



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 10/17/2023

District D

Item Creation Date: 9/22/2023

25DSGN138 – Professional Architectural Services Contract – Johnston, LLC Holcombe

Lab Expansion

Agenda Item#: 19.

**Background:**

**RECOMMENDATION:** Approve professional architectural services contract for the project.

**SPECIFIC EXPLANATION:** The General Services Department (GSD) recommends that City Council approve a professional architectural services contract with Johnston, LLC to perform design and construction phase services for the Holcombe Lab Expansion for the Houston Health Department (HHD).

On April 7 and April 14, 2023, GSD advertised a Request for Qualifications containing selection criteria that ranked respondents on experience, key personnel experience, proposed design team consultants, and project approach. The Statements of Qualifications (SOQ) were due on May 4, 2023, and four firms responded. GSD formed a selection committee comprised of representatives from GSD and HHD to evaluate the respondents. The selection committee interviewed all four firms. Johnston, LLC received the highest points based on the advertised criteria and offers the best value for the City.

**PROJECT LOCATION:** 2250 Holcombe, Houston, TX 77030

**PROJECT DESCRIPTION:** The scope of work includes design services for the construction of approximately 20,000 sf, three-story, BSL-2 lab adjacent to the existing lab buildings on the same site. The purpose of the lab is to allow for the study of emerging diseases in coordination with the Centers for Disease Control (CDC). The facility will operate on Mechanical, Electrical, Plumbing, and Technology (MEPT) systems, including a backup generator, which are independent of the existing systems on site. Site work shall include utility connections, partial parking lot reconstruction (more spaces, utility routes, and under parking detention), flatwork between the existing and new building, and landscaping around the new building. In addition to the new construction, there will be approximately 3,200 square feet of space renovated in the existing buildings.

**SCOPE OF CONTRACT AND FEE:** The contract provides for a Basic Services Fee to be paid as a lump sum and certain Additional Services to be paid on a reimbursable basis.

\$ 761,749.00	Basic Services Fee
\$ 422,971.00	Additional Services Fee
\$ 30,500.00	Reimbursable Expenses
<b>\$1,215,220.00</b>	<b>Total Funding</b>

**M/WBE INFORMATION:** A contract specific goal of **19.0%** MWBE goal has been established for this contract. The architect has submitted the following certified firms to achieve the goal:

Firm	Work Description	Amount	% of Contract
Murray Design Associates, LLC - WBE	Specification Writing	\$ 16,000	1.32%
Dally + Associates, Inc. - MBE	Structural & Civil Engineering	\$ 147,000	12.09%
Project Cost Resources, Inc. - WBE	Cost Estimating	\$ 22,785	1.87%
ENVI Engineering, LLC - MBE	Commissioning	\$ 29,570	2.43%
Datacom Design Group, LLC - WBE	Technology Consulting	\$ 27,000	2.22%
<b>Total</b>		<b>\$ 242,355</b>	<b>19.93%</b>

**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.


**FISCAL NOTE:** No Fiscal Note is required on grant items.

**Estimated Spending Authority**

Department	Current FY	Out Year	Total
Houston Health Department	\$1,215,220.00	\$0	\$1,215,220.00
Holcombe Lab Expansion			

**WBS No:** H-000426


**DIRECTOR'S SIGNATURE/DATE:**

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 10/3/2023  
PCN439CD3100489...  
 C. J. Messiah, Jr.  
 General Services Department

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

**Amount and Source of Funding:**

\$ 1,215,220.00 Federal Government – Grant Funded (5000)

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

**ATTACHMENTS:**

Description	Type
<u>25DSGN138 - Maps</u>	Backup Material
<u>25DSGN138 - Tax Delinquent Report</u>	Backup Material
<u>25DSGN138 - 1295</u>	Backup Material
<u>25DSGN138 - CIP Form A</u>	Backup Material
<u>25DSGN138 - POP</u>	Backup Material