

AGENDA

CITY OF HOUSTON ■ CITY COUNCIL
DECEMBER 22, 2015

MAYOR
ANNISE D. PARKER

CONTROLLER
RONALD C. GREEN

DISTRICT COUNCIL MEMBERS

Brenda Stardig
District A

Richard Nguyen
District F

Jerry Davis
District B

Oliver Pennington
District G

Ellen R. Cohen
District C

Edward Gonzalez
District H

Dwight A. Boykins
District D

Robert Gallegos
District I

Dave Martin
District E

Mike Laster
District J

Larry V. Green
District K

AT-LARGE COUNCIL MEMBERS

Stephen C. Costello
Position 1

Michael Kubosh
Position 3

David W. Robinson
Position 2

C.O. "Brad" Bradford
Position 4

Jack Christie D.C.
Position 5

Marta Crinejo Director - City Council Agenda

Anna Russell City Secretary

In accordance with the Texas Open Meetings Act the agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 901 Bagby.

The agenda may be accessed via the Internet at <http://www.houstontx.gov>. Copies of the agenda are available in the

Office of the City Secretary in the City Hall Annex, Public Level at no charge. To receive the agenda by mail, send check or money order for \$52.00 for a one year subscription, made payable to the City of Houston to the attention of the City Secretary, P.O. Box 1562, Houston, Texas 77251.

To reserve time to appear before Council call 832-393-1100 or come to the Office of the City Secretary, City Hall Annex, Public Level at least 30 minutes prior to the scheduled public session shown on the agenda.

NOTE: If a translator is required, please advise when reserving time to speak

AGENDA - COUNCIL MEETING Tuesday, December 22, 2015 - 9:00 AM
COUNCIL CHAMBER - SECOND FLOOR - CITY HALL

INVOCATION AND PLEDGE OF ALLEGIANCE - Council Member Kubosh

9:00 AM - ROLL CALL

ADOPT MINUTES OF PREVIOUS MEETING

9:30 AM - PUBLIC SPEAKERS

PUBLIC SPEAKERS - Pursuant to City Council Rule 8, City Council will hear from members of the public; the names and subject matters of persons who had requested to speak at the time of posting this Agenda are attached; the names and subject matters of persons who subsequently request to speak may be obtained in the City Secretary's Office.

NOTE: If a translator is required, please advise when reserving time to speak

SP122215

HEARINGS - WEDNESDAY

- 1 **9:00 A.M. - PUBLIC HEARING** regarding the designation of the **FAIRWAY ENERGY PARTNERS, LLC REINVESTMENT ZONE** for tax abatement purposes - **DISTRICT K - GREEN**

MAYOR'S REPORT

CONSENT AGENDA NUMBERS 2 through 32

MISCELLANEOUS - NUMBERS 2 through 9

2. REQUEST from Mayor for confirmation of the appointment or reappointment to the **GREATER NORTHSIDE MANAGEMENT DISTRICT BOARD OF DIRECTORS**, for terms to expire June 1, 2019:
 - Position One - **EDWIN CAVIEDES**, appointment
 - Position Two - **JOSE A. GALINDO**, reappointment
 - Position Three - **SANDRA R. CLARK**, reappointment
 - Position Four - **DUY BUI**, reappointment
 - Position Five - **MARY M. LAWLER**, reappointment
3. REQUEST from Mayor for confirmation of the appointment of the following individuals to the **HISTORIC PRESERVATION APPEALS BOARD OF THE CITY OF HOUSTON**, for terms to expire December 2, 2017:
 - Position One - **CAROL A. LEWIS**
 - Position Two - **JD BARTELL**
 - Position Three - **BETTY TRAPP CHAPMAN**
 - Position Four - **FERNANDO L. BRAVE**
 - Position Five - **MADELEINE G. APPEL**

4. REQUEST from Mayor for confirmation of the appointment or reappointment of the following individuals to the **HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION**:
 - Position One - **JORGE GARCIA-HERREROS**, reappointment, for a term to expire 3/1/2017
 - Position Two - **MINNETTE BICKEL BOESEL**, appointment, for an unexpired term ending 3/1/2016, and appointment, for a term to expire 3/1/2018
 - Position Four - **EDIE ARCHER**, reappointment, for a term to expire 3/1/2018
 - Position Nine - **EMILY ARDOIN**, appointment, for an unexpired term ending 3/1/2017

5. REQUEST from Mayor for confirmation of the appointment or reappointment of the following individuals to the **HOUSTON HOUSING FINANCE CORPORATION**:
 - Position Two - **SHARONE MAYBERRY**, appointment, for a term to expire 12/5/2018
 - Position Three - **CAROLYN S. MATTHEWS**, reappointment, for a term to expire 12/5/2017
 - Position Four - **TOM MCCASLAND**, appointment, for a term to expire 12/5/2018
 - Position Five - **REDICK EDWARDS**, reappointment, for a term to expire 12/5/2017
 - Position Six - **R. RICHARD KILDAY**, reappointment, for a term to expire 12/5/2018
 - Position Seven - **JOHN R. BRODIE**, reappointment, for a term to expire 12/5/2017
 - Position Eight - **JOHN A. GONZALES**, reappointment, for a term to expire 12/5/2018
 - Position Nine - **DANA KERVIN**, reappointment, for a term to expire 12/5/2017
 - Position Ten - **CATHERINE LE**, appointment, for a term to expire 12/5/2018
 - Position Twelve - **ALBERT MAGILL**, reappointment, for a term to expire 12/5/2018

6. REQUEST from Mayor for confirmation of the appointment or reappointment of the following individuals to the **MILLER THEATRE ADVISORY BOARD**:
 - Position Six - **JUNE DEADRICK**, reappointment, for a term to expire 4/24/2018
 - Position Eight - **ALLEN W. UECKERT**, reappointment, for a term to expire 4/24/2018
 - Position Nine - **JOSHUA ESPINEDO**, appointment, for a term to expire 4/24/2017
 - Position Ten - **JENNY A. YANG**, reappointment, for a term to expire 4/24/2017
 - Position Eleven - **NORMA SANTOS-MENDOZA**, reappointment, for a term to expire 4/24/2018
 - Position Twelve - **ROMULO TIM CISNEROS**, reappointment, for a term to expire 4/24/2017
 - Position Thirteen - **GRACE OLIVARES**, reappointment, for a term to expire 4/24/2018
 - Position Fifteen - **HAL L. ROACH, JR.**, reappointment, for a term to expire 4/24/2019
 - Position Seventeen - **VERONICA LETICIA GARCIA**, appointment, for a term to expire 4/24/2019
 - Position Eighteen - **PHYLLIS Y. YOUNG**, appointment, for a term to expire 4/24/2017
 - Position Nineteen - **MIRIAM MITCHELL MEYERS**, reappointment, for a term to expire 4/24/2019
 - Position Twenty - **CATHERINE CAMPBELL BROCK**, reappointment, for a term to expire 4/24/2018
 - Position Twenty-One - **RODNEY E. NATHAN**, reappointment, for a term to expire 4/24/2019

7. REQUEST from Mayor for confirmation of the appointment or reappointment of the following individuals to the **BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER FIVE, CITY OF HOUSTON, TEXAS (MEMORIAL HEIGHTS ZONE)**:
 - Position Two - **ANN LENTS**, reappointment, for a term to expire 12/31/2017, and as Chair, for a term to ending 12/31/2016
 - Position Four - **JANICE HALE HARRIS**, appointment, for a term to expire 12/31/2017

8. RECOMMENDATION from Chief of Police to extend unpaid Leave of Absence for **Senior Police Telecommunicator, LAURA HERRERA**

9. RECOMMENDATION from Director Department of Public Works approving the naming of the Homestead Grade Separation Bridge as the **LESTER HOWARD BRIDGE - DISTRICT B - DAVIS**

ACCEPT WORK - NUMBERS 10 and 11

10. RECOMMENDATION from Director Department of Public Works & Engineering for approval of final contract amount of \$683,880.10 and acceptance of work on contract with **SPECIALIZED MAINTENANCE SERVICES, INC** for Sanitary Sewer Cleaning and Television Inspection In Support of Rehabilitation, (4277-48) - 0.223% under the original contract amount - **DISTRICTS A - STARDIG; B - DAVIS; C - COHEN; D - BOYKINS; F - NGUYEN; G - PENNINGTON; H - GONZALEZ; I - GALLEGOS; J - LASTER and K - GREEN**
11. RECOMMENDATION from Director Department of Public Works & Engineering for approval of final contract amount of \$1,179,690.37 and acceptance of work on contract with **T CONSTRUCTION, LLC** for Work Order Contract for Small Diameter Waterlines - 21.35% under the original contract amount - **DISTRICTS B - DAVIS; I - GALLEGOS and K - GREEN**

PURCHASING AND TABULATION OF BIDS - NUMBERS 12 and 13

12. **IDEXX DISTRIBUTION, INC** for Snap Test Kits for the Administration & Regulatory Affairs Department - 3 Years with two one-year options - \$961,129.82 - General Fund
13. **HOUSTON FREIGHTLINER, INC** - \$72,550.00 and **TEXAN WASTE EQUIPMENT, INC d/b/a HEIL OF TEXAS** - \$72,719.00 for Refuse Truck through the Interlocal Agreements for Cooperative Purchasing with Houston-Galveston Area Council and Texas Local Government Purchasing Cooperative (BuyBoard) for the Solid Waste Management Department - General Fund

ORDINANCES - NUMBERS 14 through 32

14. ORDINANCE approving and authorizing Loan Agreement between the City of Houston and **FIFTH WARD COMMUNITY REDEVELOPMENT CORPORATION** to provide \$2,000,000.00 of Federal Community Development Block Grant Funds to assist with renovation of a 165 unit Affordable Seniors Housing Community located at the intersection of Lyons Avenue and Pannell Street in Houston, Texas; approving and authorizing an amendment, modification and Assumption Agreement among the City of Houston, **PLEASANT HILL COMMUNITY DEVELOPMENT CORPORATION, PLEASANT HILL COMMUNITY APARTMENTS, L.P.** and **PLEASANT HILL SENIORS, 165, L.P.** pertaining to a prior loan of \$757,000.00 for costs related to the construction of the foregoing project - **DISTRICT B - DAVIS**
15. ORDINANCE approving and authorizing City of Houston to enter into a Compromise and Settlement Agreement with **LEISURE LIFE SENIOR APARTMENT HOUSING, LTD., LEISURE LIFE – CHIMNEY ROCK,** and **CHARLES MILLER** related to a loan of Community Development Block Grant Funds which funded a portion of the costs to acquire and rehabilitate a 223 unit affordable housing complex for low and very low income elderly residents, known as the Park at Bellaire Apartments, located at 6333 Chimney Rock, Houston, Texas - **DISTRICT J - LASTER**
16. ORDINANCE tabulating the votes cast and canvassing the returns of the City of Houston Runoff Election held on December 12, 2015; making various findings and provisions related to the subject; declaring the Official Results of the Runoff Election
17. ORDINANCE relating to the rescheduling or postponement of certain city council meetings
18. ORDINANCE providing for an ad valorem tax exemption on the significant historic structure located at **308 Main Street** in Houston, Texas; containing findings and other provisions relating to the foregoing subject; providing for the revocation of such tax exemption and the recapture of taxes upon the occurrence of stated events - **DISTRICT I - GALLEGOS**
19. ORDINANCE approving and authorizing Amendment No. 1 to Lease Agreement between the City of Houston and **BLACK FOREST VENTURES AVIATION RE, LLC, INC,** for certain

premises at William P. Hobby Airport - **DISTRICT I - GALLEGOS**

20. ORDINANCE appropriating \$5,400,385 out of HAS Consolidated ITRP AMT Construction Fund and \$72,614 out of Airports Improvement Fund and approving and authorizing contract for Construction-Manager-At-Risk Services between the City of Houston and **AUSTIN-GILBANE, JOINT VENTURE**, for the IAH Mickey Leland International Terminal (Project No. 826); providing funding for the Civic Art Program - **DISTRICT B - DAVIS**
21. ORDINANCE appropriating \$50,095,000 out of HAS Consolidated ITRP AMT Construction Fund and \$674,239 out of Airports Improvement Fund and approving and authorizing Professional Services Contract between the City of Houston and **FENTRESS ARCHITECTS, LTD.** for Architectural and Engineering Design Services for the IAH Mickey Leland International Terminal (Project No. 826); providing funding for the Civic Art Program - **DISTRICT B - DAVIS**
22. ORDINANCE appropriating \$5,500,000 out of HAS Consolidated ITRP AMT Construction Fund and approving and authorizing Professional Services Contract between the City of Houston and **MARSH USA, INC** for the Owner Controlled Insurance Program in support of the IAH Terminal Redevelopment Program (Project No. 810) - **DISTRICT B - DAVIS**
23. ORDINANCE appropriating \$4,733,000 out of HAS Consolidated ITRP AMT Construction Fund and approving and authorizing Design Build Agreement between the City of Houston and **HENSEL PHELPS CONSTRUCTION CO.** for Landside Enabling Utilities in support of the IAH Terminal Redevelopment Program (Project No. 822); providing funding for contingencies - **DISTRICT B - DAVIS**
24. ORDINANCE appropriating \$2,477,693 out of HAS Consolidated ITRP AMT Construction Fund and approving and authorizing Design Build Agreement between the City of Houston and **TEXAS STERLING - BANICKI, JV LLC** for the East Aircraft Parking Hardstand Project in support of the IAH Terminal Redevelopment Program (Project No. 823) - **DISTRICT B - DAVIS**
25. ORDINANCE approving and authorizing Advanced Funding Agreement between the City of Houston and the **TEXAS DEPARTMENT OF TRANSPORTATION** for a Category 12 Strategic Priority Project (LH 10 Noise Reduction) - **DISTRICT G - PENNINGTON**
26. ORDINANCE appropriating \$11,710.31 out of Fire Consolidated Construction Fund as an additional appropriation; approving and authorizing first amendment to agreement between the City of Houston and **AIA GENERAL CONTRACTORS, INC** for Remediation, Removal and Installation of Underground Storage Tanks at Fire Station No. 34 - **DISTRICT H - GONZALEZ**
27. ORDINANCE awarding Construction Contract to **GADBERRY CONSTRUCTION COMPANY, INC** for Brays Bayou Tiger #6 Trail Improvements (MLK-OST); setting a deadline for the bidder's execution of the contract and delivery of all bonds, insurance and other required contract documents to the City; holding the bidder in default if it fails to meet the deadlines; providing funding for contingencies relating to construction of facilities financed by the Federal Government Grant-USDOT Tiger Discretionary Fund and other Government Grant - Houston Parks Board Fund - **DISTRICTS D - BOYKINS and I - GALLEGOS**
28. ORDINANCE appropriating \$980,000.00 out of Parks Consolidated Construction Fund, and \$489,250.00 out of Parks & Recreation Dedication Fund; awarding construction contract to **TIMES CONSTRUCTION, INC** for Wildheather Park; setting a deadline for the proposer's execution of the contract and delivery of all bonds, insurance and other required contract documents to the City; holding the proposer in default if it fails to meet the deadlines; providing funding for engineering and materials testing services, Civic Art Program and contingencies relating to construction of facilities financed by the Parks Consolidated Construction Fund, the Parks and Recreation Dedication Fund, and the General Fund - **DISTRICT K - GREEN**
29. ORDINANCE amending certain volumes of the City of Houston Construction Code and the City of Houston Fire Code
30. ORDINANCE approving and authorizing first amendment to Untreated Water Supply Contract between the City of Houston and **ENTERPRISE HOUSTON SHIP CHANNEL, LP** (Approved by Ordinance No. 1996-210)

31. ORDINANCE No. 2015-1237, passed second reading December 16, 2015
ORDINANCE granting to **NORTHSTAR DEMOLITION AND REMEDIATION, LP, A Texas Limited Partnership**, the right, privilege, and franchise to collect, haul, and transport solid waste and industrial waste from commercial properties located within the City of Houston, Texas, pursuant to Chapter 39, Code of Ordinances, Houston, Texas - **THIRD AND FINAL READING**
32. ORDINANCE amending Ordinance No. 2015-1258 to provide a maximum contract amount for the amended and restated interlocal agreement between the City and **HOUSTON CIVIC EVENTS, INC.**, a Local Government Corporation

END OF CONSENT AGENDA

CONSIDERATION OF MATTERS REMOVED FROM CONSENT AGENDA

MATTERS HELD - NUMBERS 33 through 36

33. MOTION by Council Member Gonzalez/Seconded by Council Member Costello to adopt recommendation from Director Planning and Development Department to modify and establish existing user fees
TAGGED BY COUNCIL MEMBERS KUBOSH and ROBINSON
This was Item 14 on Agenda of December 16, 2015
34. ORDINANCE approving the creation of the Planning and Development Special Revenue Fund ("The Fund") with zero beginning fund balance to receive revenues from development-related fees for the Planning and Development Department (The "Department"); establishing the sources and uses of the funds therein for the operation, maintenance and support of the Department's Development related programs and functions; appropriating any and all funds received into the fund for the purposes set out herein and authorized expenditures consistent with the purpose thereof; approving the budget for the fund attached as Attachment A
This item should only be considered after approval of Item 32 above
TAGGED BY COUNCIL MEMBERS KUBOSH AND ROBINSON
This was Item 15 on Agenda of December 16, 2015
35. RESOLUTION supporting the creation of quality jobs and the provision of healthy food alternatives to serve the Third Ward and surrounding communities, including people living in food deserts, through development of a full service grocery store on publicly owned land near SH 288 and MacGregor - **DISTRICT D - BOYKINS**
TAGGED BY COUNCIL MEMBERS GREEN AND DAVIS
This was Item 33 on Agenda of December 16, 2015
36. ORDINANCE dedicating certain property generally known as Buffalo Bayou Park (The "Park") as a public park pursuant to that certain construction, operating and management agreement among **BUFFALO BAYOU PARTNERSHIP, HARRIS COUNTY FLOOD CONTROL DISTRICT, REINVESTMENT ZONE NUMBER THREE, DOWNTOWN REDEVELOPMENT AUTHORITY**, and the City of Houston, subject to all prior usages for other public purposes, all previous dedications for use for other public purposes and all granted easements; accepting title to certain improvements within the park pursuant to the dedication
TAGGED BY COUNCIL MEMBERS LASTER AND STARDIG
This was Item 49 on Agenda of December 16, 2015

MATTERS TO BE PRESENTED BY COUNCIL MEMBERS - Council Member Bradford first

ALL ORDINANCES ARE TO BE CONSIDERED ON AN EMERGENCY BASIS AND TO BE PASSED ON ONE READING UNLESS OTHERWISE NOTED, ARTICLE VII, SECTION 7, CITY CHARTER

NOTE - WHENEVER ANY AGENDA ITEM, WHETHER OR NOT ON THE CONSENT AGENDA, IS NOT READY FOR COUNCIL ACTION AT THE TIME IT IS REACHED ON THE AGENDA, THAT ITEM SHALL BE PLACED AT THE END OF THE AGENDA FOR ACTION BY COUNCIL WHEN ALL OTHER AGENDA ITEMS HAVE BEEN CONSIDERED.

CITY COUNCIL RESERVES THE RIGHT TO TAKE UP AGENDA ITEMS OUT OF THE ORDER IN WHICH THEY ARE POSITIONED IN THIS AGENDA. ALSO, AN ITEM THAT HAS BEEN TAGGED UNDER CITY COUNCIL RULE (HOUSTON CITY CODE 2-2) OR DELAYED TO ANOTHER DAY MAY BE NEVERTHELESS CONSIDERED LATER AT THE SAME CITY COUNCIL MEETING.



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

Item Creation Date: 12/18/2015

**INVOCATION AND PLEDGE OF ALLEGIANCE - Council
Member Kubosh**

Agenda Item#:



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

Item Creation Date:

SP122215

Agenda Item#:

ATTACHMENTS:

Description

SP122215

Type

Signed Cover sheet

**CITY COUNCIL CHAMBER - CITY HALL 2nd FLOOR – TUESDAY
December 22, 2015 – 9:30 AM**

NON-AGENDA

3MIN

3MIN

3MIN

MR. JOHN J. CIESLEWICZ – 1250 DuBarry – 77018 – 713-906-1725 – I’m asking for proof

MS. RONE MOURNING – 6818 Kassarine Pass – 77033 – 713-254-5574 – Neighborhood Concerns

MS. THERESA FOSTER – 7522 Elbert St. – 77028 – 713-634-8377 – Second Look

MR. GLEN GALLOWAY – 5944 Union Springs – Sugarland, TX – 77479 – 832-250-5362 – Sign Issue

MR. KELLY MARTINO – 101 Stratford, #104 – 77006 – 713-640-5878 – Failure of Council Member to speak to me

MR. DOUG SMITH – 11542 Sands Point Dr. – 77072 – 832-723-1652 – Acknowledging Mayor Parker 18 years with City of Houston

MS. MARY TAYLOR – 1403 Fashion Hill Drive – 77088 - 281-445-0682 – Card taken by HPD/property needs to be restored

MS. MARIA GONZALEZ – 8111 De Leon St. – 77061 – 713-301-2912 – Thank the outgoing Council Members and the Mayor

MS. BARBARA QUATTRO – 11007 Bandlon Dr. – 77072 – 281-787-8827 – Enforcement of City Charter

MS. JEANNIE HIGGINS – 10006 Overbrook Ln. – 77042 – 713-256-3917 – Damage claim to property, the result of broken water main

MR. THOMAS JACKSON – 9555 Crofton, Apt. 2030 – 77016 – 832-489-5932 – Job opportunities for people who have been incarcerated/make difference

PREVIOUS

1MIN

1MIN

1MIN

PRESIDENT JOSEPH CHARLES - Post Office Box 524373 - 77052-4373 – 832-746-1027 – P/France T/Killings-W/E-Gonzalez W/A-Garcia-W/P-Brown W/U-Isis-ISAL W/Cartels-W/KKK-W/Obama



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

District K

Item Creation Date: 12/1/2015

MYR - Fairway Energy Partners Public Hearing

Agenda Item#: 1

Summary:

9:00 A.M. - PUBLIC HEARING regarding the designation of the **FAIRWAY ENERGY PARTNERS, LLC REINVESTMENT ZONE** for tax abatement purposes - **DISTRICT K - GREEN**

Background:

SUBJECT: A motion to set a public hearing date for December 22, 2015 regarding the designation of the Fairway Energy Partners LLC. Reinvestment Zone for tax abatement purposes.

