
CITY OF PORT LAVACA

DATE: 12.04.24

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: JODY WEAVER, INTERIM CITY MANAGER

SUBJECT: **CITY HALL UTILITY BILLING SECURITY IMPROVEMENTS (City Hall Master Plan Phase 3)**

We received construction bids for the above referenced project on November 14. Two bids were received as shown on the *attached* Bid Tabulation Sheet.

The components of the bid were as follows:

- Base Bid: the bullet resistant security construction in the Utility Billing area
- Alternate Bid 1: to use powered speakers bullet resistant two-way speakers instead of a simple round speak-thru hole.
- Alternate Bid 2: the work required to install a remote door opener system at the south doors to City Hall along with an ADA curb ramp and crosswalk from the Utility Billing Parking ADA spaces.

As you recall, Council chose to use the Competitive Sealed Proposal Method for this solicitation. As such, the proposals received were evaluated based upon price, qualifications, and calendar days to complete. The evaluation committee met on December 3 and reviewed the scoring provided by Rawley McCoy Architects. In attendance at the meeting was Jody Weaver, Brittney Hogan, Derrick Smith, and Karen Hill, with Councilman Tim Dent attending remotely. Councilman Justin Burke also sat in on the meeting remotely. Brian Parker with Rawley McCoy Architects was unable to join the meeting.

The significant difference in the calendar days proposed by the two contractors weighed heavily on the consideration. This construction, particularly the Base Bid work, will greatly disturb utility billing operations during construction. BLS has stated that the base bid will be done in 60 days, when Barefoot stated 6 months. Including Alternate 2 adds 60 days for BLS and 120 days for Barefoot.

The evaluation committee unanimously agreed in the rankings provided by the Architect for the Base Bid + Alternate 1 and the Base Bid + Alternate 1 and Alternate 2. Both score sheets are *attached*. In both scenarios, BLS scores the highest.

Financial impact:

Council has budgeted \$350,000 in the FY 24-25 budget for this project as well as the north end City Hall security project. I don't have a proposal yet for the Architect for the north end project, but we can estimate \$40k-\$50k to complete Phase 3 and perform the Phase 4 work. With an award of the Base Bid and both Alternates of Phase 3, that will leave about \$150K for the construction of Phase 4. The estimated cost for Phase 4 based upon the conceptual drawings is \$240,000. This includes the Controlled-Access bullet resistant store front at the north end of the hallway with renovations to relocate Municipal Court to the north end with a bullet resistant enclosure and other renovations needed to walls, flooring and ceiling panels, etc. We will work with the Architect to try to keep costs as low as possible, but it is likely additional

funds will need to be budgeted for this next Phase 4, although it's unlikely the additional funds would be needed before FY 25-26.

Recommendation:

In consideration of all the information provided, it is the recommendation of the Evaluation Committee to award a construction contract to BLS Construction in the amount of \$151,416.00 for the Base Bid and Alternate Bids 1 and 2.

Attachments:

- Bid Tabulation
- Ranking sheet for Base Bid, Alt #1 and Alt #2
- Randing sheet for Base Bid and Alt #1
- Plan sheet A1.1
- Plan sheet A1.2

Base Bid, Alt #1 + Alt #2

Evaluation for Award

**City Hall Master Plan Phase 3 - Interior Renovations and Site Work
City of Port Lavaca**

Points Weight Weighted Points

Points: High=10 Low=1

Barefoot Construction

Price of proposals	9	50%	4.50
Proposer qualifications	8.5	40%	3.40
Proposed calendar days to complete construction	4	10%	0.40

Total 8.30

BLS Construction

Price of proposals	10	50%	5.00
Proposer qualifications	10	40%	4.00
Proposed calendar days to complete construction	10	10%	1.00

Total 10.00

- 1. Barefoot Construction 8.30
- 2. BLS Construction 10.00

RECOMMENDED CONTRACT AWARD TO:

BLS Construction

RECOMMENDED CONTRACT AMOUNT:

\$151,416.00

Base Bid, Alt 1 and Alt 2

EVALUATION COMMITTEE:

