

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

DEPARTMENT: Engineering

AGENDA DATE: October 27, 2009

CONTACT PERSON NAME AND PHONE NUMBER: R. Alan Shubert, P.E., City Engineer, (X-4423)

DISTRICT(S) AFFECTED: 6

**SUBJECT:**

**Competitive Sealed Proposal:** The selection of **HRT Roofing and Construction, Inc.** as the offeror that submitted the highest ranked proposal **89.00** for the construction of **Pavo Real Swimming Pool (Bathhouse), Solicitation No. 2009-255**, as per recommendations from the Engineering Department and Parks and Recreation Department 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 Pavo Real Swimming Pool project consists of providing all labor, equipment, material and incidentals to perform major remodeling **at the bathhouse.**

The bathhouse improvements consist of remodeling the office area, restroom areas, and locker room areas. The work shall also consist of replacing HVAC, mechanical and plumbing equipment at the bathhouse.

The total contract time is for a period of 100 consecutive calendar days, 90 calendar days for substantial completion and 10 calendar days for remaining work.

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 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. In 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. **HRT Roofing and Construction, Inc.** received the highest score (89.00) 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 City Council meeting in accordance with Section 271.116 Texas Local Government Code.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

Quality of Life Bonds                   \$222,000.00  
14101001 – 508027 – (60119, 60167, 60183) – PQLPA144A  
31130500 – 508027 – (26263, 60021,60031,60060) – PQLPA144A

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**BOARD / COMMISSION ACTION:**

N/A

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



**DEPARTMENT HEAD:**

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(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

*Information copy to appropriate Deputy City Manager*

**CONSTRUCTION PROJECT FORM  
COMPETITIVE SEALED PROPOSAL  
Lump Sum**

**DATE:** October 14, 2009  
**PROJECT:** Pavo Real Swimming Pool (Bathhouse)  
**PROPOSAL NO:** 2009-255  
**PROJECT:** PQLPA144A  
**FUNDING SOURCE:** 2000 Quality of Life Bonds  
**DEPARTMENT:** Parks and Recreation  
**DISTRICT(S):** 6

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**AGENDA DATE:** October 27, 2009

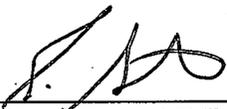
**CONTRACTOR:** HRT Roofing and Construction, Inc.

**RECOMMENDATION:**

That the City be authorized to enter into negotiations with **HRT Roofing and Construction, Inc.** who submitted the highest ranked proposal for the **Pavo Real Swimming Pool (Bathhouse)** as per recommendations from the Engineering Department, and Parks and Recreation Department. 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.

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**APPROVED:**



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R. Alan Shubert P.E.  
City Engineer

**Pavo Real Swimming Pool (Bathhouse)**  
**Solicitation No. 2009-255**

**SCOPE OF WORK**

The Pavo Real Swimming Pool project consists of providing all labor, equipment, material and incidentals to perform major remodeling **only at the bathhouse.**

**The Pavo Real Swimming Pool project was previously bid. The bath house portion of the bid was not constructed. In some cases the bathhouse plan and detail portion is indicated as "Alternate No. 1". The contractor shall only construct the portion of plans that were for the bathhouse or "Alternate No. 1" of the former bid package. The contractor shall ignore details that are not for the bath house ("Alternate No. 1").**

**BASE BID**

The contractor shall remodel the existing bathhouse as per contract documents.

The contractor shall perform the following, but not limited to, improvements:

- Remove, replace, and upgrade exhaust fan in the mechanical room and in the office. The contractor shall install exhaust fan in both bathhouse.
- The contractor shall install evaporative cooler for the office.
- The contractor shall remodel office and office front.
- The contractor shall install additional benches in the men's and women's bathhouse.
- The contractor shall remove and replace the men's and women's restroom partition and doors.
- The contractor shall replace existing main water line from the meter to the facility and install R.P. for pool and bathhouse. (500 lineal feet +/-)
- The contractor shall install tiles in both bathhouse floor and walls
- The contractor shall remove all plumbing fittings, fixtures, pipes, and install new plumbing fittings, fixtures, pipes including new pipes in plumber's alley shower, commode, urinal, flush valve, mixing valve, and faucets, etc.
- The contractor shall remove existing flue stack and water line from the office, cap the water line and patch roof as required. The bathhouse roof is new. The contractor shall be required to obtain roofer that can honor, maintain roof warranty. The contractor shall not void roof warranty.
- The contractor shall remove women's locker room partitions.
- The contractor shall install new plumber chase doors in locker rooms.
- The contractor shall notify the Texas Department of Health ten (10) days before commencing demolition work.
- The contractor shall pull building permit before commencing work.

- A Notice to Proceed shall be issued for this base bid and liquidated damages shall apply at the end of the project base bid duration.

Prior to commencement of any work contractor should submit and obtain approval from the City of El Paso Engineering Department the construction schedule, schedule of values, and all material, and equipment submittals.

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.

