



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 6/19/2018

District F

Item Creation Date: 4/29/2018

25CONS351 – Award Construction Manager at Risk Contract – Manhattan Construction Company – Alief Neighborhood Center

Agenda Item#: 16.

Background:

RECOMMENDATION: Award Construction Manager at Risk contract and appropriate funds for the project.

SPECIFIC EXPLANATION: The General Services Department (GSD) recommends that City Council award a Construction Manager at Risk (CMAR) Contract to Manhattan Construction Company to provide pre-construction and construction phase services for a new Alief Neighborhood Center for the Houston Health Department (HHD), Houston Parks and Recreation Department (HPARD), and Houston Public Library (HPL). 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 May 12 and May 19, 2017, GSD advertised a Request for Qualifications containing selection criteria that ranked respondents on pre-construction and construction management experience, key personnel experience, and firm's safety rating. The Statements of Qualifications (SOQ) were due on June 15, 2017, and 14 firms responded. GSD evaluated the respondents and interviewed the five highest ranked firms. Manhattan Construction Company ranked highest in combined scores from the SOQ evaluation and interview, and offers the best value for the City based on the advertised criteria.

PROJECT LOCATION: 11903 Bellaire Blvd, Houston, TX 77072

PROJECT DESCRIPTION: Alief Neighborhood Center will combine a HHD Multi-Service Center, HPARD Community Center, and HPL Regional Library, located in the existing 37-acre Alief Park. The new facility, consisting of approximately 63,000 square feet, will replace the current Alief Women, Infants and Children Center at 12660 Beechnut, the Hennington-Alief Regional Library at 7979 South Kirkwood, and the existing Alief Community Center in Alief Park. The project will also include new parking areas and extensive renovations to amenities in Alief Park. This will be the first Neighborhood Center to incorporate three City of Houston departments within a single facility.

Prior to the completion of the design phase and if necessary, HPARD will initiate the Texas Parks and Wildlife Code Chapter 26 process for public notice, hearing, and City Council approval for use of park land.

This project will incorporate the LEED™ (Leadership in Energy and Environmental Design) Green Building Rating System for New Construction & Major Renovations (LEED-NC) Version 3.0 to achieve certification.

AWARD: It is recommended that City Council award a CMAR contract to Manhattan Construction Company and appropriate funds for pre-construction phase services.

FUNDING SUMMARY:

\$ 84,000.00	Pre-Construction Services
\$ 16,000.00	Pre-Construction Additional Services and Reimbursable Expenses (Estimate)
\$100,000.00	Total Pre-Construction Phase Services

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 elects to pay and play; providing health benefits for some employees but will pay into the Contractor Responsibility Fund for others, 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, Manhattan Construction Company is HHF designated and was awarded the contract based on their designation.

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

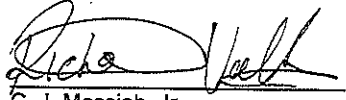
Capital Project Information: See attached Form A for a breakdown of capital costs.

Estimated Fiscal Operating Impact

Project	FY21	FY 22	FY 18-22
Alief Neighborhood Center	\$188,000	\$376,000	\$564,000

WBS No: D-000180-0001-4, D-000180-0002-4, D-000180-0003-4

DIRECTOR'S SIGNATURE/DATE:

 6/4/18
C. J. Messiah, Jr.
General Services Department

JCK

Stephen L. Williams, M. Ed., MPA
Houston Health Department

Stephen Wright
Houston Parks and Recreation Department

Rhea Brown Lawson, Ph.D.
Houston Public Library

Amount of Funding:

\$ 33,333.00 Parks Consolidated Construction Fund (4502)
\$ 33,334.00 Public Library Consolidated Construction Fund (4507)
\$ 33,333.00 Public Health Consolidated Construction Fund (4508)
\$100,000.00 Total Funding

Contact Information:

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ATTACHMENTS:

Description	Type
<u>MAPS</u>	Backup Material
<u>CIP FORM A</u>	Backup Material
<u>TAX DELIQUENT</u>	Backup Material
<u>FAIR CAMPAIGN FORM A</u>	Backup Material
<u>FAIR CAMPAIGN FORM B</u>	Backup Material
<u>1295</u>	Backup Material