

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

DEPARTMENT: Engineering Department (P+3 Program Management)

AGENDA DATE: December 05, 2006

CONTACT PERSON/PHONE: Veronica Harris, P+3 Program Manager (225-3451)
Rick Conner, 541-4423

PROJECT NAME/SOLICITATION NO. Pavo Real Swimming Pool Improvements, Solicitation No. 2006-190

DISTRICT(S) AFFECTED: 6

SUBJECT:

Discussion and action on the award of Solicitation No. 2006-190 for the Pavo Real Swimming Pool Improvements to F.T. James Construction, Inc. of El Paso, Texas for a total amount of \$1,963,002.00. 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 \$25,000.00 per numbered change order without further authorization by City Council.

This is a lump-sum contract. The Financial Services and User Department recommend award to the bidder offering the best value bid.

BACKGROUND / DISCUSSION:

Pavo Real Swimming Pool Improvements project is a best value procurement that received offers from three companies. The overall best value was determined to be F.T. James Construction, Inc. F.T. James Construction, Inc presented the best value proposal and the lowest bid.

The Pavo Real Swimming Pool project includes improving the pool mechanical system by elevating the motor and pump pit to the floor level, installing a new self-priming motor pump, filter tank and heater. Other improvements include upgrading the existing filtration rate to 150% of the full capacity. The existing mechanical room will be expanded and a new EPD filter system will be installed. An automatic chemical system with Aquasol digital controller will be installed. The deck will be resurfaced and six deck drains will be installed on the deck and will be connected to the main drain with clean outs. The waterslide motor and pump will be replaced with a new brass CMK pump. The main pool will be tested for water leaks and if necessary leaks will be repaired. All old joint caulking will be replaced. Six old light pole concrete foundations will be removed from the deck. The contractor shall construct the mechanical rough-in for the baby pool. A booster pump for Tri-Chloro tab feeders will be installed. All metal pipes with PVC will be replaced at the mechanical room. The tiles on the pool deck and gutter will be replaced and/or rehabilitated. The existing 4500 square foot bathhouse will be re-roofed.

PRIOR COUNCIL ACTION:

On October 31, 2006 City Council approved a transfer of \$400,000 from Parks Contingency Fund to the Pavo Real Project Pool Improvements.

AMOUNT AND SOURCE OF FUNDING:

The project is funded by the following project account:

2000 Quality of Life Bond Fund	PQLPA144-14101001-60144-508027	\$ 1,846,379.00
Parks Contingency Funds	PQLPA144-31130500-60176-508027	\$ 400,000.00
	Total Funds Available:	\$2,246,379.00

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: December 6, 2006
PROJECT: Pavo Real Swimming Pool Improvements
SOLICITATION NO: 2006-190
ACCOUNT NO(S): 14101001-PQLPA144-60144-508027
31130500-PQLPA144-60176-508027
FUNDING SOURCE: 2000 Quality of Life Bonds and Parks Contingency Funds
DEPARTMENT: Parks and Recreation
DISTRICT(S): 6 **LOCATION:** 110 Presa Road

AGENDA DATE: 12/19/06 **Best Value Procurement**
CONTRACTOR: F.T. James Construction, Inc.
AMOUNT: \$1,963,002.00

RECOMMENDATION:

Discussion and action on the award of Solicitation No. 2006-190 for the Pavo Real Swimming Pool Improvements to F.T. James Construction, Inc. of El Paso, Texas for a total amount of \$1,963,002.00. F.T. James Construction, Inc. has provided the best value proposal.

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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 \$25,000.00 per numbered change order without further authorization by City Council.

