



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 6/22/2021

District B

Item Creation Date: 6/1/2021

25CONS479 - Award Construction Contract - Housing and Land Development
Corporation dba IKLO Construction Kashmere Multi-Service Center Renovation

Agenda Item#: 30.

Background:

RECOMMENDATION: Approve an Ordinance (i) awarding a construction contract to Housing and Land Development Corporation dba IKLO Construction; (ii) de-appropriating the sum of \$916,350.00 out of the Public Health Consolidated Construction Fund previously appropriated to the Task Order and Job Order (TOC/JOC) Contracting Program for FY18 and FY19 (Approved by Ordinance No. 2018-3 and 2018-901); and (iii) appropriating those funds for the project.

SPECIFIC EXPLANATION: The General Services Department (GSD) recommends that City Council award a construction contract to Housing and Land Development Corporation dba IKLO Construction on the proposal amount of \$820,000.00 to provide site improvements at the Kashmere Multi-Service Center, for the Houston Health Department.

In FY18 and FY19, by Ordinance No. 2018-3 and 2018-901, City Council authorized the appropriation of \$916,350.00 out of the Public Health Consolidated Construction Fund to the TOC/JOC Contracting Program for Kashmere Multi-Service Renovation. GSD has determined that it is more cost-effective to competitively bid this project instead of utilizing the TOC/JOC delivery method to perform the work. The requested action will de-appropriate \$916,350.00 out of the TOC/JOC Contracting Program for FY18 and FY19 and appropriate an equivalent amount to the construction contract with Housing and Land Development Corporation dba IKLO Construction for the project.

PROJECT LOCATION: 4802 Lockwood Drive Houston, Texas 77026

PROJECT DESCRIPTION: The interior portion of the project includes floor replacement, lighting improvements and plumbing fixture upgrades. The exterior portion of the project includes plant landscaping, bike racks and benches, replacing damage fencing and power washing the exterior building. The project also, includes new interior and exterior wayfinding signage and the installation of a new paging system

The contract duration for this project is 180 calendar days.

PROPOSALS: On February 5 and February 12, 2021, GSD advertised a Request for Competitive Sealed Proposals (CSP) for construction services for the Kashmere Multi-Service Center Renovation. The CSP contained selection criteria that ranked respondents on experience, key personnel, safety, and Hire Houston First. The Statements of Qualifications were due on March 11, 2021, and three firms responded. GSD formed a selection committee comprised of representatives from GSD and the Houston Health Department to evaluate the respondents. All three firms received sufficient points and submitted proposals. Housing and Land Development Corporation dba IKLO Construction submitted the lowest proposal and offers the best value for the City, based on the advertised criteria. The three proposers are ranked as follows:

PROPOSER:

1. **Housing and Land Development Corporation dba IKLO Construction**
2. Nash Industries, Inc.
3. Gutier LLC

AWARD: It is recommended that City Council award the construction contract to Housing and Land Development Corporation dba IKLO Construction and appropriate funds for the project.

Prior Council Action:

Ordinance No. 2018-901; Dated November 14, 2018

Ordinance No. 2018-3; Dated: January 3, 2018

Amount of Funding:

\$ 820,000.00	Construction Contract Services
\$ 82,000.00	10% Contingency
\$ 902,000.00	Total Contract Services
\$ 14,350.00	Civic Art (1.75%)
\$ 916,350.00	Total Funding

M/WBE PARTICIPATION: An M/WBE goal was not established for this project because the construction cost did not exceed the threshold of \$1,000,000.00 required for a goal-oriented contract as authorized by Houston Code of Ordinances §15-82.

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, Housing and Land Development Corporation dba IKLO Construction is a designated HHF company, but they were the successful awardee without application of the HHF preference.

CIP FISCAL NOTE: No significant Fiscal Operating impact is anticipated as a result of this project.

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

WBS No: H-000086-0001

DIRECTOR'S SIGNATURE/DATE:

DocuSigned by:

C.J. Messiah, Jr. 6/11/2021

C. J. Messiah, Jr.

General Services Department

DocuSigned by:

Stephen L. Williams 6/16/2021

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

DS

cm

Amount of Funding:**De-appropriate/Appropriate:**

\$916,350.00 Public Health Consolidated Construction Fund (4508)

Contact Information:Enid M. Howard
Council Liaison

Phone: 832.393.8023

ATTACHMENTS:**Description**[Tax Delinquent Report](#)[Bid Tabulation](#)[MAPS](#)[CIP Form A](#)[Form 1295](#)[Ordinance 2018-901](#)[Ordinance 2018-3](#)**Type**

Backup Material

Backup Material

Backup Material

Financial Information

Backup Material

Ordinance/Resolution/Motion

Ordinance/Resolution/Motion