



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/21/2021

District B, District C, District D, District H, District I, District J

Item Creation Date: 8/27/2021

25CONS484 – Award Design/Build Contract – Emerald Standard Services, Inc. Houston

Health Department (HHD) -Transfer Switches and Generator Quick Connections at

Various Facilities

Agenda Item#: 26.

Background:

RECOMMENDATION: Award design/build contract and appropriate funds for the project.

SPECIFIC EXPLANATION: The General Services Department (GSD) recommends that City Council award a design/build contract to Emerald Standard Services, Inc. to perform design and construction phase services for the Houston Health Department (HHD) Transfer Switches and Generator Quick Connections Project.

On January 15 and January 22, 2021, GSD advertised a Request for Qualifications (RFQ) for design/build services for the HHD Transfer Switches and Generator Quick Connections Project. The RFQ contained selection criteria that ranked respondents on experience, key personnel, project approach, and construction phase fee. The Statements of Qualifications (SOQ) were due on Thursday, February 4, 2021, and four firms responded. GSD formed a selection committee comprised of representatives from GSD and HHD to evaluate the SOQ's. The selection committee short-listed and interviewed four firms. Emerald Standard Services, Inc. received the highest ranking and offers the best value for the City based on the advertised criteria.

PROJECT LOCATION:

NAME OF FACILITY	ADDRESS	Council District
Acres Home Multi Service Center	6719 W. Montgomery Rd	District B
Kashmere Multi-Service Center	4802 Lockwood Drive	District B
Magnolia Multi-Service Center	7037 Capitol Street	District I
Northeast Multi-Service Center	9720 Spaulding Street	District B
Southwest Multi-Service Center	6400 High Star Dr.	District J
Third Ward Multi-Service Center	3611 Ennis Street	District D
West End Multi-Service Center	170 Heights Blvd.	District C
Crocket Warehouse	1818 Crocket Street	District H
Park Place Environmental Motor Vehicle Inspections	7427 Park Place Blvd.	District I
Environmental Health Administration	7411 Park Place Blvd.	District I
John Peavy Senior Center	3814 Market Street	District B
Riverside Health Center	2250 Holman Street	District D
West End Health Center	190 Heights Blvd.	District C
La Nueva Casa de Amigos Health Center	1809 North Main Street	District H

PROJECT DESCRIPTION: This project will facilitate rapid deployment of post-disaster emergency generators by installing service-rated manual transfer switches and generator quick connections at fourteen (14) Houston Health Department facilities. The scope of work will include the design, construction, and installation of manual transfer switches and generator quick connections at these locations. These facilities will remain operational during construction.

AWARD: It is recommended that City Council award a design/build contract to Emerald Standard Services, Inc. and appropriate funds for the project.

The following amounts for pre-construction and construction phase services are based on the funds currently identified in the FY21 Capital Improvement Plan (CIP). The final cost of construction will be submitted to the director for approval as part of the Guaranteed Maximum Price (GMP) proposal.

\$ 274,556.00	Pre-Construction Phase Services
\$ 3,209,494.00	Construction Phase Services (Estimated)
<u>\$ 320,950.00</u>	<u>10% Contingency (Estimated)</u>
\$ 3,805,000.00	Total Estimated Contract Services

M/WBE INFORMATION: A contract specific goal MWBE goal of 12% has been established for the pre-construction (design) phase services. A contract specific goal of 4% MBE and 1% WBE has been established for the construction phase services. The contractor has submitted the following certified firms to achieve the pre-construction phase goal:

Firm	Work Description	Amount	% of Contract
Arreis Group, LLC (MBE)	MEP Engineering	18,000.00	6.56%
Collaborate Arch LLC (MBE)	Structural Engineering	33,450.00	12.18%
Bradlink LLC (WBE)	AV/IT/Security	9,000.00	3.28%
Total		\$60,450.00	22.02%

Upon completion of the pre-construction (design) phase, the contractor will submit the list of proposed certified firms for construction phase services 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: This procurement is exempt from the City's Hire Houston First Ordinance. Bids/proposals were not solicited because the department is utilizing the design/build project delivery method for this project.

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

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

WBS No: H-00083/H-000120

DIRECTOR'S SIGNATURE/DATE:

DocuSigned by:
 9/13/2021
IE17HAD77D5841E
 C. J. Messiah, Jr.
 General Services Department

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

Amount and Source of Funding:

\$3,805,000.00 – Equipment Acquisition Consolidated Fund (1800)

Contact Information: ^{DS}
Enid M. Howard
Council Liaison
Phone: 832.393.8023



ATTACHMENTS:

Description	Type
<u>RCA Sign Coversheet -Client</u>	Signed Cover sheet
<u>Tax Delinquent Report</u>	Backup Material
<u>CIP FORM A</u>	Financial Information
<u>Form 1295</u>	Backup Material
<u>MAPS</u>	Backup Material
<u>SAP</u>	Backup Material