

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

DEPARTMENT: Capital Improvement

AGENDA DATE: February 4, 2020

CONTACT PERSON/PHONE: Sam Rodriguez, P.E., City Engineer, (915) 212-1845
Bruce D. Collins, Purchasing Director, (915) 212-1181

DISTRICT(S) AFFECTED: 8

STRATEGIC GOAL: **No. 4 Enhance El Paso's Quality of Life through Recreational, Cultural and Educational Environments**

STRATEGIC GOAL LINKAGE:

The linkage to the 25 by 2025 Strategic Plan is subsection 4.1 – Deliver bond projects impacting the quality of life across the city in a timely, efficient manner. This contract will provide preconstruction services for the improvements to the Main Library and for the Mexican American Cultural Center.

SUBJECT:

That the City Manager is authorized to sign the agreement associated with the award of Solicitation No. 2020-535R Mexican American Cultural Center & Library Renovation to SUNDT CONSTRUCTION, INC. for an initial amount of \$79,617.00 for preconstruction services; and that the City Engineer is authorized to approve additional preconstruction services in the amount of \$20,000 if the services are necessary for the proper execution of the project.

BACKGROUND / DISCUSSION:

The preconstruction services will be provided for proposed improvements that will occur at the Downtown Library located at 501 N Oregon St. The improvements will include the reconfiguration of the Library, in a work envelope of approximately 1.9 Acres, which includes a gross building footprint of approximately 42,000 sf. The MACC will occupy two floors (approximately 21,000 square feet) of the west side of the current library and will require addition of minimal new building footprint at the Cleveland Square entrance. The library will occupy the four floors (60,000 square feet) of the existing library building. The current library programs, most of which will be relocated primarily within the building, others reconfigured to accommodate relocations.

SELECTION SUMMARY:

Solicitation was advertised on November 19, 2019 and November 26, 2019. The solicitation was posted on City website on November 19, 2019. The email (Purmail) notification was sent out on November 21, 2019. There were a total of seventy four (74) viewers. Two (2) proposals were received, all local firms. An Inadequate Competition Survey was conducted.

PROTEST

No protest received for this requirement.

Protest received.

COUNCIL REPRESENTATIVE BRIEFING:

Was a briefing provided? Yes or No (Routine Item)
If yes, select the applicable districts.

- District 1
- District 2
- District 3
- District 4
- District 5
- District 6
- District 7
- District 8
- All Districts

PRIOR COUNCIL ACTION:

On the 20th of August 2019 award was made to Exigo Architecture LLC for professional services in the amount of \$1,509,624.32

AMOUNT AND SOURCE OF FUNDING:

Amount: 79,627.00
 Funding source: QOL 2012
 2019 CO CIP
 Funding String: 190-4800-29030-580270 PCP13CULT01
 190-4745-38290-PCP13CULT01

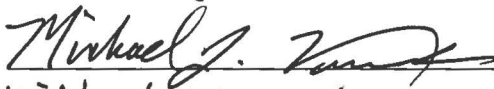
BOARD / COMMISSION ACTION:

N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:

For



 Michael Vonusek

RESOLUTION

WHEREAS, on July 20, 2004, the El Paso City Council adopted a resolution approving the use of alternate project delivery methods for construction projects pursuant to Section 271.113 of the Texas Local Government Code (now Section 2269 of the Texas Government Code) that provides the best value to the City; and

WHEREAS, on Sept. 18, 2012, the El Paso City Council approved the addition of the Construction Manager-at-Risk as an alternate project delivery method for construction projects and adopted the City of El Paso Construction Manager-at-Risk Procurement Policy; and

WHEREAS, the City's Construction Manager-at-Risk Procurement Policy states that the City Engineer will determine, before advertising, which alternative project delivery method for construction provides the best value to the City and that the El Paso City Council shall approve the issuance of a solicitation for any Construction Manager-at-Risk project prior to its issuance; and

WHEREAS, on April 17, 2018, the City Council amended the Construction Manager-at-Risk Procurement Policy to delete the requirement of City Council approval of a Solicitation for any Construction Manager-at-Risk prior to the issuance and delegated to the Director of Purchasing & Strategic Sourcing the authority to determine which alternative project delivery method for construction provides the best values to the City and to approve the issuance of a solicitation for any Construction Manager-at Risk project to the Director of Purchasing and Strategic Sourcing; and

WHEREAS, the Director of Purchasing & Strategic Sourcing determined that the Construction Manager-at-Risk alternative project delivery method will provide the best value to the City for the construction of the Mexican American Cultural Center & Library Renovation project and approved the issuance of a solicitation using Construction Manager-at-Risk delivery method for the construction of the Mexican American Cultural Center & Library Renovation project; and