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

DESCRIPTION OR EXPLANATION:

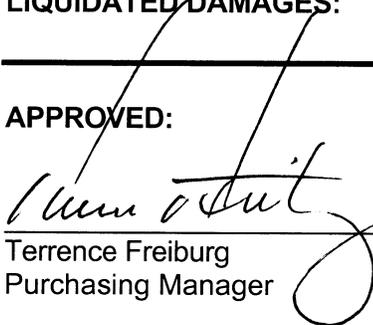
BASE BID	Pavo Real Swimming Pool Improvements	\$1,963,002.00
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TOTAL RECOMMENDED AWARD: \$1,963,002.00

TIME FOR COMPLETION: 180 Consecutive Calendar Days

LIQUIDATED DAMAGES: \$500.00/Consecutive Calendar Day

APPROVED:



Terrence Freiburg
Purchasing Manager

SCOPE OF WORK

PAVO REAL SWIMMING POOL BID NO. 2006-190

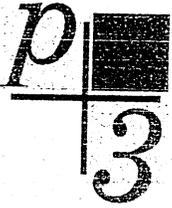
BASE BID

The work in this project includes, but is not limited to, the following major items as **BASE BID** for the listed parks:

Base Bid:

1. Elevate motor and pump pit to floor level.
2. Install new self-priming, close couple motor pump, filter tank and heater. Upgrade existing filtration rate to 150% of the full capacity.
3. Expand existing mechanical room and install EPD filter system.
4. Install automatic chemical system with Aquasol digital controller.
5. Add on more chemical room to replace existing portable chemical room.
6. Replace or rehab tiles for pool deck and gutter.
7. Resurface the deck and install six deck drains on the deck and connect them to main drain with clean outs.
8. Replace waterslide motor and pump with brass CMK pump.
9. Test the main pool for water leak and repair. Remove all old joint caulking and replace with new.
10. Remove six old concrete foundations for old deck light pole from the deck.
11. Mechanical Rough-in for Baby pool.
12. Install booster pump for Tri-Chloro tab feeders.
13. Replace all metal pipe with PVC at mechanical room.
14. Re-roof bathhouse about 4500 sq. ft.

END SCOPE OF WORK



October 11, 2006

Javier Reyes, P.E.
City of El Paso Engineering Department
2 Civic Center Plaza
El Paso, Texas 79901

Ref: **Pavo Real Swimming Pool Improvements project**
Bid # 2006-190

Dear Javier,

The following is our recommendation to award Pavo Real Swimming Pool Improvements project Bid # 2006-190 project as follows:

To F.T. James Construction, Inc.: Base Bid.

The above referenced project opened on August 23, 2006. The lower bidder for Base Bid is F.T. James Construction, Inc., El Paso, Texas.

Base Bid	\$ 1,963,002.00
Sum Total of Base Bid :	\$ 1,963,002.00
<u>Total recommendation for award:</u>	<u>\$ 1,963,002.00</u>

Total Current Construction Budget	\$ 2,246,379.00
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Total Awarded:	\$ 1,963,002.00
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Attached are the City of El Paso Bid Tabulation approved by Purchasing and the Budget Status Report from The City of El Paso.

Approved:

Dr. Norman Merrifield
Director of Parks and Recreation

Date: 11/15/06



October 11, 2006

Javier Reyes, P.E.
City of El Paso Engineering Department
2 Civic Center Plaza
El Paso, Texas 79901

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Bid # 2006-190

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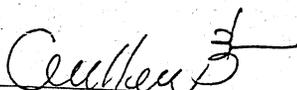
To F.T. James Construction, Inc.: Base Bid.

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Base Bid	\$ 1,963,002.00
Sum Total of Base Bid :	\$ 1,963,002.00
Total recommendation for award:	\$ 1,963,002.00
Total Current Construction Budget	\$ 2,246,379.00
Total Awarded:	\$ 1,963,002.00

Attached are the City of El Paso Bid Tabulation approved by Purchasing and the Budget Status Report from The City of El Paso.

Approved:


Guillermo Barajas, AIA
IDEA Architects

Date: 11-15-06



October 11, 2006

Javier Reyes, P.E.
City of El Paso Engineering Department
2 Civic Center Plaza
El Paso, Texas 79901

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Bid # 2006-190

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Sum Total of Base Bid :	\$ 1,963,002.00
<u>Total recommendation for award:</u>	<u>\$ 1,963,002.00</u>
Total Current Construction Budget	\$ 2,246,379.00
Total Awarded:	\$ 1,963,002.00

Attached are the City of El Paso Bid Tabulation approved by Purchasing and the Budget Status Report from The City of El Paso.