Jody Weaver - City Manager

Brittney Hogan - Finance Director

Derrick Smith - Director of Development Services

Tim Dent - Councilman * in attendance via phone remotely

Karen Hill - Utility Billing Supervisor

Base Bid, Alt #1 (No exterior work)

Evaluation for Award

**City Hall Master Plan Phase 3 - Interior Renovations and Site Work
City of Port Lavaca**

Points Weight

**Weighted
Points**

Points: High=10 Low=1

Barefoot Construction

Price of proposals	10	50%	5.00
Proposer qualifications	8.5	40%	3.40
Proposed calendar days to complete construction	4	10%	0.40
Total			8.80

BLS Construction

Price of proposals	8	50%	4.00
Proposer qualifications	10	40%	4.00
Proposed calendar days to complete construction	10	10%	1.00
Total			9.00

- | | |
|--------------------------|------|
| 1. Barefoot Construction | 8.80 |
| 2. BLS Construction | 9.00 |

RECOMMENDED CONTRACT AWARD TO:

BLS Construction

RECOMMENDED CONTRACT AMOUNT:

\$97,165.00

Base Bid and Alt 1 (No Alt 2)

EVALUATION COMMITTEE:

Jody Weaver - City Manager

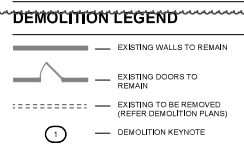
Brittney Hogan - Finance Director

Derrick Smith - Director of Development Services

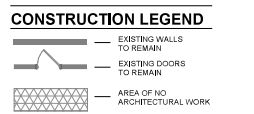
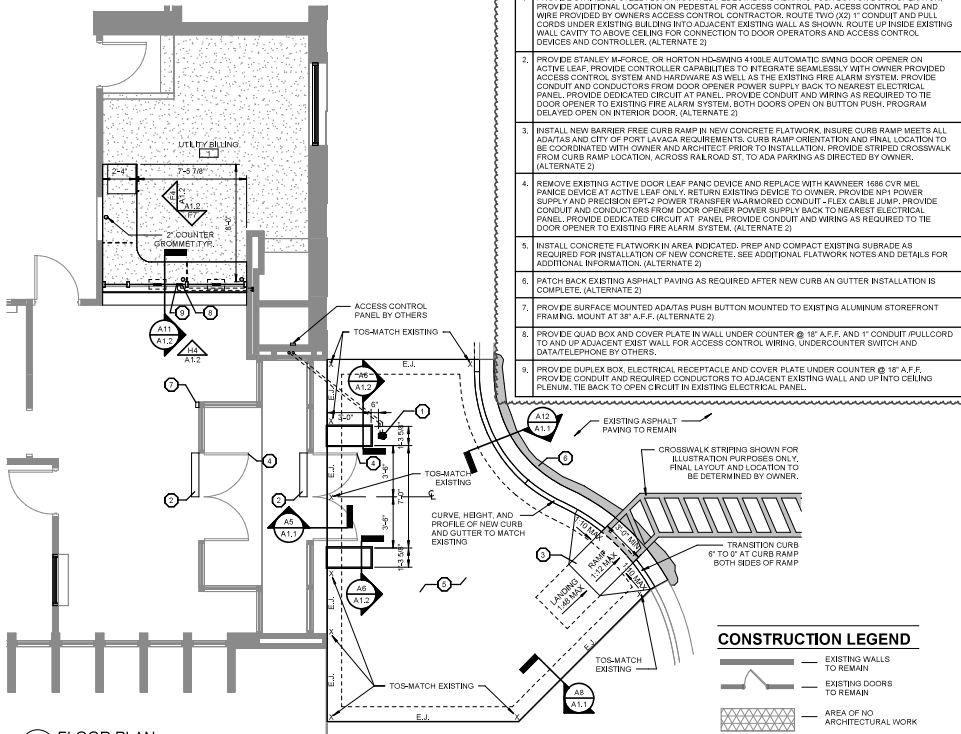
Tim Dent - Councilman