RECOMMENDATION: (Summary) A motion to set a public hearing date for December 22, 2015 regarding the designation of the Fairway Energy Partners LLC. Reinvestment Zone for tax abatement purposes.

SPECIFIC EXPLANATION:

State law requires cities to adopt tax abatement guidelines and criteria before entering into tax abatement agreements, and each approved abatement agreement must meet those guidelines. State law also provides that cities' tax abatement guidelines and criteria expire after two years. City Council renewed the tax abatement guidelines and criteria on March 12, 2014. Sec. 312.201 of the Texas Tax Code requires that the City hold a public hearing before it can adopt an ordinance designating an area as a reinvestment zone.

Fairway Energy Partners LLC. (the "Company") is developing a crude oil storage project at the Pierce Junction Salt Dome (the "Project") which is located in the City, two miles south of NRG Stadium. The Company is headquartered in Houston, Texas. The Company submitted a tax abatement application to the City on October 21, 2013, with all supporting documentation. The Project consists of existing caverns with five segregations and an aggregate capacity of up to 19.8 million barrels of crude oil at 11650 Almeda Road, Houston, Texas 77045. The Company plans to invest between \$300 million and \$400 million to develop the Project. The Company is also requesting a variance from the requirements of Section 44-121 of the Code relating to the ownership of goods stored.

The City has reviewed the Company's tax abatement application, and the proposed tax abatement agreement was presented to the Budget and Fiscal Affairs Committee on November 19, 2015. The proposed date of the public hearing is December 22, 2015.

cc: Marta Crinejo, Agenda Director
Anna Russell, City Secretary
Donna Edmundson, City Attorney
Gary Dzierlenga, Senior Assistant City Attorney

Prior Council Action:

Ord. No. 2014-245, 3/26/14

Amount of Funding:

Not applicable

Contact Information:

Gwendolyn Tillotson

Phone: 832-393-0937

ATTACHMENTS:

Description

RCA TA Fairway PH Motion

2014-245 Ordinance Tax Abatement

Type

Signed Cover sheet

Backup Material

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA #

SUBJECT: A motion to set a public hearing date for December 22, 2015 regarding the designation of the Fairway Energy Partners LLC. Reinvestment Zone for tax abatement purposes.

Category #

Page 1 of
1

Agenda Item#

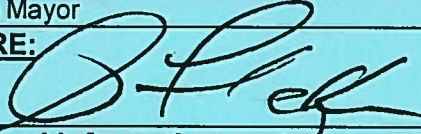
FROM: (Department or other point of origin):

Andrew F. Icken, Chief Development Officer
Office of the Mayor

Origination Date

Agenda Date

SIGNATURE:



Council Districts affected:
K

For additional information contact:

Gwendolyn Tillotson Phone: 832-393-0937

Date and identification of prior authorizing Council Action:
Ord. No. 2014-245, 3/26/14

RECOMMENDATION: (Summary) A motion to set a public hearing date for December 22, 2015 regarding the designation of the Fairway Energy Partners LLC. Reinvestment Zone for tax abatement purposes.

Amount of Funding: Not Applicable

Finance Budget:

SOURCE OF FUNDING: General Fund Grant Fund Enterprise Fund
 Other (Specify)

SPECIFIC EXPLANATION:

State law requires cities to adopt tax abatement guidelines and criteria before entering into tax abatement agreements, and each approved abatement agreement must meet those guidelines. State law also provides that cities' tax abatement guidelines and criteria expire after two years. City Council renewed the tax abatement guidelines and criteria on March 12, 2014. Sec. 312.201 of the Texas Tax Code requires that the City hold a public hearing before it can adopt an ordinance designating an area as a reinvestment zone.

Fairway Energy Partners LLC. (the "Company") is developing a crude oil storage project at the Pierce Junction Salt Dome (the "Project") which is located in the City, two miles south of NRG Stadium. The Company is headquartered in Houston, Texas. The Company submitted a tax abatement application to the City on October 21, 2013, with all supporting documentation. The Project consists of existing caverns with five segregations and an aggregate capacity of up to 19.8 million barrels of crude oil at 11650 Almeda Road, Houston, Texas 77045. The Company plans to invest between \$300 million and \$400 million to develop the Project. The Company is also requesting a variance from the requirements of Section 44-121 of the Code relating to the ownership of goods stored.

The City has reviewed the Company's tax abatement application, and the proposed tax abatement agreement was presented to the Budget and Fiscal Affairs Committee on November 19, 2015. The proposed date of the public hearing is December 22, 2015.

cc: Marta Crinejo, Agenda Director
Anna Russell, City Secretary
Donna Edmundson, City Attorney
Gary Dzierlenga, Senior Assistant City Attorney

REQUIRED AUTHORIZATION

Finance Director:

Other Authorization:

Other Authorization:



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

Item Creation Date: 12/8/2015

MYR ~ 2015 Greater Northside MD ReAppts ltr. 12-8-15

Agenda Item#: 2.

Summary:

REQUEST from Mayor for confirmation of the appointment or reappointment to the **GREATER NORTHSIDE MANAGEMENT DISTRICT BOARD OF DIRECTORS**, for terms to expire June 1, 2019:

- Position One - **EDWIN CAVIEDES**, appointment
- Position Two - **JOSE A. GALINDO**, reappointment
- Position Three - **SANDRA R. CLARK**, reappointment
- Position Four - **DUY BUI**, reappointment
- Position Five - **MARY M. LAWLER**, reappointment

Background:

The Honorable City Council
Houston, Texas

Dear Council Members:

Pursuant to Chapter 3812 of the Texas Special District Local Laws Code and Chapter 375 of the Texas Local Government Code, I am nominating the following individuals for appointment or reappointment to the Greater Northside Management District Board of Directors, as recommended by the Board, subject to Council confirmation:

Edwin Caviedes., appointment to Position One, for a term to expire June 1, 2019;
Jose A. Galindo, reappointment to Position Two, for a term to expire June 1, 2019;
Sandra R. Clark, reappointment to Position Three, for a term to expire June 1, 2019;
Duy Bui, reappointment to Position Four, for a term to expire June 1, 2019; and
Mary M. Lawler, reappointment to Position Five, for a term to expire June 1, 2019.

The résumés of the nominees are attached for your review.

Sincerely,

ATTACHMENTS:

Description	Type
MYR ~ 2015 Greater Northside MD ReAppts ltr. 12-8-15	Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

Item Creation Date: 12/8/2015

MYR ~ 2015 Historic Preservation Appeals Board Appts. ltr. 12-8-15

Agenda Item#: 3.

Summary:

REQUEST from Mayor for confirmation of the appointment of the following individuals to the **HISTORIC PRESERVATION APPEALS BOARD OF THE CITY OF HOUSTON**, for terms to expire December 2, 2017:

- Position One - **CAROL A. LEWIS**
- Position Two - **JD BARTELL**
- Position Three - **BETTY TRAPP CHAPMAN**
- Position Four - **FERNANDO L. BRAVE**
- Position Five - **MADELEINE G. APPEL**

Background:

The Honorable City Council
Houston Texas

Dear Council Members:

Pursuant to Section 33-253., Ordinance amending Chapter 10, 33 and 44 of the Code of Ordinances related to Historic Preservation, No. 2015-967, City of Houston, Texas, I am appointing the following individuals to the Historic Preservation Appeals Board (HPAB) of the City of Houston, subject to Council confirmation:

Carol A. Lewis, appointment to Position One, for a term to expire December 2, 2017;
JD Bartell, appointment to Position Two, for a term to expire December 2, 2017;
Betty Trapp Chapman, appointment to Position Three, for a term to expire December 2, 2017;
Fernando L. Brave, appointment to Position Four for a term to expire December 2, 2017; and
Madeleine G. Appel, appointment to Position Five, for a term to expire December 2, 2017.

The résumés of the nominees are attached for your review.

Sincerely,

ATTACHMENTS:

Description	Type
MYR ~ 2015 Historic Preservation Appeals Board	



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

Item Creation Date: 12/3/2015

MYR ~ 2015 Houston Archaeological and Historical
Commission ReAppts. ltr. 12-3-15

Agenda Item#: 4.

Summary:

REQUEST from Mayor for confirmation of the appointment or reappointment of the following individuals to the **HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION:**

- Position One - **JORGE GARCIA-HERREROS**, reappointment, for a term to expire 3/1/2017
- Position Two - **MINNETTE BICKEL BOESEL**, appointment, for an unexpired term ending 3/1/2016, and appointment, for a term to expire 3/1/2018
- Position Four - **EDIE ARCHER**, reappointment, for a term to expire 3/1/2018
- Position Nine - **EMILY ARDOIN**, appointment, for an unexpired term ending 3/1/2017

Background:

The Honorable City Council
Houston, Texas

Dear Council Members:

Pursuant to Section 33-211 of the Code of Ordinances, City of Houston, Texas, I am appointing or reappointing the following individuals to the Houston Archaeological and Historical Commission of the City of Houston, subject to Council confirmation:

Jorge Garcia-Herreros, reappointment to Position One, for a term to expire March 1, 2017;
Minnette Bickel Boesel, appointment to Position Two, for an unexpired term ending March 1, 2016, and an appointment for a term to expire March 1, 2018;
Edie Archer, reappointment to Position Four, for a term to expire March 1, 2018;
Romulo Tim Cisneros, reappointment to Position Six, for a term to expire March 1, 2018;
Rob D. Hellyer, reappointment to Position Eight, for a term to expire March 1, 2018;
and
Emily Ardoin, appointment to Position Nine, for an unexpired term ending March 1, 2017.

The résumés of the appointees are attached for your review.

Sincerely,

ATTACHMENTS:

Description	Type
MYR ~ 2015 Houston Archaeological and	



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

Item Creation Date: 12/3/2015

MYR ~ 2015 Houston Housing Finance Corporation ReAppts.
ltr. 12-3-15

Agenda Item#: 5.

Summary:

REQUEST from Mayor for confirmation of the appointment or reappointment of the following individuals to the **HOUSTON HOUSING FINANCE CORPORATION**:

Position Two	- SHARONE MAYBERRY , appointment, for a term to expire 12/5/2018
Position Three	- CAROLYN S. MATTHEWS , reappointment, for a term to expire 12/5/2017
Position Four	- TOM MCCASLAND , appointment, for a term to expire 12/5/2018
Position Five	- REDICK EDWARDS , reappointment, for a term to expire 12/5/2017
Position Six	- R. RICHARD KILDAY , reappointment, for a term to expire 12/5/2018
Position Seven	- JOHN R. BRODIE , reappointment, for a term to expire 12/5/2017
Position Eight	- JOHN A. GONZALES , reappointment, for a term to expire 12/5/2018
Position Nine	- DANA KERVIN , reappointment, for a term to expire 12/5/2017
Position Ten	- CATHERINE LE , appointment, for a term to expire 12/5/2018
Position Twelve	- ALBERT MAGILL , reappointment, for a term to expire 12/5/2018

Background:

The Honorable City Council
City of Houston

Dear Council Members:

Pursuant to the Texas Housing Finance Corporation Act, Chapter 394 of the Texas Local Government Code, and Article VI of the Articles of Incorporation of the Houston Housing Finance Corporation, as amended, members of the board of directors of the Houston Housing Finance Corporation are to be appointed by resolution of the City Council to staggered terms expiring December 5, every three years. I am nominating the following individuals for appointment or reappointments to the board.

Sharone Mayberry, appointment to Position Two, for a term to expire December 5, 2018;
Carolyn S. Matthews, reappointment to Position Three, for a term to expire December 5, 2017;
Tom McCasland, appointment to Position Four, for a term to expire December 5, 2018;
Redick Edwards, reappointment to Position Five, for a term to expire December 5, 2017;
R. Richard Kilday, reappointment to Position Six, for a term to expire December 5, 2018;
John R. Brodie, reappointment to Position Seven, for a term to expire December 5, 2017;
John A. Gonzales, reappointment to Position Eight, for a term to expire December 5, 2018;
Dana Kervin, reappointment to Position Nine, for a term to expire December 5, 2017;
Catherine Le, appointment to Position Ten, for a term to expire December 5, 2018; and
Albert Magill, reappointment to Position Twelve, for a term to expire December 5, 2018.

The résumés of the nominees are attached for your review.

Sincerely,

ATTACHMENTS:

Description

MYR ~ 2015 Houston Housing Finance
Corporation ReAppts. ltr. 12-3-15

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

Item Creation Date: 12/17/2015

MYR ~ 2015 Miller Theatre Advisory Board ReAppts. Itr. 12-17-15

Agenda Item#: 6.

Summary:

REQUEST from Mayor for confirmation of the appointment or reappointment of the following individuals to the **MILLER THEATRE ADVISORY BOARD**:

- Position Six - **JUNE DEADRICK**, reappointment, for a term to expire 4/24/2018
- Position Eight - **ALLEN W. UECKERT**, reappointment, for a term to expire 4/24/2018
- Position Nine - **JOSHUA ESPINEDO**, appointment, for a term to expire 4/24/2017
- Position Ten - **JENNY A. YANG**, reappointment, for a term to expire 4/24/2017
- Position Eleven - **NORMA SANTOS-MENDOZA**, reappointment, for a term to expire 4/24/2017
- Position Twelve - **ROMULO TIM CISNEROS**, reappointment, for a term to expire 4/24/2017
- Position Thirteen - **GRACE OLIVARES**, reappointment, for a term to expire 4/24/2018
- Position Fifteen - **HAL L. ROACH, JR.**, reappointment, for a term to expire 4/24/2019
- Position Seventeen - **VERONICA LETICIA GARCIA**, appointment, for a term to expire 4/24/2017
- Position Eighteen - **PHYLLIS Y. YOUNG**, appointment, for a term to expire 4/24/2017
- Position Nineteen - **MIRIAM MITCHELL MEYERS**, reappointment, for a term to expire 4/24/2019
- Position Twenty - **CATHERINE CAMPBELL BROCK**, reappointment, for a term to expire 4/24/2018
- Position Twenty-One - **RODNEY E. NATHAN**, reappointment, for a term to expire 4/24/2019

Background:

REVISED

December 15, 2015

The Honorable City Council
City of Houston

Dear Council Members:

Pursuant to Houston Code of Ordinances, Sections 32-243 through 32-244, I am nominating the following individuals for appointment or reappointment to the Miller Theatre Advisory Board, subject to Council confirmation:

June Deadrick, reappointment to Position Six, for a term to expire April 24, 2018;
Allen W. Ueckert, reappointment to Position Eight, for a term to expire April 24, 2018;
Joshua Espinedo, appointment to Position Nine, for a term to expire April 24, 2017;
Jenny A. Yang, reappointment to Position Ten, for a term to expire April 24, 2017;
Norma Santos-Mendoza, reappointment to Position Eleven, for a term to expire April 24, 2018;
Romulo Tim Cisneros, reappointment to Position Twelve, for a term to expire April 24, 2017;
Grace Olivares, reappointment to Position Thirteen, for a term to expire April 24, 2018;
Hal L. Roach, Jr., reappointment to Position Fifteen, for a term to expire April 24, 2019;
Veronica Leticia Garcia, appointment to Position Seventeen, for a term to expire April 24, 2019;
Phyllis Y. Young, appointment to Position Eighteen, for a term to expire April 24, 2017;
Miriam Mitchell Meyers, reappointment to Position Nineteen, for a term to expire April 24, 2019;
Catherine Campbell Brock, reappointment to Position Twenty, for a term to expire April 24, 2018; and
Rodney E. Nathan, reappointment to Position Twenty One, for a term to expire April 24, 2019.

The résumés of the nominees are attached for your review.

Sincerely,

ATTACHMENTS:

Description

MYR ~ 2015 Miller Theatre Advisory Board
ReAppts. ltr. 12-17-15

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

Item Creation Date: 12/8/2015

MYR ~ 2015 TIRZ # 5 & Memorial Heights RA ReAppts. ltr. 12-8-15

Agenda Item#: 7.

Summary:

REQUEST from Mayor for confirmation of the appointment or reappointment of the following individuals to the **BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER FIVE, CITY OF HOUSTON, TEXAS (MEMORIAL HEIGHTS ZONE)**:

Position Two - **ANN LENTS**, reappointment, for a term to expire 12/31/2017, and as Chair, for a term to ending 12/31/2016

Position Four - **JANICE HALE HARRIS**, appointment, for a term to expire 12/31/2017

Background:

The Honorable City Council
City of Houston, Texas

Dear Council Members:

Pursuant to Texas Tax Code, Chapter 311, and City of Houston, Texas Ordinance No. 96-1337, I am nominating the following individuals for appointment or reappointment to the Board of Directors of Reinvestment Zone Number Five, City of Houston, Texas (Memorial-Heights Zone), subject to Council confirmation:

Ann Lents, reappointment to Position Two, for a term to expire December 31, 2017; and as Chair for a term ending December 31, 2016; and
Janice Hale Harris, appointment to Position Four, for a term to expire December 31, 2017.

Pursuant to the bylaws of the Memorial-Heights Redevelopment Authority, appointment of a member to the Board of Directors of this Zone constitutes appointment of the member to the corresponding position on the Board of Directors of the Authority for the same term.

The résumés of the nominees are attached for your review.

Sincerely,

ATTACHMENTS:

Description	Type
MYR ~ 2015 TIRZ # 5 & Memorial Heights RA	



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

Item Creation Date:

HPD-Leave of Absence of Sr. Police Telecommunicator (2)

Agenda Item#: 8.

Summary:

RECOMMENDATION from Chief of Police to extend unpaid Leave of Absence for **Senior Police Telecommunicator, LAURA HERRERA**

Background:

The Chief of Police for the Houston Police Department requests City Council to approve a motion to extend unpaid leave of absence for Laura Herrera, Senior Police Telecommunicator, Employee No. 92233. The extension of unpaid leave of absence is for the period of June 20, 2015 to January 11, 2016. Ms. Herrera has a serious illness which requires further absences beyond the 180 days already granted by the Civil Service Commission to continue treatment for this condition. Ms. Herrera requests council approval for an additional 206-day leave of absence without pay for June 20, 2015 through January 11, 2016.

Prior Council Action:

Amount of Funding:

N/A

Contact Information:

Joseph A. Fenninger, CFO & Deputy Director (713) 308-1770

Janet Meisel, Sergeant, Admin. Personnel Comm. (713) 308-9230


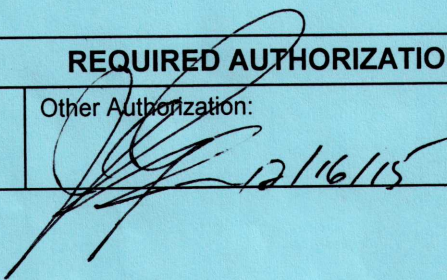
ATTACHMENTS:

Description

RCA

Type

Signed Cover sheet

SUBJECT: Motion to extend Unpaid Leave of Absence for Senior Police Telecommunicator, Employee No. 92233.		Category # 3	Page 1 of 1	Agenda Item #
FROM: (Department or other point of origin): Houston Police Department		Origination Date: December 16, 2015		Agenda Date
DIRECTOR'S SIGNATURE:  Charles A. McClelland, Jr., Chief of Police		Council Districts affected:		
For additional information contact: Joseph A. Fenninger, CFO & Deputy Director (713) 308-1770 Janet Meisel, Sergeant, Admin. Personnel Comm. (713) 308-9230		Date and identification of prior authorizing Council Action:		
RECOMMENDATION: (Summary) Approve a Motion to extend unpaid leave of Absence for Senior Police Telecommunicator, L. Herrera, Employee No. 92233.				
Amount of Funding: N/A			F & A Budget:	
SPECIFIC EXPLANATION The Chief of Police for the Houston Police Department requests City Council to approve a motion to extend unpaid leave of absence for Laura Herrera, Senior Police Telecommunicator, Employee No. 92233. The extension of unpaid leave of absence is for the period of June 20, 2015 to January 11, 2016. Ms. Herrera has a serious illness which requires further absences beyond the 180 days already granted by the Civil Service Commission to continue treatment for this condition. Ms. Herrera requests council approval for an additional 206-day leave of absence without pay for June 20, 2015 through January 11, 2016. cc: Anna Russell, City Secretary Marta Crinejo, Agenda Director Janet Meisel, Sergeant - HPD Professional Development Command Human Resources Department Records				
REQUIRED AUTHORIZATION				
Finance Department:		Other Authorization:  12/16/15		Other Authorization:



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

District B

Item Creation Date: 12/8/2015

20HH002A Motion approving the naming of the Homestead Grade Separation Bridge as the Lester Howard Bridge.