**This is a lump sum bid.**

**END SCOPE OF WORK**

**CITY OF EL PASO BID TABULATION**

BID TITLE: PAVO REAL SWIMMING POOL ( BATHHOUSE )						BID NO: 2009-255	
BID DATE: AUGUST 5, 2009						DEPARTMENT: PARKS	
	BELLA VISTA CUSTOM HOMES, INC. EL PASO, TEXAS	BLAIR - HALL CO., INC. EL PASO, TEXAS	C K CONSTRUCTION INC.	F. T. JAMES CONSTRUCTION INC. EL PASO, TEXAS	H R T ROOFING AND CONSTRUCTION, INC. EL PASO, TEXAS	LICON ENGINEERING CO., INC. EL PASO, TEXAS	MATYEAR CONSTRUCTION COMPANY, INC. EL PASO, TEXAS
DESCRIPTION	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
BASE BID TOTAL	\$459,924.00	\$319,519.00	\$397,718.00	\$377,111.00	\$222,000.00	\$301,267.46	\$386,959.00
BID BOND	CASHIER'S CK	YES	YES	YES	YES	YES	YES
AMENDMENTS ACKNOWLEDGED	YES	YES	YES	YES	YES	YES	YES

**CITY OF EL PASO BID TABULATION**

BID TITLE: PAVO REAL SWIMMING POOL ( BATHHOUSE )						BID NO: 2009-255	
BID DATE: AUGUST 5, 2009						DEPARTMENT: PARKS	
	MEDLOCK COMMERCIAL CONTRACTORS,LLC EL PASO, TEXAS	T - DYNE CONTRACTOR'S LLC EL PASO, TEXAS					
DESCRIPTION	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
BASE BID TOTAL	\$296,000.00	\$412,000.00					
BID BOND	YES	YES					
AMENDMENTS ACKNOWLEDGED	YES	YES					

APPROVED BY: 

**COMPETITIVE SEALED PROPOSAL  
OFFEROR CERTIFICATION**

**PAVO REAL SWIMMING POOL (BATHHOUSE)  
Proposal No. 2009-255**

The evaluation of offers for this Proposal has been completed.

The Offeror, HRT Roofing and Construction, Inc., has received the  
(Contractor's Name)

highest score, 89.0, 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 **\$222,000.00**.

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

PROPOSAL COMPONENT	\$ AMOUNT
BASE BID	\$222,000.00

I, Sam Rodriguez, of Engineering Department, concur with this Certification  
(Print Name) (Department or Firm)  
on this the 26<sup>th</sup> day of August, 2009. [Signature]  
(Signature)

I, Javier Reyes, of Engineering Department, concur with this Certification  
(Print Name) (Department or Firm)  
on this the 26<sup>th</sup> day of August, 2009. [Signature]  
(Signature)

I, Robert Shadrick, of Engineering Department, concur with this Certification  
(Print Name) (Department or Firm)  
on this the 26<sup>th</sup> day of August, 2009. [Signature]  
(Signature)

I, Richard Garcia, of Parks Department, concur with this Certification  
(Print Name) (Department or Firm)  
on this the 26<sup>th</sup> day of August, 2009. [Signature]  
(Signature)

I, \_\_\_\_\_, of \_\_\_\_\_, concur with this Certification  
(Print Name) (Department or Firm)  
on this the \_\_\_\_\_ day of \_\_\_\_\_ 200\_\_\_\_\_.  
(Signature)  
(Signature)

**COMPETITIVE SEALED PROPOSAL OFFEROR CRITERIA EVALUATION**

100 Points Maximum

**Pavo Real Swimming Pool (Bathhouse)**

Part A: Price Maximum 65 Points <i>Base Bid</i>	Lowest Proposal Amt	Divided by Offeror's Amt	X 65	HRT Roofing and Construction, Inc.	Medlock Commercial Contractors, LLC.	Blair-Hall Co., Inc.	F.T. James Construction, Inc.	Licon Engineering Co., Inc.	T- Dyne Contractor's, LLC.	CK Construction, Inc.	Matyear Construction, Inc.	Bella Vista Custom Homes, Inc.
	\$222,000.00	\$222,000.00	1.00 x 65 =	65.0								
	\$222,000.00	\$296,000.00	0.75 x 65 =		48.75							
	\$222,000.00	\$319,519.00	0.69 x 65 =			44.85						
	\$222,000.00	\$377,111.00	0.59 x 65 =				38.35					
	\$222,000.00	\$301,267.46	0.74 x 65 =					48.10				
	\$222,000.00	\$412,000.00	0.54 x 65 =						35.10			
	\$222,000.00	\$397,718.00	0.56 x 65 =							36.40		
	\$222,000.00	\$386,959.00	0.57 x 65 =								37.05	
	\$222,000.00	\$459,924.00	0.48 x 65 =									31.20

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	5	7	7	8	4	7.5	6.5	8	4
Completion of City contract(s) accomplished by completion due date	0 to 2	2	2	2	2	2	2	2	2	1
Negative performance on City contract(s)	0 to -10	0	0	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	5	8	8	8	4	8	8	8
Offeror has been in business at least five years	0 to 2	2	0	2	2	0	2	0	2
Negative performance on contract(s)	0 to -10	0	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	0	5	5	5	5	5	5	5

<b>Part E: Local Project Manager (Maximum 5 Points)</b>	<b>Value of Points</b>	<b>Total Points</b>								
Prime Contractor has a local Project Manager.	0 or 5	5	5	5	5	5	5	5	5	5
<b>Part F: Local Subcontractor Work (Maximum 5 Points)</b>	<b>Value of Points</b>	<b>Total Points</b>								
Local Subcontractors shall perform a total of 75% or more of the cumulative total of all subcontract work.	0 or 5	5	5	5	5	5	5	5	0	5
<b>GRAND TOTAL POINTS</b>		<b>89.00</b>	<b>80.75</b>	<b>78.85</b>	<b>73.35</b>	<b>73.10</b>	<b>69.60</b>	<b>67.90</b>	<b>67.05</b>	<b>48.20</b>