



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 10/3/2023

District I

Item Creation Date: 9/18/2023

25CONS554 – Award Construction Manager at Risk Contract – Tellepsen Builders, L.P. -
HPD 1200 Travis - Parapet Demolition and Reconstruction

Agenda Item#: 12.

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 Tellepsen Builders, L.P., to provide pre-construction and construction phase services for 1200 Travis - Parapet Demolition and Reconstruction project for the Houston Police Department (HPD).

On April 14, 2023, and April 21, 2023, GSD advertised a Request for Proposals containing selection criteria that ranked proposers on experience, key personnel, preconstruction project approach, safety ratings, and construction phase fee for the project services. The proposals were received June 1, 2023, and one firm responded. GSD evaluated the proposal and interviewed the firm. Tellepsen Builders, L.P. was selected for the project.

PROJECT LOCATION: 1200 Travis St., Houston, TX 77002

PROJECT DESCRIPTION: The Houston Police Department Headquarters is located at 1200 Travis Street in Houston, Texas. The 28-story, 559,925 square foot high-rise building, constructed in 1963, is occupied continuously throughout the day. The existing parapet wall, located on the roof, has failed in various places and requires replacement. The current condition of the existing parapet wall is a safety issue for HPD employees and visitors in the building and the public on the street level. The project will alleviate the safety issue, reduce maintenance costs associated with repairing the failing wall, and provide an updated building appearance.

The project will consist of two phases. Phase One will install construction debris safety netting around the perimeter of the building at the roof level, install overhead fall protection at the ground level, and demolish the existing parapet. Phase Two will construct a new parapet. The HPD Headquarters will maintain regular daily operations throughout the project. All roof-level mechanical equipment will be protected while remaining operational throughout the project.

The design consultant is Walter P. Moore & Associates.

FUNDING SUMMARY: It is recommended that City Council appropriate funds for pre-construction and construction phase services, including additional appropriations of \$80,000 for material testing; \$40,000 for construction inspection services; and \$40,000 for environmental services.

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.

\$ 120,000.00	Pre-Construction Phase Services
\$13,700,000.00	Construction Cost (Estimate)
\$ <u>1,382,000.00</u>	10% Contingency Cost (Estimate)
\$15,202,000.00	Total Estimated Contract Services
\$ 80,000.00	Materials Testing
\$ 40,000.00	Construction Inspection Services
\$ <u>40,000.00</u>	Environmental Consultant
\$15,362,000.00	Total Funding

M/WBE PARTICIPATION: A contract specific goal of 17% MBE and 5% WBE has been established for the construction phase 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, the proposed contractor meets the requirements of Hire Houston First.

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

WBS No: G-000212-0005-4

DIRECTOR'S SIGNATURE/DATE:

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 9/18/2023
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 C. J. Messiah, Jr.
 General Services Department


DocuSigned by:
 9/25/2023
T0A499CD3100489...
 Troy Finner
 Houston Police Department

Prior Council Action:

N/A

Amount and Source of Funding:

\$15,362,000.00 - Police Consolidated Construction Fund (4504)

Contact Information: 
 Enid M. Howard
 Council Liaison
 Phone: 832.393.8023

ATTACHMENTS:

Description	Type
<u>25CONS554 - Tax Delinquent Report</u>	Backup Material
<u>25CONS554 - CIP Form A</u>	Backup Material
<u>25CONS554 - Doc 1295</u>	Backup Material
<u>25CONS554 - Contract Specific Request Form</u>	Backup Material
<u>25CONS554 - POP Forms</u>	Backup Material