Agenda Item#: 9.

Summary:

RECOMMENDATION from Director Department of Public Works approving the naming of the Homestead Grade Separation Bridge as the **LESTER HOWARD BRIDGE - DISTRICT B - DAVIS**

Background:

SUBJECT: Motion approving the naming of the Homestead Grade Separation Bridge as the Lester Howard Bridge.

RECOMMENDATION: (Summary) Adopt a Motion approving the naming of the Homestead Grade Separation Bridge as the Lester Howard Bridge.

SPECIFIC EXPLANATION:

The Department of Public Works & Engineering received a request to name the Homestead Grade Separation Bridge as the Lester Howard Bridge. The bridge, which provides an uninterrupted crossing over the Union Pacific Railroad line near the intersection of Homestead and Laura Koppe, is owned and maintained by the Department of Public Works & Engineering. Under Motion 2004-0881, the Department is charged with processing the request.

Mr. Howard is a 54 year resident of Houston and a 45 year resident of the Rosewood neighborhood in Northeast Houston. Throughout those 54 years in Houston, Mr. Howard has exemplified the true meaning of civic leadership. He has raised a family, built a career, participated in local and national community programs and is a faithful member of his church. As a founding member of Rosewood Civic Club and co-founder and second President of the Trinity Gardens Super Neighborhood #48, Mr. Howard has been an advocate for improving the quality of life for Northeast Houston residents. Mr. Howard concluded his robust 34 year career retiring as a Deputy Assistant Director in the City of Houston with the Department of Public Works and Engineering. Mr. Howard used his knowledge of how the City of Houston operates to empower his neighborhood and the community at large, helping them to achieve great things for their community. He served as a leading advocate for better streets and drainage for Northeast Houston, the Ley Road Grade Separation, 610 Loop/Homestead Grade Separation, and the newly constructed Homestead Grade Separation. Mr. Howard has faithfully served the community as the Chairman of the Deacon Board at Bethany Baptist Church, as an advocate for quality education for children who attended North Forest ISD schools, as a member of the Northeast Justice Association, Greater Houston Development, Inc., and as a representative on the Halls Bayou Federal Feasibility Study establishing flood control measures in Northeast Houston.

As Mr. Howard is a person who throughout his life has demonstrated exceptional service to the City, the Director of the Department of Public Works & Engineering recommends City Council adopt a Motion naming the Homestead Grade Separation Bridge as the Lester Howard Bridge. By approving this Motion, City Council is waiving the requirement stated in Motion 2004-0081(4) that proper names may only be used to honor deceased persons.

Prior Council Action:

Ordinance 2004-0881, dated 08/04/2004

Amount of Funding:

Not Applicable

Contact Information:

Howard Hilliard,
Public Works and Engineering Department, Chief of Staff
Phone: 832-395-2518

ATTACHMENTS:

Description

20HH002A RCA
PCA Ordinance 2004-0881

Type

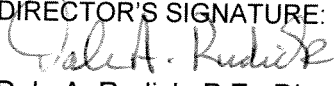
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Backup Material


TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

<p>SUBJECT: Motion approving the naming of the Homestead Grade Separation Bridge as the Lester Howard Bridge.</p>	<p>Page 1 of 1</p>	<p>Agenda Item #</p>
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<p>FROM: (Department or other point of origin): Department of Public Works & Engineering</p>	<p>Origination Date:</p>	<p>Agenda Date:</p>
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<p>DIRECTOR'S SIGNATURE:  Dale A. Rudick, P.E., Director,</p>	<p>Council District affected: B</p>
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<p>For additional information contact: Howard Hilliard  Phone: 832-395-2518 Chief of Staff</p>	<p>Date and identification of prior authorizing Council action: Motion 2004-0881, August 4, 2004</p>
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RECOMMENDATION: (Summary) Adopt a Motion approving the naming of the Homestead Grade Separation Bridge as the Lester Howard Bridge.

Amount and Source of Funding: N/A

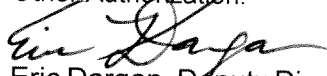
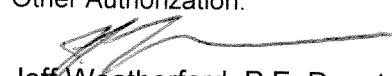
SPECIFIC EXPLANATION:

The Department of Public Works & Engineering received a request to name the Homestead Grade Separation Bridge as the Lester Howard Bridge. The bridge, which provides an uninterrupted crossing over the Union Pacific Railroad line near the intersection of Homestead and Laura Koppe, is owned and maintained by the Department of Public Works & Engineering. Under Motion 2004-0881, the Department is charged with processing the request.

Mr. Howard is a 54 year resident of Houston and a 45 year resident of the Rosewood neighborhood in Northeast Houston. Throughout those 54 years in Houston, Mr. Howard has exemplified the true meaning of civic leadership. He has raised a family, built a career, participated in local and national community programs and is a faithful member of his church. As a founding member of Rosewood Civic Club and co-founder and second President of the Trinity Gardens Super Neighborhood #48, Mr. Howard has been an advocate for improving the quality of life for Northeast Houston residents. Mr. Howard concluded his robust 34 year career retiring as a Deputy Assistant Director in the City of Houston with the Department of Public Works and Engineering. Mr. Howard used his knowledge of how the City of Houston operates to empower his neighborhood and the community at large, helping them to achieve great things for their community. He served as a leading advocate for better streets and drainage for Northeast Houston, the Ley Road Grade Separation, 610 Loop/Homestead Grade Separation, and the newly constructed Homestead Grade Separation. Mr. Howard has faithfully served the community as the Chairman of the Deacon Board at Bethany Baptist Church, as an advocate for quality education for children who attended North Forest ISD schools, as a member of the Northeast Justice Association, Greater Houston Development, Inc., and as a representative on the Halls Bayou Federal Feasibility Study establishing flood control measures in Northeast Houston.

As Mr. Howard is a person who throughout his life has demonstrated exceptional service to the City, the Director of the Department of Public Works & Engineering recommends City Council adopt a Motion naming the Homestead Grade Separation Bridge as the Lester Howard Bridge. By approving this Motion, City Council is waiving the requirement stated in Motion 2004-0081(4) that proper names may only be used to honor deceased persons.

REQUIRED AUTHORIZATION CUIC 20HH002A

<p>Finance Department:</p>	<p>Other Authorization:  Eric Dargan, Deputy Director</p>	<p>Other Authorization:  Jeff Weatherford, P.E, Deputy Director</p>
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CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

District A, District B, District C, District D, District F, District G, District H, District I, District J, District K

Item Creation Date: 12/9/2015

20JA1611 Accept Work/Sanitary Sewer Cleaning and Television Inspection In Support of Rehabilitation/Specialized Maintenance Services, Inc.

Agenda Item#: 10.

Summary:

RECOMMENDATION from Director Department of Public Works & Engineering for approval of final contract amount of \$683,880.10 and acceptance of work on contract with **SPECIALIZED MAINTENANCE SERVICES, INC** for Sanitary Sewer Cleaning and Television Inspection In Support of Rehabilitation, (4277-48) - 0.223% under the original contract amount - **DISTRICTS A - STARDIG; B - DAVIS; C - COHEN; D - BOYKINS; F - NGUYEN; G - PENNINGTON; H - GONZALEZ; I - GALLEGOS; J - LASTER and K - GREEN**

Background:

SUBJECT: Accept Work for Sanitary Sewer Cleaning and Television Inspection In Support of Rehabilitation, Specialized Maintenance Services, Inc., WBS# R-000266-0155-4.

RECOMMENDATION: (Summary) Pass a motion to approve the final contract amount of \$683,880.10, which is 0.22% under the original contract amount, accept the work, and authorize final payment.

PROJECT NOTICE/JUSTIFICATION: Under this project, the contractor provided sanitary sewer cleaning and television inspection in support of rehabilitation to deteriorated sewer collection systems throughout the City.

DESCRIPTION/SCOPE: This project consisted of sanitary sewer cleaning and television inspection in support of rehabilitation. The project was awarded to Specialized Maintenance Services, Inc. with an original contract amount of \$685,393.40. The Notice to Proceed date was 01/19/2011 and the project had 730 calendar days for completion.

LOCATION: This work order project was located at various locations within Council Districts A, B, C, D, F, G, H, I, J and K.

CONTRACT COMPLETION AND COST: The contractor, Specialized Maintenance Services, Inc., has completed the work under the contract. The contract was completed within the contract time. The final cost of the project is \$683,880.10, a decrease of \$1,513.30 or 0.22% under the original contract amount. Fewer point repairs were needed than anticipated.

The final amount of this work order contract was not affected by Change Order No. 1.

MWDBE PARTICIPATION: No City MWBE participation goal was established for this project as the contract amount did not exceed the threshold of \$1,000,000.00 required for a goal oriented contract per Section 15-82 of the Code of Ordinances.

Prior Council Action:

Ordinance 2010-0810, dated 10/13/2010

Amount of Funding:

No additional funding required.

Original appropriation of \$724,663.00 for construction and contingencies from Water and Sewer System Consolidated Construction Fund No. 8500.

Contact Information:

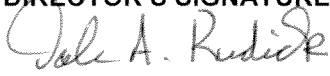
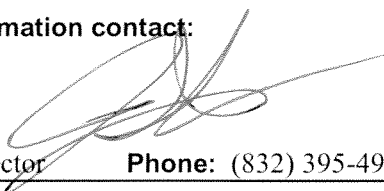

Jason Iken, P.E.
Senior Assistant Director
Phone: (832) 395-4989

ATTACHMENTS:

Description	Type
Signed RCA	Signed Cover sheet
SAP	Backup Material
PCA Ordinance 2010-0810	Backup Material
Affidavit of Ownership	Backup Material
Delinquent Tax Report	Backup Material
Old to New Council District Changes Table	Backup Material
OBO	Backup Material

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Accept Work for Sanitary Sewer Cleaning and Television Inspection In Support of Rehabilitation WBS# R-000266-0155-4		Page 1 of 1	Agenda Item #
FROM (Department or other point of origin): Department of Public Works and Engineering		Origination Date	Agenda Date
DIRECTOR'S SIGNATURE  Dale A. Rudick, P.E.		Council District affected: A, B, C, D, F, G, H, I, J and K	
For additional information contact:  Jason Iken, P.E. Senior Assistant Director Phone: (832) 395-4989		Date and identification of prior authorizing Council action: Ordinance No. 2010-810, dated 10/13/2010	
RECOMMENDATION: (Summary) Pass a motion to approve the final contract amount of \$683,880.10, which is 0.22% under the original contract amount, accept the work, and authorize final payment.			
Amount and Source of Funding: No additional funding required. <i>M.P. 12/3/2015</i> Original appropriation of \$724,663.00 for construction and contingencies from Water and Sewer System Consolidated Construction Fund No. 8500.			
SPECIFIC EXPLANATION: PROJECT NOTICE/JUSTIFICATION: Under this project, the contractor provided sanitary sewer cleaning and television inspection in support of rehabilitation to deteriorated sewer collection systems throughout the City. DESCRIPTION/SCOPE: This project consisted of sanitary sewer cleaning and television inspection in support of rehabilitation. The project was awarded to Specialized Maintenance Services, Inc. with an original contract amount of \$685,393.40. The Notice to Proceed date was 01/19/2011 and the project had 730 calendar days for completion. LOCATION: This work order project was located at various locations within Council Districts A, B, C, D, F, G, H, I, J and K. CONTRACT COMPLETION AND COST: The contractor, Specialized Maintenance Services, Inc., has completed the work under the contract. The contract was completed within the contract time. The final cost of the project is \$683,880.10, a decrease of \$1,513.30 or 0.22% under the original contract amount. Fewer point repairs were needed than anticipated. The final amount of this work order contract was not affected by Change Order No. 1. MWDBE PARTICIPATION: No City M/WBE participation goal was established for this project as the contract amount did not exceed the threshold of \$1,000,000.00 required for a goal oriented contract per Section 15-82 of the Code of Ordinances.			
DAR:JC:JI:DR:MB/al Attachments			
Project File 4277-48		REQUIRED AUTHORIZATION	
CUIC ID# 20JA1611			
Finance Department	Other Authorization:	Other Authorization:  Jun Chang, P.E., D.WRE, Deputy Director Public Utilities Division	



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015
District B, District I, District K
Item Creation Date: 12/14/2015

20PJ042 Accept Work/WOC for Small Diameter
Waterlines/T Construction, LLC

Agenda Item#: 11.

Summary:

RECOMMENDATION from Director Department of Public Works & Engineering for approval of final contract amount of \$1,179,690.37 and acceptance of work on contract with **T CONSTRUCTION, LLC** for Work Order Contract for Small Diameter Waterlines - 21.35% under the original contract amount - **DISTRICTS B - DAVIS; I - GALLEGOS and K - GREEN**

Background:

SUBJECT: Accept Work for Work Order Contract for Small Diameter Waterlines; T Construction, LLC, WBS No. S-000700-0066-4.

RECOMMENDATION: (Summary) Pass a motion to approve the final Contract Amount of \$1,179,690.37 or 21.35% under the original Contract Amount, accept the Work and authorize final payment.

PROJECT NOTICE/JUSTIFICATION: This project provided the construction of extensions of water lines to meet the capacity needs in various City neighborhoods. It improved water quality by increasing the potable water circulation.

DESCRIPTION/SCOPE: This project consisted of water main extensions throughout the City. This was a work order construction contract for the extension of small diameter water lines in neighborhoods where the systems were inadequate and these extensions were made on an as needed basis. Plans and work order were prepared when these extensions were requested by the Public Utilities Division. SES Horizon Consulting Engineers, Inc. designed the project with 730 calendar days allowed for construction. The project was awarded to T. Construction, LLC with an Adjustment Factor of 1.650 rather than a monetary amount. The Adjustment Factor applied on individual unit price items in the Contract documents. Estimated work orders prices were calculated by multiplying Unit Quantity of each item in the work order by Unit Price and the Adjustment Factor. The total expenditure available for the entire project was \$1,500,000.00.

LOCATION: Citywide. Work locations will be anywhere within the City of Houston and its jurisdictional limits and will be established by each work order.

Description	Key Map Grid	Council District
1. Installation of 8 and 12-inch Waterline along Innsdale Area	455W and 495A	B
2. Installation of 8-inch Waterline along Oasis Drive	531X	K

CONTRACT COMPLETION AND COST: The Contractor, T. Construction, LLC, has completed the work under the subject Contract. The project was completed within the Contract Time. The final cost of the project, including overrun and underrun of estimated unit price quantities is \$1,179,690.37, a decrease of \$320,309.63 or 21.35% under the original Contract Amount.

The decreased cost is a result of the difference between planned and measured quantities. This decrease is primarily the result of an underrun in various Base Unit Price Items and Extra Unit Price Items, which was not necessary to complete the project.

MWBE/SBE PARTICIPATION: The MWBE/SBE goal established for this project was 20%. According to Office of Business Opportunity, the participation was 20.79%. Contractor's MWBE/SBE performance evaluation was rated Satisfactory.

Prior Council Action:

Ordinance 2013-0877, dated 09/25/2013

Amount of Funding:

No additional funding required.

Total (original) appropriation of \$1,175,000.00 from the Water and Sewer System Consolidated Construction Fund No. 8500.

Contact Information:




Joseph T. Myers, P.E.
Senior Assistant Director
Phone: (832) 395-2355

ATTACHMENTS:

Description	Type
Signed RCA	Signed Cover sheet
Maps	Backup Material
Affidavit of Ownership	Backup Material
PCA Ordinance 2013-0877	Backup Material
Delinquent Tax Report	Backup Material
OBO	Backup Material

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Accept Work for Work Order Contract for Small Diameter Waterlines; WBS No. S-000700-0066-4.	Page 1 of 2	Agenda Item #
FROM (Department or other point of origin): Department of Public Works and Engineering	Origination Date	Agenda Date
DIRECTOR'S SIGNATURE:  Dale A. Rudick, P.E., Director	Council District affected: B, K, I 	
For additional information contact:  Joseph T. Myers, P.E. Senior Assistant Director Phone: (832) 395-2355	Date and identification of prior authorizing Council action: Ordinance # 2013-0877 dated: 09/25/2013	

RECOMMENDATION: (Summary) Pass a motion to approve the final Contract Amount of \$1,179,690.37 or 21.35% under the original Contract Amount, accept the Work and authorize final payment.

Amount and Source of Funding: No additional funding required.
Total (original) appropriation of \$1,175,000.00 from the Water and Sewer System Consolidated Construction Fund No. 8500.

PROJECT NOTICE/JUSTIFICATION: This project provided the construction of extensions of water lines to meet the capacity needs in various City neighborhoods. It improved water quality by increasing the potable water circulation.

DESCRIPTION/SCOPE: This project consisted of water main extensions throughout the City. This was a work order construction contract for the extension of small diameter water lines in neighborhoods where the systems were inadequate and these extensions were made on an as needed basis. Plans and work order were prepared when these extensions were requested by the Public Utilities Division. SES Horizon Consulting Engineers, Inc. designed the project with 730 calendar days allowed for construction. The project was awarded to T. Construction, LLC with an Adjustment Factor of 1.650 rather than a monetary amount. The Adjustment Factor applied on individual unit price items in the Contract documents. Estimated work orders prices were calculated by multiplying Unit Quantity of each item in the work order by Unit Price and the Adjustment Factor. The total expenditure available for the entire project was \$1,500,000.00.

LOCATION: Citywide. Work locations will be anywhere within the City of Houston and its jurisdictional limits and will be established by each work order.

Description	Key Map Grid	Council District
1. Installation of 8 and 12- inch Waterline along Innsdale Area	455W and 495A	B
2. Installation of 8- inch Waterline along Oasis Drive	531X	K
3. Installation of 8- inch Waterline along Roundtree	496G	I

CONTRACT COMPLETION AND COST: The Contractor, T. Construction, LLC, has completed the work under the subject Contract. The project was completed within the Contract Time. The final cost of the project, including overrun and underrun of estimated unit price quantities is \$1,179,690.37, a decrease of \$320,309.63 or 21.35% under the original Contract Amount.


REQUIRED AUTHORIZATION

20PJ042

Finance Department:

Other Authorization:

Other Authorization:


Daniel R. Menendez, P.E., Deputy Director
Engineering and Construction Division

Date	SUBJECT: Accept Work for Work Order Contract for Small Diameter Waterlines; WBS No. S-000700-0066-4.	Originator's Initials	Page 2 of 2
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The decreased cost is a result of the difference between planned and measured quantities. This decrease is primarily the result of an underrun in various Base Unit Price Items and Extra Unit Price Items, which was not necessary to complete the project.

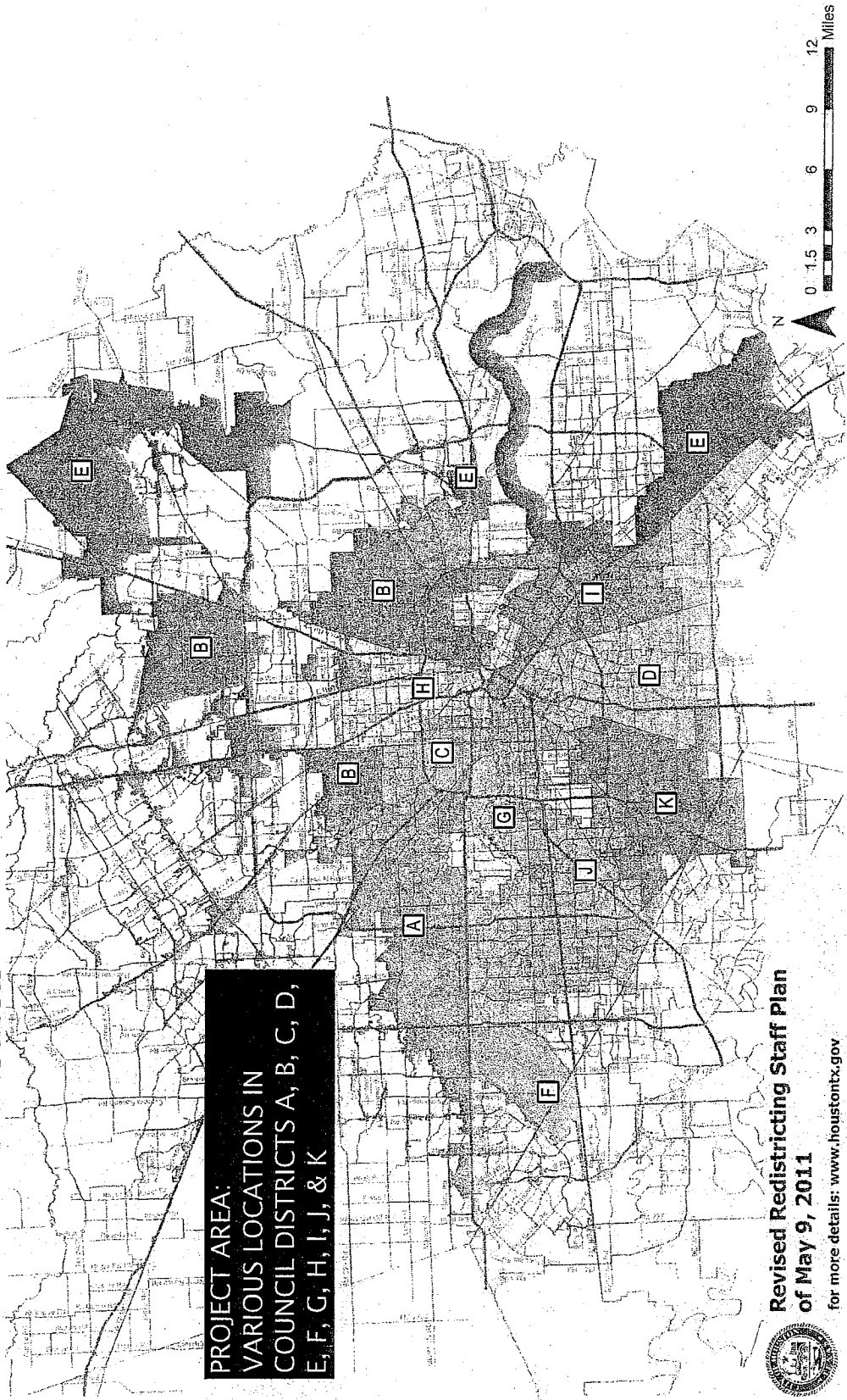
MWBE/SBE PARTICIPATION: The MWBE/SBE goal established for this project was 20%. According to Office of Business Opportunity, the participation was 20.79%. Contractor's MWBE/SBE performance evaluation was rated Satisfactory.


