



CITY COUNCIL COMMUNICATION

January 8, 2013

SUBJECT: Award of Construction Contract for Indoor Pool Structure and Outdoor Building Features at the Euless Family Life Center

SUBMITTED BY: Gary L. McKamie, City Manager

REFERENCE NO: RFP No. 005-13

ACTION REQUESTED:

Consider awarding a construction contract to Modern Contractors, Inc. pursuant to RFP No. 005-13 for \$3,658,000 for the construction of an Indoor Pool Structure and Outdoor Building Features, authorize the City Manager to negotiate and execute a contract, and authorize a contingency in the amount of \$150,000.

ALTERNATIVES:

- Table to a later date
- Decline award of contract

SUMMARY OF SUBJECT:

Requests for Competitive Sealed Proposals were advertised on November 17, 2012 and November 24, 2012 for Construction Services for an Indoor Pool Structure and Outdoor Building Features.

Nine (9) Sealed Proposals were received and were opened on December 12, 2012. Proposals were evaluated and ranked as required by the Texas Local Government Code section 271.116. JC Commercial, Inc. received the highest rankings for their proposed pricing, reputation, and ability to provide construction services; however they withdrew their proposal. Therefore, staff began negotiations with the next highest ranked proposer, Modern Contractors. Per statute, the primary standard by which the proposals were rated is the Contractor which provides the "best value" to the City. Modern Contractors is a company familiar to the City, having remodeled the City's Finance and Human Resources Building.

Staff recommends that the contract be awarded to Modern Contractors for \$3,658,000. Staff will continue negotiations regarding value engineering items that are expected to reduce the total costs. Modern Contractors has agreed to complete the entire job within 260 days. The contract will provide specified benchmarks which must be achieved including, but not limited to, completion of the outdoor facilities by May 15, 2012. This

proposal includes alternate number 1 which is for additional heating for the indoor pool building as well as alternate number 2 which is for a pavilion to serve the outdoor pool patrons during swim season and the general public in the non-swim season on a rental basis.

The payment and performance bonding will be provided by Travelers Casualty and Surety Company of America, 1301 E. Collins Blvd., Suite 111, Richardson, Texas 75081.

FINANCIAL CONSIDERATIONS:

Revenue Sources:	Car Rental CIP General CIP
Expenditure Accounts:	330-9060-590.72-02
Budgeted Fiscal Year(s):	FY2012-2013
Estimated Expenditure:	\$3,808,000 (includes \$150K contingency)
<u>Over/Under</u> Projection By:	\$504,972
Other Comments:	Transfer from General CIP Fund Balance

SUPPORTING DOCUMENTS:

APPROVED BY:

_____ GM _____	City Manager's Office
_____ KS _____	City Secretary's Office