



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 3/3/2021

District H

Item Creation Date: 2/9/2021

25CONS463 – Award Construction Manager at Risk Contract – Christensen Building
Group, LLC - New Multi-Use Facility for Solid Waste Management Department

Agenda Item#: 8.

Background:

RECOMMENDATION: Award construction manager at risk contract and appropriate funds for the project.

SPECIFIC EXPLANATION: The General Services Department (GSD) recommends that City Council award a Construction Manager at Risk (CMAR) Contract to Christensen Building Group, LLC, to provide pre-construction and construction phase services for a New Multi-Use Facility for the Solid Waste Management Department (SWMD). The requested appropriation will fund pre-construction and construction services.

On May 8 and May 15, 2020, GSD advertised a Request for Proposals containing selection criteria that ranked proposers on experience, key personnel, safety ratings, and construction phase fee for the project services. The proposals were due on June 4, 2020, and six firms responded. GSD evaluated the proposals and interviewed the five highest ranking firms. Christensen Building Group, LLC ranked highest and offers the best value for the City based on the advertised criteria.

PROJECT LOCATION: 5711 Neches St., Houston, TX 77026

PROJECT DESCRIPTION: The facility will be an approximately 25,000 SF waste transfer station with truck weight scales and a scale house. The site is approximately 3.5 acres and has an existing building that may be demolished to accommodate this project. There is a functional radio tower that is to remain. Site improvements will include new pavement, truck cueing lanes, storm water detention, if required, landscaping, parking, fencing, exterior lighting, and a back-up generator. The project scope includes an initial feasibility study to determine whether an adaptive reuse or new construction provides the best value to the City.

FUNDING SUMMARY: It is recommended that City Council appropriate funds for pre-construction and construction phase services, including additional appropriations of \$55,172 for materials testing under an existing contract with Ninyo & Moore Geotechnical and Environmental Sciences Consultants; \$75,000 for construction inspection services; \$30,000 for environmental consultant services; \$65,000 for abatement services.

The following amounts for construction and contingency are based on the construction manager's estimate of cost. The final cost of construction will be submitted to the director for approval as part of the Guaranteed Maximum Price (GMP) proposal.

\$ 120,000.00	Pre-Construction Phase Services
\$ 8,505,000.00	Construction Cost (Estimate)
<u>\$ 425,250.00</u>	5% Contingency Cost (Estimate)
\$ 9,050,250.00	Total Estimated Contract Services
\$ 55,172.00	Materials Testing
\$ 75,000.00	Construction Inspection Services
\$ 30,000.00	Environmental Consultant Services
\$ 65,000.00	Abatement
<u>\$ 158,380.00</u>	Civic Art (1.75%)
\$ 9,433,802.00	Total Funding

MWBE PARTICIPATION: A 18% MBE goal and 10% WBE goal have been established for the construction phase services of this contract. The construction manager will submit the list of proposed certified sub-contractors 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: The proposed contract requires compliance with the City's 'Hire Houston First' (HHF) Ordinance that promotes economic opportunity for Houston businesses and supports job creation. In this case, Christensen Building Group, LLC is a designated HHF company, but they were the successful awardee without application of the HHF preference.

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


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

Estimated Fiscal Operating Impact

Project	FY21	FY22	FY23	FY24	FY25	FY21-FY25 Total
New Multi-Use SWMD Facility	\$0	\$0	\$0	\$10,000	\$10,000	\$20,000

WBS No: L-00078-0001-4

DIRECTOR'S SIGNATURE/DATE:

DocuSigned by:

 2/10/2021
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 C. J. Messiah, Jr.
 General Services Department

Carolyn Wright
 Interim Director
 Solid Waste Management Department

Amount of Funding:

\$ 9,433,802.00 – Solid Waste Consolidated Construction Fund (4503)

Contact Information:

Enid Howard
 Council Liaison
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ATTACHMENTS:

Description	Type
<u>25DCONS463 - Maps</u>	Backup Material
<u>25CONS463 - CIP Form A</u>	Backup Material
<u>25DCONS463 - Tax Delinquent</u>	Backup Material
<u>25CONS463 - 1295</u>	Backup Material