WHEREAS, the City of El Paso ("City") issued a Request for Proposal as part of the construction manager-at risk project delivery method for the Mexican American Cultural Center & Library Renovation, Solicitation 2020-535R; and

WHEREAS, SUNDT CONSTRUCTION, INC. ("Contractor"), an Arizona Corporation, submitted the proposal offering the best value for the City on the basis of the published selection criteria and on the ranking evaluations; and

WHEREAS, the City negotiated a contract with Contractor and desires to award the Mexican American Cultural Center & Library Renovation, Solicitation 2020-535R for construction manager-at risk services to Contractor; and

WHEREAS, the initial contract award will commence the preconstruction services and the parties understand that an amendment to establish the Guaranteed Maximum Price for the project will be subject to City Council approval.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

THAT the City Manager is authorized to execute the construction manager-at risk agreement (“Contract”) between the City of El Paso and SUNDT CONSTRUCTION, INC. (“Contractor”), an Arizona Corporation, for the project known as the Mexican American Cultural Center & Library Renovation, Solicitation 2020-535R in an initial amount of \$79,617.00 for preconstruction services; and that the City Engineer is authorized to approve additional preconstruction services in the amount of \$20,000.00 if the services are necessary for the proper execution of the project.

Adopted this ___ day of _____, 2020.

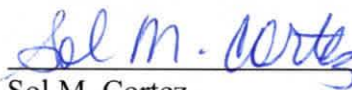
CITY OF EL PASO:

Dee Margo, Mayor

ATTEST:

Laura D. Prine,
Interim City Clerk

APPROVED AS TO FORM:




Sol M. Cortez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Sam Rodriguez, P.E., City Engineer
Capital Improvement Department

APPROVED AS TO CONTENT:

for 

Bruce D. Collins, Director
Purchasing & Strategic Sourcing Dept.

COUNCIL PROJECT FORM

*******POSTING LANGUAGE BELOW*******

Please place the following item on the CONSENT agenda (under RFPs) for the Council Meeting of FEBRUARY 4, 2020.

STRATEGIC GOAL: No. 4 Enhance El Paso’s Quality of Life through Recreational, Cultural and Educational Environments

The linkage to the 25 by 2025 Strategic Plan is subsection 4.1 – Deliver bond projects impacting the quality of life across the city in a timely, efficient manner. This contract will provide preconstruction services for the improvements to the Main Library and for the Mexican American Cultural Center.

Award Summary

That the City Manager is authorized to sign the agreement associated with the award of Solicitation No. 2020-535R Mexican American Cultural Center & Library Renovation to SUNDT CONSTRUCTION, INC. for an initial amount of \$79,617.00 for preconstruction services; and that the City Engineer is authorized to approve additional preconstruction services in the amount of \$20,000.00 if the services are necessary for the proper execution of the project.

Department:	Capital Improvement
Award to:	SUNDT CONSTRUCTION, INC Tempe, AZ
Account No.:	190-4800-29030-580270 PCP13CULT01 190-4745-38290-PCP13CULT01
Funding Source:	2012 Quality of Life Bond 2019 Certificates of Obligation
District(s):	8

This is a Construction Manager-at-Risk procurement, service contract.



CITY OF EL PASO BID TABULATION



BID ITEM: Mexican American Cultural Center & Library Renovation		BID #: 2020-535R	
BID DATE: December 18, 2019		DEPARTMENT: Capital Improvement	
		Hensel Phelps Construction Co.	Sundt Construction Co.
		Austin, TX	El Paso, TX
		BIDDER 1 OF 2	BIDDER 2 OF 2
Item	Description	Lump Sum Amount	
1.	Preconstruction Services – Phase I	\$29,000.00	\$18,851.00
2.	Preconstruction Services – Phase II	\$59,000.00	\$60,766.00
Sum Total Preconstruction Services (Items 1-2)		\$88,000.00	\$79,617.00 Contractor's Price \$79,627.00
AMENDMENTS ACKNOWLEDGED:		YES	YES

NOTE: The information contained in this bid tabulation is for information only and does not constitute actual award/execution of contract.

