



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 12/5/2023

District H

Item Creation Date: 11/16/2023

25CONS539 – Appropriate Additional Funds to Design/Build Contract Tellepsen Builders,  
L.P. - Central Police Complex Renovation for HPD and HPW

Agenda Item#: 37.

**Summary:**

**Background:**

**RECOMMENDATION:** Appropriate additional funds for construction.

**SPECIFIC EXPLANATION:** On June 16, 2021, by Ordinance No. 2021-496, City Council awarded a Design/Build contract to Tellepsen Builders, L.P., to provide pre-construction and construction phase services for the Central Police Complex Renovation Project for the Houston Police Department (HPD) and Houston Public Works (HPW) and appropriated/allocated \$2,575,907.00 for pre-construction phase services and civic art. The General Services Department recommends that City Council appropriate an additional sum of \$42,229,390.00 to the design/build contract with Tellepsen Builders, L.P., for construction phase services.

**PROJECT LOCATION:** 1103 Morin Place, Houston, TX 77002

**PROJECT DESCRIPTION:** This project includes the total renovation of an existing three-story facility previously used as HPD's Property Room. The renovation will include approximately 57,000 square feet of space to accommodate the combined HPD Central Patrol Division and Special Operations Division. The renovated facility will accommodate 300 personnel. The scope of work includes selective demolition at the existing facility, site work, including detention, new Mechanical, Electrical, Plumbing (MEP), Low Voltage systems, new building envelope components as well as new interior buildout and furniture. There will also be an addition of a parking garage to accommodate parking needs for up to 300 HPD vehicles and 300 vehicles for the Houston Permitting Center.

The design consultant is Page Southerland Page, Inc.

**FUNDING SUMMARY:** It is recommended that the City Council appropriate funds for construction phase services, including an additional appropriation of \$180,000.00 for engineering testing under an existing contract with Raba Kistner; and \$55,000.00 for construction inspection services and \$100,000.00 for environmental abatement/demolition services.

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

|                         |  |
|-------------------------|--|
| \$ 38,347,268.00        | Construction cost (Estimated)                |
| <u>\$ 2,876,045.00</u>  | <u>7.5% Contingency (Estimated)</u>          |
| <b>\$ 41,223,313.00</b> | <b>Total Estimated Construction Services</b> |
| \$ 180,000.00           | Engineering Testing                          |
| \$ 100,000.00           | Environmental Abatement Demolition Service   |
| \$ 55,000.00            | Construction Inspection Services             |
| <u>\$ 671,077.00</u>    | <u>Civic Art (1.75 %)</u>                    |
| <b>\$ 42,229,390.00</b> | <b>Total Funding</b>                         |

**MWBE PARTICIPATION:** A 22% MBE goal and a 7% WBE goal have been established for the construction phase of this contract. The contractor will submit the list of proposed certified sub-contractors with the issuance of the GMP proposal.

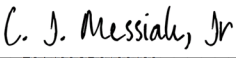
**FISCAL NOTE:**

**Estimated Fiscal Operating Impact**

| Project  | FY24 | FY25 | FY26     | FY27     | FY28      | Total<br>FY24 –<br>FY28 |
|--|------|------|----------|----------|-----------|-------------------------|
| Central Police Complex Renovation for HPD & HPW<br>WBS No: D-200001-0001-4 | \$0  | \$0  | \$86,000 | \$95,000 | \$105,000 | \$286,000               |

**WBS No:** D-200001-0001-4

**DIRECTOR'S SIGNATURE/DATE:**

DocuSigned by:  
 11/22/2023  
82499CD3106489  
 C. J. Messiah, Jr.  
 General Services Department

\_\_\_\_\_  
 Troy Finner  
 Houston Police Department

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 Carol Ellinger Haddock, P.E.  
 Houston Public Works

**Prior Council Action:**

Ordinance No. 2021-496; Dated June 16, 2021

**Amount and Source of Funding:**

\$32,652,000.00 Police Consolidated Construction Fund (4504)  
 \$ 9,577,390.00 Contributed Capital Project Fund (4515)  
**\$42,229,390.00 Total Funding**

**Previous Funding:**

\$ 2,098,221.00 Police Consolidated Construction Fund (4504)  
 \$ 477,686.00 Building Inspection Fund (2301)

**\$ 2,575,907.00 Total Funding**

**Contact Information:**

Enid M. Howard  
 Council Liaison

<sup>DS</sup>  


**Phone:** 832.393.8023

**ATTACHMENTS:**

| Description                  | Type            |
|------------------------------|-----------------|
| <u>Site and Vicinity Map</u> | Backup Material |
| <u>Clear Tax Form</u>        | Backup Material |
| <u>Award RCA</u>             | Backup Material |

Previous Ordinances

CIP From A

POP 1

POP 2

POP 3

Backup Material

Backup Material

Backup Material

Backup Material

Backup Material