any questions, please call me at 541-4934

Mayor  
Oscar Leeser

City Council

District 1  
Ann Morgan Lilly

District 2  
Larry Romero

District 3  
Emma Acosta

District 4  
Carl L. Robinson

District 5  
Dr. Michiel R. Noe

District 6  
Eddie Holguin Jr.

District 7  
Lilia B. Limon

District 8  
Cortney C. Niland

City Manager  
Joyce A. Wilson

City of El Paso  
**ENGINEERING**  
and Construction Management

222 S. Campbell 2<sup>nd</sup> floor – El Paso, Texas 79901 – (915) 541-4200

## **5 Points Terminal Renovation & Improvements**

### **SOLICITATION No. 2013-245**

#### **SCOPE OF WORK**

The 5-Points Terminal Renovation and Improvement project will consist of but not limited to, a complete renovation of the existing terminal buildings, also a new drivers lounge, public restrooms and concessionaire area.

The renovation will include installation of stucco on exterior walls, tile on interior of all walls, repair and stain of concrete floors, complete restroom renovations with removal and replacement of all amenities including tile on walls and floor, painting of exterior building towers and all exposed steel, steam cleaning of metal roof, new Sun Metro logos, posts and electrical for On-Street signs, replacement of benches and trash receptacles.

The new building will consist of a drivers lounge with restrooms, public restrooms, security guard room, and concessionaire room with patio area, Electrical/data room, new sidewalks and landscaping.

The project will be accomplished as shown below or as approved by the City of El Paso Engineering Department. All work shall begin at Notice to Proceed, and must be completed within the indicated time frame.

Contractor will have a total of 240 calendar days to substantially complete the project beginning with the date agreed in the Notice to Proceed.

#### **This is a lump sum Best Value project**

*Prior to commencement of any work, the Contractor shall submit and obtain approval from City of El Paso, Engineering & Construction Management Department, for the Sequence of Construction, Schedule of Work, and Haul/Waste Route to an approved disposal site. Traffic Control Plan must be submitted and approved, if applicable. Contractor shall provide written approved documentation from the owner or operator of the waste site.*

*The description of this scope of work as shown above is only a general overview of this project. Contractor shall refer to the project plans and specifications for further information.*

#### **END SCOPE OF WORK**

# Contractor Experience Reference Form

Contractor

**Basic IDIQ**

Project 1

**El Paso Times Remodel**

Project 1 Scope

The scope of work consisted of renovating approximately 80,000 sq ft. of building to accommodate the function of the New City Hall in less than five months.

Project 1 Comments

The project was completed in accordance with the project contract and specifications. The contractor was responsive in completing the work. The project amount was \$3,377,113.76 and was completed May 7, 2013.

Project 2

**811 Texas Remodel**

Project 2 Scope

The scope of work consisted of renovating approximately 6,600 sq ft by gutting the space and installing new finishes new HVAC, new sprinkler system, new roof, new storefront, new electrical service & new millwork for the new One Stop Shop.

Project 2 Comments

The project was completed in accordance with the project contract and specifications. The contractor was responsive in completing the work. The project amount was \$1,382,728.64 and was completed April 1, 2013.

Project 3

**Luther Building Data Room**

Project 3 Scope

The scope of work consisted of renovating portions of the existing building to create the new IT room for the City of El Paso including new architectural, electrical and HVAC.

Project 3 Comments

The project was completed in accordance with the project contract and specifications. The contractor was responsive in completing the work. The project amount was \$638,046.96 and was completed March 21, 2013.

### Contractor Experience Reference

Please provide a list of at least three construction projects that were performed by your organization within the past three years.

### PROJECT INFORMATION REQUIRED

 – Please provide all the information requested and utilize additional sheets as necessary.

Name and Location of Project	El Paso Times Remodel		
Owner's Name	City of El Paso	Address	300 N. Campbell
Phone Number	915-740-6706	Email	Nichols LF@elpasotexas.gov
Construction Value	\$3,377,113.76	Completion Date	May 7, 2013
Project Description/Scope of Work	Renovated approximately 80,000 SF of building to accommodate the function of the New City Hall in less than five months.		

Name and Location of Project	811 Texas Remodel		
Owner's Name	City of El Paso	Address	811 Texas
Phone Number	915-740-6706	Email	Nichols LF@elpasotexas.gov
Construction Value	\$1,382,728.64	Completion Date	April 1, 2013
Project Description/Scope of Work	Renovated approximately 6,600 SF by gutting the space and installing new finishes, new HVAC, new sprinkler system, new roof, new storefront, new electrical service and new millwork for the new One Stop Shop.		

