

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

DEPARTMENT: **ENGINEERING**

AGENDA DATE: **November 17, 2009**

CONTACT PERSON NAME AND PHONE NUMBER: **R. Alan Shubert, P.E., City Engineer, Phone 541-4423**

DISTRICT(S) AFFECTED: **8**

SUBJECT:

Discussion and action on the award of Proposal No. 2009-277 for the **Armijo Branch Library Computer Lab Addition and Chihuahuita Community Center and HVAC Remodeling to Medlock Commercial Contractors, LLC.** for a total amount of \$661,000.00. **Medlock Commercial Contractors, LLC.** has provided the highest ranked proposal to the City as per recommendations from Parks and Recreation and Engineering Departments. 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.

BACKGROUND / DISCUSSION:

Armijo Branch Library Computer Lab Addition

This project is a CDBG 34th Year Grant. The project consists of construction of 1,600 SF addition to the North portion of the Armijo Library located at 620 East Seventh St. The new addition will be utilized as the new computer laboratory with 25 workstations, complete with network connections, projector screen, and new HVAC system. Computer units are not part of this project and will be provided by the Library Department.

Chihuahuita Community Center Remodeling and HVAC Rehabilitation.

This project is a CDBG 34th Year Grant. The project consists of the removal of the existing shower room from both the men and women's restroom and utilizes the new space to enlarge the class room and exercise room. Exercise equipment is not part of this project. The project will also convert the existing evaporative cooling system of the Community Center into a refrigerated cooling system, complete with new duct work.

The Community Center will also get new ADA upgrades funded with 2006 CO's.

The total contract time is for a period of 150 consecutive calendar days, 130 calendar days for substantial completion and 20 calendar days for remaining work.

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. **Medlock Commercial Contractors, LLC.** received the highest ranked score (83.75) for the project.

This is a lump-sum contract. The Engineering Department recommends 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.

PRIOR COUNCIL ACTION:

On October 27, 2009 City Council approved the Engineering Department to enter into negotiations with Medlock Commercial Contractor, LLC. As the offeror that submitted the highest ranked proposal to the City.

AMOUNT AND SOURCE OF FUNDING:

CDBG 34 th Year (Armijo)	71150069 / 508027 / 07884 / G7134CD0014
CDBG 34 th Year (Chihuahuita)	71150069 / 508027 / 07892 / G7134CD0021
2006 Certificates of Obligation (ADA)	99331117 / 508027 / 27263 / PCP06MF001

BOARD / COMMISSION ACTION:

N/A

*****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

CONSTRUCTION PROJECT FORM
Unit Price

DATE: 11/06/09
PROJECT: Armijo Branch Library Computer Lab Addition &
Chihuahuita Community Center HVAC Remodeling
SOLICITATION NO: 2009-277
ACCOUNT NO(S): 71150069 – 508027 – 07884 – G7134CD0014 (Armijo)
71150069 – 508027 – 07892 – G7134CD0021 (Chihuahuita)
99331117 – 508027 – 27263 – PCP06MF001 (ADA)
FUNDING SOURCE: CDBG 34TH year & 2006 Certificate of Obligations
DEPARTMENT: Engineering
DISTRICT(S): 8 **LOCATIONS:** 620 East Seventh & 417 Charles St., El Paso, TX 79901

AGENDA DATE: 11/17/2009

CONTRACTOR: Medlock Commercial Contractors, LLC.

TOTAL ESTIMATED AMOUNT: \$661,000.00

RECOMMENDATION:

Discussion and action on the award of Solicitation No. 2009-277 for the Armijo Branch Library Computer Lab Addition & Chihuahuita Community Center HVAC Remodeling to Medlock Commercial Contractors, LLC. for a total estimated amount of \$661,000.00.

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, 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 City Council.

This is a lump-sum contract. The Engineering Department recommends award who submitted the highest ranked proposal.

DESCRIPTION OR EXPLANATION:

BASE BID I: Armijo Library Computer Lab Addition	\$410,000.00
BASE BID II: Chihuahuita Community Center Remodeling and HVAC Rehabilitation	\$240,000.00
BASE BID III: Armijo Library Computer Lab Work Stations	\$11,000.00

TOTAL ESTIMATED AWARD:	\$661,000.00
TIME FOR COMPLETION:	150 Consecutive calendar days
SUBSTANTIAL COMPLETION:	130 Consecutive calendar days
REMAINING WORK:	20 Consecutive calendar days
LIQUIDATED DAMAGES:	\$495.00 Consecutive calendar days for Substantial time.
	\$131.00 Consecutive calendar days after Contract time.