Karen Hill - Utility Billing Supervisor

DEMOLITION KEYNOTES	
#	Description
1	REMOVE EXISTING UTILITY BILLING SERVICE COUNTER IN ITS ENTIRETY. PATCH AND REPAIR REMAINING ADJACENT SURFACES AS REQUIRED FOR INSTALLATION OF NEW UTILITY SERVICE COUNTER.
2	REMOVE EXISTING GYPSUM BOARD FROM FACE OF EXISTING WALL BELOW COUNTER. PATCH AND REPAIR ADJACENT SURFACES FOR INSTALLATION OF NEW OPAQUE BALLISTIC WALL PANELS AND GYPSUM BOARD.
3	REMOVE EXISTING CEILING GRID AND CEILING TILES. TEMPORARILY RELOCATE EXISTING HVAC REGISTER, LIGHTING AND CEILING MOUNTED DEVICES AND SUPPORT FROM STRUCTURE OR STORE AND PROTECT DURING CONSTRUCTION. PREP ADJACENT WALLS FOR INSTALLATION OF NEW CEILING GRID AND TILES AND REINSTALLATION OF HVAC REGISTER, LIGHTING AND CEILING MOUNTED DEVICES.
4	REMOVE AREA OF EXIST. CONCRETE FLATWORK. PREP SUB-GRADE FOR INSTALLATION OF NEW RETE CONCRETE AND CURB RAMP. (ALTERNATE 2)
5	REMOVE PORTION OF EXISTING CURB AND GUTTER. PREP ADJACENT ASPHALT DRIVE FOR INSTALLATION OF NEW CURB AND GUTTER. (ALTERNATE 2)
6	REMOVE EXISTING ACTIVE DOOR LEAF PANIC DEVICE. PREP DOOR FOR INSTALLATION OF NEW PANIC DEVICE AND HARDWARE. (ALTERNATE 2).



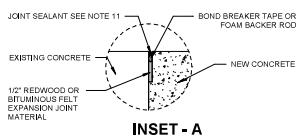
PLAN KEYNOTES	
1.	PROVIDE STAINLESS STEEL FLOOR MOUNTED PEDESTAL AND ADAPTAS PUSH BUTTON DOOR OPERATOR. PROVIDE ADDITIONAL LOCATION FOR ACCESS CONTROL PAD. ACCESS CONTROL PAD AND WIRE PROVIDED BY OWNERS ACCESS CONTROL CONTRACTOR. ROUTE TWO (2) 1" CONDUIT AND PULL CORDS UNDER EXISTING BUILDING INTO ADJACENT EXISTING WALL AS SHOWN. ROUTE UP INSIDE EXISTING WALL CAVITY TO ABOVE CEILING FOR CONNECTION TO DOOR OPERATORS AND ACCESS CONTROL DEVICES AND CONTROLLER. (ALTERNATE 2)
2.	PROVIDE STANLEY M-FORGE OR HORTON HO-SWING 4100E AUTOMATIC SWING DOOR OPENER ON ACTIVE LEAF. PROVIDE CONTROLLER CAPABLE TO INTEGRATE SEAMLESSLY WITH OWNER PROVIDED ACCESS CONTROL SYSTEM AND HARDWARE AS WELL AS THE EXISTING FIRE ALARM SYSTEM. PROVIDE CONDUIT AND CONDUCTORS FROM DOOR OPENER POWER SUPPLY BACK TO NEAREST ELECTRICAL PANEL. PROVIDE DEDICATED CIRCUIT AT PANEL. PROVIDE CONDUIT AND WIRING AS REQUIRED TO THE DOOR OPENER TO EXISTING FIRE ALARM SYSTEM. BOTH DOORS OPEN ON BUTTON PUSH. PROGRAM DELAYED OPEN ON INTERIOR DOOR. (ALTERNATE 2)
3.	INSTALL NEW BARRIER FREE CURB RAMP IN NEW CONCRETE FLATWORK. INSURE CURB RAMP MEETS ALL ADAPTAS AND CITY OF PORT LAVACA REQUIREMENTS. CURB RAMP ORIENTATION AND FINAL LOCATION TO BE COORDINATED WITH OWNER AND ARCHITECT PRIOR TO INSTALLATION. PROVIDE STRIPPED CROSSWALK FROM CURB RAMP LOCATION, ACROSS RAILROAD ST. TO ADA PARKING AS DIRECTED BY OWNER. (ALTERNATE 2)
4.	REMOVE EXISTING ACTIVE DOOR LEAF PANIC DEVICE AND REPLACE WITH KAWNEER 1686 CVR MEL PANIC DEVICE AT ACTIVE LEAF ONLY. RETURN EXISTING DEVICE TO OWNER. PROVIDE 1/2" POWER SUPPLY AND PRECISION EPT-2 POWER TRANSFER W/ARMORED CONDUIT - FLEX CABLE JUMP. PROVIDE CONDUIT AND CONDUCTORS FROM DOOR OPENER POWER SUPPLY BACK TO NEAREST ELECTRICAL PANEL. PROVIDE DEDICATED CIRCUIT AT PANEL. PROVIDE CONDUIT AND WIRING AS REQUIRED TO THE DOOR OPENER TO EXISTING FIRE ALARM SYSTEM. (ALTERNATE 2)
5.	INSTALL CONCRETE FLATWORK IN AREA INDICATED. PREP AND COMPACT EXISTING SUBGRADE AS REQUIRED FOR INSTALLATION OF NEW CONCRETE. SEE ADDITIONAL FLATWORK NOTES AND DETAILS FOR ADDITIONAL INFORMATION. (ALTERNATE 2)
6.	PATCH BACK EXISTING ASPHALT PAVING AS REQUIRED AFTER NEW CURB AN GUTTER INSTALLATION IS COMPLETE. (ALTERNATE 2)
7.	PROVIDE SURFACE MOUNTED ADAPTAS PUSH BUTTON MOUNTED TO EXISTING ALUMINUM STOREFRONT FRAMING. MOUNT AT 38" A.F.F. (ALTERNATE 2)
8.	PROVIDE QUAD BOX AND COVER PLATE IN WALL UNDER COUNTER @ 18" A.F.F. AND 1" CONDUIT /PULLCORD TO AND UP ADJACENT EXIST WALL FOR ACCESS CONTROL WIRING. UNDERCOUNTER SWITCH AND DATA TELEPHONE BY OTHERS.
9.	PROVIDE DUPLEX BOX, ELECTRICAL RECEPTACLE AND COVER PLATE UNDER COUNTER @ 18" A.F.F. PROVIDE CONDUIT AND REQUIRED CONDUCTORS TO ADJACENT EXISTING WALL AND UP INTO CEILING PLUMB. THE BACK TO OPEN CIRCUIT IN EXISTING ELECTRICAL PANEL.