DAR:DRM:JTM:RJM:JP:pj

H:\E&C Construction\Facilities\Projects\S-000700-0066-4 Work order contract for small diameter waterline\RCA\20PJ042.doc

Revised Council Districts

**PROJECT AREA:
VARIOUS LOCATIONS IN
COUNCIL DISTRICTS A, B, C, D,
E, F, G, H, I, J, & K**



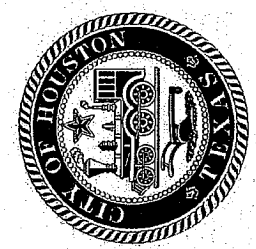
**Revised Redistricting Staff Plan
of May 9, 2011**
for more details: www.houstontx.gov



CITY OF HOUSTON
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

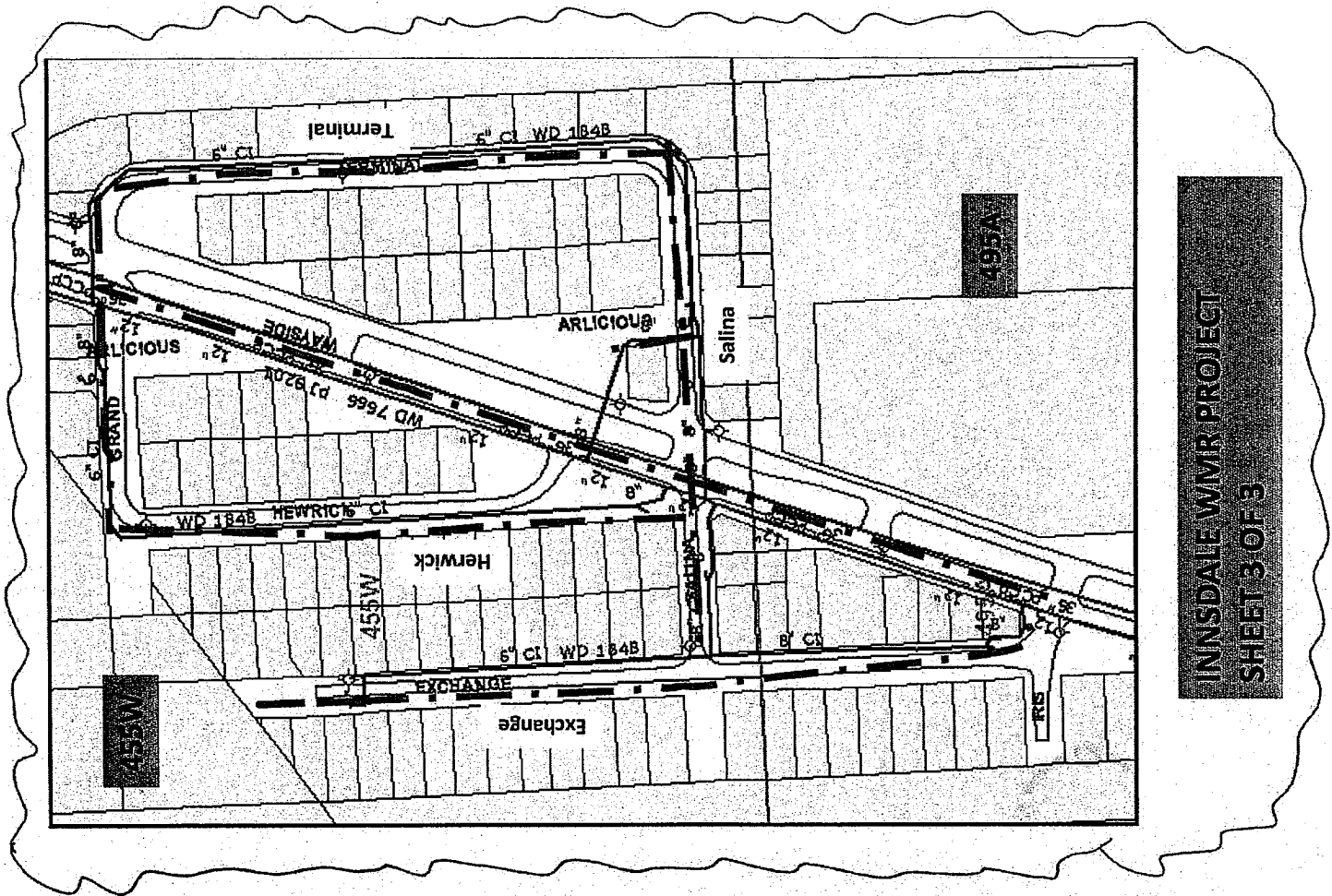
CITY OF HOUSTON
WORK ORDER CONTRACT FOR SMALL DIAMETER WATER LINES
WBS NUMBER: S-000700-0066-4

AUGUST, 2013

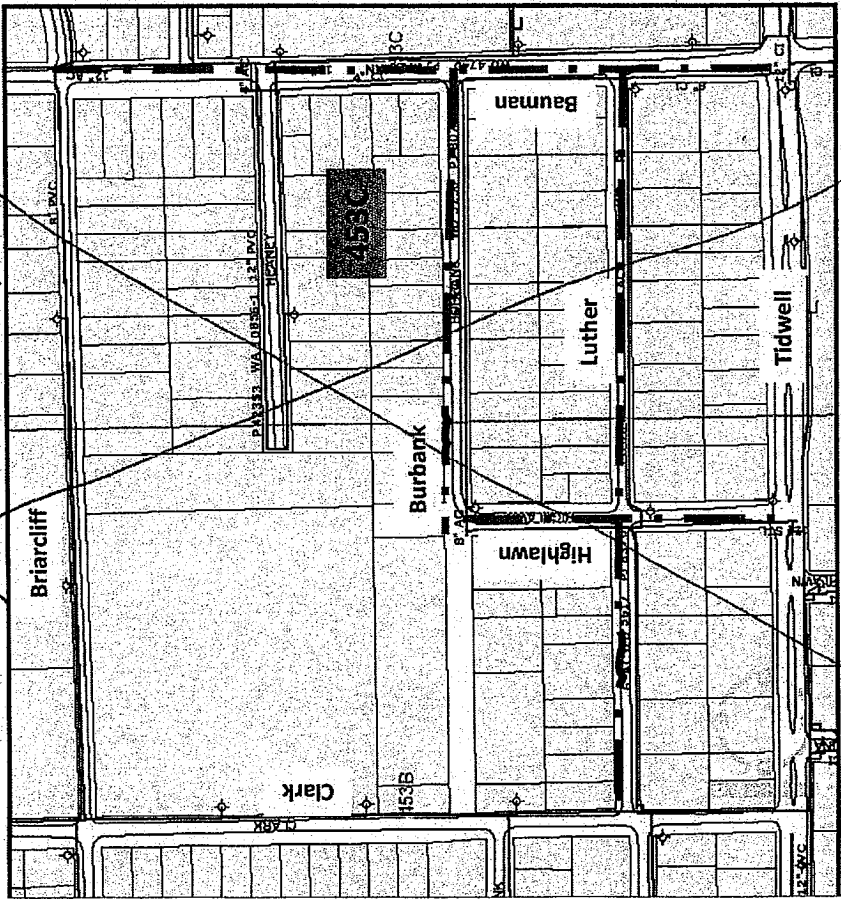
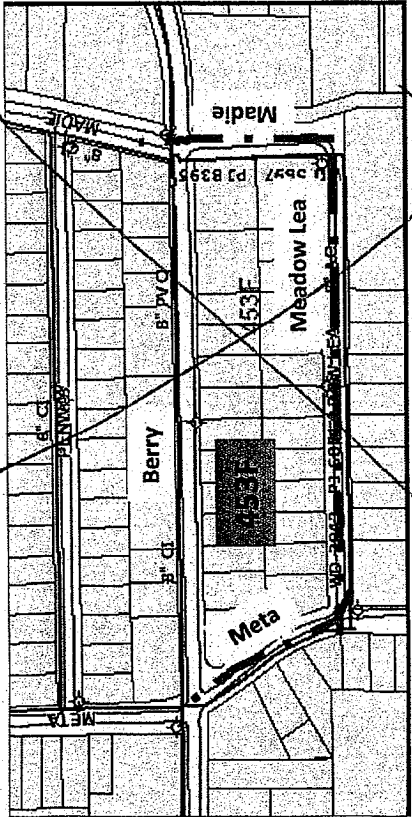


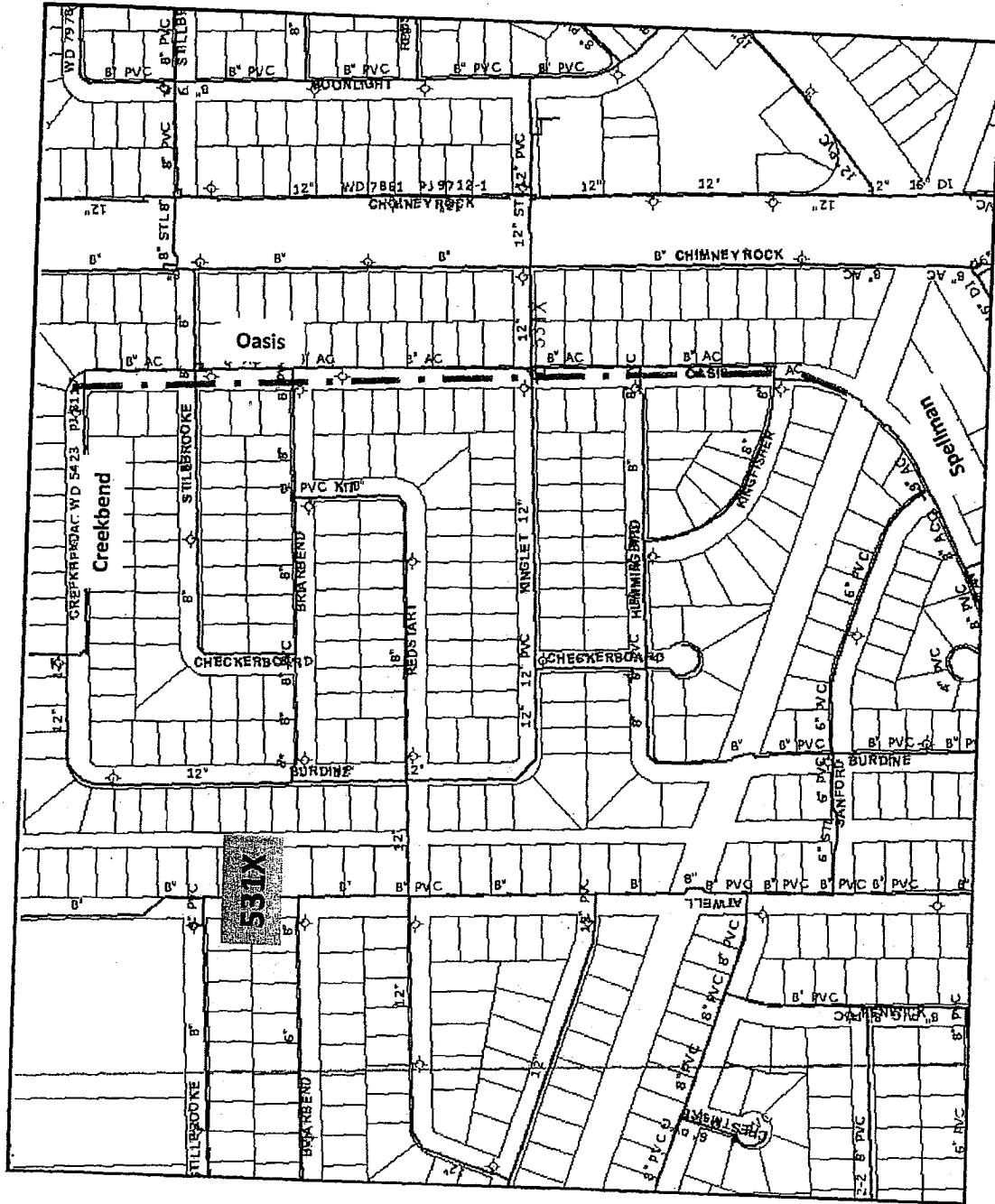
SES HORIZON
CONSULTING ENGINEERS, INC.
Civil Structural Transportation

**PROJECT LOCATION AND
COUNCIL DISTRICT MAP**



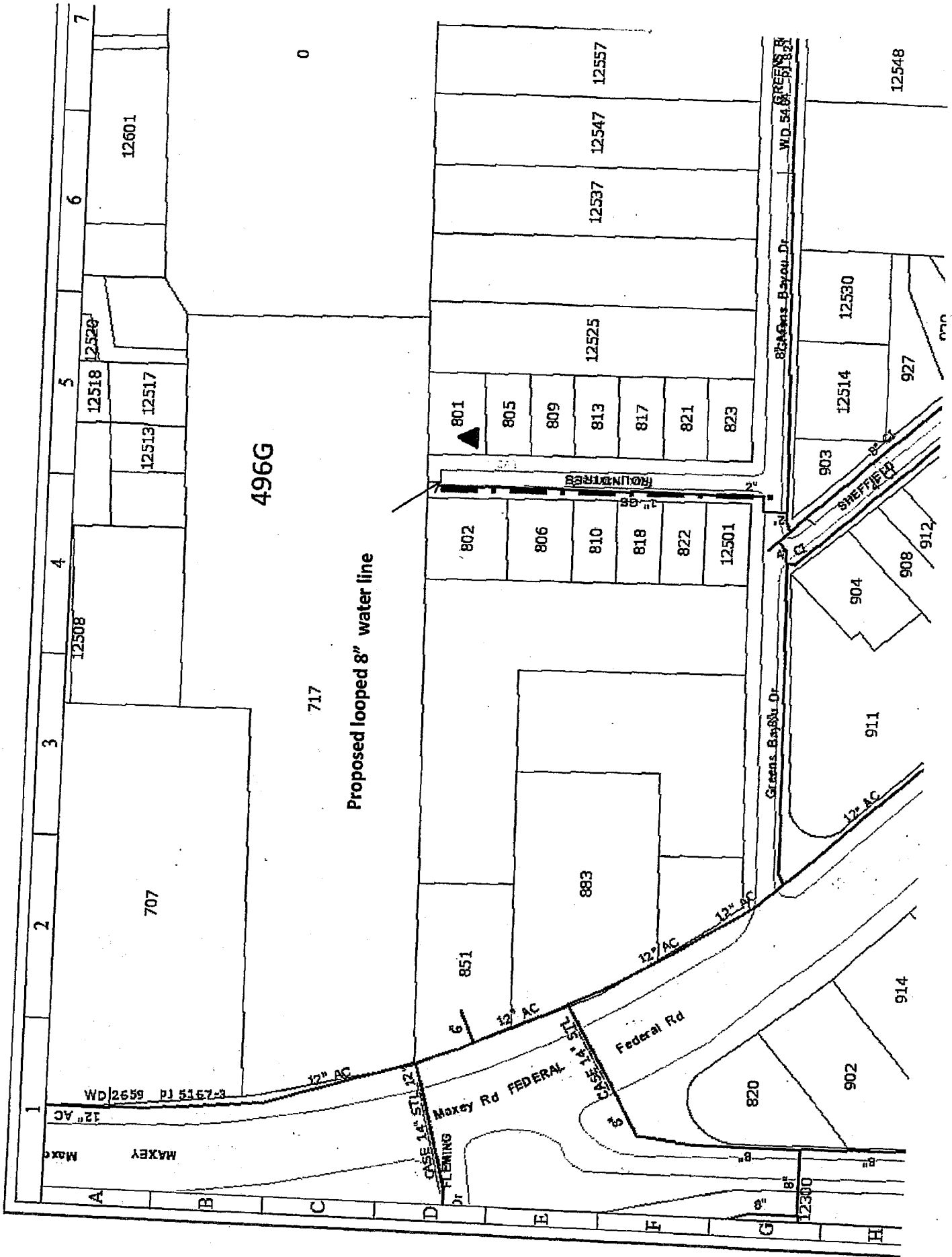
INNSDALE WMR PROJECT
 SHEET 3 OF 3





Proposed 8" water line - - -

WORK ORDER PROJECT TO REPLACE 8"
 WATER LINE SERVING OASIS DRIVE
 BETWEEN SPELLMAN AND CREEKBEND
 ROAD



S-000700 On-call Project Request for Roundtree St (from Greens Bayou Dr To End of Roundtree St)



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

ALL

Item Creation Date: 1/20/2016

S25317 - Snap Test Kits -MOTION

Agenda Item#: 12.

Summary:

IDEXX DISTRIBUTION, INC for Snap Test Kits for the Administration & Regulatory Affairs Department - 3 Years with two one-year options - \$961,129.82 - General Fund

Background:

Sole Source Bid Received for S21-S25317 - Approve the sole purchase of snap test kits from IDEXX Distribution, Inc. in an amount not to exceed \$961,129.82 for the Administration and Regulatory Affairs Department.

Specific Explanation:

The Director of the Administration and Regulatory Affairs Department and the City Purchasing Agent recommend that City Council approve the sole source purchase of Snap test kits from **IDEXX Distribution, Inc.** in an amount not to exceed **\$961,129.82** for the Administration and Regulatory Affairs Department. It is further requested that authorization be given to make purchases, as needed, for a **36-month period with two one-year options**.

This award consists of approximately 1,357 boxes of FELY-FIV Leukemia test kits (30 tests per box) 1,993 boxes of heartworm canine test kits (30 test per box) and 1,058 boxes of canine parvo virus test kits (5 tests per box). The tests will be used by BARC to perform tests on animals and determine the presence of viruses which cause infections and to prevent outbreaks citywide.

IDEXX Distribution, Inc. is the sole manufacturer and distributor of the FELY-FIV Leukemia test kits, heartworm canine test kits and canine parvo virus test kits and has no authorized dealers/distributors.

This recommendation is made pursuant to Chapter 252, Section 252.022 (a) (7) (A) "a procurement of items that are available from only one source, including: items that are available from only one source because of patents, copyrights, secret processes, or natural monopolies" of the Texas Local Government Code for exempted procurements.

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 a sole source contractor for this purchase.

Attachment: MWBE Zero Percentage Goal document approved by the Office of Business

Opportunity.

Calvin D. Wells, City Purchasing Agent
Finance/Strategic Procurement Division

Department Approval Authority Signature

Estimated Spending Authority

Department	FY16	Out Years	Total
Administration and Regulatory Affairs	\$ 33,041.00	\$ 928,088.82	\$ 961,129.82

Amount of Funding:

\$961,129.82 General Fund (1000)

Contact Information:

Lara Cottingham 832-393-8503
Desiree Heath 832-393-8742
Laura Guthrie 832-393-8735

ATTACHMENTS:

Description

RCA#S25317-IDEXX Distribution, Inc
S25317 Zero Percent Document
Sole Source Letter
S25317 Bid Tab
S25317 Form B
S25317 Fair Campaign Ordinance
S25317 Linebarger

Type

Signed Cover sheet
Backup Material
Backup Material
Backup Material
Backup Material
Backup Material
Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

ALL

Item Creation Date: 1/20/2016

S25317 - Snap Test Kits

Agenda Item#:

Background:

Sole Source Bid Received for S21-S25317 - Approve the sole purchase of snap test kits from IDEXX Distribution, Inc. in an amount not to exceed \$961,129.82 for the Administration and Regulatory Affairs Department.

Specific Explanation:

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Attachment: MWBE Zero Percentage Goal document approved by the Office of Business Opportunity.

Calvin D. Wells, City Purchasing Agent
Finance/Strategic Procurement Division

Department Approval Authority Signature

Estimated Spending Authority

Department	FY16	Out Years	Total
Administration and Regulatory Affairs	\$ 33,041.00	\$ 928,088.82	\$ 961,129.82

Amount of Funding:

\$961,129.82 General Fund (1000)

Contact Information:

Lara Cottingham 832-393-8503
Desiree Heath 832-393-8742
Laura Guthrie 832-393-8735

ATTACHMENTS:

Description

Time

Description

RCA#S25317-IDEXX
S25317 Zero Percent Document
Sole Source Letter
S25317 Bid Tab
S25317 Form B
S25317 Fair Campaign Ordinance
S25317 Linebarger

Type

Signed Cover sheet
Backup Material
Backup Material
Backup Material
Backup Material
Backup Material
Backup Material



**Goal Modification
Request Form**

1. Date: 5/11/2015 2. Requesting Department: SPD/Finance 3. Solicitation Number: 525317
 4. Solicitation Name: Purchase of Veterinary Test Kits 5. Estimated Dollar Amount: \$ 700,375.00
 6. Description of Solicitation (Attach Specifications/Supporting Documents): Purchase of veterinary test kits.