APPROVED:



R. Alan Shubert, P.E.
City Engineer

Dedicated to Outstanding Customer Service for a Better Community

S E R V I C E S O L U T I O N S S U C C E S S



ENGINEERING DEPARTMENT

Working Together, Building for the Future

DATE: November 4, 2009

TO: Michelle Le Page
Contract Compliance

FROM: Geoffrey Espineli *GE*
Project Manager

THRU: Samuel Rodriguez *SR*
Division Manager

SUBJECT: Armijo Branch Library Computer Lab Addition and Chihuahuita
Community Center HVAC Remodeling
Solicitation 2009-277

RECOMMENDATION

After negotiating with Medlock Commercial Contractor we found that there is nothing that can be value engineered for the subject project. We are recommending that the project be awarded to the highest ranked bidder, **MEDLOCK COMMERCIAL CONTRACTOR**.

We are recommending that the following be awarded:

Base Bid I (Armijo Library Computer Lab Addition)	\$ 410,000.00
Base Bid II (Chihuahuita Community Center Remodeling and HVAC Rehabilitation)	\$ 240,000.00
Base Bid III (Armijo Library Computer Lab Work Stations)	\$ 11,000.00
Total Project Amount	\$ 661,000.00

Please advice of any further questions.

Cc. D Vanveek, CD
C Garcia, P & R
C Casiano, Library

RECEIVED

NOV 04 2009

**ENGINEERING DEPARTMENT
CONTRACT COMPLIANCE**

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson

City of El Paso

Armijo Branch Library Computer Lab Addition and Chihuahuita Community Center and HVAC Remodeling

Solicitation No. 2009-277

Scope of Work

BASE BID - 1

ARMIJO LIBRARY COMPUTER LAB ADDITION:

The construction of the proposed Armijo Library Computer Lab addition is composed of adding approximately 1,600 Sq. Ft space to accommodate computers work stations. The work consists of removing existing aluminum curtain wall system, exterior doors and exterior light fixtures. The site development will also consist of removing the existing concrete slab, landscaping and existing utilities.

The new work includes clearing, grading and drainage, landscaping, concrete sidewalks, concrete pads, concrete block, metal stud framing, steel, roofing membrane, roofing accessories, sheet metal, aluminum doors and frames, aluminum curtain wall and storefront framing, hardware, glazing, exterior and interior finishes, air conditioning, plumbing, electrical power, lighting systems, and fire alarm system as shown on the working drawing. For further additional requirements and provisions, refer to construction documents.

BASE BID- 2

CHIHUAHUITA COMMUNITY CENTER REMODELING & HVAC REHABILITATION:

The work consists primarily of converting the existing facility's mechanical system from evaporative cooling to a new refrigerated cooling/heating system. Additional work is the removal of the existing men's shower area to increase the meeting room's size and the removal of the existing women's shower area to increase the exercise room size. Demolishing of existing restrooms and remodeling to meet with state regulation and standards compliance. Lastly to remove existing light fixtures and provide new energy efficient lighting fixtures to the space as shown on the construction work drawings. For further additional requirements and provisions, refer to the construction documents.

BASE BID - 3

ARMIJO LIBRARY COMPUTER LAB ADDITION:

To furnish and install 25 workstations plus 1 instructors desk in computer area one and two. Workstations need to be anchored and secured to the concrete slab. Refer to the construction documents for additional requirements and provisions.

OPTION #1 – (12) WORKSTATIONS & PRINTER DESK

Furnish and install twelve (12) workstations and printer desk in addition to Base Bid 3. Provide all work surfaces, raceway panels, baserail assemblies, and electrical connections.

