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

AGENDA DATE: July 30, 2024

PUBLIC HEARING DATE: Not Applicable

CONTACT PERSON(S) NAME AND PHONE NUMBER:

Yvette Hernandez, City Engineer, (915)212-1860

Katherine N. Cote, Managing Director of Purchasing & Strategic Sourcing,

(915)212-1092

DISTRICT(S) AFFECTED: 8

STRATEGIC GOAL: No. 8 – Nurture and Promote a Healthy, Sustainable Community

SUBGOAL: No. 8.3 – Enhance animal services to ensure El Paso's pets are provided a safe

and healthy environment.

SUBJECT:

Discussion and action on the award of Task Order 14V-1 for solicitation 2021-0811, Animal Services Kennels and HVAC Improvements to Veliz Company, LLC for a total estimated award of \$7,280,403.51

BACKGROUND / DISCUSSION:

On July 20, 2021 Council approved the award of Solicitation 2021-0811 Job Order Contracting and Facilities Construction to Alpha Building Corporation and Veliz Company, LLC dba Veliz Construction. Work under these contracts is performed via task orders with task orders exceeding **FIVE HUNDERED THOUSAND DOLLARS** (\$500,000) requiring Council approval. The task order for the Animal Services Kennels and HVAC Improvements exceeds \$500,000 and therefore requires Council approval.

SELECTION SUMMARY:

N/A

CONTRACT VARIANCE:

N/A

PROTEST

N/A

PRIOR COUNCIL ACTION:

July 20, 2021 approve the award of Solicitation 2021-0811 Job Order Contracting and Facilities Construction to Alpha Building Corporation and Veliz Company, LLC dba Veliz Construction. Each contract has an initial term of two (2) years and three (3) one (1) year options. The length of each contract including the initial term plus options is five (5) years for an estimated total aggregate of \$20,000,000.00.

AMOUNT AND SOURCE OF FUNDING:

Amount: \$7,280,403.51

Funding Source: 2020 Capital / 2013 CIP / 2017 CIP / 2018 CIP / 2019 CIP

Investments Interest - 2013 CIP / 2017 CIP

Account: 190 – 4746 – 38290 – 580270 – PCP20ANMLHOUSIN / 190 – 4740 – PCP20ANMLHOUSII / 190 – 4741 - PCP20ANMLHOUSII / 190 – 4743 - PCP20ANMLHOUSII / 190 – 4745 - PCP20ANMLHOUSII

Investment Interest Account: 190 – 4740 - PCP20ANMLHOUSII / 190 – 4741 – PCP20ANMLHOUSII

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? X_YES ___NO

PRIMARY DEPARTMENT: Capital Improvement

SECONDARY DEPARTMENT: N/A

DEPARTMENT HEAD:

Yvette Hernandez, P.E. Hernandez

City Engineer

Contract Change Order Coversheet /Checklist City of El Paso Capital Improvements Department