Name and Location of Project	Luther Building Data Room		
Owner's Name	City of El Paso	Address	218 N. Campbell
Phone Number	915-740-6706	Email	Nichols LF@elpasotexas.gov
Construction Value	\$638,046.96	Completion Date	March 21, 2013
Project Description/Scope of Work	Renovated portions of the existing building to create the new IT room for the City of El Paso including new architectural, electrical and HVAC.		

# COMPETITIVE SEALED PROPOSAL

TO THE HONORABLE MAYOR AND CITY COUNCIL  
CITY OF EL PASO  
EL PASO, TEXAS

The undersigned having familiarized themselves with the local conditions affecting the cost of work and with the Contract documents consisting of Invitation to Bid, Instructions to Bidders, General Conditions, the Contractor's Proposal, Special Bid Conditions, Applicable Wage Rates, the Contract Form, plans, specifications, drawings, and addenda on file in the Engineering & Construction Management Department of the City of El Paso, hereby propose to perform everything required to be performed and to provide, furnish and install all the labor, materials, necessary tools, expendable equipment, and all utility and transportation services, and to complete in a workmanlike manner all the work required for the

## 5 Points Terminal Renovation & Improvements

Solicitation No. 2013-245

within the specified limits and in accordance with the plans, including Addenda numbers 1,2, AT THE FOLLOWING LUMP SUM:

**ONLY ONE BIDDER MAY BE AWARDED THIS CONTRACT PURSUANT TO THIS BID.**

Note: The offeror who provides the best value for the owner based on the selection criteria and on its ranking evaluation will be awarded the contract if funding is available.

### BASE BID:

The undersigned agrees to perform all of the work required for the total amount of:

\$ 849,888.88

COMPANY NAME:

Basic IDIQ, Inc.

BIDDER'S SIGNATURE:



PRINT NAME:

Eddie Linss

**CONTRACT TIME AND LIQUIDATED DAMAGES**

Bidder agrees to commence work on a date to be specified in a written "Notice to Proceed" issued by the Owner. The Contract Time shall begin on the date to commence work specified in the "Notice to Proceed" and shall run for **two hundred seventy (270)** additional CONSECUTIVE CALENDAR DAYS thereafter. Bidder shall Substantially Complete the project within **two hundred forty (240)** CONSECUTIVE CALENDAR DAYS after the date to commence work in the "Notice to Proceed." -Bidder agrees to pay, as liquidated damages, the sum of **eight hundred seventy dollars and zero cents (\$870.00)** for each consecutive calendar day after the date of Substantial Completion, as hereinafter provided in the General Conditions. Bidder further agrees to pay as liquidated damages the sum of **one hundred dollars and zero cents (\$100.00)** for each consecutive calendar day after the expiration of the Contract Time for Remaining Work, as provided in Paragraph 6.8.3.1 of the General Conditions.

**PROPOSAL**

Enclosed with this proposal is a bid bond for five percent (5%) of the TOTAL bid price including base bid(s), alternate(s) and option(s) which is agreed shall be collected and retained by the owner(s) as liquidated damages in the event this proposal is accepted by the Owner within sixty (60) consecutive calendar days after the date advised for the reception of bids and the undersigned fails to execute the contract and the required performance and payment bonds with the Owner within fourteen (14) consecutive calendar days after the date said proposal is accepted; otherwise, the said bid security shall be returned to the undersigned upon demand.

THE UNDERSIGNED BIDDER REPRESENTS TO THE CITY AND TO THE OTHER BIDDERS THAT HIS/HER BID, AND THE ESTIMATES ON WHICH IT IS BASED, HAS BEEN CAREFULLY CHECKED AND CONTAINS NO ERRORS, AND NOTHING HAS BEEN OMITTED OR OVERLOOKED IN DETERMINING THE AMOUNTS BID.

