



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/14/2021

District B

Item Creation Date: 8/20/2021

25CONS487 – Award Construction Manager at Risk Contract – Christensen Building  
Group, LLC - HFD Fire Station 19 Renovation Project

Agenda Item#: 22.

### **Summary:**

ORDINANCE de-appropriating \$1,505,268.00 out of Fire Consolidated Construction Fund and appropriating \$3,790,267.38 out of Fire Consolidated Construction Fund; approving and authorizing a Construction Manager At Risk Contract between City of Houston and **CHRISTENSEN BUILDING GROUP, LLC** for Pre-Construction and Construction Phase Services for the Houston Fire Department Fire Station 19 Renovation Project; providing funding for materials testing services, abatement services, Civic Art Program and contingency - **DISTRICT B - JACKSON**

### **Background:**

**RECOMMENDATION:** Approve an Ordinance (i) awarding a Construction Manager at Risk contract to Christensen Building Group, LLC (ii) de-appropriating the sum of \$1,505,268.00 out of the Fire Consolidated Construction Fund (previously appropriated by Ordinance No. 2019-260); and (iii) appropriating the sum of \$3,790,267.38 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 HFD – Fire Station 19 Renovation Project for the Houston Fire Department (HFD). The requested appropriation will fund pre-construction and construction services.

On May 7 and May 14, 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 27, 2021, and seven 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.

On April 10, 2019, by Ordinance No. 2019-260, City Council authorized the appropriation of \$1,505,268.00 out of the Fire Consolidated Construction Fund for HFD – Fire Station 19 Renovation Project. GSD has determined that it is more cost-effective to engage a CMAR for this project. The requested action will de-appropriate \$1,505,268.00 out of the Fire Consolidated Construction Fund and appropriate \$3,790,267.38 to the CMAR contract with Christensen Building Group, LLC, for the project.

**PROJECT LOCATION:** 1811 Gregg Street, Houston, TX 77020

**PROJECT DESCRIPTION:** The project consists of a complete interior remodel of the existing Fire Station 19. The renovation will include approximately 10,516 total square feet. It will consist of selective demolition; installation of new mechanical, electrical, plumbing, and low voltage systems; removal and replacement of the entire roof; a complete interior buildout with new finishes and site improvements; removal of existing masonry and masonry furring; and foundation remediation repairs. The three (3) apparatus bays of the fire station are expected to be fully operational throughout the entire 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 \$31,000.00 for materials testing under an existing contract with DAE & Associates (OA 4600016451) and \$30,000.00 for abatement services under an existing contract with AAR, Inc. (OA 4600014867).

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

\$ 28,675.00	Pre-Construction Phase Services
\$ 3,338,199.00	Construction Cost (Estimate)
<u>\$ 333,819.90</u>	10% Contingency Cost (Estimate)
<b>\$ 3,700,693.90</b>	<b>Total Estimated Contract Services</b>
\$ 31,000.00	Materials Testing
\$ 30,000.00	Abatement
<u>\$ 28,573.48</u>	Civic Art (1.75%: \$28,573.48+\$29,845(Ord. No. 2019-260) = \$58,418.48)
<b>\$ 3,790,267.38</b>	<b>Total Funding</b>

**M/WBE 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, Christensen Building Group, LLC 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:** C-000203-0002-4

**DIRECTOR'S SIGNATURE/DATE:**

DocuSigned by:

*C. J. Messiah, Jr.* 9/9/2021

C. J. Messiah, Jr.  
General Services Department

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Samuel Peña  
Fire Chief  
Houston Fire Department

**Prior Council Action:**

Ordinance No. 2019-260; Dated April 10, 2019

**Amount and Source of Funding:**

**De-appropriate:**

**\$1,505,268.00**

Fire Consolidated Construction Fund  
Fund 4500

**Appropriate:**

**\$3,790,267.38**

Fire Consolidated Construction Fund  
Fund 4500