Approved:



Jorge Acosta, Project Manager
Perspectiva +3D/I

Date: Nov. 13, 2006

**CITY OF EL PASO FINANCIAL SERVICES DEPARTMENT
VALUE ENGINEERED NEGOTIATED CHANGE**

DATE: 10/11/2006

PROJECT: Pavo Real Swimming Pool Improvements

BID NO.: 2006-190

TO (Contractor): F.T. James Construction, Inc.

DEPT. ID#: 14101001
 PROJ/GRANT/USER: PQLPA144
 FUND: 60144
 ACCOUNT: 508027
 PO NO.: N/A

You are directed to make the following changes to this Contract:

Value Engineered changes as note in the exhibits "A" (attached).

Base Bid 1: (305,109.00)

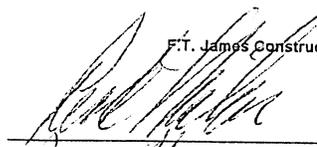
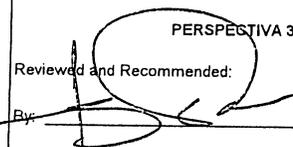
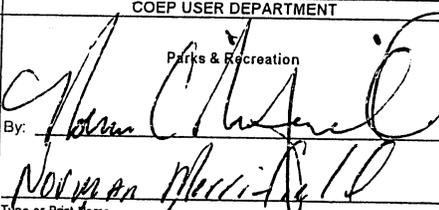
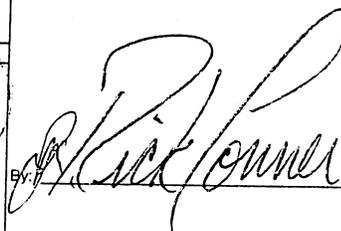
CHANGE ORDER AMOUNT : (\$305,109.00)

Original Contract Sum	2,268,111.00
Net Change by previous Change Orders	0.00
Contract Sum prior to this Change Order	2,268,111.00
Contract Sum will be (decreased) By this Change Order	(305,109.00)
New Contract Sum, including this Change Order	1,963,002.00
Total Net Value of Change Orders To Date	(305,109.00)

Contract Time will be (unchanged) BY (0) DAYS*

* Subject to the terms of the Contract, GENERAL CONDITIONS, SECTION 2.5

Net Change Order Percentage (Not to exceed 25%) -13.45%

CONTRACTOR	PROGRAM MANAGER	CITY OF EL PASO
F.T. James Construction, Inc. By:  Rick Miller Type or Print Name 11/13/06 Date	PERSPECTIVA 3/DI Reviewed and Recommended: By:  Jorge Acosta Type or Print Name Nov. 13, 2006 Date	CITY COUNCIL ACTION REQUIRED: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Date Approved _____
ARCHITECT / ENGINEER Idea Architects By:  GUILLERMO BARAJAI Type or Print Name 11-15-06 Date	COEP USER DEPARTMENT Parks & Recreation By:  Norman Meccardi Type or Print Name 11/15/06 Date	 By: Rick Conner Rick Conner City Engineer Date _____

