1945 E. Jackson Rd
Carrollton TX 75006

CARROLLTON
TEXAS

Legislation Details (With Text)

File #:	2100	**Version:** 1		**Name:**	Senior Center Expansion
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Title: Consider Authorizing The City Manager To Approve A Contract With Bluestone Partners, LLC For The Senior Center Expansion Project In An Amount Not To Exceed $1,536,925.00.

Sponsors:

Indexes:

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Attachments: 1. Location Map, 2. Bid Tabulation

Date	Ver.	Action By	Action	Result
7/7/2015	1	City Council	approved	Pass

CC MEETING: **July 7, 2015**

DATE: June 30, 2015

TO: Leonard Martin, City Manager

FROM: Cesar J. Molina, Jr., P.E., Director of Engineering

Consider Authorizing The City Manager To **Approve A Contract With Bluestone Partners, LLC For The Senior Center Expansion Project** In An Amount Not To Exceed $1,536,925.00.

BACKGROUND:
Proposition 4 of the 2013 Bond Election contained provisions for improvements to the Carrollton Senior Center. The Senior Center has 75,000 visits a year and also has many rentals during the off hours in the facility. More than 600 programs are offered and the fitness area has grown so fast it now has equipment in two separate rooms. There is a need for an expansion of this facility in order to meet the current and future needs of Carrollton's seniors. Planned improvements include expansion to the multi-purpose Texas Room, expansion and repurpose of the existing physical fitness room to a multi-purpose room, construction of a new fitness center, minor modifications to expand storage in the kitchen, and expansion of the Texas Room performance stage. The total expansion is an approximately 5,163 square feet masonry and steel frame construction with interior elements consistent with banquet, multi-purpose and physical fitness rooms/operations. External elements include site work, demolition, and utilities.

Design of the new facility was completed in May 2015 and the project was advertised for proposals in late May and early June.

In order to ensure adherence to a construction schedule, proposals were received based on a method in which the contractor not only submits a bid for labor and materials but also for construction time. The two items are evaluated along with contractor qualifications. The contract also contains provisions for a $1,500 per day bonus for every day the project is complete and accepted prior to the contractor's stated construction time. The maximum bonus is capped at $45,000 (30 days).

FINANCIAL IMPLICATIONS:
Construction services for this project have been selected through competitive sealed proposals in accordance with Chapter 2267 of the Texas Local Government Code. The City evaluated and ranked each proposed contractor based on the following selection criteria: 60% proposed price; 35% contractor qualifications; and, 5% proposed construction time. The City then selected the contractor who offered the best value as determined by the selection criteria and ranking evaluation.

Three proposals were received on June 23, 2015, and ranged from $1,491,925.00 to $2,649,900.00 for renovation and expansion of the facility with total construction periods ranging 220 to 275 days. In evaluation of both proposal amount and time, the firm of Bluestone Partners, LLC submitted both the lowest total bid of $1,491,925.00, and shortest construction time of 220 calendar days.

In addition to monetary and time considerations, State Law further requires evaluation of all selection criteria including contractor qualifications. In review of the three respondents, it was the unanimous consensus of Staff and the design architect that Bluestone Partners possesses adequate experience to successfully deliver a quality construction product. References comprised of previous and current facility owners, design professionals, suppliers and credit references were all positive. Upon incorporation of all selection criteria based on price, time and qualifications, Bluestone Partners LLC is concluded to be the most qualified contractor for this project and offers the best overall value to the City.

Funding is available for all construction in the General Obligation Parks Bond Funds.

IMPACT ON COMMUNITY SUSTAINABILITY:
This project will contribute to community sustainability by promoting activities for Carrollton's senior citizens, and contribute to financial sustainability by creating a more attractive banquet and reception rental facility.

STAFF RECOMMENDATION/ACTION DESIRED:
Staff recommends authorizing the City Manager to approve a construction contract agreement with Bluestone Partners LLC for the renovation and expansion of the Carrollton Senior Center in the amount not to exceed $1,536,925.00 ($1,491,925.00 base bid and maximum $45,000.00 potential bonus).