PLEASE INDICATE WHETHER A PREVIOUS CONTRACT EXISTED FOR THIS SOLICITATION.

- A. Previous Contract (if any): Yes No B. Previous Contract #: N/A C. Goal on Last Contract: N/A
 D. Was Goal Met? Yes No E. If goal was not met, what percentage did the vendor achieve? N/A
 F. Why wasn't goal achieved: N/A - No Previous contract.

SELECT ONE TYPE OF GOAL MODIFICATION REQUEST FROM THE FOUR OPTIONS BELOW.

1. WAIVER

A. I am requesting a waiver of the MWBE Goal: Yes No

B. Reason for waiver: (Check One)

- A public or administrative emergency exists which requires the goods or services to be provided with unusual immediacy
- If goods and services are specialized, technical or unique nature as to require the City department to select its contractor without application of MWSBE provisions (such as contracts for expert witnesses, certain financial advisors or technical consultants);
- MWSBE provisions impose an unwarranted economic burden or risk on the City or unduly delay acquisition of the goods or services, or is not in the best interest of the City; or
- Level of MWSBE availability would produce minimal MWSBE participation.
- Other: _____

C. Detailed Explanation for Waiver Reason: These test kits are manufactured by Idexx Distributor, Inc. and will be shipped directly to the City by Idexx. There are no distributors for this product. Therefore, there is no divisible work associated with this supply purchase.

2. COOPERATIVE OR INTER-LOCAL AGREEMENT

A. Is this a Cooperative/Inter-Local Agreement? Yes No

B. If yes, please specify the name of the Agreement: _____

C. Did the Department explore opportunities for using certified firms? Yes No

D. Please explain how the Department explored opportunities for using certified firms: _____

E. Please explain why the Department did not explore opportunities for using certified firms: _____



CITY OF HOUSTON
OFFICE
BUSINESS OPPORTUNITY

**Goal Modification
Request Form**

3. REDUCED GOAL (To be completed by the department prior to advertisement)

A. I am requesting a MWBE contract-specific goal below the following citywide goals:

Construction (34%); Professional Services (24%); Purchasing (11%)

Yes No If yes, complete a Contract-Specific Goal Request Form and submit with this form.

4. GOAL REVISION AFTER ADVERTISEMENT

A. I am requesting a revision of the MWBE Goal that has already been advertised: Yes No

B. Original Goal: _____ C. New Proposed Goal: _____ D. Advertisement Date: _____

E. Will Project be Re-Advertised: Yes No F. Estimated Dollar Amount: \$ _____

G. Detailed reason for request: _____

Concurrence:

Georgette Bay
Requesting Department Initiator

5/14/15
Date

[Signature]
Department Director or Designee

5/14/15
Date

FOR OBO OFFICE USE ONLY:

APPROVED:

OBO Assistant Director or Designee	Date	OBO Reason	Tracking #
<u>[Signature]</u>	<u>5/20/15</u>	<u>SOLE SOURCE / NO SUBCONTRACTING OPPORTUNITY</u>	<u>W-393</u>
DENIED:			
OBO Assistant Director or Designee	Date	OBO Reason	Tracking #

12/23/2014

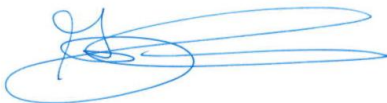
CITY OF HOUSTON ANIMAL CONTROL
2700 EVELLA ST
HOUSTON, TX 77026-4521

Re: IDEXX Companion Animal Products - Sole Source

Dear CITY OF HOUSTON ANIMAL CONTROL:

In connection with your consideration of the purchase of IDEXX Companion Animal Products (including analyzers, analyzer consumables and SNAP kits), I hereby confirm that IDEXX Laboratories, Inc., together with its subsidiaries, is moving to an all-direct distribution model in the United States with respect to such products effective January 1, 2015 and will thereafter be the exclusive supplier of such products in the United States.

Sincerely,



George Fennell
Corporate Vice President



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

ALL

Item Creation Date: 12/7/2015

E25632- H & B Purchase of Refuse Truck- MOTION

Agenda Item#: 13.

Summary:

HOUSTON FREIGHTLINER, INC - \$72,550.00 and **TEXAN WASTE EQUIPMENT, INC d/b/a HEIL OF TEXAS** - \$72,719.00 for Refuse Truck through the Interlocal Agreements for Cooperative Purchasing with Houston-Galveston Area Council and Texas Local Government Purchasing Cooperative (BuyBoard) for the Solid Waste Management Department - General Fund

Background:

S38-E25632-H & B - Approve the purchase of a refuse truck through the Houston-Galveston Area Council (H-GAC) and the Texas Local Government Purchasing Cooperative (Buyboard) in the total amount of **\$145,269.00** for the Solid Waste Management Department.

Specific Explanation:

The Director of the Fleet Management Department and the City Purchasing Agent recommend that City Council approve the purchase of a refuse truck through the Interlocal Agreements for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC) and the Texas Local Government Purchasing Cooperative (Buyboard) in the total amount of **\$145,269.00** for the Solid Waste Management Department and that authorization be given to issue purchase orders to the cooperative purchasing contractors shown below. This refuse truck will be used citywide by Department personnel to collect and transport residential and heavy trash and recyclable material.

H-GAC Contractor:

Houston Freightliner, Inc.: Approve the purchase of a 33,000-lb. Gross Vehicle Weight Rating (GVWR) diesel-powered cab & chassis in the amount of **\$72,550.00**.

Buyboard Contractor:

Texan Waste Equipment, Inc. d/b/a Heil of Texas: Approve the purchase of a rear steer trash loader including mounting on a new 33,000-lb GVWR diesel-powered cab & chassis that is being purchased from Houston Freightliner, Inc. in the amount of **\$72,719.00**.

This new cab & chassis will meet the current EPA's emission standards for vehicles with diesel engines. The cab & chassis will come with warranties that range from one to three years/unlimited miles on the cab & chassis, three years/150,000 miles on the engine and three years/unlimited miles on the transmission. The rear-steer trash loader body will come with a three-year major

structural warranty and a one-year warranty on hydraulics parts and labor. The life expectancy of the refuse truck is seven years or 100,000 miles. The new refuse truck will replace an existing unit that has exceeded its life expectancy and will be sent to auction for disposition.

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 an Interlocal or Cooperative Purchasing Agreement for this purchase.

Attachment: MWBE zero percent goal-document provided by the Office of Business Opportunity

**Calvin D. Wells, City Purchasing Agent
Finance/Strategic Procurement Division**

Department Approval Authority Signature

Amount of Funding:

\$145,269.00 - General Fund (1000)

Contact Information:

HOUSTON FREIGHTLINER, INC - \$72,550.00 and **TEXAN WASTE EQUIPMENT, INC d/b/a HEIL OF TEXAS** - \$72,719.00 for Refuse Truck through the Interlocal Agreements for Cooperative Purchasing with Houston-Galveston Area Council and Texas Local Government Purchasing Cooperative (BuyBoard) for the Solid Waste Management Department - Equipment Acquisition Consolidated and Reimbursement Equipment/Projects Funds

ATTACHMENTS:

Description	Type
RCA#E25632-H&B	Signed Cover sheet
E25632-H & B Funding Summary	Backup Material
E25632-H & B Zero MWBE Goal	Backup Material
E25632-H & B Form A Heil of Texas	Backup Material
E25632-H & B Form A Houston Feightliner	Backup Material
E25632-H & B Form B	Backup Material
E25632-H & B Delinquent Tax Report Houston Freightliner	Backup Material
E25632-H & B Delinquent Tax Report Heil of Texas	Backup Material
E25632-H & B Affidavit of Ownership Houston Freightliner	Backup Material
E25632-H & B Affidavit of Ownership Heil of Texas	Backup Material

FMD approval

Backup Material



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

ALL

Item Creation Date: 12/7/2015

E25632- H & B Purchase of Refuse Truck- MOTION

Agenda Item#:

Background:

S38-E25632-H & B - Approve the purchase of a refuse truck through the Houston-Galveston Area Council (H-GAC) and the Texas Local Government Purchasing Cooperative (Buyboard) in the total amount of \$145,269.00 for the Solid Waste Management Department.

Specific Explanation:

The Director of the Fleet Management Department and the City Purchasing Agent recommend that City Council approve the purchase of a refuse truck through the Interlocal Agreements for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC) and the Texas Local Government Purchasing Cooperative (Buyboard) in the total amount of **\$145,269.00** for the Solid Waste Management Department and that authorization be given to issue purchase orders to the cooperative purchasing contractors shown below. This refuse truck will be used citywide by Department personnel to collect and transport residential and heavy trash and recyclable material.

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Buyboard Contractor:

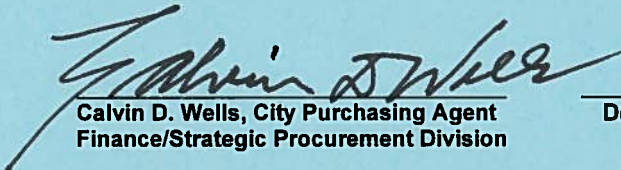
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This new cab & chassis will meet the current EPA's emission standards for vehicles with diesel engines. The cab & chassis will come with warranties that range from one to three years/unlimited miles on the cab & chassis, three years/150,000 miles on the engine and three years/unlimited miles on the transmission. The rear-steer trash loader body will come with a three-year major structural warranty and a one-year warranty on hydraulics parts and labor. The life expectancy of the refuse truck is seven years or 100,000 miles. The new refuse truck will replace an existing unit that has exceeded its life expectancy and will be sent to auction for disposition.

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 an Interlocal or Cooperative Purchasing Agreement for this purchase.

Attachment: MWBE zero percent goal-document provided by the Office of Business Opportunity


Calvin D. Wells, City Purchasing Agent
Finance/Strategic Procurement Division

Department Approval Authority Signature

Amount of Funding:

\$145,269.00 - General Fund (1000)

Contact Information:

Vic Ayres	832-393-6901
Desiree Heath	832-393-8742
Lena Farris	832-393-8729

ATTACHMENTS:

Description

Type

E25632-H & B Funding Summary

Backup Material

E25632-H & B Zero MWBE Goal

Backup Material

E25632-H & B Form A Houston Feightliner

Backup Material

E25632-H & B Form A Heil of Texas

Backup Material

E25632-H & B Form B

Backup Material

E25632-H & B Delinquent Tax Report Houston Freightliner

Backup Material

E25632-H & B Delinquent Tax Report Heil of Texas

Backup Material

E25632-H & B Affidavit of Ownership Houston Freightliner

Backup Material

E25632-H & B Affidavit of Ownership Heil of Texas

Backup Material



Goal Modification Request Form

1. Date: 09/28/2015 2. Requesting Department: SWMD 3. Solicitation Number: _____
 4. Solicitation Name: Purchase of Demo Rear Steer Truck 5. Estimated Dollar Amount: \$ \$145,269.00
 6. Description of Solicitation (*Attach Specifications/Supporting Documents*): This vehicle will be used in the collection of bulk waste from the curbside of city residence and at illegal dump sites.

PLEASE INDICATE WHETHER A PREVIOUS CONTRACT EXISTED FOR THIS SOLICITATION.

- A. Previous Contract (if any): Yes No B. Previous Contract #: _____ C. Goal on Last Contract: _____
 D. Was Goal Met? Yes No E. If goal was not met, what percentage did the vendor achieve? NA
 F. Why wasn't goal achieved: NA

SELECT ONE TYPE OF GOAL MODIFICATION REQUEST FROM THE FOUR OPTIONS BELOW.

1. WAIVER

- A. I am requesting a *waiver* of the MWBE Goal: Yes No
 B. Reason for waiver: (Check One)
 A public or administrative emergency exists which requires the goods or services to be provided with unusual immediacy
 If goods and services are specialized, technical or unique nature as to require the City department to select its contractor without application of MWSBE provisions (such as contracts for expert witnesses, certain financial advisors or technical consultants);
 MWSBE provisions impose an unwarranted economic burden or risk on the City or unduly delay acquisition of the goods or services, or is not in the best interest of the City; or
 Level of MWSBE availability would produce minimal MWSBE participation.
 Other: _____

C. Detailed Explanation for Waiver Reason: This is for the purchase of refuse trucks through the Interlocal Agreements for Cooperative Purchasing with Houston - Galveston Area Council (H-GAC) and Texas Local Government Purchasing (Buy-Board) for the Solid Waste Management Department.

2. COOPERATIVE OR INTER-LOCAL AGREEMENT

- A. Is this a Cooperative/Inter-Local Agreement? Yes No
 B. If yes, please specify the name of the Agreement: H-GAC & BuyBoard
 C. Did the Department explore opportunities for using certified firms? Yes No
 D. Please explain how the Department explored opportunities for using certified firms: _____

E. Please explain why the Department did not explore opportunities for using certified firms: This refuse truck is manufacture assembled and direct shipped from out of state. There is no divisible work and no subcontracting opportunity.



Goal Modification Request Form

3. REDUCED GOAL *(To be completed by the department prior to advertisement)*

A. I am **requesting** a MWBE contract-specific goal below the following citywide goals:

Construction (34%); Professional Services (24%); Purchasing (11%)

Yes No *If yes, complete a Contract-Specific Goal Request Form and submit with this form.*

4. GOAL REVISION AFTER ADVERTISEMENT

A. I am requesting a **revision** of the MWBE Goal that has already been advertised: Yes No

B. Original Goal: _____ C. New Proposed Goal: _____ D. Advertisement Date: _____

E. Will Project be Re-Advertised: Yes No F. Estimated Dollar Amount: \$ _____

G. Detailed reason for request: _____

Concurrence:

Maria Brown
Requesting Department Initiator

09/28/2015
Date

Randy Sims
Department Director or Designee

09/28/2015
Date

FOR OBO OFFICE USE ONLY:			
APPROVED:			
<u>Wanda E. ...</u>	<u>9/29/15</u>	<u>Drop Shipped</u>	<u>W-471</u>
OBO Assistant Director or Designee	Date	OBO Reason	Tracking #
DENIED:			
OBO Assistant Director or Designee	Date	OBO Reason	Tracking #



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

District B

Item Creation Date: 12/14/2015

HCD15-91 Pleasant Hill Village Apartments Amendment

Agenda Item#: 14.

Summary:

ORDINANCE approving and authorizing Loan Agreement between the City of Houston and **FIFTH WARD COMMUNITY REDEVELOPMENT CORPORATION** to provide \$2,000,000.00 of Federal Community Development Block Grant Funds to assist with renovation of a 165 unit Affordable Seniors Housing Community located at the intersection of Lyons Avenue and Pannell Street in Houston, Texas; approving and authorizing an amendment, modification and Assumption Agreement among the City of Houston, **PLEASANT HILL COMMUNITY DEVELOPMENT CORPORATION, PLEASANT HILL COMMUNITY APARTMENTS, L.P.** and **PLEASANT HILL SENIORS, 165, L.P.** pertaining to a prior loan of \$757,000.00 for costs related to the construction of the foregoing project - **DISTRICT B - DAVIS**

Background:

The Housing and Community Development Department (HCDD) proposes to fund \$2,000,000 for a portion of the renovation cost of the Pleasant Hill Village Apartments, a 165-unit senior's facility in the 5th Ward.

In June, 1996, City Council approved an Ordinance authorizing a Loan Agreement for \$670,000 in CDBG funds for the construction of a 165-unit community for senior citizens. City Council subsequently approved an amendment to increase the loan to \$757,000. Of the 165 units, 52% (85 units) are restricted at affordable rents for low-income Houstonians.

On February 14, 2014, City Council provided a one-year extension to the loan term and the affordability period, and a subsequent action extended the loan term to October 29, 2015 and the affordability period to September 1, 2016. The modification requested in this RCA includes a new payoff structure and a 30-year extension of the existing loan.

The owner has requested new funding to renovate the property as part of a 4% tax credit project. HCDD believes that this property is pivotal to revitalization activity in the Fifth Ward and proposes to provide a \$2,000,000 loan in conjunction with a modification of the existing indebtedness (which was an interest bearing, cash flow loan). The existing debt would be repaid as follows.

1. Owner will reduce the outstanding principal balance of \$757,000 by paying \$150,000 at closing.
2. The loan will be extended for an additional 30 years beyond completion of the renovation project.
3. The remaining principal (\$607,000) will be paid to the City in equal installments of \$2,500 per month.
4. When the owner sells or refinances the property, proceeds will be used to pay off the then-current principal balance, plus accrued interest (\$548,000), to the extent funds are available.

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION 15- Pleasant Hill Village

SUBJECT: An Ordinance to 1) amend the existing Loan Agreement among the City of Houston, Pleasant Hill Community Development Corporation, and Pleasant Hill Community Apartments, Ltd. and 2) provide a new \$2,000,000 loan to Fifth Ward Community Redevelopment Corporation for the renovation of Pleasant Hill Village Apartments

Category #	Page 1 of 1	Agenda Item #
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FROM: Neal Rackleff, Director Housing and Community Development Department

Origination Date 10/5/15	Agenda Date
--------------------------	-------------

DIRECTOR'S SIGNATURE: 

Council District affected: District B

For additional information contact: Roxanne Lawson Phone: 832-394-6282

Date and identification of prior authorizing Council action: 6/28/96 Ord. 96-680; 2/12/14 Ord. 14-111; 11/12/14 Ord. 14-999

RECOMMENDATION: Approval of an Ordinance to 1) amend the existing Loan Agreement among the City of Houston, Pleasant Hill Community Development Corp. and Pleasant Hill Community Apartments, Ltd. and 2) provide a \$2,000,000 loan to Fifth Ward Community Redevelopment Corporation for the renovation of Pleasant Hill Village Apartments.

Amount of Funding: \$2,000,000.00 Finance Budget:

SOURCE OF FUNDING [] General Fund [X] Grant Fund [] Enterprise Fund Community Development Block Grant (CDBG)

SPECIFIC EXPLANATION: The Housing and Community Development Department (HCDD) proposes to fund \$2,000,000 for a portion of the renovation cost of the Pleasant Hill Village Apartments, a 165-unit senior's facility in the 5th Ward.

In June, 1996, City Council approved an Ordinance authorizing a Loan Agreement for \$670,000 in CDBG funds for the construction of a 165-unit community for senior citizens. City Council subsequently approved an amendment to increase the loan to \$757,000. Of the 165 units, 52% (85 units) are restricted at affordable rents for low-income Houstonians.

On February 14, 2014, City Council provided a one-year extension to the loan term and the affordability period, and a subsequent action extended the loan term to October 29, 2015 and the affordability period to September 1, 2016. The modification requested in this RCA includes a new payoff structure and a 30-year extension of the existing loan.

The owner has requested new funding to renovate the property as part of a 4% tax credit project. HCDD believes that this property is pivotal to revitalization activity in the Fifth Ward and proposes to provide a \$2,000,000 loan in conjunction with a modification of the existing indebtedness (which was an interest bearing, cash flow loan). The existing debt would be repaid as follows.

1. Owner will reduce the outstanding principal balance of \$757,000 by paying \$150,000 at closing.
2. The loan will be extended for an additional 30 years beyond completion of the renovation project.
3. The remaining principal (\$607,000) will be paid to the City in equal installments of \$2,500 per month.
4. When the owner sells or refinances the property, proceeds will be used to pay off the then-current principal balance, plus accrued interest (\$548,000), to the extent funds are available.

Funding of the property renovation will be provided as follows:

Sources of Funds:		Uses of Funds:	
Tax credit equity	\$4,317,615	Acquisition and senior loan payoff	\$5,675,000
Permanent loan (bonds)	\$5,200,000	Transaction costs	\$480,000
HCDD gap financing (CDBG)	\$2,000,000	Rehab hard costs	\$5,624,750
Seller Note	\$1,775,320	Rehab soft costs	\$830,150
Assumption of HCDD loan	757,000	Developer fee	\$925,035
Total Renovation Sources	\$14,049,935	Reserves	\$515,000
		Total Renovation Cost	\$14,049,935

This item was reviewed by the Housing and Community Affairs Committee on October 20, 2015.

NR:JN:SS

cc: CSC, FIN, MYR, LGL

REQUIRED AUTHORIZATION

Finance Department:	Other Authorization:	Other Authorization:
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CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

District J

Item Creation Date: 12/15/2015

HCD15-92 Park at Bellaire

Agenda Item#: 15.

Summary:

ORDINANCE approving and authorizing City of Houston to enter into a Compromise and Settlement Agreement with **LEISURE LIFE SENIOR APARTMENT HOUSING, LTD. , LEISURE LIFE – CHIMNEY ROCK**, and **CHARLES MILLER** related to a loan of Community Development Block Grant Funds which funded a portion of the costs to acquire and rehabilitate a 223 unit affordable housing complex for low and very low income elderly residents, known as the Park at Bellaire Apartments, located at 6333 Chimney Rock, Houston, Texas - **DISTRICT J - LASTER**

Background:

On June 17, 1998, City Council approved Ordinance 1998-475 authorizing a loan of CDBG funds not to exceed \$1,737,144 to Leisure Life Senior Apartment Housing Ltd. (Owner) for a portion of acquisition and rehabilitation costs of a 223-unit apartment complex for low- and very-low-income seniors. The property, Park at Bellaire, is located at 6333 Chimney Rock. On May 30, 2001, and December 15, 2004, respectively, City Council approved Ordinance No. 2001-498 and Ordinance No. 2004-1279, authorizing First and Second Amendments and Modification Agreements of the loan. The property is subject to a LURA until August 19, 2017.

