

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

<b>SUBJECT:</b> Award Construction Manager at Risk Contract Morganti Texas, Inc. New Public Works and Engineering (PWE) Northeast Quadrant Building WBS No. R-950000-0001-4 / S-950000-0001-4	<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 <i>Scott Minnix</i> <sup>10/13/16</sup>	<b>Council District affected:</b> H
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<b>For additional information contact:</b> Jacquelyn L. Nisby <i>JLN</i> <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> <b>\$109,200.00</b> PWE-W&S System Consolidated Construction Fund (8500)	<b>Finance Budget:</b> <i>U.P. 11/15/2016</i>
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**SPECIFIC EXPLANATION:** The General Services Department (GSD) recommends that City Council award a Construction Manager at Risk (CMAR) Contract to Morganti Texas, Inc., to provide pre-construction and construction phase services for the new PWE Northeast Quadrant Building project. The requested appropriation will fund pre-construction phase services. City Council will be requested to appropriate funds for construction phase services under a separate Council action.


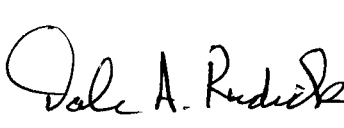
On March 11 and March 18, 2016, GSD advertised a Request for Qualifications (RFQ) for CMAR services for the new PWE Northeast Quadrant Building Project. The RFQ contained selection criteria that ranked respondents on pre-construction and construction management experience, key personnel's experience, and firm's safety rating. The Statements of Qualifications were due on March 31, 2016, and five firms responded. GSD formed a selection committee comprised of representatives from PWE and GSD to evaluate the respondents. All five firms were requested to submit construction phase fee proposals. Morganti Texas, Inc. submitted the lowest proposal and offers the best value for the City based on the advertised criteria.

**PROJECT LOCATION:** 718 East Burress St. (Key Map:453E)

**PROJECT DESCRIPTION:** The project will demolish the existing building and construct a new PWE Northeast Quadrant Building located at the same site. The new facility will be approximately 30,000 S.F. and include administrative offices, storage, locker rooms, break rooms, conference rooms, rest rooms, showers, workshop, kitchen, auditorium, and support functions. Site improvements will include landscaping, parking, storm water detention if required, fencing, exterior lighting, and a back-up generator.

The new building will be constructed with energy efficient mechanical, electrical and plumbing systems and meet all current environmental and LEED™ (Leadership in Energy and Environmental Design) standards.

**REQUIRED AUTHORIZATION** CUIC ID # 25CONS308

<b>General Services Department:</b>    Richard A. Vella Chief of Design & Construction Division	<b>Department of Public Works and Engineering:</b>    Dale Rudick, P.E. Director
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<b>Date</b>	<b>SUBJECT:</b> Award Construction Manager at Risk Contract Morganti Texas, Inc. New Public Works and Engineering (PWE) Northeast Quadrant Building WBS No. R-950000-0001-4 / S-950000-0001-4	<b>Originator's Initials</b> ON	<b>Page</b> 2 of 2
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**AWARD:** It is recommended that City Council award a CMAR contract to Morganti Texas, Inc., and appropriate funds for pre-construction phase services.

**FUNDING SUMMARY:**

\$ 99,200.00	Pre-Construction Services
\$ 10,000.00	Pre-Construction Additional Services and Reimbursable Expenses (Estimate)
<b>\$109,200.00</b>	<b>Total Pre-Construction Phase Services</b>

**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 additional operational or maintenance costs as the project will replace an existing facility and associated improvements.

**CAPITAL PROJECT INFORMATION:**

See attached Form A for a breakdown of capital costs.

SM:JLN:RAV:CRC:on

c: Marta Crinejo, Jacquelyn L. Nisby, Calvin Curtis, Magda Alanis, Veronica Lizama, Deborah McNulty, Maricela Kruseman, Morris Scott, Martha Leyva, File