

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

DEPARTMENT: Engineering Department

AGENDA DATE: November ²¹~~7~~, 2006 ^{Aw}

CONTACT PERSON/PHONE: Rick Conner, City Engineer (541-4423)

PROJECT NAME/SOLICITATION NO. Rawlings Dental Health Clinic, Solicitation No. 2006-179

DISTRICT(S) AFFECTED: 8

SUBJECT:

Discussion and action on the award of Solicitation No. 2006-179 for the Rawlings Dental Health Clinic Project to F.T. James Construction, Inc. of El Paso, Texas for a total amount of \$818,818.00. F.T. James Construction, Inc. has provided the best value proposal. It is requested that the City Manager of the City of El Paso be authorized to sign the referenced contract.

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 per numbered change order without further authorization by City Council.

This is a lump-sum contract. The Financial Services and City/County Health Departments recommend award to the bidder offering the best value bid.

BACKGROUND / DISCUSSION:

The Rawlings Dental Health Clinic project is a best value procurement that received offers from five companies. The overall best value was determined to be F.T. James Construction, Inc. with an overall best score of 95.4 of a possible 100. F.T. James Construction, Inc., Inc. was the third lowest bidder. The F.T. James offer was \$32,750 greater than that of the low-bidder (CPME, L.L.C.). The lowest bidder, CPME, L.L.C., did not have experience completing projects of similar size and scope, and had no prior City of El Paso projects. The second lowest bidder, Matyear Construction Co., Inc., did not have experience completing projects of similar size and scope.

The contractor will be constructing a new dental health clinic at 3301 Pera Avenue. The new facility consists of a 3,500 square foot building. The dental facility includes an entry/waiting room for twenty persons, laboratory room, sterilization room, X-ray room, data room, development room, five oral surgery suites, public restrooms, staff restrooms, reception counter with room, and supply and mechanical rooms. The project consists of demolishing the existing Rawlings Health Clinic facility which includes existing site work. The new building will be constructed of Concrete Masonry (CMU) walls, roof shingles, pre-fabricated structural roof systems, interior metal stud walls, gypsum board with painted finishes, acoustical lay-in ceilings, millwork, and miscellaneous dental equipment. The facility will have a refrigerated system that complies with national health requirements. New site work includes paved parking, and landscaping.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

The project is funded by the following project accounts:

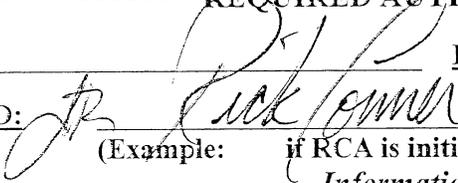
Community Development Block Grants	G7131CD0024-71150069-07846-508027
Certificates of Obligation FY 98A	G7131CD0024-31135001-07846-508027
Certificates of Obligation FY 02	G7131CD0024-31250204-07846-508027

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: _____

CONSTRUCTION PROJECT FORM
Lump Sum

DATE: November 13, 2006
PROJECT: Rawlings Dental Health Clinic
SOLICITATION NO: 2006-179
ACCOUNT NO(S):
G7131CD0024-71150069-07846-508027 [\$614,813.60]
G7131CD0024-31135001-27124-508027 [\$149,701.20]
G7131CD0024-31250204-60503-508027 [\$96,307.89]
Total Funds Available: **[\$860,822.69]**

FUNDING SOURCE: Community Development B-05-MC-48-0024
Certificates of Obligation FY 98A
Certificates of Obligation FY 02

DEPARTMENT: City/County Health Department

REPRESENTATIVE DISTRICT(S): 8

AGENDA DATE: November 21, 2006
RECOMMENDATION: **Best Value Procurement**
CONTRACTOR: F.T. James Construction, Inc.
AMOUNT: \$ 818,818.00

Discussion and action on the award of Solicitation No. 2006-179 for the Rawlings Dental Health Clinic Project to F.T. James Construction, Inc. of El Paso, Texas for a total amount of \$818,818.00. F.T. James Construction, Inc. has provided the best value proposal.

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 per numbered change order without further authorization by City Council.

