
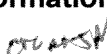




<b>SUBJECT:</b> Award Design/Build Contract Morganti Texas, Inc. Environmental Health Administration Building Renovation WBS No. H-000119-0001-4		<b>Page</b> 1 of 2	<b>Agenda Item</b>
<b>FROM (Department or other point of origin):</b> General Services Department	<b>Origination Date</b>	<b>Agenda Date</b>	
<b>DIRECTOR'S SIGNATURE</b> Scott Minnix 	<b>Council District(s) affected:</b> 1		
<b>For additional information contact:</b> Jacquelyn L. Nisby  <b>Phone:</b> 832-393-8023	<b>Date and identification of prior authorizing Council action:</b>		
<b>RECOMMENDATION:</b> Award design/build contract and appropriate funds for the project.			
<b>Amount and Source Of Funding:</b> \$ 1,680,000.00 Public Health Consolidated Construction Fund (4508)		<b>Finance Budget:</b>	
<p><b>SPECIFIC EXPLANATION:</b> The General Services Department (GSD) recommends that City Council award a design/build contract to Morganti Texas, Inc., to perform design and construction phase services for the Environmental Health Administration Building Renovation Project.</p> <p>On February 26 and March 4, 2016, GSD advertised a Request for Qualifications (RFQ) for design/build services for the Environmental Health Administration Building Renovation Project. The RFQ contained selection criteria that ranked respondents on experience, personnel expertise, design/build team relationships, and approach to the project. The Statements of Qualifications were due on March 24, 2016, and three firms responded. GSD formed a selection committee comprised of representatives from GSD and the Houston Health Department to evaluate the respondents. The selection committee short-listed and interviewed three firms. Morganti Texas, Inc. received the highest points based on the advertised criteria and offers the best value for the City.</p> <p><b>PROJECT LOCATION:</b> 7411 Park Place (Key Map: 535N)</p> <p><b>PROJECT DESCRIPTION:</b> The existing Environmental Health Administration Building is a one-story building built in 1981. The project will renovate areas of the facility to address several deficiencies identified in the Facility Condition Assessment. The scope of work includes, but is not limited to, HVAC system repair, foundation repair, asbestos abatement, weatherproofing/roofing repair, fire alarm system and egress lighting upgrades, public restroom renovation, new flooring, and water fountain replacement.</p>			
<b>REQUIRED AUTHORIZATION</b>		CUIC ID# 25CONS304	
<b>General Services Department:</b>  Richard A. Vella Chief of Design & Construction Division	<b>Houston Health Department:</b>  Stephen L. Williams, M. Ed, MPA Director		

<b>Date</b>	<b>SUBJECT:</b> Award Design/Build Contract Morganti Texas, Inc. Environmental Health Administration Building Renovation WBS No. H-000119-0001-4	<b>Originator's Initials</b>  MD	<b>Page</b> 2 of 2
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**AWARD:** It is recommended that City Council award a design/build contract to Morganti Texas, Inc. and appropriate funds for the project, including additional appropriations of \$35,000.00 for environmental services under the existing contract with Environmental Consultants, International, and \$15,000 for engineering testing services under the existing contract with PSI Inc.

The following amounts for construction and contingency are based on the funds currently identified in the FY2016 Capital Improvement Plan. The final cost of construction will be submitted to the director for approval as part of the Guaranteed Maximum Price (GMP) proposal.

\$ 162,000.00	Pre-Construction Services (Estimate)
\$ 1,311,120.00	Construction Services (Estimate)
\$ 131,100.00	10% Contingency (Estimate)
<b>\$ 1,604,220.00</b>	<b>Total Estimated Contract Services</b>
\$ 35,000.00	Environmental Services
\$ 15,000.00	Engineering Testing Services
\$ 25,780.00	Civic Art (1.75%)
<b>\$ 1,680,000.00</b>	<b>Total Funding</b>

**M/WBE INFORMATION:** A 24% M/WBE goal has been established for pre-construction phase services and 28% M/WBE goal for construction phase services. The contractor has submitted the following certified firms to achieve the 24% M/WBE goal for pre-construction phase services.

<u>Firm</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
E&C Engineers & Consultants, Inc.	MEP Engineering	\$16,200.00	10.0 %
Concept Engineers, Inc.	Structural Engineering	\$12,960.00	8.0%
Kenall, Inc.	Geotechnical & Environmental	\$9,720.00	6.0%
<b>TOTAL</b>		<b>\$38,880.00</b>	<b>24.0%</b>

Upon completion of the pre-construction phase (design), the contractor will submit the list of proposed certified firms for construction phase services with the issuance of the GMP proposal.

**PAY OR PLAY PROGRAM:** The proposed contract requires compliance with the City's "Pay or Play" Ordinance regarding health benefits for employees of City contractors. In this case, the contractor provides health benefits to eligible employees in compliance with City policy.

**HIRE HOUSTON FIRST:** This procurement is exempt from the City's Hire Houston First Ordinance. Bids/proposals were not solicited because the department is utilizing the design/build project delivery method for this project.

SM:JLN:RAV:CRC:md

c: Marta Crinejo, Jacquelyn L. Nisby, Calvin Curtis, Claudette Manning, Veronica Lizama, Morris Scott, Felicia Williams, Debbie McNulty, Maricela Kruseman, Gabriel Mussio, File