

CITY OF EL PASO, TEXAS
REQUEST FOR COUNCIL ACTION (RCA)

DEPARTMENT: Convention and Performing Arts Center
AGENDA DATE: August 19, 2008

CONTACT PERSON/PHONE: Alan Shubert, Director, Engineering Dept., Phone 541-4423
PROJECT NAME/SOLICITATION No. Civic Center Plaza Renovation, Solicitation No. 2008-215

DISTRICT(S) AFFECTED: 8

SUBJECT:

Competitive Sealed Proposal: The selection of F.T. James Construction, Inc. as the offeror that offers the best value for the City for the construction of Civic Center Plaza Renovation (Solicitation No. 2008-215), as per recommendations from Convention and Performing Arts Center and Engineering Department; and that the City Engineer and staff be authorized to proceed with negotiations of a contract in accordance with Section 271.116, Texas Local Government Code.

BACKGROUND / DISCUSSION:

Staff will be reviewing and negotiating the scope and terms of the contract with the contractor and go thru a Value Engineering process. Value Engineering will allow the City to substitute/eliminate materials and processes to lower the cost of the project while still accomplishing the project objective. Staff will bring back the negotiated project scope, price and terms of the contract for recommendation of award at a future City Council meeting in accordance with Section 271.116, Texas Local Government Code

The project consists of renovation the Civic Center Plaza with new pavement, shade canopy and art features to provide a more visitor-friendly environment that will support year-round exhibits and outdoor events. The Best Value method and criteria as noted in the bid documents allows for factors other than price be used to select the best value 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 and bid tabulation are attached, as well as the user department, consultant and Engineering's certification. F.T. James received the highest best value score and was also the lowest bidder for the project.

The following are the items proposed to be included in the negotiations and were used as the basis of the selection of the best value offeror totaling \$7,941,654.00:

Base Bid consists of demolition of Trolley Building, Cooling Towers, existing paving at Main Plaza and preparation of area to receive new paving system. New steel columns and concrete slab system below the Trolley Building and Cooling Towers. New concrete slabs. Plumbing components for floor drain system.

Bid Option 1B – Main Plaza paving – complete system “P” with brick pavers 4” x 8” including lower commerce building perimeter.

Alternate Bid # 2 - construction of public restrooms.

Alternate Bid # 3 – a misting system.

Alternate Bid # 4 – System “E” Elastomeric paving at Abraham Chavez and upper level of the Commerce Building.

Alternate Bid # 5 – lightning fixtures at shading structure and the Abraham Chavez Theater.

Alternate Bid # 7 – provides complete shading structures to include new columns, footings, upper structural members and polycarbonate panels.

Alternate Bid # 8 – provides wrought iron guards at Commerce Building.

The following Alternates are not recommended to be included and considered in the negotiations:

Option 1A – Main Plaza paving complete System “P” with concrete pavers 12”x12” including the lower Commerce Building perimeter.

Alternate Bid # 1 – complete construction of Band Shell.

Alternate Bid # 6 – provide complete shading structures to include new columns, footings, upper structural members and aluminum panels – solid and perforated.

Alternate Bid # 9 – provides aluminum sculpture “fans” at Commerce Building.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

Funding is not required for the approval of this item; Staff will bring back the recommendations for funding at the same time the negotiated terms of the contract are presented to City Council. It is anticipated that the project will be funded by Revenue Bonds and Hotel Occupancy Tax fund.

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: _____

COMPETITIVE SEALED PROPOSAL OFFEROR CRITERIA EVALUATION

100 Points Maximum

Part A: Price Maximum 65 Points <i>Including Base Bid, Option 1B, Alternates, 2, 3, 4, 5, 7 & 8.</i>	Lowest Proposal Amt	Divided by Offeror's Amt	X 65	Total Points	F.T. JAMES CONSTRUCTION, INC. (Total Points)	VENEGAS ENGINEERING MGMT CONSTRUCTION (Total Points)
	\$7,941,654.00	\$7,941,654.00	1 x 65 =		65.0	
	\$7,941,654.00	\$9,901,900.00	0.802 x 65 =			52.1

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

Part C: Offeror's Experience & Qualifications (Maximum 10 Points)	Value of Points	Total Points	Total Points
Offeror has successfully completed projects similar in scope, size and value	0 to 8	8	8
Offeror has been in business at least five years	0 to 2	2	2
Negative performance on contract(s)	0 to -10	- 1	0

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

Part E: Local Project Manager (Maximum 5 Points)	Value of Points	Total Points	Total Points
Prime Contractor has a local Project Manager.	0 or 5	5	5

Part F: Local Subcontractor Work (Maximum 5 Points)	Value of Points	Total 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

GRAND TOTAL POINTS

99

87.1

The City of El Paso
Scope of Work
BEST VALUE PROCUREMENT
CIVIC CENTER PLAZA RENOVATION
Solicitation No. 2008-215

The intent of this project is to renovate the Plaza to provide a more visitor-friendly environment, supporting year-round exhibits and outdoor events. The renovation consists of the demolition of existing cooling towers, the trolley building, and the removal of the top existing paving of the plaza. It also includes the installation of a new drainage system, the replacement of pavers, and new pavement topping at the Abraham Chavez Theater and the Commerce Building. In addition, further enhancements to be presented as Alternate Bids will include a new, functional and decorative aluminum and steel structural shading device supporting a polycarbonate sheeting which will cover approximately 15,000 sq. ft. of the Plaza. This structure will be equipped with lighting for after-dark events and a water misting system to cool the spectator area. Further Alternates for the project included the addition of public restroom facilities and a band shell.

The work in this project includes, but is not limited to, the following items as follows:

BASE BID

Demolition of Trolley Building, Cooling towers, Existing Paving at Main Plaza, and preparation of area to receive new paving system.
Site Development; sidewalks, stairs, ramps, minimal landscaping, and new parking garage decorative signage
New Steel Columns and concrete slab system below the Trolley Building and Cooling Towers
New Concrete Slabs
Plumbing components for floor drain system
Any and all additional work required to complete Base Bid items

Option 1A

Main Plaza Paving complete System "P" with concrete pavers 12"x12" including the lower Commerce Building perimeter

Option 1B

Main Plaza Paving - complete System "P" with brick pavers 4"x8" including lower Commerce Building perimeter

ALTERNATE # 1

Complete construction of Band Shell

ALTERNATE # 2

Complete construction of Public Restrooms

ALTERNATE # 3

Provision of a Misting System

ALTERNATE # 4

Construction of System "E" Elastomeric Paving at Abraham Chavez Theater and upper level of the Commerce Building

ALTERNATE # 5

Lighting fixtures at Shading Structure and The Abraham Chavez Theater

ALTERNATE # 6

Provide complete shading structures to include new columns, footings, upper structural members and aluminum panels - solid and perforated

ALTERNATE # 7

Provide complete shading structures to include new columns, footings, upper structural members and polycarbonate panels

ALTERNATE # 8

Provide wrought iron guards at Commerce Building

ALTERNATE # 9

Provide aluminum sculpture "fans" at Commerce Building

ALTERNATE # 10

Installation only of pre-fabricated sculptures (owner furnished material) and decoration of the top of planters around the Abraham Chavez Theater.

This is a Lump Sum project.