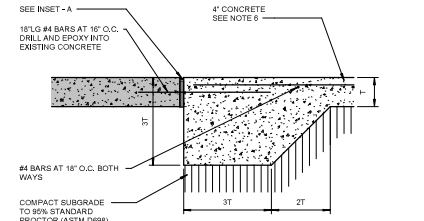
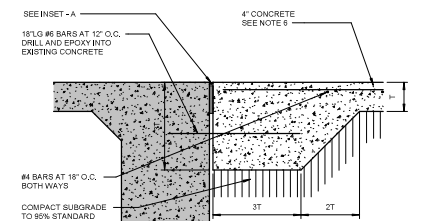
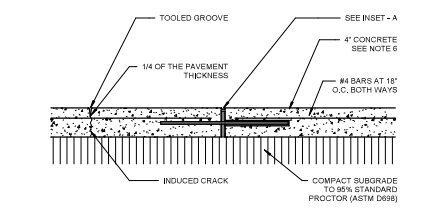
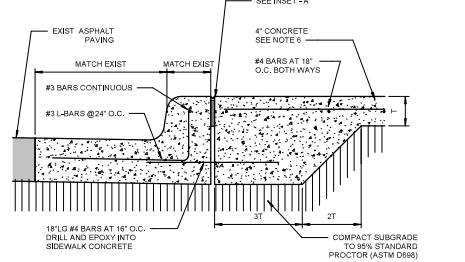
E1 DEMOLITION PLAN
1/4" = 1'-0"