Project Name:	Ariimai Services N	enitets and HVAC I	mprovements	Date Receive	d:		Ju	uly 10, 2024	
Solicitation Number	: <u>2021-0811</u> V			Contractor:	Veliz Cons	truction			
Change Order Num	ber:	14V-1		Date CO was	Identified:			July 10, 2024	/
Funding Type:	QOL C	General Fund	TXDOT []	CDBG □	FTA 🗆	FAA 🗆	Other	2020 Capital Fund	1
Contingency:	Original Budge	t: TBD	Current Rei	maining Budget	TBD		PO No.(s):		
Identified by:	DOR E	i Contractor	User Dep	t. 🗆	CID 🗹	Other:			
Impacts:	Cost 🗹	Time* 🗹	(Check all that App	ply)" Identify Schedule a	ctnety empacted, a	attach frag-net j	ustáyang teme		
No change order s if written Order provided prior change order(s) for the city o	to formal execution of CO	stach copy of the written d	rective, and justification, a	s why the direction was	necessary prior t	o a formal agree		umence of representative h	iving authority to execute
Change order Type (Mandatory Violates Written of Head explaining why the cha-	code/standard, or will not fu	schan for intended purpose	Mandatory # mandatory attach justi		tionary 🗹 DOR and for code	el standards refe	vences that the CC	corrects, or Documentation	n from User Department
Differing site conditi	ion:		Engineering Cha	inge/Construction	n Deficienc	y: 🗆			
User requested cha	-		Substitution Con						
Designer Directive (Error and Omiss						
Value Engineering (Change: □		Quantity Adjustn	nent:					
** Identify Funding s	source 202	0 Capital Fund	Grant Funded Pr	rojects attach c	oncurrence (of Grant Fu	inded prograi	m Director.	
Task order 14V-1 to inc The change will not cha	,		HVAC Improvemen	ts Drawings and P	roject Manual	into the 202	1-0811 Job Or	der Contratcting & Fa	cilities Construction
Cost was justified by co	_		ependent Cost estin	nated provided by	designer of re	cord GA Arc	hitecture gene	rated on 6/20/2024	
Time: The time for the final completion. Time	task order #14V-1 sh	all be a total of 150 co	onsecutive calendar	days. 120 conse	-		_		tive calendar days to
Method Utilized fo	r implementing cl	ange			Cos	t/Price/Tin	ne Analysis		
(Reference general conditie		-					_	ttach Copy of analyst just	ilying cost and quantities
=	reviously Approved		supporting documents)		Con	tractors pro	posed cost:		\$7,381,447.48
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Contract Change Order Documentation Summery and Determination of Cost Reasonableness: Contract Name: Job Order Contracting & Facilities Construction Solicitation / Project Number: 2021-0811V Change Order Number: 14V-1 Prepared By: Jesus Lara, Project Manager RFP: In response to an (Select one and entry number and date) Request for Proposal dated June 7, 2024 (Attach Copy). Or In response to: Value Engineering PCO dated ______ and an unsolicited proposal was provided on **Initial Cost Estimate:** Check all that apply: ☐ No initial estimate of the change order costs was attempted. (Attach Justification countersigned by assigned DM) ☐ A ROM Estimate in the amount of _____ was prepared on Date _____ Copy included in contract. ☐ A Detailed Estimate in the amount of _____ was prepared on Date _____ attach copy. ☑ The Design Consultant provided a detailed estimate in the amount of \$7,304,435.00 was prepared on Date 6/20/2024 attach copy. **Contractors Proposal:** The contractor provided a proposal Dated 6/28/2024 (attach copy) in the amount totaling \$7,381,447.48 and requesting _____ Calendar/Working days. The proposal was reviewed as to the required Scope of work and found to accurately reflect the Scope of Work Yes□ No ☒. If No: A formal revision was requested on this date 7/1/2024 and received date 7/9/2024, in the amount of \$7,280,403.51 and requesting _____Calendar/Working days Or if applicable: After review with assigned DM the city elected to proceed with negotiations and address the scope inconsistencies in Negotiations without a proposal revision (list inconsistencies to be addressed in negotiations). Attach continuation sheet if necessary

Cost evaluation: Cost reasonableness was determined using the following methods check all that apply.

☐ Utilizing existing Bid Item
☑ Price Analysis
☐ Cost Analysis
(Provide narrative description for each method utilized and how reasonableness was determined) Attach mark up a proposal with negotiation objectives, including accepted cost, Dated and initialed by the Preparer and Assigned Division Manager. Label Marked UP Proposal:
Narrative description of determination of reasonableness: (Attach Continuation sheets as necessary, include detailed table showing Proposed/Objective /and Negotiated when appropriate. (Sample included)
Narrative:
The design consultant provided a detailed estimate prepared on 6/20/2024 and estimated to be \$7,304,435.00. Under the CID Job Order Contract, a request for proposal was sent to the contractor on 6/7/2024 for the work needed to be performed at the Animal Services Kennels and HVAC Improvements project.
The contractor responded on 6/28/2024 with a proposal of \$7,381,447.48 which includes alternates 1-6 and excludes deductive alternates 7 and 8 based on the latest version of R.S. Means Facilities Construction Cost Data as required by the Job Order Contracting and Facilities Construction contract. The proposal was evaluated against the cost estimate prepared by the design consultant and found to

Attachment 1, 20 S-2 Documenting Change Order Cost Reasonableness & Summary

After Review of all the information the Project Manager recommends approval of the proposal for task order #3V-1.

required by the Job Order Contracting and Facilities Construction contract. The proposal was evaluated against the cost estimate prepared by the design consultant and found to be fair and reasonable.

be higher than expected. CID PM started negotiations and Contractor provided a revised proposal on 7/9/2024 with a proposal of \$7,280,403.51 which includes alternates 1-6 and excludes deductive alternates 7 and 8 based on the latest version of R.S. Means Facilities Construction Cost Data as

Time Justification: The original RFP indicated a construction time frame of 120 days to substantial and 30 days for Final. The contractor agrees to the total of 150 consecutive calendar days.

