

CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/19/2017
District B, District H, District I
Item Creation Date:

N26436 - Purchase of Modular Office Buildings - Motion

Agenda Item#: 1.

Background:

S78-N26436 – Approve the purchase of three modular office buildings through the Interlocal Agreement for Cooperative Purchasing with Choice Partner in an amount not to exceed \$446,748.00 for the Department of Public Works and Engineering

Specific Explanation:

The Director of the Department of Public Works and Engineering and the Chief Procurement Officer recommend that City Council approve the purchase of three modular office buildings through the Interlocal Agreement for Cooperative Purchasing with Choice Partner in an amount not to exceed **\$446,748.00** for the Department of Public Works and Engineering and that authorization be given to issue a purchase order to the Choice Partner contractor, **Palomar Modular Buildings**.

This purchase consists of three (3) 28' x 72' modular office buildings and associated equipment for the Department's Transportation and Drainage Operations (Storm Sewer Maintenance located at 5500 N. McCarty, Houston, TX 77013; Drainage Maintenance located at 1700 Crosstimbers, Houston, TX 77093; and Concrete & Mowing Maintenance located at 747 Evergreen, Houston, TX 77021). These modular buildings will replace the existing facilities. The facility at Crosstimbers is in poor structural condition and has become unsafe. Furthermore, the electrical outlets, light ballasts, and plumbing are not up to Universal Building Code (UBC); as well as the existing restrooms and exterior doors are in need of being brought up to Americans with Disabilities Act (ADA) guidelines at all three (3) locations.

These modular office buildings will provide efficient facilities that will aid in the daily operations for Transportation and Drainage Operations. The buildings will comply with UBC requirements and in ADA compliance. These modular buildings shall be delivered to the listed addresses above and installed by Palomar Modular Buildings' personnel. The MEP (Mechanical, Electrical, and Plumbing), along with the civil designs and work, will be contracted out through GSD (General Services Division). The IT will be performed in-house. The costs for these services are incorporated in the total sum and the new buildings will come with a one year manufacturer's warranty on materials and workmanship. The life expectancy of these modular office buildings is roughly 20-30 years with proper maintenance.

Hire Houston First:

This procurement is exempt from the City's Hire Houston First Ordinance. Bids were not solicited because the department is utilizing an Interlocal or Cooperative Purchasing Agreement for this purchase.

Pay or Play Program:

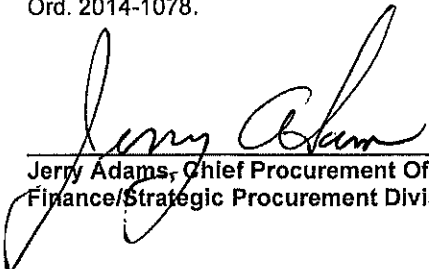
The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City Contractors. In this case, Palomar Modular Buildings will provide health benefits to eligible employees in compliance with City policy.

M/WBE Participation:

M/WBE Zero Percentage Goal document approved by the Office of Business Opportunity.

Fiscal Note:

Funding for this item is included in the FY2018 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy Ord. 2014-1078.


Jerry Adams, Chief Procurement Officer
Finance/Strategic Procurement Division

Department Approval Authority

Amount of Funding:

\$297,832.00 - StormWater Fund (2302)
\$148,916.00 - Dedicated Drainage & Street Renewal Fund (2310)
Fund 2310 Breakdown: (\$93,817.08 - Metro and \$55,098.92 - Ad Valorem)

\$446,748.00 - TOTAL

Contact Information:

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ATTACHMENTS:

<u>Description</u>	<u>Type</u>
<u>Affidavit of Ownership</u>	Backup Material
<u>Form A - Fair Campaign Ordinance</u>	Backup Material
<u>Form B - Fair Campaign Ordinance</u>	Backup Material
<u>Letter of Recommendation</u>	Backup Material
<u>Interlocal Justification</u>	Backup Material
<u>Choice Partner - 15/025JN-05</u>	Backup Material
<u>Delinquent Tax Report</u>	Backup Material
<u>OBO Waiver</u>	Backup Material
<u>Funding Information</u>	Backup Material
<u>OBO Narrative</u>	Backup Material