



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 5/13/2025

District A

Item Creation Date: 4/28/2025

25CONS612 - Award Design/Build Contract - Tellepsen Builders, LP - Northwest Transfer Station Replacement Project

Agenda Item#: 24.

Background:

RECOMMENDATION: Award Design/Build contract and appropriate funds for the project.

SPECIFIC EXPLANATION: The General Services Department (GSD) recommends that City Council award a Design/Build contract to Tellepsen Builders, LP to perform design and construction phase services for the Northwest Transfer Station Project for the Solid Waste Management Department(SWM)

On September 27, 2024, and October 4, 2024, GSD advertised a Request for Proposals (RFP) for Design/Build services for the Northwest Transfer Station Project. The RFP contained selection criteria that ranked respondents on experience, personnel expertise, design team consultant's experience, approach to the project and construction phase fee. The Proposals were due on October 24, 2024, and four firms responded. GSD formed a selection committee comprised of representatives from GSD and SWM to evaluate the respondents. The selection committee shortlisted and interviewed three firms. Tellepsen Builders, LP received the highest points based on the advertised criteria and offers the best value for the City.

PROJECT LOCATION: 14400 Sommermeyer St, Houston, TX 77041

PROJECT DESCRIPTION: The new Northwest Transfer Station will be an approximately 27,500 square foot metal building located on five acres that will replace the existing transfer station. The new transfer station will include ventilation, lighting and fire suppression systems, and a misting system for odor control.

This project will also demolish and replace the current weight station and construct a canopy structure. The replacement weight station, an 800 square foot brick weight station will weigh outgoing waste and will include two outdoor scales, office space, break room, and IT network system room. The new canopy will be a 2,000 square foot steel canopy structure, which will be used by the drivers to secure the waste in their trucks. Site improvements will include, but not limited to, landscaping, concrete pavement, storm water detention, utilities, fencing and exterior lighting,

AWARD: It is recommended that City Council award a Design/Build contract to Tellepsen Builders, LP and appropriate funds for the project.

The following amounts for pre-construction phase services are based on the funds currently identified in the FY2025 Capital Improvement Plan (CIP). The final cost of construction will be submitted to the director for approval as part of the Guaranteed Maximum Price (GMP) proposal and appropriated from funds identified in the FY2026 CIP.

\$ 1,398,062.00	Pre-Construction Phase Services
24,466.09	Civic Art (1.75%)
\$ 1,422,528.09	Total Funding

M/WBE INFORMATION: A contract specific goal of 30% MWBE has been established for the pre-construction phase services for this contract. The contractor has submitted the following certified firms to achieve the pre-construction phase goal:

FIRM	WORK DESCRIPTION	CERTIFICATION TYPE	AMOUNT	% of CONTRACT
RDLR Architects, Inc.	Architectural	MBE	\$281,010.46	20.10%
Infrastructure Associates, Inc.	Engineering Services	MBE	\$45,437.02	3.25%
Dally + Associates, Inc.	Structural Engineering	MBE	\$44,458.37	3.18%
HTS, Inc. Consultants	Geotechnical Engineering	MBE	\$11,603.91	0.83%
PGA Engineers, Inc.	Telecommunications	WBE	\$36,908.84	2.64%
TOTAL			\$419,418.60	30%

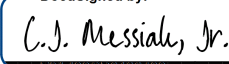
PAY OR PLAY PROGRAM: The proposed contract requires compliance with the City's Pay or Play ordinance regarding health benefits for employees of City contractors. In this case, the contractor provides benefits for some employees but will pay into the Contractor Responsibility Fund for others, in compliance with City policy.

HIRE HOUSTON FIRST: This procurement is exempt from the City's Hire Houston First Ordinance. Bid/proposals were not solicited because the department is utilizing the Design/Build project delivery method for this project.

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

WBS: L-000136

DIRECTOR'S SIGNATURE/DATE:

DocuSigned by:
 5/1/2025
 C. J. Messiah Jr.
 General Services Department

Larius Hassen
 Interim Director
 Solid Waste Management Department

Amount and Source of Funding:

\$1,422,528.09 – Solid Waste Consolidated Construction Fund (4503)

Contact Information:

Enid M. Howard
 Council Liaison
 Phone: 832-393-8023

ATTACHMENTS:

Description

[Tax Delinquent Report](#)
[POP Documents](#)
[CIP FORM A](#)
[Form 1295](#)
[MAPS](#)

Type

Backup Material
 Backup Material
 Backup Material
 Backup Material
 Backup Material