





TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Accept Work Construction Manager at Risk Contract J.E. Dunn Construction Company (formerly known as J.E. Dunn South Central, Inc.) New Fire Station No. 84 WBS No: C-000056-0001-4		Page 1 of 2	Agenda Item:
FROM (Department or other point of origin): General Services Department		Origination Date:	Agenda Date:
DIRECTOR'S SIGNATURE: Scott Minnix  10-4-16		Council District(s) affected: B	
For additional information contact: Jacquelyn L. Nisby  Phone: 832.393.8023		Date and identification of prior authorizing Council action: Ordinance No. 2009-0783; August 26, 2009 Ordinance No. 2013-1016; November 13, 2013	
RECOMMENDATION: The General Services Department recommends approval of final contract amount of \$6,841,587.27 and acceptance of work on contract with J.E. Dunn Construction Company for the New Fire Station No. 84 – 3.55% over the original construction amount and under the 5% contingency.			
Amount and Source of Funding: No Additional Funding Required		Finance Budget:	
Previous Funding: \$7,399,998.00 — Reimbursement of Equipment/Projects Fund (1850)			
SPECIFIC EXPLANATION: On August 26, 2009, Ordinance No. 2009-783, City Council awarded a Construction Manager at Risk (CMAR) contract to J.E. Dunn Construction Company (J.E. Dunn) to provide pre-construction and construction phase services for a new Fire Station No. 84 for the Houston Fire Department (HFD), and appropriated \$100,000.00 for pre-construction phase services. TIRZ No. 11 – Greenspoint reimbursed the Equipment/Projects Fund. The General Services Department and J.E. Dunn Construction Company agreed to a Guaranteed Maximum Price (GMP) for construction services in the amount of \$6,607,023.00. The General Services Department recommends that City Council approve the final construction amount of \$6,841,587.27 or 3.55% over the original GMP, accept the work and authorize final payment to J.E. Dunn Construction Company.			
PROJECT LOCATION: 320 Gears Road (Key Map 372Q)			
PROJECT DESCRIPTION: This project constructed a 15,600 square foot fire station with five drive-thru bays, maintenance and EMT areas, fueling island, living quarters, kitchen and lounge, exercise area, Geothermal heating and cooling system, locker rooms and bathrooms in accordance with the HFD Design Manual and Current HFD design standards. The project utilized the Leadership in Energy and Environmental Design (LEED™) Green Building Rating System to achieve LEED Certified Certification but is anticipating Silver Certification.			
REQUIRED AUTHORIZATION		CUIC ID#25CONS277	
General Services Department:  Richard A. Vella Chief of Design & Construction Division		Houston Fire Department:  Rodney West Interim Fire Chief	

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PREVIOUS HISTORY: On November 13, 2013, Ordinance No 2013-1016, City Council appropriated an additional \$7,299,998.00 for construction phase services. Final completion of the project was delayed due to a dispute that arose between J.E. Dunn and its roofing subcontractor. As a result, the roofing subcontractor was terminated and replaced. The dispute was resolved in arbitration in favor of J.E. Dunn in July 2016.

CONTRACT COMPLETION AND COST: The contractor completed the project within 537 days: the original contract time of 365 days, plus 172 days approved by Change Orders. The final construction cost of the project is \$6,841,587.27, an increase of \$234,564.27 or 3.55% over the original GMP.

Brown Reynolds Watford Architects, Inc. was the project design consultant.

PREVIOUS CHANGE ORDERS: Change Orders 1-5 made changes to the detention pond to comply with Harris County Flood Control requirements; added structural sills to the windows; made changes to the duct work for overhead clearance; provided credit for reduced electrical scope, provided a monitored security system during construction to prevent theft and vandalism; added masonry columns in the apparatus bay to conceal and protect the electrical conduits, plumbing and vent lines; made changes to the emergency alerting system; upgraded the security system to meet current City of Houston (COH) standards; upgraded the fuel island dispensing system to meet current COH standards; made site improvements at the adjacent COH property to enhance security and made improvements at the fuel island sumps to meet current COH standards.

CONSTRUCTION GOALS: The contract contained a 14% MBE goal, 5% WBE goal and 5% SBE goal. According to the Office of Business Opportunity, the contractor achieved 13.76% MBE participation, 4.05% WBE participation and 6.46% SBE participation and was assigned a satisfactory rating.

SM:RAV:JLN:CRC:JW:abc

c: Marta Crinejo, Jacquelyn L. Nisby, Veronica Lizama, Mark Donovan, Morris Scott, File 1107