This is a lump-sum contract. The Financial Services and City/County Health Departments recommend award to the bidder offering the best value bid.

DESCRIPTION OR EXPLANATION:

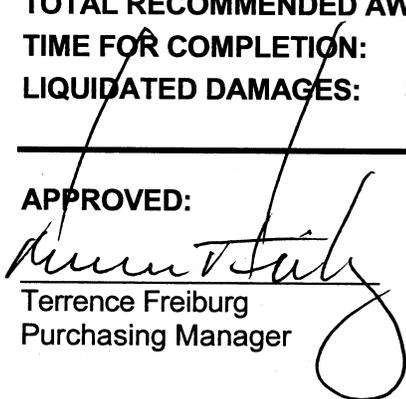
Base Bid I: \$ 818,818.00

TOTAL RECOMMENDED AWARD: \$ 818,818.00

TIME FOR COMPLETION: 240 Consecutive Calendar Days

LIQUIDATED DAMAGES: \$ 365.00/Consecutive Calendar Day

APPROVED:


Terrence Freiburg
Purchasing Manager



**COMMUNITY DEVELOPMENT
DEPARTMENT**

Excellence through Teamwork

memorandum

TO: Javier Reyes, P. E.
Engineering Division Manager

FROM: Natalie Price
Community Development Department

DATE: October 25, 2006

SUBJECT: Bid Recommendation

Nathalie

We recommend that the "Rawlings Dental Clinic" be awarded to "F.T. James Construction" as per the Best Value Procurement process. The awarded contract should consist as follows:

Base Bid Value: **\$818,818.00**

If additional information is needed, please give me a call at extension 4630.
Thanks.



El Paso City-County Health and Environmental District
Memorandum

DATE: October 3, 2006
TO: Javier Reyes, Engineering Program Manager, City of El Paso
FROM: Edward F Muñoz, *EFM*
SUBJECT: Rawlings Clinic Recommendations

Per the best value procurement process conducted September 28, 2006 regarding the Rawlings Dental Clinic I am recommending the following award.

Solicitation # 2006-179
Contractor: F.T. James Construction



ENGINEERING DEPARTMENT

Excellence through Teamwork

memorandum

TO: Engineering Contract Compliance

FROM: Javier Reyes, P. E.
Engineering Division Manager 

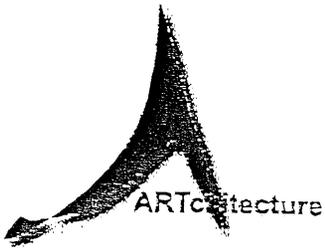
DATE: October 17, 2006

SUBJECT: Bid Recommendation

We recommend that the "Rawlings Dental Clinic" be awarded to "F.T. James Construction" as per the Best Value Procurement process. The awarded contract should consist as follows:

Base Bid Value: **\$818,818.00**

If additional information is needed, please give me a call at extension 4630.
Thanks.



Architecture • Planning • Interior Design

September 29, 2006

Mr. Javier Reyes, P.E., Program Manager
Engineering Department
City of El Paso
Two Civic Center Plaza
El Paso, TX 79901-1196

Re: **Rawlings Dental Clinic**
Solicitation No. 2006-176

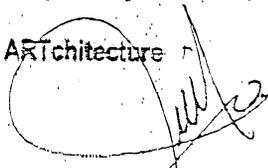
Dear Mr. Reyes:

This letter is regarding the bid presented to The City of El Paso by F.T. James Construction. ARTchitecture recommends F.T. James Construction for the Contract Award for Construction of the above referenced project with no reservations. F.T. James Construction has the experience and knowledge to carry out the project.

Mr. Reyes, if you have any questions or require additional information, please do not hesitate to call me.

Respectfully submitted,

ARTchitecture


Jose Luis Sajas Assoc. AIA
Principal

BEST VALUE OFFEROR CERTIFICATION

Rawlings Dental Health Clinic, Solicitation No. 2006-179

The evaluation of offers for the Best Value Procurement for this Project has been completed.

The Offeror, F.T. JAMES CONSTRUCTION, has received the
(Contractor's Name)

highest score, 95.4, and is, therefore, certified as offering the City of El Paso the Best Value for this project.

