



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/14/2021

District C

Item Creation Date: 8/20/2021

25CONS486 – Award Construction Manager at Risk Contract – Anslow Bryant
Construction, Ltd. - HFD Fire Station 16 Renovation Project

Agenda Item#: 16.

Summary:

ORDINANCE appropriating \$3,939,000.00 out of the Fire Consolidated Construction Fund; approving and authorizing a Construction Manager at Risk Contract between the City of Houston and **ANSLOW BRYANT CONSTRUCTION, LTD.** for pre-construction and construction phase services for the Houston Fire Department Fire Station 16 Renovation Project; providing funding for materials testing services, abatement services, Civic Art Program and contingency - **DISTRICT C - KAMIN**

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 Anslow Bryant Construction, Ltd., to provide pre-construction and construction phase services for HFD – Fire Station 16 Renovation Project for the Houston Fire Department (HFD). The requested appropriation will fund pre-construction and construction services.

On April 30 and May 7, 2021, 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 May 20, 2021, and four firms responded. GSD evaluated the proposals and interviewed the four highest-ranking firms. Anslow Bryant Construction, Ltd. ranked highest and offers the best value for the City based on the advertised criteria.

PROJECT LOCATION: 1700 Richmond Ave., Houston, TX 77098

PROJECT DESCRIPTION: This project will be a complete interior remodel of the existing Fire Station 16. The renovation will include approximately 6,000 existing total square feet plus approximately 2,500 new additional total square feet for an entire project area of 8,500 square feet for the two (2) Story stations. It will consist of selective demolition; installation of new mechanical, electrical, plumbing, low voltage systems; partial removal and replacement of the existing roof and the installation of a roof on the new addition; a complete interior buildout with new finishes and site improvements; removal of existing masonry and masonry furring, installation of a new foundation and the remediation repair of the existing foundation; and the installation of a new elevator. The three (3) apparatus bays of the fire station are expected to be fully operational throughout the renovation. The project scope includes a thorough constructability report to determine an accurate GMP that 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 \$30,005.92 for materials testing under an existing contract with QC Laboratories, Inc. (OA 4600016456) and \$30,000.00 for abatement services under an existing contract with ARC Abatement (OA 4600014870).

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.

\$ 30,000.00	Pre-Construction Phase Services
\$ 3,444,290.00	Construction Cost (Estimate)
\$ 344,429.00	10% Contingency Cost (Estimate)
\$ 3,818,719.00	Total Estimated Contract Services
\$ 30,005.92	Materials Testing
\$ 30,000.00	Abatement
\$ 60,275.08	Civic Art (1.75%)
\$ 3,939,000.00	Total Funding

MWBE PARTICIPATION: A 19% MBE goal and 11% 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, Anslow Bryant Construction, Ltd. 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	FY22	FY23	FY24	FY25	FY26	FY22-FY26 Total
HFD – Fire Station 16 Renovation Project WBS No: C-000196-0001-4	\$0	\$0	\$20,025	\$20,025	\$20,025	\$60,075

WBS No: C-000196-0001-4

DIRECTOR'S SIGNATURE/DATE:

DocuSigned by:
 9/9/2021
 C. J. Messiah, Jr.
 General Services Department

Samuel Pena
 Houston Fire Department

Amount and Source of Funding:

\$ 3,939,000.00
 Fire Consolidated Construction Fund
 Fund 4500

Contact Information:

Enid M. Howard
 Council Liaison

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Phone: 832-393-8023

ATTACHMENTS:

Description

25CONS486 - Coversheet (revised)

25CONS486 - Form 1295

25CONS486 - Tax Delinquent

25CONS486 - Maps

25CONS486 - SAP

25CONS486 - Client Signature

CIP Form A

Ordinance

Type

Backup Material

Backup Material

Backup Material

Backup Material

Backup Material

Backup Material

Signed Cover sheet

Signed Cover sheet