FLATWORK GENERAL NOTES

1. REINFORCING STEEL SHALL BE ASTM A615, GRADE 40.
2. EXPANSION JOINTS SHALL BE LOCATED AT DRIVEWAYS AND OTHER FIXED OBJECTS, AND AT 45' MAXIMUM INTERVALS ALONG THE SIDEWALK OR AS INDICATED ON PLANS
3. EXPANSION JOINT SHALL BE SEALED SONNEBORN BUILDING PRODUCT, SONOLASTIC SL-1 NON-FRIMING, ONE-PART, SELF-LEVELING POLYURETHANE SEALANT OR APPROVED EQUAL. JOINT CLEANING AND PREPARATION SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. TOOLED CONTRACTION JOINTS SHALL BE LOCATED AT REGULAR INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK OR AS INDICATED ON PLANS. JOINTS SHALL BE PLACED SO THAT THE RESULTING PANELS ARE SQUARE. IN NO CASE SHOULD THE LENGTH OF A PANEL EXCEED 1.5 TIMES THE WIDTH.
5. FINISH EXPOSED EDGES WITH 1/4" RADIUS.
6. CONCRETE SHALL MEET THE REQUIREMENTS OF TXDOT (2004) ITEM 421-HYDRAULIC CEMENT CONCRETE, CLASS A (3,000 PSI), WITH THE FOLLOWING MODIFICATIONS. SLUMP SHALL RANGE FROM 4 INCHES TO 6-1/2 INCHES AT THE POINT OF PLACEMENT.
7. MAXIMUM LONGITUDINAL SLOPE FOR ANY SIDEWALK SHALL BE 1:20 (5%)
8. MAXIMUM TRANSVERSE SLOPE FOR ANY SIDEWALK SHALL BE 1:50 (2%)
9. CONSTRUCTION JOINTS ARE REQUIRED AT ANY LOCATION WHERE NEW CONCRETE IS PLACED AGAINST EXISTING CONCRETE PAVEMENT OR STRUCTURES. THIS INCLUDES BUILDINGS, PARKING LOTS, SIDEWALKS, PATIOS, CURBS, INLETS, MANHOLES, HEADWALLS, LIGHT POLES, ETC. AND APPLIES TO CONCRETE THAT WAS PLACED EARLIER DURING THE PROJECT AND CONCRETE THAT WAS EXISTING PRIOR TO THE START OF THE PROJECT.
10. CONSTRUCTION JOINTS WITHIN NEW PAVEMENT SHOULD BE PLANNED TO COINCIDE WITH EXPANSION JOINT LOCATIONS. WHEN THIS IS NOT FEASIBLE, THEN A KEYWAY STYLE CONSTRUCTION JOINT SHALL BE UTILIZED. THE LOCATION OF THE KEYWAY CONSTRUCTION JOINT SHALL COINCIDE WITH THE LOCATION OF A PLANNED CONTRACTION JOINT.
11. CONSTRUCTION JOINT SHALL BE SEALED WITH SONNEBORN BUILDING PRODUCT, SONOLASTIC SL-1 NON-FRIMING, ONE PART, SELF-LEVELING POLYURETHANE SEALANT OR APPROVED EQUAL. JOINT CLEANING AND PREPARATION SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



L-BARS



A12 CONCRETE CURB AT EXISTING ASPHALT (ALT 2)
1/12" = 1'-0"

RMA ARCHITECTS & INTERIOR DESIGNERS
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Victoria, Texas 77901
www.maarch.com

WILLIAM BERGER
REGISTERED ARCHITECT
REGISTRATION NO. 16288
STATE OF TEXAS

Final Plans for Bidding and Construction

10/23/2024

PORT LAVACA CITY HALL MASTER PLAN
PHASE 3: INTERIOR RENOVATIONS AND SITE WORK
PORT LAVACA, TX 77979

DATE ISSUED
10/23/2024

ADDENDUM # 11-24

PROJECT NUMBER
1043-1123

PLAN NORTH TRUE NORTH

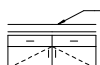
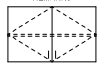
SHEET NAME
DEMO PLAN, FLOOR PLAN, AND WINDOW ELEVATIONS