The amount of the award will be \$ 818,818.00.

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

PROPOSAL COMPONENT	\$ AMOUNT
<u>BASE BID</u>	<u>\$ 818,818.00</u>

I, Edward F. Murray, of Health Dept.,
(Name) (User Department)

concur with this Certification on this the 28 day of September 2006.

I, Robert S. ..., of ENGINEERING/CONSTRUCTION DIV.,
(Name) (Engineering Department)

concur with this Certification on this the 28 day of September 2006.

I, _____, of _____,
(Name) (Financial Services)

concur with this Certification on this the _____ day of _____ 2006.

I, JOSE L. SALAS, of ARCHITECTURE,
(Name) (Consultant Firm)

concur with this Certification on this the 28 day of September 2006.

BEST VALUE PROCUREMENT EVALUATION WORKSHEET
Rawlings Dental Health Clinic, Solicitation No. 2006-179

CRITERIA	Jan-Car, Inc	Matyear Construction Co., Inc.	Blair-Hall Company, Inc.	CPME, L.L.C.	F.T. James Construction, Inc.
Part A: Offeror's Price Maximum 65 Points <i>Low Offer / Offer * 65</i>	62.17	62.70	61.93	65.00	62.40
Part B: Offeror's Past Relationship with Owner Maximum 10 points:					
<i>Contract Compliance w/City Contracts (0 - 8 pts):</i>	8.00	8.00	8.00	0.00	8.00
<i>Completion of City Contracts Prior to Completion Date (0 - 2 pts):</i>	0.00	0.00	0.00	0.00	0.00
<i>Negative Performance on City Contracts (0 to -10 pts):</i>	0.00	0.00	0.00	0.00	0.00
Part C: Offeror's Experience & Qualifications Maximum 10 Points:					
<i>Completed Projects Similar Size/Scope/Value (0 - 8 pts):</i>	8.00	0.00	8.00	0.00	8.00
<i>Offeror Has Been in Business More Than 5 yrs (0 - 2 pts):</i>	2.00	2.00	2.00	0.00	2.00
<i>Negative Performance on Contract(s) (0 to -10):</i>	0.00	0.00	0.00	0.00	0.00
Part D: Health Benefits Maximum 5 Points:					
<i>Offeror Provides & Pays 60% or More of Cost (0 or 5 pts):</i>	5.00	5.00	5.00	5.00	5.00
Part E: Local Project Manager Maximum 5 Points:					
<i>Prime Contractor has a Local Project Mgr (0 or 5 pts):</i>	5.00	5.00	5.00	5.00	5.00
Part F: Local Subcontractor Work Maximum 5 Points:					
<i>Local Subs to perform 75% of subcontracted work (0 or 5 pts):</i>	5.00	5.00	5.00	5.00	5.00
TOTAL POINTS EARNED	95.17	87.70	94.93	80.00	95.40

The Best Value Committee Members certify these scores on this the 28 day of September, 2006

Robert F. Munoz
 User Department
Robert Shaulich
 City Engineering

[Signature]
 Design, Architect or Engineer
 A-300, A/P.

CITY OF EL PASO BID TABULATION

BID ITEM: RAWLINGS DENTAL HEALTH CLINIC				BID # - 2006 - 179	
BID DATE: AUGUST 2, 2006				DEPARTMENT: HEALTH / CD	
DESCRIPTION	Blair Hall Co., Inc. El Paso, Texas	F.T. James Construction, Inc., El Paso, Texas	CPME, L.L.C El Paso, Texas	Jan Car Inc., Horizon City, Texas	Matyear Construction Construction Co., Inc. El Paso, Texas
BASE BID 1	825,000.00	\$818,818.00	786,068.00	821,900.00	814,850.00
BASE BID 2	\$798,000.00	\$797,797.00	\$779,236.00	\$796,900.00	\$776,930.00
AMENDMENTS ACKNOWLEDGED	Yes	Yes	Yes	Yes	Yes
BID BOND SUBMITTED	Yes	Yes	Yes	Yes	Yes

APPROVED BY: MWP 8-3-06