



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 4/28/2020

District B

Item Creation Date:

25CONS424 - Accept Work - Design/Build - John Peavy Senior Center Renovation

Agenda Item#: 6.

Background:

RECOMMENDATION: The General Services Department recommends approval of final contract amount of \$3,006,521.03 and acceptance of work on the design/build contract with Times Construction, Inc., for the John Peavy Senior Center Renovation – 10.22% over the original construction amount and under the approved 15% contingency.

SPECIFIC EXPLANATION: On May 24, 2017, by Ordinance No. 2017-356, City Council awarded a design/build contract to Times Construction, Inc. to provide pre-construction and construction phase services for the John Peavy Senior Center Renovation project and appropriated \$319,000.00 for pre-construction phase services. The General Services Department and Times Construction, Inc. agreed to a Guaranteed Maximum Price (GMP) for construction services in the amount of \$2,727,787.70. The General Services Department recommends that City Council approve the final construction amount of \$3,006,521.03 or 10.22% over the original GMP, accept the work and authorize final payment to Times Construction, Inc.

PROJECT LOCATION: 3814 Market Street, Houston, Texas 77020

PROJECT DESCRIPTION: The project renovated areas of the Center to address several deficiencies identified in the Facilities Condition Assessment (FCA). The project removed and replaced portions of the interior floor slab, reprogrammed, redesigned and reconstructed the building interior, resurfaced portions of the parking lot, replaced parking lot lighting, replaced portions of the perimeter fence, and replaced portions of the landscaping including Senior garden areas.

PREVIOUS HISTORY AND PROJECT SCOPE: On April 4, 2018, by Ordinance No. 2018-263, City Council appropriated an additional sum of \$3,245,928.50 for construction phase services.

CONTRACT COMPLETION AND COST: The contractor completed the project within 442 days: the original contract time of 348 days, plus 94 days approved by Change Orders. The final cost of the project, including Change Orders, is \$3,006,521.03, an increase of \$278,733.33 or 10.22% over the original GMP.

PREVIOUS CHANGE ORDERS: Change Order Nos. 1-3 added cost for replacing conduit, existing floor drains, kitchen partitions, main water valve, 120 ft. of sewer pipe, change in the paging system, additional helical piles, additional lighting and acoustical panels attic stock and addition of new fire alarm panel. Change Orders Nos. 4 - 6 added cost for terrazzo floor float, conduit for IT cables, wall furring, control joints, new exterior building signage, portable stage with ramp, relocating projection screen, floor preparation and signage, relocating inverter, exterior lighting conduit, lighting in restrooms, new security equipment and furniture. Change Order Nos. 7-9 added cost for IT conduit, toilet room access panels, lavatory furr outs, shower room doors, painting existing light poles, HVAC BAS commissioning, floor finishes, light fixture added stock, exterior painting, restroom ceiling material, landscaping and exterior furnishings, new gates, column cladding, exterior trash cans, fencing, monitors and speakers, staining wood chair rails, removing thresholds and repairing floor finish, painting site utility buildings, repair of exterior water valves, roof repairs, replacing computer room furniture, electrical for AV equipment, egress lighting and wiring, and provided a credit to the City because the actual construction costs were less than the GMP.

Opsis, Inc. was the design consultant for the project.

CONSTRUCTION GOALS: The contract contained a 18% MBE goal and 10% WBE goal for construction phase services. According to the Office of Business Opportunity, the contractor achieved 25.46% MBE participation and 8.27% WBE participation and was assigned an outstanding rating.

WBS No: H-000012-0001-4

DocuSigned by:
DIRECTOR'S SIGNATURE/DATE:
C.J. Messiah, Jr. 4/20/2020
C. J. Messiah, Jr.
General Services Department

Stephen L. Williams, M.Ed., MPA
Houston Health Department

Prior Council Action:

Ordinance No. 2017-356; Dated May 24, 2017
Ordinance No. 2018-263; Dated April 4, 2018

Amount of Funding:

No Additional Funding Required

Previous Funding:

\$3,564,928.50 Public Health Consolidated Construction Fund (4508)

Contact Information:

Jacquelyn L. Nisby
Council Liaison
Phone: 832.393.8023

DS
JLN

ATTACHMENTS:

Description

Change Orders

OBO Clearance

Previous RCA and Ordinance - Award

Previous RCA and Ordinance - Additional Appropriation

Type

Backup Material

Backup Material

Backup Material

Backup Material