SHEET NUMBER

A1.1

CASEWORK LEGEND

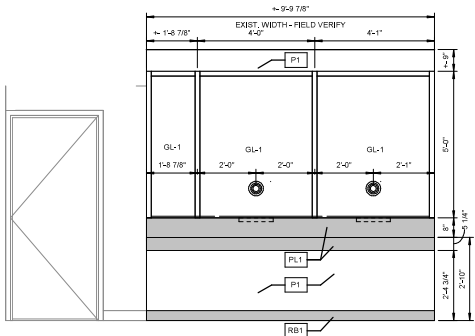
MODEL#
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REMARKS



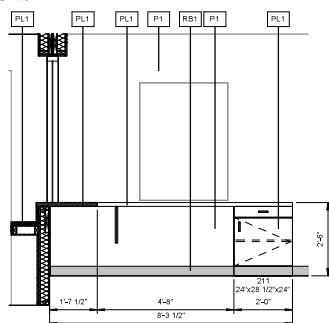
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REMARKS

NOTE

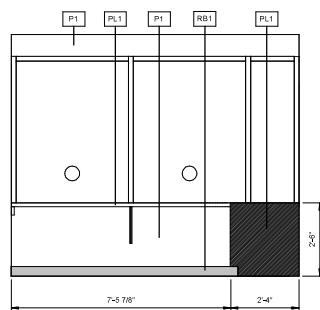
GENERAL CASEWORK MODEL NUMBERS ARE BASED ON ARCHITECTURAL WOODWORKING INSTITUTE STANDARDS AND PROVIDE A BASIS FOR DESIGN. REFER TO SPECIFICATIONS FOR ACCEPTABLE MANUFACTURERS. BASE CABINET HEIGHT IS GIVEN TO THE BOTTOM OF 1/2" COUNTER TOP.



H4 INTERIOR ELEVATION - UTILITY SERVICE WINDOW
1/2" = 1'-0"



F4 CASEWORK ELEVATION
1/2" = 1'-0"



F7 CASEWORK ELEVATION
1/2" = 1'-0"

MATERIAL SCHEDULE

MATERIAL	MARK	MANUFACTURER	STYLE	MFR. NO.	COLOR	LOCATION
BRICK	BK1	TBD	MODULAR		MATCH EXIST. (BURGANDY)	BRICK SEATING WALLS
GLASS	GL-1		1/8" THICK - LAMINATED POLYCARBONATE - UL752 LEVEL 3		CLEAR	INTERIOR TRANSACTION WINDOW
GROUT	GT1	TBD			MATCH EXIST.	BRICK SEATING WALLS
PAINT	P1	SHERWIN WILLIAMS	TEXTURE TO MATCH EXISTING	TBD	COLOR MATCH EXISTING INTERIOR WALL COLOR	INTERIOR GYP BOARD AND PLASTER WALL COLOR
PLASTIC LAMINATE	PL1	MILSONART	66-MATTE FINISH	463-660	GRAPHITE NEBULA	UTILITY BILLING TRANSACTION COUNTER
RESILIENT BASE	RB1	ROPPE	MATCH EXISTING		COLOR MATCH EXISTING INTERIOR BASE COLOR	

GLAZING LEGEND

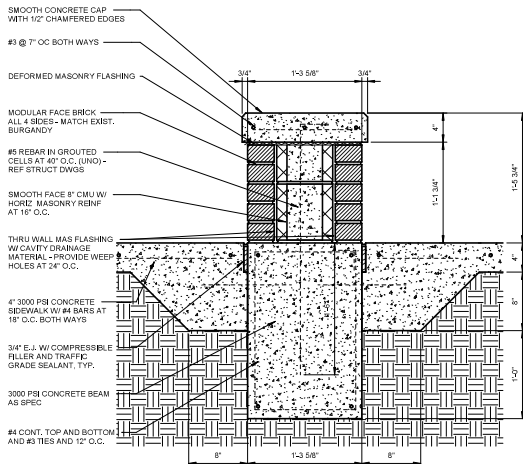
GL-1 CLEAR LEVEL 3 BULLET RESISTANT POLYCARBONATE