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CONSTRUCTION CHANGE ORDER NO.: 14V-1	DATE:	July 10, 2024		SCOPE CHANG	3E
PROJECT: Job Order Contracting & Fa	cilities Construction	SOLICITATION#	2021-0811V	X CONSTRUCTE	ON CHANGE
Animal Services Kennels and			Task #14V-1		
Original Contract Amount:			tract Time to Subta		0
Net Change by previous Change Orders: Net Change by previous Construction Quantity Notices:	a .		d due to Change Or al days added for thi		0
Amount of this Construction Change Order:	\$		act Time to Substar	_	120
New Amended Contract Amount:	\$7,280,40		nt Substantial Comp		TBD based on N
Change Order Percentage:	0	.00%			
CONTRACTOR NAME: Vellz Company,	LLC	Funding	Source	2020 Capital	
Please provide a detailed scope of work of the change order lask order #14V-1 will incorporate the construction documents in loes not change the overall contract. The task order will be issu-	nto the Job Order Contractir	ng & Facilitles Construction Con	tract No. 2021-0811	I dated August 3, 202	1. This task order
Builders Risk insurance is required for this task order.					
A separate Notice to Proceed will be Issued upon approval of nec	essary Bonds and Insurance	e as required by the contract.			
Attachments: Scope of Work, Animal Services Kennels and HVA	improvements Plans date	d 5/31/2024. Project Manual D	ated 5/31/2024.		
Agreed Upon Proposal for Task #14V-1: \$7,280,403.51 (which in	cludes alternates 1-6 and e	xcludes Deductive alternates 7	& 8)		
ine: 120 consecutive Calendar Days for substantial completion.	20 additional days for Eins	I Completion for a total of One	Hundred (150) cole	adar daye	
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CALENDAR DAYS ADDED TO COMPLETION TIME:		*TOTAL CHANG	E ORDER AMOUN	Т;	
		*Change Orde	will not change o	verall Contract Amou	unt
CONTRACTOR: Veliz Company, LLC					
, Omar Veliz	of Veliz	Company, LLC		agree and accept	the terms
and conditions of this change order					
Signature:	9		Da	07-15-24	
CITY OF EL PASO (OWNER)					
I, <u>Yvette Hernandez P.E.</u> of the City in this form	· ·	e and direct the Contractor to pi	oceed with addition	al work as described	
Signature Gvette Hernand			Da	nte: 7/15/24	1
Yvette Hemandez, P.E.	\mathcal{O}				

AS A RESULT OF THIS CHANGE ORDER, PLEASE MAKE THE FOLLOWING ADJUSTMENT TO THE PURCHASE ORDER: LINE ADDED AMOUNT 0 \$0.00 TOTAL NET CHANGE TO PURCHASE ORDER 80.00 (should match cost below) Additional funding/direction: Additional funding/direction: asson/Justification for Change Order ask order to incorporate the Animal Services Kennels and HVAC improvements Drawings and Project Manual into the 2021-0811 Job Order Contracting & Facilities Construction. The time for the task order #14V-1 shall be a total of 150 consecutive calendar days. 120 consecutive calendar days to substantial completion and 30 consecutive calendar mays to substantial completion and 30 consecutive calendar days to substantial completion and 30 consecutive calendar days.	CITY OF EL PASO TASK ORDER- Pg. 2							
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	Engir	neering Division Manager recomm	ends approval:	Rogelio Torres	Par	ner 7/12/201		



CAPITAL IMPROVEMENT DEPARTMENT REQUEST FOR PROPOSAL

MAYOR

Oscar Leeser

June 7, 2024

CITY COUNCIL

Veliz Construction

District 1

Mr. Oscar Saenz

Brian Kennedy

2910 Gateway Blvd. E.

District 2

El Paso, TX. 79905

Dr. Josh Acevedo

District 3Cassandra Hernandez

Project Name: Animal Services Kennels and HVAC Improvements

(PCP20ANMLHOUSIN)

District 4
Joe Molinar

Mr. Saenz:

District 5

Under the Capital Improvement Department Job Order Contacting and Facilities

Isabel Salcido

Construction contract # 2021-0811, you are requested to submit a proposal by or before

6/17/2024 for accomplishing the following scope of work:

District 6 Art Fierro

District 7

Henry Rivera

District 8

Chris Canales

Work will include but not limited to:

Modifications for the Animal Services Kennels and HVAC Improvements project located in 5625 Confetti Dr. El Paso TX. 79912 are per Plans and Specifications and consist of

INTERIM CITY MANAGER

Cary Westin

- Interior and Exterior renovations
- New living layout to include
 - New kennels
 - o New cat exhibits
 - New lockers rooms
 - New electrical rooms
 - New restrooms
 - New meeting room
 - New storage rooms
 - o New laundry room
 - o New Feeding rooms
- Mechanical improvements
- Electrical improvements
- Plumbing improvements



Yvette Hernandez, P.E., – City Engineer City 2 | 218 N. Campbell, 2nd Floor | El Paso, Texas 79901 | (915) 212-0065



CAPITAL IMPROVEMENT DEPARTMENT

MAYOR

Oscar Leeser

CITY COUNCIL

District 1

Brian Kennedy

District 2

Dr. Josh Acevedo

District 3

Cassandra Hernandez

District 4

Joe Molinar

District 5

Isabel Salcido

District 6

Art Fierro

District 7

Henry Rivera

District 8

Chris Canales

INTERIM CITY MANAGER

Cary Westin

ADA compliant amenities

Site work (Sidewalks, new parking area, new irrigation, new landscape.)