90 Points Maximum

COMPETITIVE SEALED PROPOSAL OFFEROR CRITERIA EVALUATION
Armijo Branch Library Computer Lab **Bid No. 2009-277**
Addition &
Chihuahuita Community Center & HVAC
Remodeling

Part A: Price Maximum 65 Points Base Bid-	Lowest Proposal Amt	Divided by Offeror's Amt	X 65		Medlock Commercial Contractors	Armor Construction Co, Inc.	F.T. James Construction, Inc.	Noble General Contractors
	\$631,076	\$661,000	.95 x 65 =		61.75			
	\$631,076	\$631,076	1 x 65 =			65		
	\$631,076	\$731,111	.86 x 65 =				55.90	
	\$631,076	\$965,000	.65 x 65 =					42.25

Part B: Offeror's Past Relationship With Owner (Maximum 10 Points)	Value of Points	Total Points	Total Points	Total Points	Total Points
Contract performance in compliance with City Construction Documents	0 to 8	7	5	8	5
Completion of City contract(s) accomplished by completion due date	0 to 2	2	1	2	1
Negative performance on City contract(s)	0 to -10	0	0	0	0

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

Part D: Health Benefits (Maximum 5 Points)	Value of Points	Total Points	Total Points	Total 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	0	5	0

GRAND TOTAL POINTS		83.75	81.00	80.90	56.25
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**COMPETITIVE SEALED PROPOSAL
OFFEROR CERTIFICATION**

**ARMIJO BRANCH LIBRARY COMP LAB ADDITION &
CHIHUAHUITA COMMUNITY CENTER HVAC REMODELING
Proposal No. 2009-277**

The evaluation of offers for this Proposal has been completed.

The Offeror, MEDLOCK COMMERCIAL CONT., LLC has received the highest score, 83.75
(Contractor's Name)

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 \$ 661,000.00.

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

PROPOSAL COMPONENT	\$ AMOUNT
BASE BID 1	\$410,000.00
BASE BID 2	\$240,000.00
BASE BID 3	\$11,000.00

I, Robert Shadrach of Engineering, concur with this Certification
(Print Name) (Department or Firm)
on this the 21st day of September 2009. Robert Shadrach
(Signature)

I, Samuel Rodriguez of Engineering, concur with this Certification
(Print Name) (Department or Firm)
on this the 21st day of September 2009. Samuel Rodriguez
(Signature)

I, Gerardo Gutierrez of GA ARCHITECTS, concur with this Certification
(Print Name) (Department or Firm)
on this the 21 day of Sept 2009. Gerardo Gutierrez
(Signature)

I, DIANA VAN BEEK of Comm. DEV., concur with this Certification
(Print Name) (Department or Firm)
on this the 21 day of Sept 2009. Diana Van Beek
(Signature)

I, Cruz Garcia of Parks, concur with this Certification
(Print Name) (Department or Firm)
on this the 21 day of Sept. 2009. Cruz Garcia
(Signature)

I, Ivonne R. Jimenez of COEP LIBRARY, concur with this Certification
(Print Name) (Department or Firm)
on this the 21 day of Sept. 2009. Ivonne R. Jimenez
(Signature)

CITY OF EL PASO BID TABULATION

BID TITLE: ARMIJO BRANCH LIBRARY COMPUTER LAB ADDITION AND CHIHUAHUITA
COMMUNITY CENTER AND HVAC REMODELING

BID NO: 2009-277

BID DATE: SEPTEMBER 2, 2009

DEPARTMENT: ENG.

	ARMOR CONSTRUCTION CO., INC. EL PASO, TEXAS	F. T. JAMES CONSTRUCTION, INC. EL PASO, TEXAS	MEDLOCK COMMERCIAL CONTRACTORS, INC. EL PASO, TEXAS	NOBLE GENERAL CONTRACTORS EL PASO, TEXAS	
DESCRIPTION	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
BASE BID 1 ARMIJO LIBRARY COMPUTER LAB ADDITION	\$342,190.00	\$376,111.00	\$410,000.00	\$627,000.00	
BASE BID 2 CHIHUAHUITA COMMUNITY CENTER REMODELING AND HAVC REHABILITATION	\$276,860.00	\$320,000.00	\$240,000.00	\$289,000.00	
BASE BID 3 ARMIJO LIBRARY COMPUTER LAB ADDITION WORKSTATIONS	\$12,026.00	\$35,000.00	\$11,000.00	\$49,000.00	
SUM TOTAL OF BASE BID 1, 2, & 3	\$631,076.00	\$731,111.00 Contractor's Total \$733,111.00	\$661,000.00	\$965,000.00	
OPTION # 1 12 WORKSTATIONS & PRINTER DESK	\$8,674.00	\$16,111.00	\$8,000.00	\$16,000.00	
BID BOND SUBMITTED	YES	YES	YES	YES	
AMENDMENTS ACKNOWLEDGED	NONE ISSUED	NONE ISSUED	NONE ISSUED	NONE ISSUED	

APPROVED BY: *MY*