CEILING LEGEND

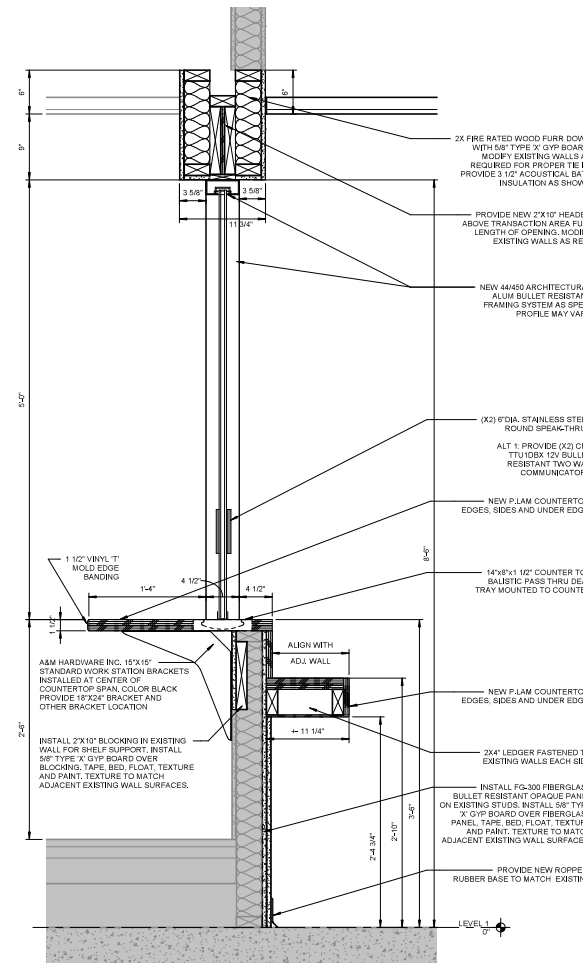
- EXISTING ACOUSTICAL PANEL CEILING SYSTEM TO REMAIN.
- EXISTING ACOUSTICAL PANEL CEILING SYSTEM TO BE REWORKED.
- 10'-0" ELEVATION HEIGHT SYMBOL INDICATES HEIGHT ABOVE FINISH FLOOR.
- EXISTING SUPPLY AND RETURN AIR GRILLES TO BE REINSTALLED IN REWORKED CEILING.
- EXISTING RECESSED 2 X 4 LIGHTING FIXTURE TO BE REINSTALLED IN REWORKED CEILING.

REF. CEILING PLAN KEYNOTES

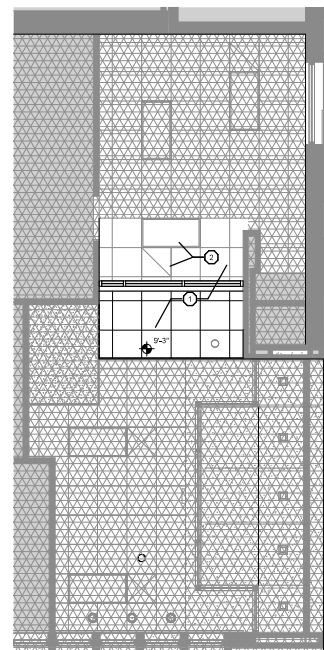
- REWORK EXISTING CEILING TILES AND GRID AS REQUIRED FOR NEW FURRED DOWN AND TEMPORARILY REMOVE OR SUPPORT EXISTING LIGHTING, AIR DIFFUSERS AND CEILING MOUNTED EQUIPMENT AS REQUIRED. REINSTALL EXISTING LIGHTING, HVAC DIFFUSERS, AND CEILING MOUNTED EQUIPMENT AND DEVICES IN REWORKED LAY-IN CEILING SYSTEM.
- RELOCATE EXISTING AIR DIFFUSER, ASSOCIATED DUCT WORK AND LIGHT FIXTURE AS REQUIRED FOR NEW HEADER INSTALLATION.



A6 BRICK AND CONCRETE SEATING WALL (ALT 2)
1/2" = 1'-0"



A11 SECTION DETAIL
1/2" = 1'-0"



A1 RCP - UTILITY OFFICE ENTRY
1/4" = 1'-0"



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1 ADDENDUM# 11-524

PROJECT NUMBER
1043-1123

PLAN NORTH
TRUE NORTH

SHEET NAME
RCP, WALL SECTIONS & DETAILS

SHEET NUMBER

A1.2

11/10/2024 4:00:33 PM
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