On December 29, 2004, Owner executed a Deed of Trust Note with the Senior Lender for \$5,682,200, maturing on January 1, 2040. The project was completed and is now over 95% occupied.

The Owner has lost three separate lawsuits (filed in 2009, 2011 and 2015) with the current Senior Lender or its predecessor. Each time, the project has been at risk of foreclosure, which would have resulted in the City being unable to recover on its loan as well as losing its lien.

The Owner has now obtained alternative funding to repay the Senior Lender as well as the full amount owed to the City: \$1,742,273.42 as of November 6, 2015. However, Owner claims over \$400,000 in damages from alleged conduct by the City relating to the LURA (the City disputes this contention), interest charges and the City's actions in relation to the Senior Lender. The Owner also claims that the LURA has expired. Since the Owner had a short deadline to close his new financing, and in a show of good faith to resolve the dispute, the Owner tendered payment of the City's entire outstanding balance to the Title Company. Of that amount, \$1,442,273.42 was wired to the City on November 6, 2015. At the City's request, the Title Company is holding the remaining \$300,000 outstanding balance pending the opportunity for the parties to reach a Compromise and Settlement agreement with the Owner to comprehensively resolve all issues. The release of the \$300,000 back to the Owner will resolve the monetary claims asserted by the Owner and assure the Owner's compliance with the LURA through August 19, 2017.

Pertinent terms of the Compromise and Settlement Agreement (CSA) are:

1. Owner agrees that the Affordability Period expires on August 19, 2017 and agrees that the expiration date will be recorded in the Real Property Records.
2. Owner covenants that the property is in compliance with the LURA currently.
3. Owner, its general partner and the individual principal release all claims against the City.

This item was reviewed by the Housing and Community Affairs Committee on December 15, 2015.

Prior Council Action:

06/17/98 Ord. 98-475
05/30/01 Ord. 01-498
12/15/04 Ord. 04-1279

Contact Information:

Roxanne Lawson
832.394.6282

Juanita Moore
832.394.6210

ATTACHMENTS:

Description

HCD15-92 RCA
HCD15-92 PNFD
Ordinance with Contract

Type

Signed Cover sheet
Financial Information
Signed Cover sheet

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION 15 - Park at Bellaire

SUBJECT: An Ordinance approving and authorizing a Compromise and Settlement Agreement between the City of Houston and Leisure Life Senior Housing Ltd., its general partner Leisure Life - Chimney Rock Inc., and Charles Miller, individually, relating to the Park at Bellaire Apartments

Category # Page 1 of 1 Agenda Item #

FROM: Neal Rackleff, Director Housing and Community Development Department

Origination Date 11/9/15 Agenda Date

DIRECTOR'S SIGNATURE: [Signature]

Council District affected: J

For additional information contact: Roxanne Lawson Phone: 832-394-6282

Date and identification of prior authorizing Council action: 6/16/98 Ord. 1998-475; 5/30/01 Ord. 2001-498; 12/15/04 Ord. 2004-1279

RECOMMENDATION: Approval of an Ordinance authorizing a Compromise and Settlement Agreement between the City of Houston and Leisure Life Senior Apartment Housing Ltd., its general partner Leisure Life - Chimney Rock Inc., and Charles Miller, individually, relating to the Park at Bellaire Apartments

Amount of Funding: No funding requested Finance Budget:

SOURCE OF FUNDING [] General Fund [] Grant Fund [] Enterprise Fund

SPECIFIC EXPLANATION:

On June 16, 1998, City Council approved Ordinance 1998-475 authorizing a loan of CDBG funds not to exceed \$1,737,144 to Leisure Life Senior Apartment Housing Ltd. (Owner) for a portion of acquisition and rehabilitation costs of a 223-unit apartment complex for low- and very-low-income seniors. The property, Park at Bellaire, is located at 6333 Chimney Rock. On May 30, 2001, and December 15, 2004, respectively, City Council approved Ordinance No. 2001-498 and Ordinance No. 2004-1279, authorizing First and Second Amendments and Modification Agreements of the loan. The property is subject to a LURA until August 19, 2017.

On December 29, 2004, Owner executed a Deed of Trust Note with the Senior Lender for \$5,682,200, maturing on January 1, 2040. The project was completed and is now over 95% occupied.

The Owner has lost three separate lawsuits (filed in 2009, 2011 and 2015) with the current Senior Lender or its predecessor. Each time, the project has been at risk of foreclosure, which would have resulted in the City being unable to recover on its loan as well as losing its lien.

The Owner has now obtained alternative funding to repay the Senior Lender as well as the full amount owed to the City: \$1,742,273.42 as of November 6, 2015. However, Owner claims over \$400,000 in damages from alleged conduct by the City relating to the LURA (the City disputes this contention), interest charges and the City's actions in relation to the Senior Lender. The Owner also claims that the LURA has expired. Since the Owner had a short deadline to close his new financing, and in a show of good faith to resolve the dispute, the Owner tendered payment of the City's entire outstanding balance to the Title Company. Of that amount, \$1,442,273.42 was wired to the City on November 6, 2015. At the City's request, the Title Company is holding the remaining \$300,000 outstanding balance pending the opportunity for the parties to reach a Compromise and Settlement agreement with the Owner to comprehensively resolve all issues. The release of the \$300,000 back to the Owner will resolve the monetary claims asserted by the Owner and assure the Owner's compliance with the LURA through August 19, 2017.

Pertinent terms of the Compromise and Settlement Agreement (CSA) are:

- 1. Owner agrees that the Affordability Period expires on August 19, 2017 and agrees that the expiration date will be recorded in the Real Property Records.
2. Owner covenants that the property is in compliance with the LURA currently.
3. Owner, its general partner and the individual principal release all claims against the City.

This item was reviewed by the Housing and Community Affairs Committee on December 15, 2015. NR:JN:SS

cc: CSC, FIN, MYR, LGL

REQUIRED AUTHORIZATION

Finance Department: Other Authorization: Other Authorization:



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

ALL

Item Creation Date: 12/17/2015

CS - Canvassing

Agenda Item#: 16.

Summary:

ORDINANCE tabulating the votes cast and canvassing the returns of the City of Houston Runoff Election held on December 12, 2015; making various findings and provisions related to the subject; declaring the Official Results of the Runoff Election

Background:

The Texas Election Code requires City Council to canvass the returns of the December 12, 2015 Runoff Election not before the 8th day after the Runoff Election and not later than 11 days after the Runoff Election. Because the 8th day after the General Election falls on Sunday, December 20, 2015, the canvass begins on the next business day, Monday, December 21, 2015. The proposed ordinance is in the customary form to conduct the canvass and is recommended for approval.

City Secretary

Contact Information:

Anna Russell
City Secretary
Telephone: 832.393.1111

ATTACHMENTS:

Description	Type
Canvass RCA	Signed Cover sheet

**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 12/22/2015

ALL

Item Creation Date: 12/17/2015

CS - Canvassing

Agenda Item#:

Summary:

AN ORDINANCE TABULATING THE VOTES CAST AND CANVASSING THE RETURNS OF THE CITY OF HOUSTON RUNOFF ELECTION HELD ON DECEMBER 12, 2015; MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; DECLARING THE OFFICIAL RESULTS OF THE RUNOFF ELECTION; AND DECLARING AN EMERGENCY.

Background:

The Texas Election Code requires City Council to canvass the returns of the December 12, 2015 Runoff Election not before the 8th day after the Runoff Election and not later than 11 days after the Runoff Election. Because the 8th day after the General Election falls on Sunday, December 20, 2015, the canvass begins on the next business day, Monday, December 21, 2015. The proposed ordinance is in the customary form to conduct the canvass and is recommended for approval.

City Secretary

Contact Information:

Anna Russell

City Secretary

Telephone: 832.393.1111



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

Item Creation Date:

MYR - Council Meeting Rescheduling 2016

Agenda Item#: 17.

Summary:

ORDINANCE relating to the rescheduling or postponement of certain city council meetings

Background:

City Council regularly meets weekly in two sessions, one on Tuesday afternoon and one on Wednesday morning, unless Council adopts specific exceptions to the schedule. Proposed exceptions include consolidated (one-day) meetings during weeks with City holidays or other special events, and five break weeks, during which Council will not meet. Unless otherwise noted, all meetings begin at 9:00 a.m.

Consolidated/Special Meetings:

Monday January 4, 2016	Inaugural Meeting
Wednesday January 6, 2016	Inauguration Week meeting (Mon., Jan 4)
Wednesday January 20, 2016	Martin Luther King Jr. Holiday (Mon., Jan 19)
Wednesday June 1, 2016	Memorial Day Holiday (Mon., May 25)
Wednesday July 6, 2016	July 4th Holiday (Mon. July 4)
Wednesday September 7, 2016	Labor Day Holiday (Mon. Sept 5)
Wednesday November 9, 2016	Election Day (Tues., Nov. 3) and Veteran's Day (Wed., Nov. 11)
Tuesday December 20, 2016	Christmas Holiday (Fri., Dec. 23)
Wednesday January 4, 2017	New Year's Holiday (Mon., Jan. 2)

No Council Meetings (postponed to following week):

Week of March 13-19, 2016	Spring Office Work Week
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Week of May 15-21, 2016

Budget Review Week

Week of August 14-20, 2016

Summer Office Work Week

Week of November 20-26, 2016

Thanksgiving Holiday Week
(includes Thanksgiving holidays, Nov. 24 & 25)

Week of December 25-December 31, 2016

Winter Holiday Week
(includes New Year's Day holiday)

Marta Crinejo, Agenda Director

Contact Information:

Marta Crinejo, Agenda Director
832.393.1091

ATTACHMENTS:

Description

Signed Coversheet (RCA)

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL
Meeting Date: 12/22/2015

Item Creation Date:

MYR - Council Meeting Rescheduling 2016

Agenda Item#:

Summary:

Ordinance relating to the rescheduling or postponement of certain city council meetings

Background:

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Wednesday January 4, 2017	New Year's Holiday (Mon., Jan. 2)

No Council Meetings (postponed to following week):

Week of March 13-19, 2016	Spring Office Work Week
Week of May 15-21, 2016	Budget Review Week
Week of August 14-20, 2016	Summer Office Work Week
Week of November 20-26, 2016	Thanksgiving Holiday Week (includes Thanksgiving holidays, Nov. 24 & 25)
Week of December 25-December 31, 2016	Winter Holiday Week (includes New Year's Day holiday)


Marta Crinejo, Agenda Director

Contact Information:

Marta Crinejo, Agenda Director
832.393.1091

ATTACHMENTS:

Description

Signed Coversheet

Type

Signed Cover sheet



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

District I

Item Creation Date: 11/17/2015

MYR - HSTE Ordinance for 308 Main St

Agenda Item#: 18.

Summary:

ORDINANCE providing for an ad valorem tax exemption on the significant historic structure located at **308 Main Street** in Houston, Texas; containing findings and other provisions relating to the foregoing subject; providing for the revocation of such tax exemption and the recapture of taxes upon the occurrence of stated events - **DISTRICT I - GALLEGOS**

Background:

SUBJECT: An Ordinance approving a Significant Historic Structure Tax Exemption for the property located at 308 Main St. 77002.

RECOMMENDATION: (Summary)

That City Council adopt an Ordinance approving a Significant Historic Structure Tax Exemption for the property located at 308 Main St. 77002, which meets the relevant eligibility requirements of Section 44-29 of the Code of Ordinances

SPECIFIC EXPLANATION:

Section 44-29 of the Code of Ordinances authorizes City Council to grant tax relief in the form of an exemption for significant historic structures for the duration of the property's compliance. The only statutory prerequisite to granting a significant historic structure tax exemption is prior City Council designation of the property as a significant historic structure.

On July 30, 2015, a sworn affidavit for a Historic Structure Tax Exemption was submitted by the owner of the property located at 308 Main St., 77002 which meets the criteria set out in the Code of Ordinances.

Based upon HCAD's 2015 property valuation and the City's current ad valorem tax rate, the taxes foregone on the property approximate \$2,098 in the first year of the exemption. The duration of the exemption and future foregone taxes shall be for the duration of compliance as a Significant Historic Structure.

Since the property has been designated as Significant Historic Structure, it is recommended that City Council grant the property an exemption from ad valorem taxation.

cc: Marta Crinejo, Agenda Director
Anna Russell, City Secretary

Donna Edmundson, City Attorney
Gary Dzierlenga, Senior Assistant City Attorney

Prior Council Action:

Ordinance 2007-658, Res. No. 2015-0028

Amount of Funding:

No funding required

Contact Information:

Gwendolyn Tillotson Phone: (832) 393-0937
Ketan Inamdar Phone: (832) 393-0840

ATTACHMENTS:

Description	Type
RCA HSTE 308 Main St	Signed Cover sheet
RCA HSTE 308 Main St BKUP	Backup Material
2007-658 Ordinance HSTE Sec 44-5 and 44-29	Backup Material
2015-028 Resolution HSTE 308 Main St	Backup Material
HSTE Ord-308 Main St	Ordinance/Resolution/Motion

REQUEST FOR COUNCIL ACTION

RCA #

TO: Mayor via City Secretary

SUBJECT: An Ordinance approving a Significant Historic Structure Tax Exemption for the property located at 308 Main St. 77002.

Category #

Page 1 of 1

Agenda Item#

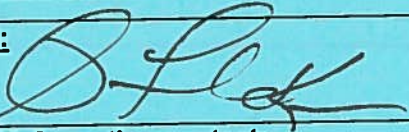
FROM: (Department or other point of origin):

Andy Icken
Chief Development Officer

Origination Date

Agenda Date

SIGNATURES:



Council Districts affected:

1

For additional information contact:

Gwendolyn Tillotson
Ketan Inamdar

Phone: (832) 393-0937
Phone: (832) 393-0840

Date and identification of prior authorizing Council Action:

Ordinance 2007-658, Res. No. 2015-0028

RECOMMENDATION: (Summary)

That City Council adopt an Ordinance approving a Significant Historic Structure Tax Exemption for the property located at 308 Main St. 77002, which meets the relevant eligibility requirements of Section 44-29 of the Code of Ordinances.

Amount of Funding: No funding required

Finance Budget:

SOURCE OF FUNDING: General Fund Grant Fund Enterprise Fund Other (Specify)

SPECIFIC EXPLANATION:

Section 44-29 of the Code of Ordinances authorizes City Council to grant tax relief in the form of an exemption for significant historic structures for the duration of the property's compliance. The only statutory prerequisite to granting a significant historic structure tax exemption is prior City Council designation of the property as a significant historic structure.

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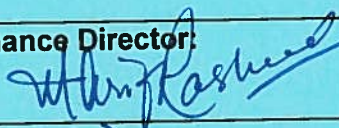
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Since the property has been designated as Significant Historic Structure, it is recommended that City Council grant the property an exemption from ad valorem taxation.

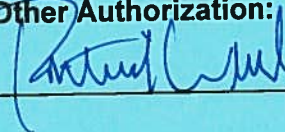
cc: Marta Crinejo, Agenda Director
Anna Russell, City Secretary
Donna Edmundson, City Attorney
Gary Dzierlenga, Senior Assistant City Attorney

REQUIRED AUTHORIZATION

Finance Director:



Other Authorization:



Other Authorization:

For Kelly Dowe



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

District I

Item Creation Date: 11/16/2015

HAS - Amendment No. 1 to Lease with Black Forest Ventures at HOU

Agenda Item#: 19.

Summary:

ORDINANCE approving and authorizing Amendment No. 1 to Lease Agreement between the City of Houston and **BLACK FOREST VENTURES AVIATION RE, LLC, INC**, for certain premises at William P. Hobby Airport - **DISTRICT I - GALLEGOS**

Background:

On October 1, 2014, City Council approved a Lease Agreement with Black Forest Ventures Aviation RE, LLC, ("Lessee") at William P. Hobby Airport (HOU).

Lessee has invested over \$500,000 to date on development of a fixed base operation on approximately 19 acres of vacant land on the south ramp at HOU. Due to the multiple development projects on the south ramp involving various tenants, FAA is requiring a series of studies (weather surveillance, navigation aids and antennae) for the south ramp. The unforeseen FAA studies are suspending all current and future south ramp tenant developments. Thus, HAS proposes to extend Lessee's right of entry term at a new rate to accommodate the additional time needed by FAA and HAS to complete the studies and implement any recommendations.

It is now requested that City Council approve Amendment No. 1 to the Lease Agreement ("Lease"); pertinent terms of the amendment are as follows:

- 1. Right of Entry Period:** Extend Right of Entry Period from six (6) months to three (3) years and reduce Right of Entry Period rent because the land cannot be developed until FAA studies are completed.
- 2. Term:** Lease Term to remain the same, with a 40-year term starting on the Commencement Date.
- 3. Investment Milestones:** Extend milestones to expend \$17 million in capital investment.

All other terms and conditions of the Lease will remain in full force and effect.

Director's Signature:

Mario C. Diaz
Houston Airport System

Prior Council Action:

10/1/2014 (O) 14-896

Amount of Funding:

REVENUE

Contact Information:

Kathy Elek 281/233-1826

Ian Wadsworth 281/233-1682

ATTACHMENTS:

Description

HAS - Amendment No. 1 to Lease with Black
Forest Ventures at HOU - RCA

Ordinance - Amendment 1 to Lease Agreement
- Black Forest Ventures Aviation

Exhib

Type

Signed Cover sheet

Ordinance/Resolution/Motion

Contract/Exhibit

**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:

District I

Item Creation Date: 11/16/2015

HAS - Amendment No. 1 to Lease with Black Forest Ventures at HOU

Agenda Item#:

Background:

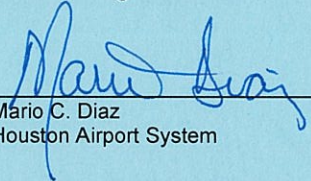
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All other terms and conditions of the Lease will remain in full force and effect.

Director's Signature:

Mario C. Diaz
Houston Airport System

Prior Council Action:

10/1/2014 (O) 14-896

Amount of Funding:

REVENUE

Contact Information:

Kathy Elek 281/233-1826
Ian Wadsworth 281/233-1682



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

District B

Item Creation Date: 11/23/2015

HAS - CMAR Contract with Austin-Gilbane, Joint Venture for IAH MLIT; Project 826

Agenda Item#: 20.

Summary:

ORDINANCE appropriating \$5,400,385 out of HAS Consolidated ITRP AMT Construction Fund and \$72,614 out of Airports Improvement Fund and approving and authorizing contract for Construction-Manager-At-Risk Services between the City of Houston and **AUSTIN-GILBANE, JOINT VENTURE**, for the IAH Mickey Leland International Terminal (Project No. 826); providing funding for the Civic Art Program - **DISTRICT B - DAVIS**

Background:

SUBJECT: Construction-Manager-At-Risk (CMAR) Contract with Austin-Gilbane, Joint Venture, for the IAH Mickey Leland International Terminal (MLIT); Project No. 826 (WBS: A-000800-0007-3-01-01)

RECOMMENDATION: Enact an ordinance to approve a contract for Construction-Manager-At-Risk (CMAR) Services with Austin-Gilbane, Joint Venture, for the IAH Mickey Leland International Terminal (MLIT) and appropriate the necessary funds to finance the cost of these services.

PROJECT LOCATION: George Bush Intercontinental Airport/Houston (IAH)

SPECIFIC EXPLANATION:

The Houston Airport System (HAS) has identified a significant need for the development of additional facilities at IAH to handle aircraft, passengers, and cargo departing to, and arriving from, domestic and international destinations on scheduled and chartered flights.

To support the airlines' growth plans in Houston, the HAS and airlines will complete a major capital improvement program, known as the IAH Terminal Redevelopment Program (ITRP), that will include constructing a new 11-gate concourse on the north side of Terminal B, becoming the "New Terminal C North" and reconstructing and integrating the existing Terminal C North and Terminal D into a new single common-use international facility (the Mickey Leland International Terminal (MLIT)). The expansion of the terminal facilities will also necessitate an enlargement of certain components of the existing Federal Inspection Services (FIS) facility. The improvement plan will also include several enabling projects to serve the newly constructed facilities as well as a new roadway system, airfield improvements, and parking structure for increased parking capacity.

The MLIT Construction-Manager-At-Risk (CMAR), designated as the "Prime Contractor" of the MLIT site, will be required to provide complete Pre-Construction Services and Construction

Services and to furnish all labor, materials, and equipment necessary and reasonable to complete the entire contemplated scope of work in accordance with City requirements and the terms of the contract. The scope of work includes permitting, supervision, testing, inspection, integration, construction, commissioning building and system components and interfacing with third party commissioning services firms, provider for integrated systems testing, information technology, systems integration and activation, regulatory requirements, project closeout, and all necessary general conditions that may be reasonably inferred, among other services.

