

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

**DEPARTMENT:**        Engineering

**AGENDA DATE:**     December 01, 2009

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

**DISTRICT(S) AFFECTED:**   6

**SUBJECT:**

Award of Proposal No. 2009-255 for the Pavo Real Swimming Pool (BathHouse) to **HRT Roofing and Construction, Inc.** for a total amount of \$222,000.00. **HRT Roofing and Construction, Inc.** 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:**

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 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. **HRT Roofing and Construction, Inc.** received the highest ranked score (89.00) 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 Dept to enter into negotiations with **HRT Roofing and Construction, Inc.** as the offeror that submitted the highest ranked proposal to the City.

**AMOUNT AND SOURCE OF FUNDING:**

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

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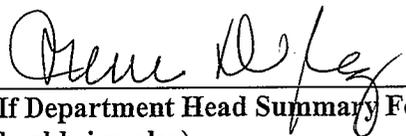
**BOARD / COMMISSION ACTION:**

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*

**CONSTRUCTION PROJECT FORM**  
**Unit Price**

**DATE:** 11/03/09  
**PROJECT:** Pavo Real Swimming Pool (BathHouse)  
**SOLICITATION NO:** 2009-255  
**ACCOUNT NO(S):** 14101001 – 508027 – (60119, 60167, 60183) – PQLPA144A  
31130500 – 508027 – (26263, 60021) - PQLPA144A  
**FUNDING SOURCE:** 2000 Quality of Life Bonds  
**DEPARTMENT:** Engineering  
**DISTRICT(S):** 6 **LOCATION:** 9301 Alameda, El Paso, TX 79907

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**AGENDA DATE:** 12/01/2009 **CONTRACTOR:** HRT Roofing and Construction, Inc.  
**TOTAL ESTIMATED AMOUNT:** \$222,000.00

**RECOMMENDATION:**

Award of Solicitation No. 2009-255 for the Pavo Real Swimming Pool (BathHouse), to HRT Roofing and Construction, Inc. for a total estimated amount of \$222,000.00.

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 and Parks & Recreation Departments recommend award to the offeror who submitted the highest ranked proposal.

**DESCRIPTION OR EXPLANATION:**

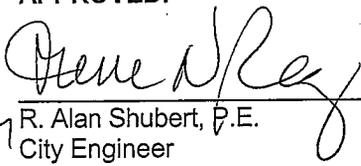
**BASE BID:** \$222,000.00

**TOTAL ESTIMATED AWARD:** \$222,000.00

**TIME FOR COMPLETION:** 100 Consecutive calendar days  
**SUBSTANTIAL COMPLETION:** 90 Consecutive calendar days  
**REMAINING WORK:** 10 Consecutive calendar days  
**LIQUIDATED DAMAGES:** \$350.00 Consecutive calendar days for Substantial time.  
\$100.00 Consecutive calendar days after Contract time.

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**APPROVED:**

  
for R. Alan Shubert, P.E.  
City Engineer

JOHN COOK  
MAYOR



ANN MORGAN LILLY, DISTRICT 1  
SUSANNAH M. BYRD, DISTRICT 2  
EMMA ACOSTA, DISTRICT 3  
MELINA CASTRO, DISTRICT 4  
RACHEL QUINTANA, DISTRICT 5  
EDDIE HOLGUIN JR., DISTRICT 6  
STEVE ORTEGA, DISTRICT 7  
BETO O'ROURKE, DISTRICT 8

JOYCE WILSON  
CITY MANAGER

ALAN SHUBERT, P.E.  
CITY ENGINEER

### ENGINEERING DEPARTMENT

November 2, 2009

**RECOMMENDATION**

**TO:** Michelle Lepage, Contract Compliance Administrator

**FROM:** Carlos Adame, Associate AIA, Project Manager *CA*

**FROM:** Javier Reyes, P.E. - Engineering Division Manager *JR*

**SUBJECT:** Bid Recommendation for Pavo Real Swimming Pool – Bath House

After Council approval to begin Negotiation Phase, we met with HRT Roofing and Construction Inc. on October 30, 2009 to discuss and clarify authenticity of the apparent lowest bid. The City of El Paso's Engineering Department recommends that HRT Roofing and Construction, Inc. be awarded the contract as follows:

Pavo Real Swimming Pool – Bath House – Bid No. 2009-255 \$222,000.00

If you have any questions, I can be reached at 541-4444.

**RECEIVED**

NOV 05 2009

ENGINEERING DEPARTMENT  
CONTRACT COMPLIANCE

**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**

**COMPETITIVE SEALED PROPOSAL OFFEROR CRITERIA EVALUATION**

100 Points Maximum

**Pavo Real Swimming Pool (Bathhouse)**

Part A: Price Maximum 65 Points Base Bid	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

Part E: Local Project Manager (Maximum 5 Points)	Value of Points	Total Points								
Prime Contractor has a local Project Manager.	0 or 5	5	5	5	5	5	5	5	5	5
Part F: Local Subcontractor Work (Maximum 5 Points)	Value of Points	Total Points								
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>		89.00	80.75	78.85	73.35	73.10	69.60	67.90	67.05	48.20

**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)

**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: 