



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 4/2/2024

District K

Item Creation Date: 3/14/2024

25CONS467– Accept Work – Manhattan Construction Company - Southwest Police  
Station

Agenda Item#: 5.

### **Summary:**

#### **NOT A REAL CAPTION**

RECOMMENDATION from Director General Services Department for approval of final contract amount of \$19,026,370.82 and acceptance of work on contract with **MANHATTAN CONSTRUCTION COMPANY** for new Southwest Police Station - 8.58% over the original contract amount and under 9% contingency amount - **DISTRICT D - EVANS-SHABAZZ**

### **Background:**

**RECOMMENDATION:** The General Services Department (GSD) recommends approval of the final contract amount of **\$19,026,370.82** and acceptance of work on the Construction Manager at Risk (CMAR) contract with Manhattan Construction Company, for the new Southwest Police Station – **8.58%** over the original construction amount and under the approved **9%** contingency.

**SPECIFIC EXPLANATION:** On February 26, 2014, by Ordinance No. 2014-167, City Council awarded a Construction Manager at Risk (CMAR) contract to Manhattan Construction Company, to provide pre-construction and construction phase services in the amount of **\$67,000.00** for the new Southwest Police Station project. On August 12, 2015, by Ordinance No. 2015-776, City Council approved an additional appropriation of **\$19,749,375.00** for construction phase services to the CMAR contract with Manhattan Construction Company.

The General Services Department (GSD) and Manhattan Construction Company agreed to a Guaranteed Maximum Price (GMP) for construction services in the amount of **\$17,523,349.00**. On May 31, 2017, by Ordinance No. 2017-383, City Council approved a First Amendment to the contract and an additional appropriation of **\$695,000.00** for furniture and equipment and to increase the Department Director's authority to approve change orders from **5%** up to **9%**. GSD recommends that City Council approve the final construction amount of **\$19,026,370.82**, or **8.58%** over the original GMP, accept the work and authorize the final payment to Manhattan Construction Company.

**PROJECT LOCATION:** 13099 Nitida Street, Houston, Texas 77045

**PROJECT DESCRIPTION:** The project involved new ground up construction of a 50,000 square foot police station. The new police station is located at Cambridge Village Park. The scope of work included all structure, parking, foundation, detention, mechanical, electrical, and plumbing systems, furniture, landscaping, irrigation, an adjacent road for public use, a fleet maintenance building, playground improvements for the park and all other related items. The project has been designed to utilize the Leadership in Energy & Environmental Design (LEEDTM) Green Building Rating System for New Construction & Major Renovations (LEED-NC). The project achieved a "Certified" rating.

**CONTRACT COMPLETION AND COST:** The contractor completed the project within 523 days: the original contract time of 405 days, plus 118 days approved by Change Orders. The final cost of the project, including Change Orders, is **\$19,026,370.82**, an increase of **\$1,503,021.82** over the original GMP.

**PREVIOUS CHANGE ORDERS: Change Order Nos. 1-5** provided provisions for fencing privacy slats, revised mechanical scope, increased contract schedule duration by 74 days due to excessive weather delays, included installation of office furniture, rubber floor and a new 8" fire main, included exterior coating at tilt walls, mechanical, plumbing and electrical, included installation of electrical and data rough ins and foundations for civic artwork, electrical and mechanical revisions for room reassignments and various technology procurements; installed an interview tracker DVR system and various electrical revisions, provided for additional (42 days) of changes and delays due to Hurricane Harvey, included changes and modifications due to ADA comments, landscape, and mechanical revisions.

**M/WBE PARTICIPATION:** The advertised M/WBE contract goals for this project were 18% MBE and 10% WBE (28% total). The M/W/SBE goals approved for this project were 18% MBE and 10% WBE (28% total). According to the Office of Business Opportunity, the actual participation achieved on this project was 17.93% MBE, 9.05% WBE, and 1.74% SBE (28.72% total). The standard for meeting MWSBE participation goals is the demonstration of Good Faith Efforts. The Contractor's M/W/SBE performance on this project was rated Satisfactory for the following reasons: Manhattan Construction Company has exceeded the awarded goals with the assistance of SBE participation and made a good faith effort to utilize all goal credit subcontractors listed on the project. For the reasons listed, the Contractor's performance meets the intent and spirit of the City's MWSBE program.

**WBS No:** G-000125-0001-4

**DIRECTOR'S SIGNATURE/DATE:**

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*C. J. Messiah, Jr* 3/27/2024  
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General Services Department

Troy Finner  
Houston Police Department

**Prior Council Action:**

Ordinance No. 2014-167; Dated February 26, 2014  
Ordinance No. 2015-776; Dated August 12, 2015  
Ordinance No. 2017-383; Dated May 31, 2017

**Amount and Source of Funding:**

No Additional Funding Required

**Previous Funding:**

\$ 20,511,375.00 Police Consolidated Construction Fund (4504)

**Contact Information:** <sup>DS</sup> *EH*  
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Council Liaison  
**Phone:** 832.393.8023

**ATTACHMENTS:**

Description	Type
<u>25CONS467 - Maps</u>	Backup Material
<u>25CONS467 - Previous RCAs &amp; Ordinances</u>	Backup Material
<u>25CONS467 - Change Orders</u>	Backup Material
<u>25CONS467 - OBO Clearance Letter</u>	Backup Material
<u>25CONS467 - Final Pay App</u>	Backup Material
<u>25CONS467 - Consent of Surety</u>	Backup Material
<u>25CONS467 - Certificate of Final Completion</u>	Backup Material