BIDDER'S NAME: Basic IDIQ, Inc.  
(AS IT APPEARS ON ORGANIZATION CERTIFICATE ISSUED BY STATE IN WHICH COMPANY WAS ORGANIZED)

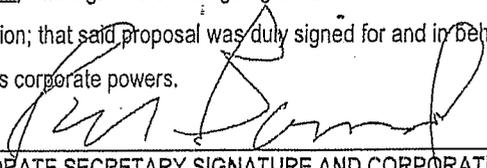
BY:  7/10/13  
Signature Date

Eddie Linss / Area Manager 915-757-6875 915-757-0757  
Print Signer's name & title Telephone Fax

7598 N. Mesa, Suite 200 El Paso, TX 79912  
Address City, State, Zip Code

Physical Address of Business - if different from above City, State, Zip Code

IF THE BIDDER BE A CORPORATION, THE FOLLOWING CERTIFICATE SHOULD BE EXECUTED:  
I, Rich Barrick, certify that I am the Basic IDIQ Secretary of the corporation named as Bidder hereinabove; that Eddie Linss, who signed the foregoing contract on behalf of the Bidder, was then Area Manager of said corporation; that said proposal was duly signed for and in behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.



CORPORATE SECRETARY SIGNATURE AND CORPORATE SEAL



**CITY OF EL PASO  
BID TABULATION FORM**



CITY OF EL PASO BID TABULATION					
BID TITLE: 5 Points Terminal Renovation & Improvements			BID NO: 2013-245		
BID DATE: 10-Jul-13			DEPARTMENT: ENGINEERING & CONSTRUCTION MANAGEMENT		
	Armor Construction Co, Inc  El Paso, TX	Basic IDIQ, Inc  El Paso, TX	F.T. James Construction, Inc  El Paso, TX	Pride General Contractors, LLC  El Paso, TX	Spartan Construction of New Mexico  El Paso, TX
<b>DESCRIPTION</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>
BASE BID	\$1,104,000.00	\$849,888.88	\$1,222,111.00	\$1,087,126.81	\$1,217,000.00
BID BOND SUBMITTED	Yes	Yes	Yes	Yes	Yes
AMENDMENTS ACKNOWLEDGED	Yes	Yes	Yes	Yes	Yes
	Sunlight Enterprises Co., Inc  El Paso, TX				
<b>DESCRIPTION</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>
BASE BID	\$1,006,236.00				
BID BOND SUBMITTED	Yes				
AMENDMENTS ACKNOWLEDGED	Yes				

NOTE: The information contained in this bid tabulation is for information only and does not constitute actual award/execution of contract.

Approved By: *Carla Bertelli*  
DATE: 7/10/2013

**COMPETITIVE SEALED PROPOSAL (CSP) EVALUATION SHEET**  
**5 Points Terminal Renovation & Improvements**  
**Solicitation No. 2013-245**

CRITERIA	Basic IDIQ, Inc.	Sunlight Enterprises Co., Inc.	Pride General Contractors, LLC	Armor Construction Co., Inc	F.T. James Construction, Inc	Spartan Construction of New Mexico
Part A (C.1): Offeror's Price	\$849,888.88	\$1,006,236.00	\$1,087,126.81	\$1,108,000.00	\$1,222,111.00	\$1,217,000.00
<b>Maximum 75 Points</b>						
Low Offer / Offer * 75	75.00	63.75	59.25	57.75	52.50	52.50
Part B (C.2): Offeror's Past Performance with Owner	17.47	16.87	16.25	15.99	16.10	15.99
<b>Maximum 20 points</b>						
Part C (C.3) Health Insurance						
<b>Maximum 5 Points</b>						
Provides Insurance and pays 100% = 5 pts	5.00		5.00		5.00	
Provides Insurance and pays 60% or higher = 4 pts		4.00				
Provides Insurance and pays > 40% but < 60% = 3 pts						
Offers insurance but pays less than 40% = 2 pts						
Offers insurance but does not pay any portion of it. = 1 pts						
Does not offer insurance. = 0 pts				0.00		0.00
<b>TOTAL POINTS EARNED</b>	<b>97.47</b>	<b>84.62</b>	<b>80.50</b>	<b>73.74</b>	<b>73.60</b>	<b>68.49</b>
<b>RANKING</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>

APPROVED: Gene W. [Signature] 8/22/13  
 City Engineer Date

APPROVED: James G. [Signature] 8/22/13  
 City Manager Date

**CITY OF EL PASO  
COMPETITIVE SEALED PROPOSAL  
OFFEROR CERTIFICATION**

**5 Points Terminal Renovation & Improvements  
Solicitation No. 2013-245**

The evaluation of offers for this Competitive Sealed Proposal has been completed.

The Offeror, Basic IDIQ, Inc. has received the highest score, 97.47, and is,  
(Contractor's Name)  
therefore, certified as offering the City of El Paso the Best Value for this project.