A Request for Qualifications (RFQ) was advertised in accordance with City policy, and Statements of Qualification (SOQ) were received from five (5) firms. The Evaluation Committee, comprised of HAS functional managers and a PWE senior manager, evaluated and ranked the SOQs based on criteria contained in the RFQ. Three (3) firms were short-listed and interviewed by the Evaluation Committee, and Austin-Gilbane, Joint Venture was recommended for contract award. The selection process was observed by the City's Acting Chief Procurement Officer, representatives of United Airlines and the IAH Foreign Flag carriers, and the ITRP Executive Program Manager.

The CMAR will perform services for the MLIT under two phases. Phase 1 – Pre-Construction Services will commence shortly after award of the Contract upon issuance of a Notice to Proceed (NTP) and includes a Lump Sum for the Pre-Construction Services. The culmination of Phase 1 will result in a Guaranteed Maximum Price (GMP), which will be brought to City Council for approval. Phase 2 – Construction Services will commence upon issuance of an NTP following the establishment of a GMP and will be completed in accordance with the scope of work.

HAS will be requesting City Council's approval of additional appropriations in support of Phase 2 – Construction Services.

Funding in the amount of \$72,614 Civic Art funding is included in the Contract amount for Phase 1. Additional funding in support of Civic Art will be included in the future appropriation request for Phase 2.

A portion of the spending under this contract may be eligible for reimbursement under either the FAA AIP or PFC programs.

Project Cost: The total appropriation is as follows:

\$ 5,400,385	Preconstruction Services
<u>\$ 72,614</u>	Civic Art
\$ 5,472,999	TOTAL APPROPRIATION

Pay or Play: 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 benefits for some employees but will pay into the Contractor Responsibility Fund for others, in compliance with City policy.

M/WBE Participation: The Minority/Women Business Enterprise (M/WBE) goal for the Phase 1 – Pre-Construction Services portion of this contract is 10%. Austin-Gilbane, Joint Venture proposes to exceed the 10% goal for Phase 1 through the services performed by the following firms:

<u>Certified Firm</u>	<u>Type of Work</u>	<u>%</u>
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ChaseSource Pre-Construction Services, Estimating, Scheduling 10%
Project Management, Building Information Modeling
(BIM) Coordination

Con-Real Staffing and Construction Services in Support of the 5%
Pre-Construction and Construction Scopes of Work

A separate M/WBE participation goal will be established for Phase 2 – Construction Services, and the firm’s Phase 2 participation plan will be submitted to City Council for approval in conjunction with a request for appropriations in support of Phase 2.

The City Council Budget and Fiscal Affairs Committee was briefed on this contract on November 19, 2015.

Amount of Funding:

\$ 5,400,385 HAS Consolidated ITRP AMT Construction Fund (8207)

\$ 72,614 HAS Aprt Improvement Fund (8011)

\$ 5,472,999 TOTAL

Contact Information:

Kathy Elek Phone: 281/233-1826

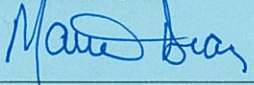
Robert Barker 281/233-1953

ATTACHMENTS:

Description	Type
HAS - CMAR Contract with Austin-Gilbane, Joint Venture for IAH MLIT; Project 826 - RCA	Signed Cover sheet
HAS - CMAR Contract with Austin-Gilbane, Joint Venture for IAH MLIT; Project 826 - Ordinance	Ordinance/Resolution/Motion
HAS - CMAR Contract with Austin-Gilbane, Joint Venture for IAH MLIT; Project 826 - Form A	Backup Material
HAS - CMAR Contract with Austin-Gilbane, Joint Venture for IAH MLIT; Project 826 - Form B	Backup Material
HAS - CMAR Contract with Austin-Gilbane, Joint Venture for IAH MLIT; Project 826 - Del Tax Rpt	Backup Material
HAS - CMAR Contract with Austin-Gilbane, Joint Venture for IAH MLIT; Project 826 - Aff of Ownership	Backup Material
Executive Summary	Backup Material

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Construction-Manager-At-Risk (CMAR) Contract with Austin-Gilbane, Joint Venture, for the IAH Mickey Leland International Terminal (MLIT); Project No. 826 (WBS: A-000800-0007-3-01-01)		Category #	Page 1 of 3	Agenda Item #
FROM (Department or other point of origin): Houston Airport System		Origination Date November 22, 2015	Agenda Date	
DIRECTOR'S SIGNATURE: 		Council District affected: B		
For additional information contact: Kathy Elek Phone: 281/233-1826 Robert Barker 281/233-1953		Date and identification of prior authorizing Council action: N/A		
AMOUNT & SOURCE OF FUNDING: CIP No. A-0800.22 \$ 5,400,385 HAS Consolidated ITRP AMT Construction Fund (8207) CIP No. A-0422.77 \$72,614 HAS Aprt Improvement Fund (8011) \$ 5,472,999 TOTAL		Prior appropriations: N/A		
RECOMMENDATION: (Summary) Enact an ordinance to approve a contract for Construction-Manager-At-Risk (CMAR) Services with Austin-Gilbane, Joint Venture, for the IAH Mickey Leland International Terminal (MLIT) and appropriate the necessary funds to finance the cost of these services.				
PROJECT LOCATION: George Bush Intercontinental Airport/Houston (IAH)				
SPECIFIC EXPLANATION: The Houston Airport System (HAS) has identified a significant need for the development of additional facilities at IAH to handle aircraft, passengers, and cargo departing to, and arriving from, domestic and international destinations on scheduled and chartered flights. To support the airlines' growth plans in Houston, the HAS and airlines will complete a major capital improvement program, known as the IAH Terminal Redevelopment Program (ITRP), that will include constructing a new 11-gate concourse on the north side of Terminal B, becoming the "New Terminal C North" and reconstructing and integrating the existing Terminal C North and Terminal D into a new single common-use international facility (the Mickey Leland International Terminal (MLIT)). The expansion of the terminal facilities will also necessitate an enlargement of certain components of the existing Federal Inspection Services (FIS) facility. The improvement plan will also include several enabling projects to serve the newly constructed facilities as well as a new roadway system, airfield improvements, and parking structure for increased parking capacity. The MLIT Construction-Manager-At-Risk (CMAR), designated as the "Prime Contractor" of the MLIT site, will be required to provide complete Pre-Construction Services and Construction Services and to furnish all labor, materials, and equipment necessary and reasonable to complete the entire contemplated scope of work in accordance with City requirements and the terms of the contract. The scope of work includes permitting, supervision, testing, inspection, integration, construction, commissioning building and system components and interfacing with third party commissioning services firms, provider for integrated systems testing, information technology, systems integration and				
REQUIRED AUTHORIZATION				
Finance Department:		Other Authorization:		Other Authorization:

Date November 22, 2015	Subject: Construction-Manager-At-Risk (CMAR) Contract with Austin-Gilbane, Joint Venture, for the IAH Mickey Leland International Terminal (MLIT); Project No. 826 (WBS: A-000800-0007-3-01-01)	Originator's Initials RB	Page 2 of 3
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activation, regulatory requirements, project closeout, and all necessary general conditions that may be reasonably inferred, among other services.

A Request for Qualifications (RFQ) was advertised in accordance with City policy, and Statements of Qualification (SOQ) were received from five (5) firms. The Evaluation Committee, comprised of HAS functional managers and a PWE senior manager, evaluated and ranked the SOQs based on criteria contained in the RFQ. Three (3) firms were short-listed and interviewed by the Evaluation Committee, and Austin-Gilbane, Joint Venture was recommended for contract award. The selection process was observed by the City's Acting Chief Procurement Officer, representatives of United Airlines and the IAH Foreign Flag carriers, and the ITRP Executive Program Manager.

The CMAR will perform services for the MLIT under two phases. Phase 1 – Pre-Construction Services will commence shortly after award of the Contract upon issuance of a Notice to Proceed (NTP) and includes a Lump Sum for the Pre-Construction Services. The culmination of Phase 1 will result in a Guaranteed Maximum Price (GMP), which will be brought to City Council for approval. Phase 2 – Construction Services will commence upon issuance of an NTP following the establishment of a GMP and will be completed in accordance with the scope of work.

HAS will be requesting City Council's approval of additional appropriations in support of Phase 2 – Construction Services.

Funding in the amount of \$72,614 Civic Art funding is included in the Contract amount for Phase 1. Additional funding in support of Civic Art will be included in the future appropriation request for Phase 2.

A portion of the spending under this contract may be eligible for reimbursement under either the FAA AIP or PFC programs.

PROJECT COST: The total appropriation is as follows:

\$ 5,400,385	Preconstruction Services
\$ 72,614	Civic Art
\$ 5,472,999	TOTAL APPROPRIATION

Pay or Play: 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 benefits for some employees but will pay into the Contractor Responsibility Fund for others, in compliance with City policy.

M/WBE Participation: The Minority/Women Business Enterprise (M/WBE) goal for the Phase 1 – Pre-Construction Services portion of this contract is 10%. Austin-Gilbane, Joint Venture proposes to exceed the 10% goal for Phase 1 through the services performed by the following firms:

Certified Firm	Type of Work	%

Date November 22, 2015	Subject: Construction-Manager-At-Risk (CMAR) Contract with Austin-Gilbane, Joint Venture, for the IAH Mickey Leland International Terminal (MLIT); Project No. 826 (WBS: A-000800-0007-3-01-01)	Originator's Initials RB	Page 3 of 3
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ChaseSource	Pre-Construction Services, Estimating, Scheduling Project Management, Building Information Modeling (BIM) Coordination	10%
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Con-Real	Staffing and Construction Services in Support of the Pre-Construction and Construction Scopes of Work	5%
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A separate M/WBE participation goal will be established for Phase 2 – Construction Services, and the firm’s Phase 2 participation plan will be submitted to City Council for approval in conjunction with a request for appropriations in support of Phase 2.

The City Council Budget and Fiscal Affairs Committee was briefed on this contract on November 19, 2015.

CITY OF HOUSTON
INTER OFFICE CORRESPONDENCE

To: Mario C. Diaz
Director of Aviation

From: Justina J. Mann, CPPO
Procurement Officer
Supply Chain Management
Houston Airport System

Date: November 25, 2015

Subject: **ITRP and MLIT Executive Summation of Solicitation Projects**

Solicitation Summary

For at least two years, the Houston Airport System has been planning for the necessary rebuild of the Mickey Leland International Terminal (MLIT) and the broader International Terminal Redevelopment Program (ITRP) at Bush Intercontinental Airport. After this extensive planning, six solicitations to advance the projects were published earlier this year. Two solicitations were associated with MLIT projects, three were associated with ITRP projects and one was for an Owner Controlled Insurance Program (OCIP) encompassing both MLIT and ITRP. The Houston Airport System employed a number of delivery methods for the various projects with the goals of obtaining the best value and procuring the most qualified professionals that had demonstrated experience and could demonstrate a history of working together in a cohesive team. The teamwork approach was especially important given the very complex nature of the MLIT project, the associated high risks, and the potential for significant impact on airline operations and passenger service over the extensive project duration, which is estimated to exceed five years. The table below shows the procurement strategy/delivery method associated with each project.

Project	Procurement / Delivery Method
Architectural Engineering Design Services for IAH MLIT	RFQ
Construction Manager at Risk Services for IAH MLIT	RFQ CMAR (Texas Government Code 2269.251)
East Aircraft Parking Hardstand	RFQ Design Build (Texas Government Code 2269.301)
Owner Controlled Insurance Program	RFP
Project Management Office (PMO) Building	RFQ Design Build (Texas Government Code 2269.301)
Enabling Utilities	RFQ Design Build (Texas Government Code 2269.301)

The Houston Airport System received considerable feedback from Architectural and Engineering (A&E) firms, construction companies, and the business community in general regarding the solicitations prior to advertisement. Four Industry Days were held from March 2014 to March 2015, where the Airport System coordinated with the City of Houston's Office of

Business Opportunity to introduce upcoming opportunities for the ITRP. Industry Day events encouraged networking between prime and sub-contractors.

The Airport System's Office of Supply Chain Management worked closely with the City's Acting Chief Procurement Officer and the Executive Program Management team in the development of the budget, scope, and schedule. Each solicitation was advertised for two consecutive weekends in the Houston Chronicle and posted on the Airport's fly2houston website. Evaluation committee members for the projects attended evaluator and consensus scoring training and were issued a training manual. After evaluators were trained and executed non-disclosure agreements, they were provided hard copies of the proposals / statements of qualifications they were assigned to evaluate.

Evaluation Process

The evaluation criteria for each project can be found at the end of this memorandum as Attachment II. Proposal scoring rested solely with members of the evaluation committee for each project. As a level of oversight to the evaluation committees, stakeholder representatives from United Airlines and the foreign-flag carriers participated in monitoring the evaluation process. To assure we had expert assistance in the field of architecture, the Airport System solicited the participation of several prominent architecture experts in the City listed in Attachment I: Evaluation Summary. As a part of the A&E procurement process, non-voting observers and stakeholders helped to provide an overall assessment of the respondents and advised the evaluation committee wherever further clarification was required.

A consensus scoring approach was employed in rating all proposals. A consensus score from 1-5 was reached by all members of the evaluation committee, then weighting factors were applied in a manner consistent with the relative importance for each criterion. By way of example, if a respondent received the highest score (5) allowed for each criterion, after consideration of the weighting factors, that respondent would have received a score of 100.

For the proposals solicited as design-build, several short-listed firms were invited to advance to the second step of the evaluation process and were requested to submit their technical and price proposals. The technical proposals were evaluated using the same consensus scoring methodology. If the technical proposal scored sufficient points above all others, the proponent was selected to move forward with the recommendation to award following an oral presentation, when necessary, to assure clarity on all points made in the proposal.

The top three respondents to the procurements for Architectural Engineering Design (A&E), Construction Manager at Risk Services (CMAR) and Enabling Utilities were invited to deliver oral presentations to the evaluation committees. The oral interview process was essential in helping the evaluation committees clarify critical points made in the statement of qualifications / proposals and identify a decisive frontrunner for each solicitation. The evaluation committees drafted questions that were sent to respondents invited to oral interviews. The questions were sent in advance of the scheduled interviews to promote a productive discourse. In view of the critical need for collaboration between the A&E and the CMAR, and with the Airport System, the representatives of the three top-ranked CMAR firms were invited to observe the oral interviews

for the A&E firms. During the oral interviews for the CMAR, each respondent was asked to force rank the A&E firms with respect to their previous work experience with each, and the level of cooperation they were able to establish. The final two top-ranked A&E firms were similarly required to force rank the CMAR firms, again with respect to previous work experience with each CMAR team and the level of cooperation they were able to establish.

At the conclusion of oral interviews, the evaluation committees scored each responding firm, taking into account the new information gathered during the oral interviews. The scores from the written proposal phase were set aside, and new scores were established in compliance with the process. The oral interviews were scored using consensus scoring, consistent with the scoring method of the first level of review, and became the basis for determining the winning proposal.

In the case of the A&E solicitation, there was required a further tie-breaking step that brought into play a best-and-final offer as the basis for deciding the winning proposal. Interviews were held with the top two firms and questions posed to both, which were then submitted in writing. The responses were used to formulate the decision as to the recommended firm.

Please see Attachment I through VIII for further details:

Attachment I: Evaluation Summary

Attachment II: Evaluation Criteria by Project (ITRP/MLIT)

Attachment III: East Aircraft Parking Hardstand

Attachment IV: Architectural Engineering (AE) Design Services for IAH MLIT

Attachment V: Construction Manager at Risk (CMAR) Services for IAH MLIT

Attachment VI: Design Build Services for the ITRP Enabling Utilities – Landside Project at IAH

Attachment VII: Project Management Office Building and Owner Controlled Insurance Program

Attachment VIII: Respondent Log—All Projects

Attachment I: Evaluation Summary

EAST AIRCRAFT PARKING HARDSTAND

Evaluation Committee (Voting Members¹):

Airfield Operations Manager
Operations Manager
Sr. Airport Planner
Acting Assistant Director of Construction, Infrastructure
Sr. Project Manager

Non-Voting Observers:

Supply Chain Management

Justina J. Mann	Procurement Officer
Alfredo Oracion	Sr. Procurement Specialist

Executive Program Management

Steve Andersen	ITRP Executive Program Manager
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Office of Business Opportunity – Houston Airport System

Jason McLemore	Deputy Assistant Director, OBO-HAS
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ARCHITECTURAL ENGINEERING (AE) DESIGN SERVICES FOR IAH MLIT

Evaluation Committee (Voting Members):

General Manager, IAH
Chief Infrastructure Officer
Chief Technology Officer
Chief Commercial Officer
Assistant Director – Planning

Non-Voting Observers:

Supply Chain Management

Justina J. Mann	Procurement Officer
Andre' Morrow	Sr. Procurement Specialist

Executive Program Management

Steve Andersen	ITRP Executive Program Manager
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Office of Business Opportunity – Houston Airport System

Jason McLemore	Deputy Assistant Director, OBO-HAS
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¹ All evaluation committee members were selected based on qualifications from among the Airport System middle to upper management unless indicated otherwise.

United and Foreign Flag Airlines Representative

David Brandenburg, United Airlines
Bruce Rieser, Foreign Flag Airlines Representative

Academic and Professional Organizational Architectural Design Oversight Committee

Sarah Whiting; Dean of School of Architecture at Rice University
Patricia B. Oliver; Dean of Gerald D. Hines College of Architecture at University of Houston
Ikhlas Sabouni; Dean and Professor of Architecture at Prairie View A&M University
Linda Sylvan; Executive Director of Rice Design Alliance at Rice University
Rusty Bienvenue; Executive Director - American Institute of Architects-Houston

CMAR Evaluation Committee (*Observed A/E Oral Presentations Only*)

Project Definition Manager
Assistant Director - Design
Assistant General Manager
Deputy Director - Planning Design Services, Public Works & Engineering
ITRP Executive Representative - Program Management

Two representatives from each of the three top-ranked CMAR Short-listed Firms (*Observed A/E Oral Presentations Only*)

CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES FOR IAH MLIT

Evaluation Committee (Voting Members):

Project Definition Manager
Assistant Director - Design
Assistant General Manager
Deputy Director - Planning Design Services, Public Works & Engineering
ITRP Executive Representative - Program Management

Non-Voting Observers:

Supply Chain Management

Justina J. Mann	Procurement Officer
Andre' Morrow	Sr. Procurement Specialist

Executive Program Management

Steve Andersen	ITRP Executive Program Manager
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Office of Business Opportunity – Houston Airport System

Jason McLemore	Deputy Assistant Director, OBO-HAS
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United Airlines and Foreign Flag Airlines Representatives

David Brandenburg	United Airlines Representative
Bruce Rieser	Foreign Flag Airlines Representative

PROGRAM MANAGEMENT OFFICE BUILDING

Evaluation Committee (Voting Members):

Project Manager (IT)
Project Manager
Sr. Project Manager
Sr. Project Manager
Landside Operations Manager

Non-Voting Observers:

Supply Chain Management

Justina J. Mann	Procurement Officer
Alfredo Oracion	Sr. Procurement Specialist

Executive Program Management

Steve Andersen	ITRP Executive Program Manager
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Office of Business Opportunity – Houston Airport System

Jason McLemore	Deputy Assistant Director, OBO-HAS
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DESIGN BUILD SERVICES FOR THE ITRP ENABLING UTILITIES – LANDSIDE PROJECT AT IAH

Evaluation Committee (Voting Members):

Division Manager - Infrastructure
Staff Analyst – IAH Operations
Deputy Assistant Director – HOU Management
Managing Engineering – Infrastructure
Project Manager – Information Technology

Non-Voting Observers:

Supply Chain Management

Justina J. Mann	Procurement Officer
Andre’ Morrow	Sr. Procurement Specialist

Executive Program Management

Steve Andersen	ITRP Executive Program Manager
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Office of Business Opportunity – Houston Airport System

Jason McLemore	Deputy Assistant Director, OBO-HAS
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OWNER CONTROLLED INSURANCE PROGRAM (OCIP)

Evaluation Committee (Voting Members):

Assistant Director - Finance & Administration
Division Manager - Safety & Emergency Management
Airline Affairs Management

Non-Voting Observers:

Supply Chain Management

Justina J. Mann	Procurement Officer
Benard Hubbard	Sr. Procurement Specialist

Tina Paquet	Assistant Director, Administration and Regulatory Affairs
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Office of Business Opportunity – Houston Airport System

Jason McLemore	Assistant Deputy Director, HAS OBO
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Attachment II: EVALUATION CRITERIA by ITRP/MLIT PROJECT

EAST AIRCRAFT PARKING HARDSTAND

SOQ Evaluation Criteria (Step-1)

1. Project Approach
2. Firm(s) Qualifications
3. Project Team Qualifications
4. Pre-Construction and Construction Phase Services
5. Management and Staffing Plan
6. Project Controls
7. Financial Capabilities

Technical Proposal Evaluation Criteria (Step-2)

1. Project Approach
2. Anticipated Problems
3. Proposed Solutions to Anticipated Problems
4. Ability to Meet Schedules
5. Conceptual Engineering Design/Comments on Design Criteria Package
6. MWBE Compliance

PROGRAM MANAGEMENT OFFICE (PMO) BUILDING

SOQ Evaluation Criteria (Step-1)

1. Project Approach
2. Firm(s) Qualifications
3. Project Team Qualifications
4. Pre-Construction and Construction Phase Services
5. Management and Staffing Plan
6. Project Controls
7. Financial Capabilities

Technical Proposal Evaluation Criteria (Step-2)

1. Project Approach
2. Anticipated Problems
3. Proposed Solutions to Anticipated Problems
4. Ability to Meet Schedules
5. Conceptual Engineering Design/Comments on Design Criteria Package
6. MWBE Compliance

ARCHITECTURAL ENGINEERING (AE) DESIGN SERVICES FOR IAH MLIT

SOQ Evaluation Criteria

1. People/ Resources/ Capabilities
2. Representative Project Experience
3. Design Approach
4. Cost Estimating Capability
5. Quality Management Approach
6. Construction Support Capability
7. Project Controls Capability
8. Financial Capabilities
9. MWBE Compliance

CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES FOR IAH MLIT

SOQ Evaluation Criteria

1. Project Approach and CMAR Team Commitment
2. Firm(s) Qualifications
3. Project Team Qualifications
4. Pre-Construction and Construction Phase Services
5. Management and Staffing Plan
6. Project Controls
7. Financial Capabilities
8. MWBE Compliance

DESIGN BUILD SERVICES FOR THE ITRP ENABLING UTILITIES – LANDSIDE PROJECT AT IAH

SOQ Evaluation Criteria (Step-1)

1. Project Approach
2. Qualifications for Design Services
3. Qualifications for Pre-Construction and Construction Services
4. Design, Pre-Construction and Construction Phase Services
5. Management and Staffing Plan
6. Project Controls
7. Financial Capabilities

Technical Proposal Evaluation Criteria (Step-2)

1. Project Approach
2. Anticipated Problems
3. Proposed Solutions To Anticipated Problems
4. Ability To Meet Schedules
5. Conceptual Engineering Design/ Comments on Design Criteria Package
6. MWBE Compliance

OWNER CONTROLLED INSURANCE PROGRAM

Evaluation Criteria

1. Qualifications, Knowledge, and Experience of Key Personnel
2. Management Approach and Proposed Administration Services
3. Brokerage Service Agreement and Remuneration
4. Team Track Record and Experience Working Together
5. Resources and Capacity
6. Timeline and Approach to Provision of Service
7. MWBE Compliance
8. Financial Capabilities

Attachment III: East Aircraft Parking Hardstand

The East Aircraft Parking Hardstand was solicited under the Design Build delivery method; therefore, HAS was required to follow a two-step process. Five respondents submitted a Statement of Qualification (SOQ) in response to the Request for Qualification (RFQ) advertised July 24th and July 31st 2015. The evaluation committee convened for two days (September 24th and September 25th) to score and rank each SOQ using the evaluation criteria published in the RFQ (See Attachment II), which concluded the first step. The three firms chosen to participate in the second step and their initial scores were; James Construction Group. LLC (87), Texas Sterling – Banicki, JV LLC (78), and J.D. Abrams L.P. (77), respectively.

