



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 7/28/2020

District B

Item Creation Date: 6/11/2020

25DSGN123 – Professional Architectural Services Contract – Perkins & Will, Inc. - New North Belt Police Station

Agenda Item#: 15.

Background:

RECOMMENDATION: Approve professional architectural services contract and appropriate funds for the project.

SPECIFIC EXPLANATION: The General Services Department (GSD) recommends that City Council approve a professional architectural services contract with Perkins & Will, Inc. to perform design and construction phase services for a new North Belt Police Station for the Houston Police Department. The new North Belt Police Station will replace the existing undersized lease space at 100 Glenborough Drive.

On June 14 and June 21, 2019, GSD advertised a Request for Qualifications containing selection criteria that ranked respondents on experience, key personnel experience, proposed design team consultants, and project approach. The Statements of Qualifications were due on July 11, 2019 and 13 firms responded. GSD formed a selection committee comprised of representatives from GSD and the Houston Police Department to evaluate the respondents. The selection committee short-listed and interviewed five firms. Perkins & Will, Inc. received the highest points based on the advertised criteria and offers the best value for the City.

PROJECT LOCATION: 320 Gears Rd., Houston, TX 77067

PROJECT DESCRIPTION: The newly constructed facilities will include a 29,000 S.F. police station and a 2,000 S.F. Fleet Building. This facility will be a first of its kind for the City of Houston sharing land and amenities with Fire Station No. 84. This model will improve operational processes between police and fire creating more efficient efforts and responses as first responders. Program spaces will include patrol, administration, investigative functions and opportunities for community relations, as well as a Fleet Building for the maintenance of HPD vehicles. Site improvements will include landscaping, parking, storm water detention if required, fencing, exterior lighting, and a back-up generator.

The project will incorporate the LEED™ (Leadership in Energy and Environmental Design) Green Building Rating System for New Construction (LEED-NC).

SCOPE OF CONTRACT AND FEE: The contract provides for a Basic Services Fee to be paid as a lump sum and certain Additional Services to be paid on a reimbursable basis.

\$ 1,050,000.00	Basic Services Fee
\$ 269,000.00	Additional Services Fee
\$ 60,500.00	Reimbursable Expenses
\$ 1,379,500.00	Total Contract Services
\$ 24,141.25	Civic Art (1.75%)
\$ 1,403,641.25	Total Funding

M/WBE INFORMATION: A 24% M/WBE goal has been established for this contract. The architect has submitted the following certified firms to achieve the goal:

Firm	Work Description	Amount	% of Contract
JQ Infrastructure, LLC	Civil Engineering Services	\$124,155	9%
Four and One, LLC	Landscape Architectural Services	\$ 55,180	4%
Infrastructure Associates, Inc.	MEP Engineering Services	\$151,745	11%
Total		\$331,080	24%

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 architect elects to play; providing health benefits to eligible employees in compliance with City policy.

CIP FISCAL NOTE: The five-year projected operating and maintenance costs for this project are as noted below:

Capital Project Information: See attached Form A for a breakdown of capital costs.

Estimated Fiscal Operating Impact

Project	FY 21	FY 22	FY 23	FY 24	FY 25	Total FY 21-25
North Belt Police Station	\$0	\$0	\$186,500	\$373,000	\$373,000	\$932,500
WBS No: G-000165-0001-3						

DIRECTOR'S SIGNATURE/DATE:

DocuSigned by:

C.J. Messiah, Jr. 7/16/2020

C. J. Messiah, Jr.
General Services Department

DocuSigned by:

Art Acevedo

7/19/2020

Art Acevedo
Chief of Police
Houston Police Department

Amount of Funding:

\$ 1,403,641.25 Police Consolidated Construction Fund (4504)

Contact Information:

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Council Liaison
Phone: 832.393.8023

DS

JLN

ATTACHMENTS:

Description

[25DSGN123 - Doc 00455](#)
[25DSGN123 - Maps](#)
[25DSGN123 - Tax Delinquent](#)
[25DSGN123 - 1295](#)
[25DSGN123 - CIP Form A](#)

Type

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