



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 12/7/2021

District B

Item Creation Date: 11/15/2021

25CONS492 – Appropriate Funds -Star Service, Inc. - Northeast Multi-Service Center -  
HVAC Systems Upgrades

Agenda Item#: 40.

**Background:**

**RECOMMENDATION:** Appropriate funds for the project.

**SPECIFIC EXPLANATION:** The General Services Department recommends that City Council appropriate \$453,885.60 to the existing citywide contract with Star Service, Inc. for the repair of the Heating, Ventilation and Air-Conditioning (HVAC) Systems at the Northeast Multi-Service Center for the Houston Health Department (HHD).

**PROJECT LOCATION:** 9720 Spaulding St. Houston, TX 77016

**PROJECT DESCRIPTION:** Infrastructure Associates, Inc. performed an engineering assessment and determined that the control systems needed to be replaced and upgraded to restore the HVAC system to its full functionality and to avoid premature equipment damage.

The scope of work for this project includes: configure chiller piping to correct flow deficiencies; install chilled water flow meters and modify chilled water bypass valve control; remove motorized actuators and convert valves at chilled water pump inlets; install and replace valves at chilled water pumps, chilled heating water pump gauges, and manifolds; repair damaged chilled water piping insulation and install protective jacketing; repair/replace chilled water air separator; replace insulation and jacketing at chilled and hot water separators; remediate corrosion and repaint chilled and hot water expansion tanks; install valves at boilers; replace boiler pressure safety relief valves and pressure gauges; install heating water flow meter and modify hot water bypass valve control sequences; refurbish heating water pumps, remediate corroded natural gas piping, repaint and replace pipe hangers and associated hardware; replace building automation control system, boilers and heating water pumps, and replace chilled water piping insulation.

**PREVIOUS HISTORY** On August 25, 2021, by Ordinance 2021-711, City Council awarded a three-year contract with two one-year options to Star Service, Inc., in an amount not to exceed \$23,143,797.31 for heating, ventilation, and air conditioning services for various departments. To date, \$3,759,938.45 has been expended on the contract.

**M/WBE PARTICIPATION:** The contract was awarded with an 11.0% M/WBE goal. Due to the recent inception of the contract, there is no M/WBE utilization to report currently. It is anticipated that Star Service, Inc. will achieve the goal by the completion of the contract.

**FUNDING SUMMARY:**

\$ 432,272.00	Construction Services
\$ <u>21,613.60</u>	5% Contingency Cost
<b>\$ 453,885.60</b>	<b>Total Funding</b>

**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-000084-0003

**DIRECTOR'S SIGNATURE/DATE:**

DocuSigned by:  
C.J. Messiah, Jr. 11/18/2021  
C. J. Messiah, Jr.  
General Services Department

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

**Prior Council Action:**

Ordinance No. 2021-711; Dated August 25, 2021

**Amount and Source of Funding:**

**\$453,885.60** - Public Health Consolidated Construction Fund (4508)

**Contact Information:**

Enid M. Howard  
Council Liaison  
**Phone:** 832.393.8023

**ATTACHMENTS:**

**Description**

- [Previous RCA and Ordinance](#)
- [CIP FORM A](#)
- [SAP Report](#)
- [Tax Delinquent Report](#)

**Type**

- Backup Material
- Backup Material
- Backup Material
- Backup Material