The amount of the award will be \$849,888.88

This amount includes the following proposal components, alternates and/or options with their corresponding amounts:

PROPOSAL COMPONENT	\$ AMOUNT
Base Bid	\$849,888.88

I, Albert Munoz, of Engineering Department,  
(Name) (Department or Firm)

Concur with this Certification on this the 21<sup>st</sup> day of August 2013.

I, Margaret Schroeder, of Engineering + Construction Mgmt.,  
(Name) (Department or Firm)

Concur with this Certification on this the 21 day of August 2013.

I, Claudia Garcia, of Engineering Department,  
(Name) (Department or Firm)

Concur with this Certification on this the 21<sup>st</sup> day of August 2013.

I, Meda O'Keefe, of San Water,  
(Name) (Department or Firm)

Concur with this Certification on this the 21 day of August 2013.



# 5 POINTS TERMINAL RENOVATION & IMPROVEMENTS



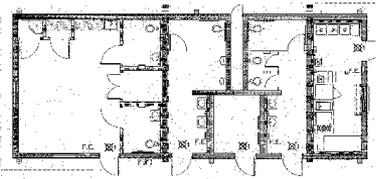
## **District: 8**

### **Scope of Work:**

- New 1,254 SF addition includes a public restroom, concessionaire area and driver's lounge
- Landscape and drip irrigation system
- Sidewalks
- Lighting
- Benches & trash receptacles
- Additional security cameras
- Renovations of existing buildings include new stucco walls and rock veneer, tile on interior walls and floors, complete restroom renovation with new fixtures

### **Funding Sources:**

Sun Metro Grants - FTA



**1.G1.2 FIRE PROTECTION PLAN 'B'**

SCALE: 1/8" = 1'-0"

**FIRE PROTECTION LEGEND**

- 1 HOUR RATED WALL
- 1 HOUR RATED WALL

NOTE: 1. WALLS DENOTED AS 1 HOUR AND 2 HOUR WALLS MUST EXTEND TO BOTTOM OF HIGHER DEPT.  
2. SEE FIRE HYDRANT PLAN FOR FIRE HYDRANT LOCATIONS.

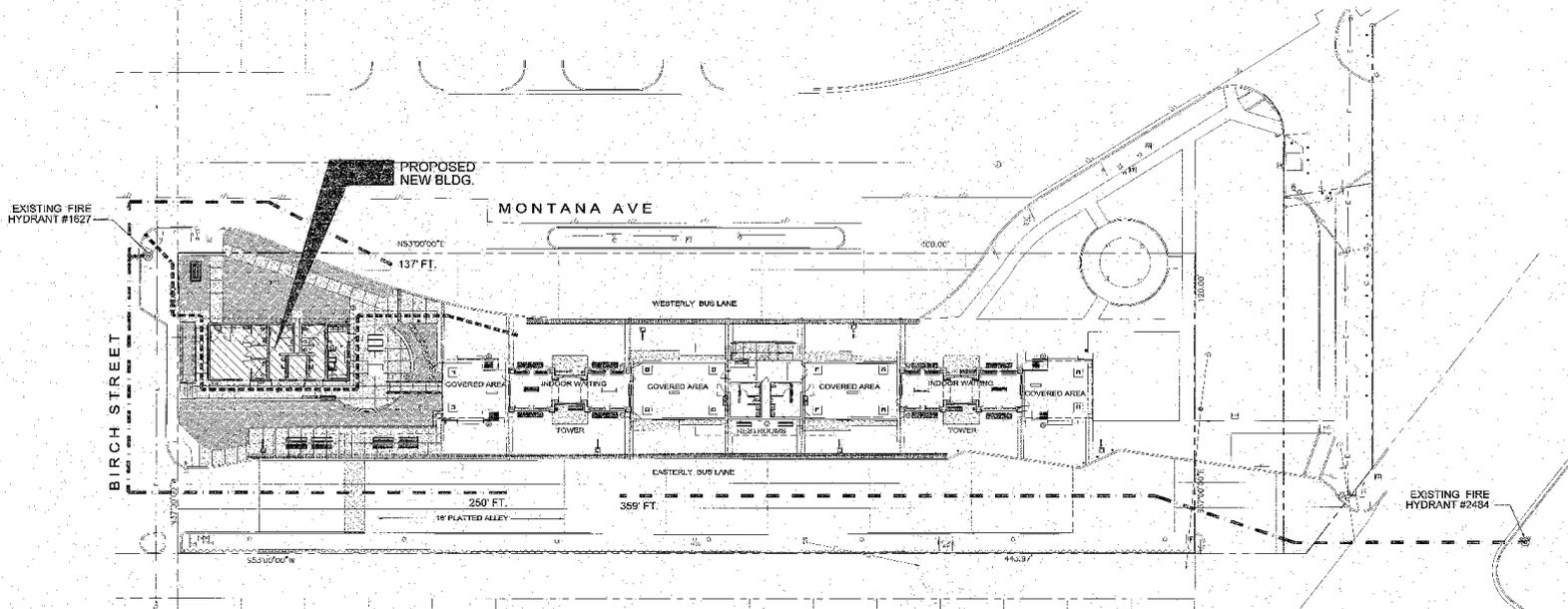
3.01.000  
MINIMUM WALL HEIGHT  
30" = 3'-0"  
36" = 3'-0"  
42" = 3'-6"  
48" = 4'-0"  
54" = 4'-6"  
60" = 5'-0"  
66" = 5'-6"  
72" = 6'-0"  
78" = 6'-6"  
84" = 7'-0"  
90" = 7'-6"  
96" = 8'-0"  
102" = 8'-6"  
108" = 9'-0"  
114" = 9'-6"  
120" = 10'-0"  
126" = 10'-6"  
132" = 11'-0"  
138" = 11'-6"  
144" = 12'-0"  
150" = 12'-6"  
156" = 13'-0"  
162" = 13'-6"  
168" = 14'-0"  
174" = 14'-6"  
180" = 15'-0"  
186" = 15'-6"  
192" = 16'-0"  
198" = 16'-6"  
204" = 17'-0"  
210" = 17'-6"  
216" = 18'-0"  
222" = 18'-6"  
228" = 19'-0"  
234" = 19'-6"  
240" = 20'-0"  
246" = 20'-6"  
252" = 21'-0"  
258" = 21'-6"  
264" = 22'-0"  
270" = 22'-6"  
276" = 23'-0"  
282" = 23'-6"  
288" = 24'-0"  
294" = 24'-6"  
300" = 25'-0"

