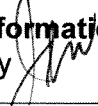


**TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION**

<b>SUBJECT:</b> Award Construction Manager at Risk Contract Schneider Electric Buildings Americas, Inc. City Hall and City Hall Annex Electrical Switchgear Systems WBS No. D-000189-0001-4	<b>Page</b> 1 of 2	<b>Agenda Item</b>
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<b>FROM (Department or other point of origin):</b> General Services Department	<b>Origination Date</b>	<b>Agenda Date</b>
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<b>DIRECTOR'S SIGNATURE:</b> Scott Minnix 	<b>Council District affected:</b> 1
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<b>For additional information contact:</b> Jacquelyn L. Nisby  <b>Phone:</b> 832-393-8023	<b>Date and identification of prior authorizing Council action:</b>
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**RECOMMENDATION:** Award Construction Manager at Risk Contract and appropriate funds for the project.

<b>Amount and Source of Funding:</b>  \$ 2,500,000.00 General Improvement Consolidated Construction Fund (4509)	<b>Finance Budget:</b>
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**SPECIFIC EXPLANATION:** The General Services Department (GSD) recommends that City Council award a Construction Manager at Risk (CMAR) Contract to Schneider Electric Buildings Americas, Inc., to provide pre-construction and construction phase services for the City Hall and City Hall Annex Electrical Switchgear Systems project.


On February 26 and March 4, 2016, GSD advertised a Request for Qualifications (RFQ) for construction phase services for the City Hall and City Hall Annex Electrical Switchgear Systems Project. The RFQ contained selection criteria that ranked respondents on pre-construction and construction management experience, key personnel's experience, and firm's safety rating. The Statements of Qualifications were due on April 14, 2016, and three firms responded. GSD evaluated the respondents. Schneider Electric Buildings Americas, Inc. received the most points based on the advertised criteria and offers the best value for the City.

**PROJECT LOCATION:** 900 and 901 Bagby St. (Key Map:493L)

**PROJECT DESCRIPTION:** The project will replace, upgrade, and elevate the buildings' core electrical equipment, which receives and transforms electrical power from CenterPoint Energy and then transmits electrical power to the buildings, to lessen the susceptibility to flooding. The electrical equipment at City Hall Annex will be replaced and relocated from the P1 level to the Ground floor level (near the old Council Chambers). The electrical equipment at City Hall will remain in its same location but will be replaced and elevated. Other improvements include new electrical power protection systems (surge protection) and upgraded grounding.

**REQUIRED AUTHORIZATION**

CUIC ID #25CONS305

<b>General Services Department:</b>  Richard A. Vella Chief of Design & Construction Division	9/9/16
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<b>Date</b>	<b>SUBJECT:</b> Award Construction Manager at Risk Contract Schneider Electric Buildings Americas, Inc. City Hall & City Hall Annex Electrical Switchgear Systems WBS No. D-000189-0001-4	<b>Originator's Initials</b> GL	<b>Page</b> 2 of 2
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**AWARD:** It is recommended that City Council award a CMAR Contract to Schneider Electric Buildings Americas, Inc., and appropriate funds for pre-construction and construction phase services. The following amounts for construction and contingency are based on the funds currently identified in the FY2016 Capital Improvement Plan. The final cost of construction will be submitted to the director for approval as part of the Guaranteed Maximum Price (GMP) proposal.

**FUNDING SUMMARY:**

\$ 157,288.00	Pre-Construction Services (Estimate)
\$ 2,130,000.00	Construction Services (Estimate)
\$ 212,712.00	10% Contingency (Estimate)
<u>\$ 2,500,000.00</u>	<b>Total Estimated Contract Services</b>

**M/WBE INFORMATION:** There are limited subcontracting opportunities for this project because most of the electrical work will be self-performed by the prime contractor. The Office of Business Opportunity reviewed the contract and approved a 13% M/WBE goal, 10.42% MBE goal and 2.58% WBE goal for construction phase services based on the remaining divisible work not performed by the prime contractor, as described in the attached Goal Modification Request form.

Upon completion of the pre-construction (design) phase services, the contractor will submit the list of proposed certified subcontractors for construction 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 provides 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 CMAR delivery method for this project.

**CIP FISCAL NOTE:**

There are no operational or maintenance costs for this project.

**CAPITAL PROJECT INFORMATION:**

See attached Form A for a breakdown of capital costs.

SM:JLN:RAV:CRC:gl

c: Marta Crinejo, Jacquelyn L. Nisby, Calvin Curtis, Morris Scott, Humberto Bautista, Paul Marro, Martha Leyva