

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

AGENDA DATE: 04/23/2024
PUBLIC HEARING DATE: Not Applicable

CONTACT PERSON(S) NAME AND PHONE NUMBER: Yvette Hernandez, P.E., City Engineer, 212-0065

DISTRICT(S) AFFECTED: 1

STRATEGIC GOAL:
No. 2 – Set the Standard for a Safe and Secure City

SUBGOAL:
2.3 – Increase public safety operational efficiency

SUBJECT:

Discussion and action on the award of Task Order #1 for solicitation 2022-0678, Fire Station 15 (FS 15) Renovation to Keystone Contractors & Engineers for a total estimated award of \$1,451,588.63

BACKGROUND / DISCUSSION:

On October 11, 2022 Council approved the award of Solicitation 2022-0678 Job Order Contracting and Facilities Construction to Keystone Contractors & Engineers, CF Jordan Construction and Veliz Company, LLC and 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 FS 15 Renovation exceeds \$500,000 and therefore requires Council approval.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

Amount: \$1,451,588.63
Funding Source: 2019 Public Safety Bond
Account: 190 – 4820 – 29090 – 580270 – PCP22FS15RENOV8

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? ___ YES ___ NO

PRIMARY DEPARTMENT: Capital Improvement

SECONDARY DEPARTMENT: Fire Department

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

DEPARTMENT HEAD:

Gvette Hernandez

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

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

Project Name: Job Order Contracting & Facilities Construction - Fire Station No. 15 Renovations Date Received: March 4, 2024 ✓

Solicitation Number: 2022-0678 (Task Order #1) Contractor: Keystone Contractors & Engineers

Change Order Number: 2k-1 ✓ Date CO was identified April 3, 2024

Funding Type: QOL ☐ General Fund ☒ TX DOT ☐ CDBG ☐ FTA ☐ FAA ☐

Contingency: \$ TBD Original Budget: \$1,451,588.63 ✓ Current Remaining Budget: \$ TBD PO No.(s): TBD

Identified by: DOR ☐ Contractor ☐ User Dept. ☐ CID ☒ Other ☐ (identify : _____)

Impacts: Cost ☒ Time* ☒ (Check all that Apply) * Identify Schedule activity impacted, **attach** frag-net justifying time.

No change order shall be approved unless work is ordered in writing by the Owner Designated Rep

If Written Order provided prior to formal execution of CO **attach** copy of the written directive, and justification, as why the direction was necessary prior to a formal agreement. Attach concurrence of representative having authority to execute change order(s) for the city of El Paso, Contract Specific by Resolution. If formal RFP was provided to contractor **attach** copy. If E-mail was direction provided to contractor attach Copy.

Change order Type Check One: Mandatory ☐ Discretionary ☒ (Mandatory Violets Written code/standard, or will not function for intended purpose)

If mandatory **attach** justification, Direction from DOR and/or code/ standards references that the CO corrects, or Documentation from User Department Head explaining why the change is required

Differing site condition	_____	Engineering Change/Construction Deficiency	_____
User requested Change **	<u>X</u>	Substitution Contractor initiated	_____
Designer Directive (ASI)	_____	Error and omission	_____
Value Engineering Change	_____	Quantity Adjustment	_____

** Identify Funding source _____ Grant Funded Projects **attach** Concurrence of Grant Funded program Director

Justification: Task order 2k-1 to incorporate the Fire Station 15 Renovations Drawings and Specifications into the 2022-0678 Job Order Contracting and Facilities Construction contract. The Change will not change the overall contract amount. Construction time frame of 240 Calendar days to Substantial and 30 additional calendar days to Final completion

Method Utilized for implementing change

(Reference general conditions 2.5.2) Check all that apply

.1	Unit Bid Prices Previously Approved	_____	(attach Copy of supporting documents)
.2	An Agreed upon Lump Sum	<u>X</u>	(Attach record of Negotiations, and Cost Analysis)
.3	Actual Cost (Force Account Change)	_____	(Attach Detailed record as per 2.2.5.2.3)

Cost/Price/Time Analysis

Attach Copy of analyst justifying cost and quantities

Contractors proposed cost: \$1,451,588.63 ✓
Final Negotiated amount: \$1,451,588.63
Time: Requested 275 Days, justified Yes

Independent Cost Estimate prepared Yes ☒, No ☐, Validated, Vender Quotes, Published Data, Previously agreed Costs, Other (attach documentation of cost analysis).

