



Legislation Details (With Text)

**File #:** 23-0567      **Version:** 1      **Name:** FM2302 PWOC Restrooms & Locker Room Improvements

**Type:** Agenda Item      **Status:** Approved

**File created:** 11/21/2023      **In control:** Capital Projects

**On agenda:** 1/9/2024      **Final action:** 1/9/2024

**Title:** Consider and take action on a resolution authorizing a construction contract with Portfolio Builders, Inc. for the PWOC Restrooms and Locker Room Improvements Project (FM 2302), in an amount not to exceed \$571,399, and authorizing \$57,140 for a Work Change Directive budget, for a total construction budget of \$628,539 (Executive Director of Capital Projects)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Data Sheet, 2. Proposed Resolution, 3. Exhibit A - Construction Contract with Porfolio Builders, 4. Letter of Recommendation and Bid Tab, 5. CIP Project Sheet, 6. Aerial Map

Date	Ver.	Action By	Action	Result
1/9/2024	1	City Council	Approved	Pass

Consider and take action on a resolution authorizing a construction contract with Portfolio Builders, Inc. for the PWOC Restrooms and Locker Room Improvements Project (FM 2302), in an amount not to exceed \$571,399, and authorizing \$57,140 for a Work Change Directive budget, for a total construction budget of \$628,539 (Executive Director of Capital Projects)

Approval of this resolution will authorize the award of the construction contract to Portfolio Builders, Inc. for the construction of the PWOC Restrooms and Locker Room Improvements Project (FM 2302), and authorize funds for a construction Work Change Directive budget for a total construction budget of \$628,539.

The purpose of this project is to build a facility, in the current warehouse, to accommodate restrooms, showers, lockers, and a changing area for both male and female Public Works crews. Currently, the crews are using either the administration area restrooms or the 2 portable units in the back. The lockers are in open space which does not accommodate for female crew-members. There is no shower facility for either group. During an emergency event, the current building does not have the restroom capacity for all the Public Works crew-members.

Four (4) sealed bids for the project were received on November 16, 2023 (Bid No. 23-040). Bid analysis was based on the A+B method of bidding, which factors cost plus time to determine the lowest best value bid. Submitted bids included a base bid plus Alternate 1A (add a locker room with new lockers), Alternate 1B (add a locker room without new lockers), Alternate 2 (add full height tile in the restrooms), and Alternate 3 (add Fiberglass Reinforced Plastic to the outer walls of the built-out facing the warehouse for protection). City staff and consultant reviewed and analyzed all base bids and alternates and chose to go with base bid plus Alternates 1B, 2, and 3 as the scope of project to build. Staff plan to reuse the existing lockers and install them with City Staff resources upon the completion of the locker room.

Of the four (4) bids received, the CMC Development & Construction Corporation, LLC, bid was deemed non-responsive/responsible as explained in the consultant's letter of recommendation and therefore removed from further consideration. The Portfolio Builders, Inc. submitted the best value bid with the base bid plus Alternates 1B, 2, and 3 which consists of a base bid of \$435,000 plus a total of \$136,399 for the selected 3 alternates, for a total bid amount of \$571,399 and 150 calendar days to complete.

The consultant's recommendation of award and the bid tabulation are attached.

Funding for the PWOC Restrooms and Locker Room Improvements was established with an inclusive budget of \$705,000. With the approval of the construction award outlined above, this project is currently under budget by \$16,461.

**Attachments:**

1. Data Sheet
2. Proposed Resolution
3. Standard Agreement
4. Letter of Recommendation and Bid Tab
5. CIP Project Sheet
6. Aerial Map

**FUNDING**

{X} Funding in the amount of \$628,539 is available from Tax Supported Cash, fund 5015, with expenses charged to project expense string FM2302-CONSTRUCT-CONSTRUCT-TS CASH.

**STRATEGIC PLANNING**

{X} Addresses Strategic Planning Critical Success Factor #1: Develop and Maintain our Infrastructure