

Action Item 5. Discussion and possible action to award a contract for the remodel of the public restrooms on levels five, six and seven at the HCAD Building.

Recommendation

That the board review proposals and award a contract for the remodel of public restrooms on levels five (5), six (6) and seven (7) at the HCAD Building.

Discussion

The public restrooms on levels five, six and seven require considerable remodeling. Over the 16 years of occupancy, these restrooms have been well maintained, but now require updates. In August the board authorized a request for proposals on the remodel of public restrooms on levels five, six and seven.

The following upgrade went out for proposal:

- Replace existing countertops
- Replace all toilets, urinals, sinks, faucets, soap dispensers and flush valves
- Wall repair and painting
- Replace existing mirrors
- Replace existing downlights and recessed lights with LED's
- Clean tile and grout on floor and walls (Acid Wash)
- Replace paper towel dispensers

Eleven packets were emailed to firms on the district's bidders list, three notices were emailed to plan rooms, and Choice Partners Cooperative emailed to all vendors in the construction category. In addition, a notice was published twice in the Daily Court Review, as required and the Request For Proposal was posted to the HCAD website. Seven vendors attended the site visit and four submitted proposals.

Comments on the proposal

To qualify for consideration a bidder must not have delinquent property taxes. Then, the proposals are scored on proposed cost (60%), safety record (15%), satisfactory of past work at HCAD (15%), the estimated down time (5%) and references from previous projects (5%). Four bids were received. The staff recommends Alpine Engineering and Construction, with the highest score, to perform the remodel of the restrooms on levels five, six and seven.

Weighted Criteria	Alpine	G.A.M.	Foster	ERC
Safety Record (15%)	14	14	15	14
Price (60%)	53	60	57	34
Past Experience (15%)	15	0	0	0
Estimated Down Time (5%)	3	5	2	5
References (5%)	5	5	0	3
Weight Score	90	84	74	56

Status	Vendor	Total Cost for Restrooms
Award	Alpine Construction	\$197,551
Decline	G.A.M.	\$173,000
Decline	Foster Construction	\$306,100
Decline	ERC	\$183,205

Motion

A board member would move to award a contract for the remodel of the public restrooms on levels five (5), six (6) and seven (7) at the HCAD Building to Alpine Construction for a total of \$197,551.

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