APPROVED BY: ___/s/___
DATE: _12/23/2019_

CITY OF EL PASO CMAR SCORESHEET

PROJECT: 2020-535R Mexican American Cultural Center & Library Renovations

Evaluation of Submittal

	MAX POINTS	Hensel Phelps	Sundt
Factor A - Offeror's Fee Proposal	15		
A. 5 Points - Pre-Construction Services		13.57	15.00
Factor B - Offerors Project Approach and Proposed Schedule	25	22.80	21.80
Factor C - Offeror's experience, reputation and past performance	20		
A. 14 Points - Experience		7.40	7.66
B. 6 Points - Reputation and Past Performance		3.44	1.84
Factor D - Offeror's proposed personnel	10	8.00	7.50
Factor E - The Offeror's safety record	5	4.40	4.20
Factor F - Quality of the Offeror's goods or services	10	8.95	8.65
Factor G - Impact on the ability of the City to comply with rules relating to Historically Underutilized Businesses (HUB)	5	4.20	4.40
Factor H - Appropriateness of the Offeror's financial capacity related to project size and scope	5	4.80	5.00
Factor I - Health benefits provided by Offeror to its employees	5	1.00	4.00
TOTAL SCORE	100	78.56	80.05

Views
(BID # 2020-535R)

<u>Name</u>	<u>Company</u>
1 Gallegos, Mari	Abescape
2 Counts, Tim	Accent Landscape Con
3 Flores, Amada	Aim Construction Com
4 alvidrez, david	alvidrez architectur
5 Booth, James	Amped of New Mexico
6 Leanos, Nancy	Aztec Contractors In
7 Luna, Hector	Black Stallion Contr
8 Hessney, Steve	Bowen Industrial Con
9 Concha, David	CEA Group
10 FUENTES, FELIX	Clark Construction
11 AGUAYO, JOE	COMPLETE REMODELING
12 Kyle, Bellomy	ConstructConnect
13 Gibson, Patty	construction Bid Sou
14 Exton, Pamela	Construction Journal
15 Wood, Jane	Construction Reporte
16 TYREE, BRUNO	CONTRACTOIRS & ENGIN
17 Deg, Maria	Contractors Register
18 Fraga, Miguel	Creosote Collaborati
19 Mondello, Shannon	Dantex General Contr
20 HARRISON, MIKE	DEL MAR CONTRACTING,
21 Gomez, Jesus	Delta T LLC
22 Management, Source	Deltek
23 Hudson, Brad	Direx Construction,
24 Peggy, Koehn	Dodge Data
25 Levi, Chacon	El Paso Water
26 Lamoreaux, Mary	eRepublic, Inc.
27 Randall, Paul	Gaylord Bros Inc
28 rodriguez, angie	Globe Builders, LLC
29 Goytia, Edgar	Goytia Enterprises C
30 Medina, Steve	GRV IES
31 Jorge, Ojeda	HAWK
32 Wilson, Yvonne	Hendee Enterprises I
33 Morkovsky, Jeremy	Hensel Phelps
34 Lopez, Jose	Horizone Constructio
35 Hernandez, Beto	HRT Roofing And Cons
36 Balai, Rakesh	i- Sourcing Technolo
37 Gaynor, Shabron	IMS
38 Oralia, Espinoza	In Situ Architecture
39 Lowrance, Gloria	Jobe Materials, L.P.

**Views
(BID # 2020-535R)**

<u>Name</u>	<u>Company</u>
40 Gomez, Joe	Jordan Foster Constr
41 Guillen, Francisco	Keystone GC, LLC.
42 Gonzalez, Ruben	Lomeli and sons Land
43 GUTIERREZ, MANNY	MANNY'S LANDSCAPE AN
44 martinez, avelardo	martinez irrigation
45 Rojas, Rojelio	Master Team USA llc
46 Medina, Mercedes	MIRADOR Enterprises,
47 Drapes, Michael	MTI Ready Mix
48 Doe, John	Pacific Inc
49 Ortiz, Lupe	Prime Irrigation And
50 Jones, Kim	Prime Vendor Inc.
51 Mata, David	Rabbet + Dado Inc.
52 Morris, Bryan	RBM Engineeering, In
53 Khlayel, Fareed	Rio USA
54 Murphy, John	RPM Automotive And C
55 rokcu, sam	samr
56 Prince, Mollie	Schuler Shook
57 Bjornsson, Ron	Smartprocure
58 Thompson, Maria	Steel Specialties In
59 DiBassie, Michele	Structural Concrete
60 Rosales, Angelica	Sundt Construction
61 Francis, Kenneth	Surroundings
62 Martinez, Ray	TeamCraft Roofing
63 Locascio, Megan	The Blue Book
64 Hernandez, Cecilia	The PlanIt Room
65 VALENTIN, ANGEL	TRIANGLE ELECTRICAL
66 Morgan, William	Triton Elevator
67 Maynez, Alejandra	VEMAC
68 Olguin, Jeannette	Vitual Builders Exch
69 Austin, Fork	Wayne Enterprises
70 Construction, Ztex	Ztex Construction
71 Watson, Frank	
72 Banquil, Lovely	
73 Bid Docs, SW	
74 Valdes, Alfonso	