Contract Change Reference: Reference Plan /Spec change, Describe Change (Attach additional sheets if necessary)

Narrative Description of Change SOW: Task order 2k-1 will incorporate the construction documents into the Job Order Contracting & Facilities Construction Contract No. 2022-0678 dated April 4, 2024 this task order does not change the overall contract. The task order will be issued for the scope of work listed in the attachments and the project drawings dated December 2023 and technical specifications dated November 2023. The total amount of task order 2k-1 will be \$1,451,588.63. ✓

Existing Drawing Reference: Refer to attached drawings for the Fire Station 15 Renovations dated December 2023 ✓

Existing Specification Reference: Refer to attached Technical Specifications for the Fire Station 15 Renovations dated November 2023.

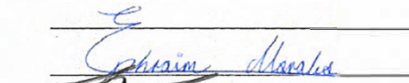
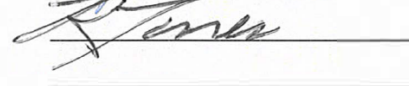

New Drawings/Specifications Reference: N/A

User Department Concurrence (if required):

Requested by Project /Construction Manager:

Division Manager:

Recommended for Approval by City Engineer:




Gilbert Guerrero
Assistant Director of Capital Improvements

Print Name _____

Print Name: Ephraim Morales

Print Name: Rogelio Torres

Date: 4/5/24

Contract Change Order Documentation Summary and Determination of Cost Reasonableness:Contract Name: Job Order Contracting & Facilities Construction – Fire Station 15 RenovationsSolicitation /Project Number: 2022-0678Change Order Number: 2k-1 ✓Prepared By: Ephraim Morales**RFP:**In response to an (Select one and entry number and date) **RFP number** 1 **or Field Directive number** _____ dated 12/19/2023 (Attach Copy). Or In response to_____
and unsolicited proposal was provided.**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 _____
attach copy_____ A Detailed Estimate in the amount of \$ _____ was prepared on Date _____
attach copy.X The Design Consultant provided a detailed estimate in the amount of \$ 992,919.68 was prepared on Date 08/10/23 attach copy.**Contractors Proposal:**The contractor provided a proposal Dated 04/04/2024 (attach copy) in the amount of \$ 1,451,588.63 and requesting 275 Calendar/Working days .The proposal was reviewed as to the required Scope of work and found to accurately reflect the Scope of Work **Yes** X **No** _____. If No a formal revision was requested on this date _____ (attach Copy(s) of request) and received date _____, in the amount of \$ _____ and requesting _____ Calendar/Working days **Or Check 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 August 10, 2023 and estimated to be \$992,919.68. Under the CID Job Order Contract a request for proposal was sent to the contractor on December 19, 2023 for the work needed to be performed at the Fire Station 15 Renovation.

The contractor responded on March 4, 2024 with a proposal of \$1,451,588.63 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 design engineer and found to be fair and reasonable. After Review of all the information the Project Manager recommends approval of the proposal for task order #2k-1.

Time Justification:

The original RFP indicated a construction timeframe of 245 days to substantial and 30 days for Final. The contractor agrees to the total of 275 consecutive calendar days.

CITY OF EL PASO TASK ORDER

CONSTRUCTION CHANGE ORDER NO.:	2k-1	DATE:	April 3, 2024	<input type="checkbox"/> SCOPE CHANGE
PROJECT:	Job Order Contracting & Facilities Construction	SOLICITATION #	2022-0678	<input checked="" type="checkbox"/> CONSTRUCTION CHANGE
	Fire Station 15 Renovation		Task #1	
	Original Contract Amount: \$	1,451,588.63	Contract Time to Substantial Completion	0
	Net Change by previous Change Orders: \$	-	Total days added due to Change Orders and CQN's	0
	Net Change by previous Construction Quantity Notices:		Total days added for this Change Order	0
	Amount of this Construction Change Order: \$	-	New Contract Time to Substantial Completion:	0
	New Amended Contract Amount: \$	1,451,588.63	Current Substantial Completion Due Date	1/0/1900
Change Order Percentage:		0.00%		

CONTRACTOR NAME: Keystone Contractors & Engineers

Funding Source Public Safety Bond

Please provide a detailed scope of work of the change order (see back for reason/justification):

Task order #1 will incorporate the construction documents into the Job Order Contracting & Facilities Construction Contract No. 2022-0678 dated April 4, 2024. This task order does not change the overall contract. The task order will be issued for the Scope of Work listed below in the attachments.

Builders Risk insurance is required for this task order.

A separate Notice to Proceed will be issued upon approval of necessary Bonds and Insurance as required by the contract.

Attachments: Scope of Work, Fire Station No. 15 Renovation Plans dated December 2023. Technical Specifications Dated November 2023.

Agreed Upon Proposal for Task #1: \$1,451,588.63

Time: 245 consecutive Calendar Days for substantial completion, 30 additional days for Final Completion for a total of Two Hundred and Seventy-Five (275) calendar days.

Unless specifically noted this change order addresses all compensation of time and money, including direct and indirect cost associated with the above described scope of work.

