



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 5/22/2018

District D

Item Creation Date: 4/27/2018

25CONS350 – Award Construction Contract – Teal Construction Company – HFD Fire Station No. 55 Replacement

Agenda Item#: 8.

**Background:**

**RECOMMENDATION:** Award construction contract and appropriate funds for the project.

**SPECIFIC EXPLANATION:** The General Services Department (GSD) recommends that City Council award a construction contract to Teal Construction Company on the proposal amount of \$7,466,840.00 for the construction of Fire Station No.55 replacement for the Houston Fire Department.

**PROJECT LOCATION:** 11402 Cullen Blvd (Key Map 573M)

**PROJECT DESCRIPTION:** This project involves the construction of a new fire station with five bays (approximately 16,800 square feet) for housing fire and Emergency Medical Services (EMS) apparatus. The scope of work includes construction of living quarters, kitchen and lounge, locker rooms, bathrooms, and support functions. Site improvements will include landscaping, parking, driveways, detention pond, fence, radio antenna mast, fuel island, and traffic signal.

The contract duration for this project is 365 calendar days from the date of Notice to Proceed. English + Associates Architects Inc. is the architect for the project.

**PROPOSALS:** On July 14 and July 21, 2017, GSD advertised a Request for Competitive Seal Proposals (CSP) for construction services for the Fire Station No. 55 Replacement. The CSP contained selection criteria that ranked respondents on experience, key personnel, safety and Hire Houston First. The Statements of Qualifications were due on August 10, 2017, and ten firms responded. GSD evaluated the respondents and five of the ten firms received sufficient points and were requested to submit proposals. Four of the five firms submitted proposals. Teal Construction Company offers the best value for the City based on the advertised criteria.

The four proposers are ranked as follows:

1. Christensen Building Group, LLC (\*not responsive)
2. **Teal Construction Company**
3. The Gonzalez Group, LP
4. Drymalla Construction Company, Inc.

\* The lowest proposer was rejected by the Office of Business Opportunity because it was unable to meet the M/WBE goals and Good Faith Effort requirements as identified in the CSP documents.

**AWARD:** It is recommended that City Council award the construction contract to Teal Construction Company and appropriate funds for the project; including additional appropriations of \$90,000 for materials testing services under the existing contract with Associated Testing Laboratories, Inc.; and \$75,000 for inspection services under the existing contract with Infrastructure Associates.

**FUNDING SUMMARY:**

\$ 7,466,840.00	Construction Contract Services
\$ <u>373,342.00</u>	5% Contingency
\$ 7,840,182.00	<b>Total Contract Services</b>
\$ 90,000.00	Engineering and Materials Testing
\$ 75,000.00	Inspection services
\$ 200,000.00	IT Equipment
\$ <u>130,670.00</u>	Civic Art (1.75%)
\$ 8,335,852.00	<b>Total Funding</b>

**CONSTRUCTION GOALS:** An 18% MBE goal and 10% WBE goal have been established for the construction phase of this contract. The contractor has submitted the following certified firms to achieve the goals:

<u>Firm (MBE)</u>	<u>Scope</u>	<u>Amount</u>	<u>% of Contract</u>
Chavez Service Companies, Inc.	Rough Carpentry	\$418,143.04	5.60%
GEORGE MEEKS LANDPRO, INC.	Landscape	\$209,071.52	2.80%
Baez Electrical, LLC	Electrical	<u>\$649,615.08</u>	<u>8.70%</u>
		<b>\$1,276,829.64</b>	<b>17.10%</b>

<u>Firm (WBE)</u>	<u>Scope</u>	<u>Amount</u>	<u>% of Contract</u>
Duty and Daughters, LLC	Sitework	\$807,165.40	<u>10.81%</u>

<u>Firm (SBE)</u>	<u>Scope</u>	<u>Amount</u>	<u>% of Contract</u>
PFEIFFER & SON LTD.	Traffic Signal	\$112,002.60	1.50%
TEXAS LONE STAR PAVEMENT SERVICES, LLC	Striping	\$7,466.84	0.10%
IDEAL FINISHES, INC.	Painting	<u>\$44,801.04</u>	<u>0.60%</u>
		<b>\$164,270.48</b>	<b>2.20%</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 has elected to play in compliance with City policy.

**HIRE HOUSTON FIRST:** The proposed contract requires compliance with the City's 'Hire Houston First' (HHF) Ordinance that promotes economic opportunity for Houston businesses and supports job creation. In this case, Teal Construction Company is a designated HHF company but they were the successful awardee without application of the HHF preference.

**CIP FISCAL NOTE:** The five-year projected operating and maintenance costs for this project are noted below:

**Capital Project Information:** See attached Form A for a breakdown of capital costs.

**Estimated Fiscal Operating Impact**

<u>Project</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY 18-22</u>
Fire Station No.55 Replacement Building	\$50,000	\$50,000	\$50,000	\$150,000
<b>WBS No: C-000206-0001-4</b>				

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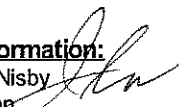
**DIRECTOR'S SIGNATURE/DATE:**

 5-9-18  
 C. J. Messiah, Jr.  
 General Services Department

**Amount of Funding:**

\$8,335,852.00  
 Fire Consolidated Construction Fund  
 Fund 4500

**Contact Information:**

Jacquelyn L. Nisby   
 Council Liaison  
 Phone: 832-393.8023

**ATTACHMENTS:**

<u>Description</u>	<u>Type</u>
MAPS	Backup Material
CIP FORM A	Backup Material
DELIQUENT TAX REPORT	Backup Material
FAIR CAMPAIGN FORM A	Backup Material