Pavo Real Pool FILE 11/15/06

CITY OF EL PASO BID TABULATION

BID ITEM: PAVO REAL SWIMMING POOL

BID # 2006-190

BID DATE: AUGUST 23, 2006

DEPT: PARKS

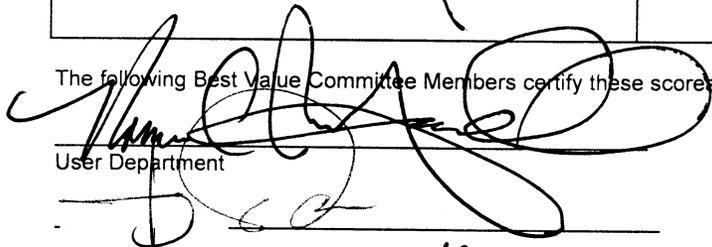
	BLAIR-HALL CO., INC. EL PASO, TEXAS	F. T. JAMES CONSTRUCTION, INC. EL PASO, TEXAS	JAN-CAR INC. HORIZON CITY, TX				
DESCRIPTION	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
BASE BID	\$2,364,000.00	\$2,268,111.00	\$2,579,641.00				
ALTERNATE 1	\$177,000.00	\$275,111.00	\$203,490.00				
ALTERNATE 2	\$12,500.00	\$12,555.00	\$12,460.00				
ALTERNATE 3	\$15,700.00	\$22,111.00	\$53,250.00				
SUM TOTAL OF BASE BID PLUS ALTERNATES 1-3	\$2,569,200.00	\$2,577,888.00	\$2,848,841.00	\$0.00	\$0.00	\$0.00	\$0.00
AMENDMENTS ACKNOWLEDGED	NONE ISSUED	NONE ISSUED	NONE ISSUED				
BID BONDS	YES	YES	YES				

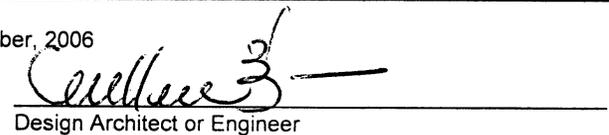
Approved by: *Michael W. Allen 8-25-06*

BEST VALUE PROCUREMENT EVALUATION SHEET
PAVO REAL SWIMMING POOL, SOLICITATION NO. 2006-190

CRITERIA	Jan-Car, Inc.	F.T. James Construction Inc.	Blair-Hall Company, Inc.			
Part A: Offeror's Price Maximum 65 Points						
<i>Low Offer / Offer * 65</i>	57.33	65.00	62.36			
Part B: Offeror's Past Relationship with Owner Maximum 10 points	8.00	8.00	8.00			
<i>Contract Compliance w/City Contracts (0 -8 pts)</i>	8.00	8.00	8.00			
<i>Completion of City Contracts by Completion Date (0 - 2 pts)</i>	0.00	0.00	0.00			
<i>Negative Performance on City Contracts (0 to -10 pts)</i>	0.00	0.00	0.00			
Part C: Offeror's Experience & Qualifications Maximum 10 Points	10.00	10.00	10.00			
<i>Completed Projects Similar Size/Scope/Value (0 - 8 pts)</i>	8.00	8.00	8.00			
<i>Offeror Has Been in Business More Than 5 yrs (0 - 2 pts)</i>	2.00	2.00	2.00			
<i>Negative Performance on Contract(s) (0 to -10)</i>	0.00	0.00	0.00			
Part D: Health Benefits Maximum 5 Points	5.00	5.00	5.00			
<i>Offeror Provides & Pays 60% or More of Cost (0 or 5 pts)</i>						
Part E: Local Project Manager Maximum 5 Points	5.00	5.00	5.00			
<i>Prime Contractor has a Local Project Mgr (0 or 5 pts)</i>						
Part F: Local Subcontractor Work Maximum 5 Points	5.00	5.00	5.00			
<i>Local Subs to perform 75% of subcontracted work (0 or 5 pts)</i>						
TOTAL POINTS EARNED	90.33	98.0	95.4	0.0	0.0	0.0

The following Best Value Committee Members certify these scores on this the 11th day of September, 2006


 User Department


 Design Architect or Engineer

PERSPECTIVA + 3D/I

BEST VALUE OFFEROR CERTIFICATION

Pavo Real Swimming Pool, Solicitation No. 2006-190

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

The Offeror, F.T. James Construction Inc., has received the
(Contractor's Name)
highest score, 98, and is, therefore, certified as offering the City of El Paso the Best Value for this project.

The amount of the award will be \$ 2,268,111.00.

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

PROPOSAL COMPONENT	\$ AMOUNT
BASE Bid	# 2,268,111.00

I, Richard Garcia, of Parks,
(Name) (User Department)

concur with this Certification on this the 11th day of SEPTEMBER 2006.

I, Amy Aosta, of PIB,
(Name) (Engineering Department)

concur with this Certification on this the 11 day of September 2006.

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

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

I, Guillermo Banaji, of IDEA,
(Name) (Consultant Firm)

concur with this Certification on this the 11 day of SEPTEMBER 2006.