CALENDAR DAYS ADDED TO COMPLETION TIME:

0

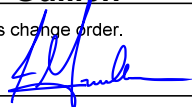
*TOTAL CHANGE ORDER AMOUNT:

*Change Order will not change overall Contract Amount

CONTRACTOR: **Keystone Contractors & Engineers**

I, **Francisco Guillen**, of Keystone Contractors & Engineers agree and accept the terms and conditions of this change order.

Signature:



Date: **04.05.24**

CITY OF EL PASO (OWNER)

I, Yvette Hernandez P.E. of the City of El Paso hereby authorize and direct the Contractor to proceed with additional work as described in this form.

Signature: _____

Date: _____

Yvette Hernandez, P.E.

CONSTRUCTION CHANGE ORDER NO.:		2k-1	DATE:		April 3, 2024	0	SCOPE CHANGE
PROJECT:		Job Order Contracting & Facilities Construction	SOLICITATION #		2022-0678	X	CONSTRUCTION CHANGE
Purchase Order No.		24000000##					

AS A RESULT OF THIS CHANGE ORDER, PLEASE MAKE THE FOLLOWING ADJUSTMENT TO THE PURCHASE ORDER:

LINE	ADDED AMOUNT
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TOTAL NET CHANGE TO
PURCHASE ORDER

\$0.00

(should match cost below)

Additional funding/direction:

Reason/Justification for Change Order:

Task order to incorporate the Fire Station No. 15 Renovation Drawings and Specifications into the 2022-0678 Job Order Contracting & Facilities Construction. The change will not change the overall contract amount.

Cost was justified by comparing the contractors proposal to an independent Cost estimated provided by designer of record EXIGO generated on 08/10/2023

Time: The time for the task order #1 shall be a total of 275 consecutive calendar days. 245 consecutive Calendar Days for substantial completion, 30 additional days for Final Completion for a total of Two Hundred and Seventy-Five (275) calendar days to final completion. Time was justified by comparison to similar renovations of similar scope.

Project Manager recommends approval:

04/03/2023

Engineering Division Manager recommends approval:

val: R. Inn. 4/3/2024

August 10, 2023

Roger Torres
Capital Projects Manager
City of El Paso
City 2 / 218 N. Campbell
El Paso, Texas 79901

Subject: **Fire Station No. 15**
Renovation / 90% Design Phase

Dear Mr. Torres:

We are pleased to submit the 100% Design Phase drawings and probable cost including the additional ambulance and electrical modifications as requested.

The construction probable cost estimate including the ambulance and electrical modifications is at this phase is \$992,919.68. The construction estimate budget is \$919,461.00, this is \$73,458.68 over budget.

The probable cost of \$992,919.68 includes 10% (\$82,059.48) for Contingency, 20% for general conditions, %1.60 for surety bond.

If deem appropriate, we can further discuss this estimate with you and our consultants.

Let me know if you have any questions and please do not hesitate to contact me.

Sincerely,



Jesus Ortega / Exigo Architects
Vice-President



Capital Improvement Department

MAYOR
Oscar Leeser

REQUEST FOR PROPOSAL

December 19, 2023

CITY COUNCIL

District 1
Brian Kennedy

Keystone Contractors & Engineers
Mr. Francisco Guillen
2718 Wyoming, Ave
El Paso, TX 79903

District 2
Alexandra Anello

Project Name: Fire Station 15- Renovations

District 3
Cassandra Hernandez

Mr. Guillen

District 4
Joe Mollnar

Under the Capital Improvement Department Job Order Contracting and Facilities Construction contract # 2022-0678, you are requested to submit a proposal by or before 1/12/2024 for accomplishing the following scope of work:

District 5
Isabel Salcido

Work will include but not limited to:

District 6
Art Fierro

The renovation of the existing Fire Station No. 15 with 4,626 + square feet of existing building and the construction of a new 573 square foot addition and extension of the right bay. The project includes exterior and interior improvements, concrete, masonry, metals, woods, plastics, and composites, thermal and moisture protection, openings, finishes, specialties, equipment, furnishings, mechanical, electrical and plumbing systems.

District 7
Henry Rivera

District 8
Chris Canales

**INTERIM
CITY MANAGER**
Cary Westin

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 245 consecutive calendar days to substantial completion. 30 Days additional for final completion.

Liquidated damages in the amount of \$416.72 per day will be assessed if work is not completed within the agreed substantial time frame

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



DELIVERING EXCEPTIONAL SERVICES



Capital Improvement Department

MAYOR
Oscar Leaser

Should you have any questions contact Arlet Gamboa, Construction Manager at (915) 218-3140, or to me, the Engineering Division Manager, (915) 212-1864.