Per item K "Cost Estimating" page I-B-a-2 of the contract, the contractor must use the latest version of R.S. Means Facilities Construction Cost Data to provide the cost estimate.

Per item 8 "Time of Completion and Liquidated Damages" page I-B-a-5 of the contract. The duration of the work will be 120 consecutive calendar days to substantial completion. 30 Days additional for final completion.

Liquidated damages in the amount of \$930.00 per day will be assessed if work is not completed within the agreed substantial time frame

Should you have any questions contact Jesus Lara, Project Manager at (915) 212-1831, or Rogelio Torres, Division Manager at (915) 240-9230

Sincerely,

Jesus Lara

Project Manager

Attachment(s):

- Project Drawings dated 5/31/2024
- Project Specifications dated 5/31/2024

Cc: Rogelio Torres, Division Manager

Jesus Lara, Construction Manager

Project file





Job Order Proposal Summary

Tuesday, July 9, 2024

City of El Paso - Capital Improvement Department 300 N Campbell St. El Paso, Texas 79901

Attn. Gilbert Guerrero, Rogelio Torres, and Jesus Lara RE: ANIMAL SHELTER FACILITIES UPGRADE

As requested, Veliz Company, LLC dba Veliz Construction is pleased to submit this Job Order Proposal. Our price proposal is based on information provided by the client (Project Drawings dated 05/31/2024 and Project Manual dated 05/31/2024). All work associated with this proposal is to be in accordance with COEP - JOC Services Contract #2021-0811.

Please see:

- Attachment A Alternatives
- Attachment B Detailed Unit Cost

5.	TOTAL COST (#3+#4)	\$7,091,981.95
4.	BONDING (1.5%)	\$104,807.62
	PROJECT PRICE SUBTOTAL (#1 X #2)	
	Contractor's applicable coefficient for standard hours	
1.	TOTAL UPB LINE ITEMS - (Bare cost modified by City Cost Index)	\$6,102,335.66

Respectfully,
Oscar Saenz
Division Manager
Veliz Construction
osaenz@velizconstruction.com



Attachment A – Alternatives

Amounts already include Overhead, Profit and Bonding

- ADDITIVE ALTERNATE #1 ADDITIONAL LANDSCAPE
 - o \$22,092.00
- ADDITIVE ALTERNATE #2 BUILDING #2: REPLACE 4" CONCRETE
 - o \$48,875.00
- ADDITIVE ALTERNATE #3 WALL SOUND ABSORPTION PANEL
 - o \$11,893.56
- ADDITIVE ALTERNATE #4 CEILING SOUND ABSORPTION PANEL
 - o \$ 8,620.00
- ADDITIVE ALTERNATE #5 FURNITURE
 - o \$47,391.00
- ADDITIVE ALTERNATE #6 FLOOR FINISH (EPOXY AND SEAL AT BUILDING
 - o \$49,550.00
- DEDUCTIVE ALTERNATE #7- RE-ROOF COVERING IN-LIEU OF RE-ROOF
 - o -\$ 73,000.00
- DEDUCTIVE ALTERNATE #8 CHAIN LINK FENCE SYSTEM IN-LIEU OF WROUGHT IRON
 - o -47,922.00



