



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 10/14/2025

District F

Item Creation Date: 9/18/2025

25CONS617 – Accept Work – Manhattan Construction – Alief Neighborhood Center

Agenda Item#: 4.

Background:

RECOMMENDATION: The General Services Department recommends approval of the final contract amount of \$50,833,150.86 and acceptance of work on the Construction Manager at Risk (CMAR) contract with Manhattan Construction Company, LLC for the Alief Neighborhood Center, 4.84% over the original construction amount and under the approved 5% contingency.

PROJECT LOCATION: 11903 Bellaire Blvd, Houston, TX 77072

PROJECT DESCRIPTION: The new Alief Neighborhood Center combined the HHD Multi-Services Center, HPL Regional Library and HPARD Community Center, located at the existing Alief Park site, making this the first City of Houston facility to incorporate three departments in one building. This facility replaced the Alief Women, Infants and Childers Center at 12660 Beechnut, the Hennington-Alief Regional Library at 7979 South Kirkwood and the existing Alief Community Center in Alief Park. The project included new ground-up construction of a 70,000 square foot neighborhood center, parking areas and extensive renovations to the amenities in Alief Park.

CONTRACT COMPLETION AND COST: The contractor completed the project within 831 days, the original contract time of 548 days, plus 283 days approved by change orders. The final cost of the project, including change orders, is \$50,833,150.86, an increase of \$2,346,739.86 over the original GMP.

PREVIOUS CHANGE ORDERS: The change orders upgraded materials required for site paving; revised the storm lines, electrical, and audio/visual systems, the electrical irrigation system, the site drainage systems, the main water line and the ceiling speaker system.

Change Orders included paving and stripping for the CenterPoint transformer, security cameras, electric vehicle charging stations, exit lighting signage with battery backup, additional handrails for security, updated ADA site access, and fireproofing the gym area.

Change orders also redesigned the exterior furnishing; improved the security doors, provided temporary air conditioning units due to CenterPoint delays, substituted furniture pieces and reinforced windowsills.

MWBE PARTICIPATION: The advertised M/WBE contract goals for this project were 18.00% MBE and 10.00% WBE. The approved M/W/SBE goals were 18.00% MBE, 6.35% WBE, and 3.67% SBE. According to the Office of Business Opportunity, the actual participation achieved was 18.87% MBE, 3.94% WBE, and 3.22% SBE. The M/W/SBE performance on this project is rated Satisfactory due to Good Faith Efforts. The Prime successfully met the MBE goal, and although both the WBE & SBE goals were not met, the Prime made verifiable efforts to utilize all the goal credit subcontractors to the fullest extent possible. These efforts were made despite significant challenges related to the COVID-19 pandemic. Based on these factors, the M/W/SBE performance satisfies the Good Faith Efforts requirements established by the City's MWSBE Program.

WBS No.: D-000180-0001-3-01, D-000180-0002-3-01, D-000180-0003-3-01

Prior Council Action:

Ordinance No. 2018-0543; Dated July 17, 2018

Ordinance No. 2020-0091; Dated February 4, 2020

Amount of Funding:

No Additional Funding Required

Previous Funding:

\$ 17,888,000.00 – Parks Consolidated Construction Fund (4502)

\$ 17,888,000.00 – Public Library Consolidated Construction Fund (4507)

\$ 17,888,000.00 – Public Health Consolidated Construction Fund (4508)

\$ 53,664,000.00 – Total Funding