F.E. FIRE EXTINGUISHER WALL MOUNT  
F.C. FIRE EXTINGUISHER CABINET



**2.G1.2 FIRE PROTECTION PLAN 'A'**

SCALE: 1/8" = 1'-0"



**3.G1.2 FIRE HYDRANT / ACCESSIBLE ROUTE PLAN**

SCALE: 1" = 20'-0"

PLAN NORTH (REAL NORTH)

ACCESSIBLE ROUTE  
FIRE HYDRANT COVERAGE  
EXISTING FIRE HYDRANT

**DRAWING COORDINATION**  
CIVIL ARCHITECTURAL LANDSCAPE STRUCTURAL  
MECHANICAL AND ELECTRICAL PLUMBING  
GENERAL CONTRACTOR AND ALL TRADES CONTRACTORS SHALL REVIEW AND COORDINATE THE ENTIRE SET OF DRAWINGS AND PROJECT MANUAL.

ARCHITECT'S SEAL	REFERENCES	BENCHMARKS												
	<table border="1"> <tr><td>DATE</td><td>07/20/2024</td></tr> <tr><td>REVISIONS</td><td></td></tr> <tr><td>NO.</td><td></td></tr> <tr><td>DATE</td><td></td></tr> <tr><td>BY</td><td></td></tr> <tr><td>DESCRIPTION</td><td></td></tr> </table>	DATE	07/20/2024	REVISIONS		NO.		DATE		BY		DESCRIPTION		
DATE	07/20/2024													
REVISIONS														
NO.														
DATE														
BY														
DESCRIPTION														
PROJECT NAME	SUN METRO BUS TERMINAL RENOVEL & IMPROVEMENTS AT FIRE POINTS 2824 MONTANA AVE EL PASO, TX 79906													
ARCHITECTURE INC.	1200 W. 15TH STREET EL PASO, TEXAS 79906 P. 915.733.1111 F. 915.733.1111													
CITY OF EL PASO	ENGINEERING													
SHEET TITLE	FIRE PROTECTION PLAN FIRE HYDRANT PLAN AND ACCESSIBLE ROUTE SCREENS													
G1.2														
2	SHEET	4												





This is a Competitive Sealed Proposal, Lump Sum.

- Six proposals were received

The highest ranked proposal was received from:

- Basic IDIQ, Inc.  
El Paso, Texas

Recommendation:

- Award to Basic IDIQ, Inc.  
Bid     \$849,888.88

Construction Time:                    240 Consecutive Calendar Days

Scheduled Start:                        October 2013

Scheduled Completion:                June 2014



# *Questions/Comments*