Attachment B – Detailed Unit Cost

DIVISION DESCRIPTION		MATERIAL	MATERIAL LABOR		EQUIPMENT		TOTAL	
Division 02	Existing Conditions	\$ -	\$	73,004.35	\$	11,481.65	\$	84,486.00
Division 03	Concrete	\$ 33,774.00	\$	9,526.00	\$	-	\$	43,300.00
Division 04	Masonry	\$ -	\$	-	\$	-	\$	-
Division 05	Metals	\$ 4,500.00	\$	10,500.00	\$	-	\$	15,000.00
Division 06	Wood, Plastics and Composites	\$ 20,286.00	\$	15,986.00	\$	-	\$	36,272.00
Division 07	Thermal and Moisture Protection	\$ 231,154.00	\$	57,796.00	\$	3,650.00	\$	292,600.00
Division 08	Openings	\$ 174,420.36	\$	19,380.04	\$	-	\$	193,800.40
Division 09	Finishes	\$ 201,360.00	\$	217,640.00	\$	2,500.00	\$	421,500.00
Division 10	Specialties	\$ 145,909.25	\$	71,865.75	\$	-	\$	217,775.00
Division 11	Equipment	\$ 47,175.00	\$	15,725.00	\$	-	\$	62,900.00
Division 12	Furnishings	\$ 615,010.64	\$	211,770.21	\$	-	\$	826,780.85
Division 13	Special Construction	\$ -	\$	-	\$	-	\$	-
Division 14	Conveying Equipment	\$ -	\$	-	\$	-	\$	-
Division 21	Fire Suppression	\$ 75,975.00	\$	25,325.00	\$	-	\$	101,300.00
Division 22	Plumbing	\$ 308,742.50	\$	252,607.50	\$	-	\$	561,350.00
Division 23	Heating, Ventilation and Air Conditioning	\$ 854,700.00	\$	361,300.00	\$	5,300.00	\$	1,221,300.00
Division 25	Integrated Automation	\$ -	\$	-	\$	-	\$	-
Division 26	Electrical	\$ 260,509.64	\$	158,444.36	\$	-	\$	418,954.00
Division 27	Communications	\$ -	\$	-	\$	-	\$	-
Division 28	Electronic Safety and Security	\$ -	\$	-	\$	-	\$	-
Division 31	Earthwork	\$ -	\$	-	\$	-	\$	-
Division 32	Exterior Improvements	\$ 954,876.78	\$	448,502.72	\$	43,403.50	\$	1,446,783.00
Division 33	Utilities	\$ -	\$	-	\$	-	\$	-
	Subtotal	\$ 3,928,393.17	\$	1,949,372.93	\$	66,335.15	\$	5,944,101.25
Division 1	General Conditions	\$ 194,813.93	\$	22,614.22	\$	-	\$	217,428.15
	Subtotal	\$ 4,123,207.10	\$	1,971,987.15	\$	66,335.15	\$	6,161,529.40
				Subtotal			\$	6,161,529.40
	Overhead					8.00%	\$	492,922.35

	Subtotal		\$ 6,161,529.40
Overhead		8.00%	\$ 492,922.35
	Subtotal		\$ 6,654,451.75
Profit		5.00%	\$ 332,722.59
	Subtotal		\$ 6,987,174.34
Bonds		1.50%	\$ 104,807.62
	Subtotal		\$ 7,091,981.95
Gross Receipts Tax (For New Mexico Projects Only)		0.0000%	\$ -

TOTAL \$ 7,091,981.95



CAPITAL IMPROVEMENT DEPARTMENT

ACCEPTANCE OF PROPOSAL

MAYOR

Oscar Leeser

July 12, 2024

CITY COUNCIL

Mr. Oscar Saenz 2910 Gateway East El Paso, TX 79905

Veliz Construction

Brian Kennedy

District 2

District 1

Dr. Josh Acevedo

RE: Notice of approval for the proposal

Project Name: Animal Services Kennels and HVAC Improvements; Task# 14V-1

District 3Cassandra Hernandez

Mr

Mr. Oscar Saenz:

District 4
Joe Molinar

District 5 Isabel Salcido Capital Improvement Department accepts your proposal under the Job Order Contracting and Facilities Construction contract # 2021-0811, for the above reference project in the amount of \$7,280,403.51

District 6 Art Fierro

District 7 Henry Rivera We will follow up with additional request for insurance requirements, and Payment and Performance Bonds prior to issuing Purchase Orders and Notice to Proceed for construction.

District 8 Chris Canales

Should you have any questions contact Jesus Lara, Construction Manager at (915) 212-1931, or Rogelio Torres, Division Manager at (915) 212-1864

INTERIM CITY MANAGER Cary Westin

Sincerely,

Gilbert Guerrero
Gilbert Guerrero
Assistant Director

Cc: Gilbert Guerrero, Asst. Director of Construction Rogelio Torres, Division Manager Yolanda Dion, Contract Development Coordinator Construction Manager Project file





CAPITAL IMPROVEMENT DEPARTMENT

MAYOR

Oscar Leeser

CITY COUNCIL

District 1

Brian Kennedy

District 2

Dr. Josh Acevedo

District 3

Cassandra Hernandez

District 4

Joe Molinar

District 5

Isabel Salcido

District 6

Art Fierro

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Henry Rivera

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Chris Canales

INTERIM CITY MANAGER

Cary Westin

