



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 4/1/2025

District D, District G

Item Creation Date:

25PARK405 – Award Construction Manager at Risk Contract – Times Counsrtruction, Inc.

– Edgewood Park Community Center

Agenda Item#: 12.

### **Background:**

**RECOMMENDATION:** Award Construction Manager at Risk (CMAR) contract and appropriate funds for pre-construction phase services.

**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 phase and construction phase services for the Edgewood Park Community Center for the Houston Parks and Recreation Department. The requested appropriation will fund pre-construction phase services. City Council will be requested to appropriate funds for construction phase services under a separate Council action.

On June 28 and July 5, 2024, GSD advertised a Request for Proposals (RFP) containing selection criteria that ranked respondents on experience, key personnel, and firm's safety rating. RFPs were due on July 25, 2024, and six firms responded. GSD evaluated the respondents and interviewed the three highest-ranked firms. Times Construction, Inc. offers the best value for the City based on the advertised criteria.

**PROJECT LOCATION:** 5803 Bellfort Avenue, Houston, TX 77033

**PROJECT DESCRIPTION:** The project will design and construct a new Community Center. The new facility will be approximately 12,000 square feet and include an indoor gymnasium, meeting spaces, a warming kitchen, recreational staff offices, restrooms, storage, and necessary support spaces. Associated demolition, sidewalks, landscaping, and irrigation associated with the building, furniture, fixtures, equipment, IT, and security will also be a part of the project.

The new building will be constructed with energy-efficient mechanical, electrical, and plumbing systems (MEP) and will meet all current environmental and LEED™ (Leadership in Energy and Environmental Design) standards.

**AWARD:** It is recommended that the City Council award a CMAR contract to Times Construction, Inc. and appropriate \$110,000.00 for pre-construction phase services.

**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 elects to Play and will provide 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. The proposed contractor meets the requirements of Hire Houston First.

### **FUNDING SUMMARY:**

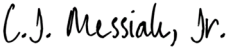
\$110,000.00 Pre-Construction Phase Services

FISCAL NOTE:

Capital Project Information						
Estimated Fiscal Operating Impact						
Project	FY25	FY26	FY27	FY28	FY29	Total
New Edgewood Park Community Center (WBS No: F-000785)	0	\$37,134.00	\$153,721.00	\$159,101.00	\$164,669.00	\$514,625.00

WBS No: F-000785

DIRECTOR'S SIGNATURE/DATE:

DocuSigned by:  
 3/17/2025  
F8A199CD3106489  
C. J. Messiah, Jr.  
General Services Department

Kenneth Allen  
Houston Parks and Recreation Department

Prior Council Action:

None

Amount and Source of Funding:

\$ 110,000.00 Parks Consolidated Construction Fund (4502)

Contact Information:

Enid Howard  
Council Liaison  
Phone: (832) 393-8073

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ATTACHMENTS:

Description

- CIP FORM A
- MAPS-SITE AND VICINITY
- PAY OR PLAY
- Form 1295
- Tax Delinquent Report

Type

- Backup Material
- Backup Material
- Backup Material
- Backup Material
- Backup Material