Sincerely,

CITY COUNCIL

District 1
Brian Kennedy

District 2
Alexandra Annello

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

Rogelio Torres
Engineering Division Manager

Attachment(s):
Project Drawings dated December 2023
Project Specifications dated November 2023

Cc: Gilbert Guerrero, Assistant Director of Capital Improvement
Rogelio Torres Engineering Division Manager
Construction Manager
Project file

Yvette Hernandez, P.E., – City Engineer

City 2 | 218 N. Campbell, 2nd Floor | El Paso, Texas 79901 | (915) 212-0065



DELIVERING EXCEPTIONAL SERVICES



PROJECT PROPOSAL

PROPOSAL SUBMITTED TO: City of El Paso, Capital Improv. Department
STREET ADDRESS: 218 North Campbell Street, Second Floor
CITY, STATE, AND ZIP CODE: El Paso, Texas 79901

DATE SENT: March 4, 2024	PROPOSAL NO.: PR24-009
ATTENTION: Ephraim Morales, Civil Eng. Associate. CC: Rogelio Torres, Capital Project Manager	
JOB NAME: Fire Station No.15 Renovations JOC 2022-0678	
JOB LOCATION: 115 Shorty Lane, El Paso, Texas 79922	
PHONE (915) 212-1813	FAX/ EMAIL MoralesE@elpasotexas.org

DESCRIPTION OF WORK:

As part of the Scope of work for the Project mentioned above, we propose to furnish all labor materials and equipment necessary to include the following:

Fire Station No. 15 Renovation

1. General Site Demolition as noted on plans, sheet C 1.0 & A 000.
2. Grading Plan as noted on plans, sheet C 2.0.
3. Erosion Control Plan as noted on plans, sheet C 5.0.
4. Landscape as noted on plans, sheet L100.
5. Irrigation as noted on plans, sheet L200.
6. General Building Demolition as noted on plans, sheet A 101.
7. Overall Improvement as noted on plans, sheet A 102.
8. New Roof as noted on plans, sheet A 110.
9. New floor finishes as noted on plans, sheet A 141.
10. Reflective Ceiling plan as noted on sheet A 160.
11. Elevations as noted on plans, sheets A 201, A 210.
12. Building sections as noted on plans, sheets A 300, A 320 & A 321.
13. Millwork as noted on plans, sheet A 500.
14. Windows, Doors & Room Details and Schedules as noted on sheet A 600 & A 601.
15. Foundation as noted on plans, sheet S 1.1 & S 3.1.
16. Framing as noted on plans, sheet S 2.1 & S4.1.
17. HVAC Equipment schedule as noted on sheet M 100 and/or specifications.
18. HVAC details as noted on plans, sheet M 101.
19. HVAC Demolition as per Sheet M 200.
20. HVAC Overall improvement plans as per Sheet M 201.
21. New 4" waste line & existing gas line replacement as noted on plans, sheet P 100.
22. Plumbing Schedule as per Plans P101.
23. Plumbing Demolition as per Plans P 200.
24. Plumbing Overall Improvement plan as per sheet P 201 and P 300.
25. Condensate lines & gas lines for new & existing units as noted on plans, sheet P 400.
26. Electrical demolition Plans and Notes on sheet E D 1.1.
27. Electrical Site plan on sheet E 1.0.
28. Lighting plan sheet E 2.0.
29. Power Plan sheet E 3.0.
30. Special systems as noted on plans, sheet E 4.0.

31. Panel schedules as noted on plans, sheet E 5.0.
32. Haul debris outside the existing premises.
33. General supervision.
34. Final project clean-up

Sub-Total Demolition and Improvements \$ 1,127,734.10
Adjusted to El Paso RS Means City Cost Index
Total Including Coefficient (1.267) \$ 301,105.00
Permit if Required \$4,961.14
Payment and Performance Bonds \$ 17,788.39
Base Bid Total Amount \$ 1,451,588.63

Note: This proposal includes all general requirements as per the City of El Paso JOC 2022-0678. Please refer to detail RS Means Estimate Breakdown Provided on the following pages.

Exclusions:

1. Asbestos abatement.
2. Construction Permit, as this is waived.
3. Hand dryer, Trash receptacle, Napkin Dispenser & Disposal, Utilities Shelf, Mop & broom holder, Folding Shower Seat, Robe Hook, Appliances, Furnishing (Furniture), Resilient Tile Flooring, Any work on existing roofing (Roof is under warranty).
4. Any other construction/work not explicitly mentioned in this proposal.

Should you have any questions, please do not hesitate to contact us.

Respectfully submitted,


Francisco Guillen, P.E.

Keystone Contractors & Engineers

Office: (915) 562-4159 x 23

Fax: (915) 503-2235

Email: fguillen@keystone-ce.net