

**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 12/5/2023

District I

Item Creation Date: 11/16/2023

25CONS565 – Award Construction Manager at Risk Contract – Times Construction, Inc. -  
 HPD 1200 Travis – Fire Smoke Damper Replacement

Agenda Item#: 44.

**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 Times Construction, Inc. to provide pre-construction and construction phase services for the 1200 Travis – Fire Smoke Damper Replacement 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 May 11, 2023, and two firms responded. GSD evaluated the proposals and interviewed both firms. Times Construction, Inc. ranked highest and offers the best value for the City based on the advertised criteria.

**PROJECT LOCATION:** 1200 Travis St., Houston, TX 77002**PROJECT DESCRIPTION:** The 28-story, 559,925 square foot building, constructed in 1963, is the Houston Police Department Headquarters and operates 24 hours a day. The project will replace approximately 1,300 fire smoke dampers throughout the facility. The scope of work includes but is not limited to installation of new electrical panels, new fire alarm relays, and all incidental work associated with the replacement of the dampers. The work may be performed during and after business hours, and in phases.

The design consultant is Infrastructure Associates.

**FUNDING SUMMARY:** It is recommended that the City Council appropriate funds for pre-construction and construction phase services, including additional appropriations of \$407,000.00 for construction inspection services, and \$47,000.00 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.

\$ 140,000.00	Pre-Construction Phase Services
\$ 4,140,000.00	Construction Cost (Estimate)
\$ 414,000.00	10% Contingency Cost (Estimate)
<b>\$ 4,694,000.00</b>	<b>Total Estimated Contract Services</b>
\$ 407,000.00	Construction Inspection Services
\$ 57,000.00	Environmental Consultant
<b>\$ 5,158,000.00</b>	<b>Total Funding</b>

**M/WBE PARTICIPATION:** A 9% MBE goal and 3% WBE goal have been established for the construction phase of this contract. The construction manager will submit the list of proposed certified subcontractors 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, Times Construction, Inc. is a designated HHF company, but they were the successful awardee without application of the HHF preference.

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

**WBS No:** G-000200-0001-4


**DIRECTOR'S SIGNATURE/DATE:**

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

DocuSigned by:  
 11/27/2023  
Troy Finner  
Houston Police Department

**Amount and Source of Funding:**

**\$5,158,000.00** – Equipment Acquisition Consolidated Fund (1800)

**Contact Information:**   
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Council Liaison  
Phone: 832.393.8023

**ATTACHMENTS:**

Description	Type
<u>25CONS565 - Maps</u>	Backup Material
<u>25CONS565 - Tax Delinquent Report</u>	Backup Material
<u>25CONS565 - CIP Form A</u>	Backup Material
<u>25CONS565 - Doc 1295</u>	Backup Material
<u>25CONS565 - Contract Specific Goal</u>	Backup Material