



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/24/2025

District B

Item Creation Date: 9/15/2025

25CONS620 – Award Design/Build Contract – Linbeck Group, LLC - BARC –Dome Renovation and Warehouse Replacement

Agenda Item#: 23.

Background:

RECOMMENDATION: Approve an Ordinance (i) de-appropriating the sum of \$765,434.00 out of the Task Order and Job Order (TOC/JOC) Contracting Program; \$575,434.00, previously appropriated by Ordinance No. 2021-563; Dated June 30, 2021 and \$190,000.00, previously appropriated by Ordinance No. 2023-433; Dated June 14, 2023; (ii) appropriating \$16,031,419.00 for the project; (iii) awarding a contract to Linbeck Group, LLC.

SPECIFIC EXPLANATION: The General Services Department (GSD) recommends that City Council award a Design/Build Contract to Linbeck Group, LLC to perform design and construction phase services for the BARC – Dome Renovation and Warehouse Replacement project for the Administration and Regulatory Affairs (ARA) Department.

On June 30, 2021, by Ordinance No. 2021-563, City Council appropriated \$1,633,000.00 out of the General Improvement Consolidated Construction Fund for the TOC/JOC Contracting Program for FY2021. On June 14, 2023, by Ordinance No. 2023-433, City Council appropriated \$2,126,000.00 out of the General Improvement Consolidated Construction Fund for the TOC/JOC Contracting Program for FY2023.

On January 5, 2024, and January 12, 2024, GSD advertised a Request for Proposals (RFP) for design/build services for the BARC – Dome Renovation and Warehouse Replacement project. The RFP contained selection criteria that ranked respondents on experience, personnel expertise, design team consultants' experience, approach to the project, and construction phase fees. The Proposals were due on February 1, 2024, and nine firms responded. GSD formed a selection committee comprised of representatives from GSD and ARA to evaluate the respondents. The selection committee shortlisted and interviewed five firms. Linbeck Group, LLC ranked the highest and offers the best value for the City based on the advertised criteria.

PROJECT LOCATION: 3300 Carr Street, Houston, TX 77026

PROJECT DESCRIPTION: This project will renovate the first floor of the BARC Dome, approximately 18,746 square feet, which includes roof repair, exterior façade refreshing, reprogramming and reconfiguration of interior space; update to finishes, furniture, fixtures, and equipment (FF&E), security, information technology (IT), and mechanical, electrical, and plumbing (MEP) systems. The project will also replace an existing 9,380 square foot warehouse with a similar-sized warehouse.

AWARD: It is recommended that City Council award a Design/Build Contract to Linbeck Group, LLC and appropriate \$16,031,419.00 for the BARC - Dome Renovation and Warehouse Replacement Project.

The following amounts are based on the funds currently identified in the FY2026 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.

\$	1,584,016.00	Design Phase
\$	88,950.00	Pre-construction Phase Services
\$	12,627,451.00	Construction Cost (Estimate)
\$	1,262,745.00	10% Contingency Cost (Estimate)
\$	15,563,162.00	Total Estimated Contract Services
\$	50,000.00	Asbestos Testing & Abatement
\$	80,000.00	Construction Materials Testing
\$	88,000.00	Inspection Services
\$	250,257.00	Civic Art (1.75%)
\$	16,031,419.00	Total Funding

M/WBE INFORMATION: A contract-specific M/WBE goal of 18% has been established for the pre-construction phase services. of this contract. The contractor has submitted the following certified firms to achieve the pre-construction phase goal:

Firm	Work Description	Amount	% of Contract
MATRIX Structural Engineers, Inc.	Structural Engineering Services	\$ 171,390.53	10.82%
Dally + Associates, Inc.	Civil Engineering Services	\$ 113,732.35	7.18%
Total		\$ 285,122.88	18%

A contract-specific goal of 21% MBE and 7% WBE has been established for the construction phase services. Upon completion of the pre-construction phase, the contractor will submit the list of proposed certified firms for construction phase services 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 agrees to "Play" and provide health benefits to eligible employees in compliance with City policy.

HIRE HOUSTON FIRST: This procurement is exempt from the City's Hire Houston First Ordinance. Bids/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: D-650010

DIRECTOR'S SIGNATURE/DATE:

DocuSigned by:
 9/15/2025
784498CD3106489
 C. J. Messiah, Jr.
 General Services Department

 Tina Paez
 Administration and Regulatory Affairs Department

Prior Council Action:

Ordinance No. 2021-563; Dated June 30, 2021
 Ordinance No. 2023-433; Dated June 14, 2023

Amount and Source of Funding:

De-Appropriate
 \$ 765,434.00 General Improvement Consolidated Construction Fund (4509)

Appropriate
 \$ 868,434.00 General Improvement Consolidated Construction Fund (4509)
 \$ 15,162,985.00 BARC Consolidated Construction Fund (4512)
\$ 16,031,419.00 Total Appropriation

Contact Information:

Enid M. Howard
 Council Liaison
 Phone: 832.393.8023

^{DS}


ATTACHMENTS:

Description	Type
<u>Prior Council Action</u>	Backup Material
<u>CIP FORM A</u>	Financial Information
<u>POP Documents</u>	Backup Material
<u>MAPS</u>	Backup Material
<u>Form 1295</u>	Backup Material

Tax Delinquent Report

Backup Material