As a requirement of the second step, the three short-listed firms submitted their technical and price proposals. Proposals were received October 6, 2015 and were evaluated by the evaluation committee on October 12, 2015 utilizing the same consensus scoring methodology, but with a different set of evaluation criteria that was provided in the RFQ. Texas Sterling – Banicki, JV LLC received the highest score (80), followed by J.D. Abrams L.P. (68), and James Construction Group, LLC (58). The evaluation committee did not require additional information; therefore, no oral presentations were required. The evaluation committee recommended Texas Sterling – Banicki, JV LLC to move forward to the negotiation process.

The M/WBE goal for this contract is 33.51%

Texas Sterling – Banicki, JV LLC — MWBE Participation Plan 33.51%

Ferguson Consulting	Electrical, Telecommunications, Security Design	0.84%
Quadrant Consulting	Environmental and Storm Water Design	8.67%
English & Associates	Architectural Design	5.22%
Henderson & Rogers	Structural Engineering	4.14%
Gorronдона & Associates	Structural Engineering	1.65%
4b Technology	Communications	3.3%
HVJ Associates, Inc.	Geotechnical Testing	2.39%
Fronza & Francis	Construction Management	3.97%
Infrastructure Associates	MEP Design	3.33%

Attachment IV: Architectural Engineering (AE) Design Services for IAH MLIT

Nine (9) respondents submitted a Statement of Qualification on September 2, 2015 in response to the Request for Qualification advertised July 17, 2015 and July 24, 2015. The evaluation committee convened for three days (September 21st to September 23rd) to conduct the first step of the evaluation process and scored each SOQ using the evaluation criteria published in the RFQ. At the conclusion of the first step, three short-listed firms were invited to step two of the evaluation process; Skidmore, Owings & Merrill LLP (SOM) (86) received the highest score followed by Fentress Architects, Ltd. (80) and Hellmuth, Obata, & Kassabaum, LP (HOK) (72), respectively.

On October 1, 2015, HAS Stakeholders met with the Academic and Professional Organizational Architectural Design Oversight Committee to discuss ITRP Scope.

On October 14, 2015, the three short-listed firms appeared before the evaluation committee, industry stakeholders, and the CMAR selection committee—accompanied by two representatives of each of the three top ranked proponents—to participate in oral presentations and respond to questions provided to them in advance of step two of the evaluation process.

A Best and Final Offer (BAFO) was then requested of the top two finalists, Fentress and SOM, in order to be able to make a definite selection. In the essence of time, both firms were invited to separate meetings where the questions were discussed. Each firm received a written Request for BAFO and responses were received in the allowed time frame.

The evaluation committee reconvened immediately following the receipt of the BAFOs and, through consensus scoring, determined that Fentress Architects, Ltd. (88) was the firm it would recommend for award. The second and third-ranked respondents were Skidmore, Owings & Merrill LLP (SOM) (80) and Hellmuth, Obata, & Kassabaum, LP (HOK) (70), respectively. The Evaluation Committee recommended Fentress Architects, Ltd., to be awarded the contract and move to contract negotiation.

The M/WBE goal for this contract is 30%.

Fentress Architects, Ltd. — MWBE Participation Plan: 32.65%

STOA International Architects	Architecture, BIM/GIS Design	9%
RdIR Architects	Programming, Interior Architecture	2.5%
Smith & Company	Interiors	1.25%
Huerta & Associates Architects	Architectural Support	1.25%
Archi*Technics/3	Design Development, Construction Documents	1.25%
Bradlink	WMSBE Coordinator	0.5%
Henderson & Rogers	Structural Engineer	3%

(Continued)

Jones Engineers	Mechanical Engineer	2.7%
Hunt & Hunt Engineering	Electrical Engineer	2.7%
4b Technology	Technology Communications	4.5%
PGA Engineers	Security Systems	0.5%
Isani Consultants	Civil Engineering	1%
United Engineers	Civil Engineering	1%
OMEGA Engineers	Civil Engineering	1%
Clark Condon	Landscape Architect	0.5%

Attachment V: Construction Manager at Risk (CMAR) Services for IAH MLIT

Five (5) respondents submitted a Statement of Qualification on September 4, 2015 in response to the Request for Qualification for CMAR services. This solicitation was advertised July 17, 2015 and July 24, 2015. The evaluation committee convened for three days (between September 28th and October 5th) to initiate the first step of the evaluation process and scored each SOQ using the evaluation criteria published in the RFQ. At the conclusion of the first step, Skanska USA Building Inc. (77) received the highest score; the second and third-highest ranked SOQs were to Austin-Gilbane, Joint Venture (74) and Turner+Preston Banks+Koasati Joint Venture (68), respectively.

The short-listed CMAR firms were required to appear and observe the A/E interview/oral presentations. All three short-listed CMAR firms participated as observers on October 14, 2015.

On October 22, 2015, the three short-listed firms appeared before the evaluation committee to participate in an oral presentation and respond to questions provided to them in advance as it was provided for in Step Two of the evaluation process. On October 16, 2015, the three short-listed firms were requested to submit their Price Proposal to HAS by October 23, 2015.

The evaluation committee reconvened following the oral interviews and, through consensus scoring determined Austin-Gilbane, Joint Venture (78) to be the highest scoring firm. The second and third-ranked respondents were Skanska USA Building Inc. (71) and Turner+Preston Banks+Koasati Joint Venture (56), respectively. The Evaluation Committee recommended Austin-Gilbane, Joint Venture, to be awarded the contract and move to contract negotiation. The price proposal received from Austin-Gilbane was used for final negotiations.

The MWBE participation goal for Component 1 (Pre-Construction), Phase 1 of the Agreement is 10%. During the pre-construction services phase the design of the terminal will be sufficiently detailed to understand the construction components that may be undertaken by MWBE firms. Once sufficient design is completed, and before returning to Council for approval of the guaranteed maximum price, a final MWBE participation plan will be developed and submitted that we anticipate, together with the preconstruction services contribution, should approach 30%.

Austin-Gilbane, Joint Venture — MWBE Participation Plan 15%

ChaseSource	Pre-Construction Services, Estimating, Scheduling Project Management, Building Information Modeling (BIM) Coordination	10%
Con-Real	Staffing and Construction Services in Support of the Pre-Construction and Construction Scopes of Work	5%

Attachment VI: Design Build Services for the ITRP Enabling Utilities – Landside Project at IAH

Four (4) respondents submitted a Statement of Qualification on September 15, 2015 in response to the Request for Qualification advertised August 1, 2015 and August 7, 2015. The evaluation committee convened on October 6, 2015 to conduct the first step of the evaluation process and scored each SOQ using the consensus scoring method. At the conclusion of the first step, Hensel Phelps (80) scored the highest; the second and third-ranked SOQs were Burns & McDonnell/Azteca Enterprises/W.A. Robbins team (76) and Clark/Horizon ITRP, A Joint Venture team (76), respectively.

On October 6, 2015, the three short-listed firms appeared before the evaluation committee to participate in an oral presentation and respond to questions provided to them in advance.

On October 9, 2015, the three short-listed firms were requested to submit their technical and price proposals as stated in Section 8.0 of the solicitation document. Proposals were received October 22, 2015, and were distributed to the evaluation committee the following day.

On October 23, 2015, the evaluation committee evaluated the technical proposal under the same consensus scoring method and with the evaluation criteria stipulated for step two (Section 8.0). After careful review of the Respondent’s written and oral submittals, a discussion was held and scores were tabulated with the following results: Hensel Phelps (96), Clark/Horizon ITRP, A Joint Venture team (86) and Burns & McDonnell/Azteca Enterprises/W.A. Robbins team (44), respectively. The Evaluation Committee recommended that the Hensel Phelps/Atkins team be awarded the contract and move to contract negotiation.

The M/WBE goal for the preconstruction services portion of this contact is 19%.

Hensel Phelps— MWBE Participation Plan 19.5%

4b Technology	Information Technology and Telecommunication	6.3%
Aviles Engineering	Geotechnical Services	3%
HT&J	Drainage Design	1%
Isani Consultants	Water Line Services	3%
Shah Smith & Associates	Lighting, Ventilation	5%
Vesta Rae & Associates	Public Outreach	1.2%

Attachment VII: Project Management Office Building and Owner Controlled Insurance Program

Project Management Office Building

Nine respondents submitted a Statement of Qualification in response to the Request for Qualification advertised July 24, 2015 and July 31, 2015. The evaluation committee convened for two days (September 30th and October 1st) to conduct the first step of the evaluation process and scored each SOQ using the evaluation criteria published in the RFQ. At the conclusion of the first step in its evaluation process, the committee reached a shortlist of respondents. Technical proposals were requested of the short listed firms, which were evaluated by the committee as well. This solicitation was CANCELLED due to the failure of the three top-ranked respondents to supply the required MWBE participation plan specified in the technical phase of the RFQ. The solicitation will be re-issued in January 2016.

Owner Controlled Insurance Program (OCIP)

Six respondents submitted proposals to the OCIP Request For Proposal. The evaluation committee convened for one day (October 7, 2015) to conduct its initial evaluation of the proposals and scored each proposal. At the conclusion of its initial evaluation, Alliant Insurance Services, Inc. received the highest score (84); the second and third-highest ranked proposals were Willis of Texas, Inc. (82) and Marsh USA Inc. (75) respectively.

In an effort to establish a clear distinction between the three highest-ranked proposals, each proposer was given identical questions and invited to oral interviews on October 26, 2015. The evaluation committee reconvened immediately following the oral interviews and through consensus scoring, determined that Marsh USA Inc. (88) was the proposer it would recommend for award. Willis of Texas, Inc. scored (76) and Alliant Insurance Services scored (62).

The M/WBE goal for this contract is 24%.

Marsh USA Inc. — MWBE Participation Plan 31.23%

Boris Miles Insurance Agency OCIP Administration

Attachment VIII: Respondent Log--All Projects

**Supply Chain
Management
(“SCM”)**



MISSION

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STATEMENT OF QUALIFICATIONS RECEIPT LOG

Request for Qualification (RFQ) Solicitation No. H37-MLITAE-2016-002

MICKEY LELAND INTERNATIONAL TERMINAL (MLIT) ARCHITECT ENGINEER (A/E) DESIGN CONSULTANT SERVICES

DUE DATE: Wednesday, September 2, 2015

DUE BY: 2:00 P.M. CST

FACILITATOR: Andre' Morrow, Sr. Procurement Specialist

LOCATION: SCM – 18600 Lee Rd., Humble TX 77338

STATEMENT OF QUALIFICATIONS RECEIVED

NO.	VENDOR
1	Foster + Partners Group Ltd
2	Skidmore, Owings & Merrill LLP
3	Fentress Architects, Ltd.
4	LVA Luis Vidal USA, Inc.
5	Corgan Associates, Inc.
6	Hellmuth, Obata, & Kassabaum, LP (HOK)
7	Atkins and eStudio Joint Venture (A&E JV)
8	FR-EE HKS/ Page Group LLC
9	M. Arthur Gensler, Jr. & Associates, Inc. (dba Gensler)

**Supply Chain
Management
("SCM")**



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STATEMENT OF QUALIFICATIONS RECEIPT LOG

Request for Qualification (RFQ) Solicitation No. H27-PMODB-2016-006

PROGRAM MANAGEMENT OFFICE BUILDING (PMO)

DUE DATE: Thursday, September 3, 2015 **DUE BY:** 2:00 P.M. CST
FACILITATOR: Al Oracion **LOCATION:** SCM

STATEMENT OF QUALIFICATIONS RECEIVED

NO.	VENDOR
1	The Ross Group Construction Corp.
2	SpawGlass Construction Corp.
3	E.E. Reed Construction, L.P.
4	CYMI Industrial, Inc.
5	Teal Construction Co.
6	Rogers-O'Brien Construction Company, Ltd.
7	Anslow Bryant Construction Ltd.
8	Horizon/Aztec/Robbins JV
9	DPR Construction, A General Partnership

**Supply Chain
Management
("SCM")**



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STATEMENT OF QUALIFICATIONS RECEIPT LOG

Request for Qualification (RFQ) Solicitation No. H27-EAPDB-2016-005

EAST AIRCRAFT PARKING HARDSTAND

DUE DATE: Thursday, September 3, 2015 DUE BY: 2:00 P.M. CST
FACILITATOR: Al Oracion LOCATION: SCM

STATEMENT OF QUALIFICATIONS RECEIVED

NO.	VENDOR
1	J.D. Abrams, L.P.
2	OHL USA, Inc.
3	J. Banicki Construction, Inc.
4	Burns & McDonnell / Azteca / W.A. Robbins Team
5	James Construction Group, LLC

**Supply Chain
Management
("SCM")**



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STATEMENT OF QUALIFICATIONS RECEIPT LOG

Request for Qualification (RFQ) Solicitation No. H37- MLITCMAR-2016-003

**MICKEY LELAND INTERNATIONAL TERMINAL (MLIT)
CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES**

DUE DATE: Friday, September 4, 2015

DUE BY: 11:00 A.M. CST

FACILITATOR: Andre' Morrow, Sr. Procurement Specialist

LOCATION: SCM – 18600 Lee Rd., Humble TX 77338

STATEMENT OF QUALIFICATIONS RECEIVED

NO.	VENDOR
1	Houston Airport Builders
2	Austin-Gilbane, a Joint Venture
3	Gateway Constructors
4	Turner+Preston Banks+Koasati Joint Venture
5	Skanska USA Building Inc.

Supply Chain
Management
("SCM")



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STATEMENT OF QUALIFICATIONS RECEIPT LOG

Request for Qualification (RFQ) Solicitation No. H37-EUTLDB-2016-004

ITRP ENABLING UTILITIES – LANDSIDE PROJECT

DUE DATE: Tuesday, September 15, 2015

DUE BY: 11:00 A.M. CST

FACILITATOR: Andre' Morrow, Sr. Procurement Specialist

LOCATION: SCM – 18600 Lee Rd., Humble TX 77338

STATEMENT OF QUALIFICATIONS RECEIVED

NO.	VENDOR
1	Burns & McDonnell / Azteca Enterprises / W.A. Robbins
2	OHL USA, Inc. and Lockwood Andrews & Newnam, Inc. (OHL + LAN)
3	Hensel Phelps / Atkins
4	Clark / Horizon ITRP, A Joint Venture



George Bush Intercontinental ~ William P. Hobby ~ Ellington Airport

PROPOSAL RECEIPT SHEET

**Request for Proposal (RFP) Solicitation No. HBH-OCIP-2015-026
OWNER CONTROLLED INSURANCE PROGRAM**

DUE DATE: Thursday, September 17, 2015

DUE BY: 2:00 P.M. CST

FACILITATOR: BJ Hubbard, Sr. Procurement Specialist

LOCATION: SCM – 18600 Lee Rd., Humble TX 77338

PROPOSALS RECEIVED

NO.	VENDOR
1	USI/W.J. Alexander/Navarro Insurance Group/Resurgens Risk Management, Inc.
2	Willis of Texas, Inc.
3	McGriff, Seibels & Williams of Texas
4	Arthur J. Gallagher Risk Management Services, Inc.
5	Marsh USA Inc.
6	Alliant Insurance Services, Inc.



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

District B

Item Creation Date: 11/23/2015

HAS - Professional Services Contract with Fentress Architects, Ltd. for AE Design Services for IAH MLIT; Project 826

Agenda Item#: 21.

Summary:

ORDINANCE appropriating \$50,095,000 out of HAS Consolidated ITRP AMT Construction Fund and \$674,239 out of Airports Improvement Fund and approving and authorizing Professional Services Contract between the City of Houston and **FENTRESS ARCHITECTS, LTD.** for Architectural and Engineering Design Services for the IAH Mickey Leland International Terminal (Project No. 826); providing funding for the Civic Art Program - **DISTRICT B - DAVIS**

Background:

SUBJECT: Professional Services Contract with Fentress Architects, Ltd. for Architect Engineer (AE) Design Services for the IAH Mickey Leland International Terminal (MLIT); Project No. 826 (WBS: A-000800-0008-3-01-01)

RECOMMENDATION: Enact an ordinance to approve a contract for professional services with Fentress Architects, Ltd. for Architect Engineer (AE) Design Services for the IAH Mickey Leland International Terminal (MLIT) and appropriate the necessary funds to finance the cost of these services.

PROJECT LOCATION: George Bush Intercontinental Airport/Houston (IAH)

SPECIFIC EXPLANATION:

The Houston Airport System (HAS) has identified a significant need for the development of additional facilities at IAH to handle aircraft, passengers, and cargo departing to, and arriving from, domestic and international destinations on scheduled and chartered flights.

To support the airlines' growth plans in Houston, the HAS and airlines will complete a major capital improvement program, known as the IAH Terminal Redevelopment Program (ITRP), that will include constructing a new 11-gate concourse on the north side of Terminal B, becoming the "New Terminal C North" and reconstructing and integrating the existing Terminal C North and Terminal D into a new single common-use international facility (the Mickey Leland International Terminal (MLIT)). The expansion of the terminal facilities will also necessitate an enlargement of certain components of the existing Federal Inspection Services (FIS) facility. The improvement plan will also include several enabling projects to serve the newly constructed facilities as well as a new roadway system, airfield improvements, and parking structure for increased parking capacity.

The MLIT Architect Engineer (AE) basic design services will include services for all disciplines required to complete the design of the MLIT and construction administration. Services will include, but not be limited to: Architectural Programming and Design, Interior Design, Structural Engineering, Blast Protection/Resistance, Conveying Systems, Plumbing Engineering, Fire Protection Systems Design, Mechanical Engineering, Building Automation and Control Systems, Electrical Engineering, Lighting Design, Technology Integration Services, Technology and Communications, Security Systems, Acoustical Design, Vibration Analysis, Civil Engineering, Specialty Services including Baggage Handling Systems, Pre-Conditioned Air Systems and other systems as described within the scope of services, Traffic Design, Building Information Modeling and Geographical Information Systems (BIM/GIS), Sustainability and Energy Efficiency Design, Visual Communications including Signage, Graphics and Wayfinding, Furniture, Fixtures and Equipment (FF&E), Life Safety Code Compliance, Commissioning Coordination, Operational Readiness, Activation and Transition (ORAT) Coordination, Construction Cost Estimating and other services as mutually agreed to by the AE and HAS, among other services.

A Request for Qualifications (RFQ) was advertised in accordance with City policy, and Statements of Qualification (SOQ) were received from nine (9) firms. The Evaluation Committee, comprised of HAS senior managers, evaluated and ranked the SOQs based on criteria contained in the RFQ. Three (3) firms were short-listed and interviewed by the Evaluation Committee and Fentress Architects, Ltd. was recommended for contract award. The selection process was observed by members of a Design Committee (comprised of representatives from the American Institute of Architects (AIA), the University of Houston School of Architecture, Rice University School of Architecture, and Prairie View A&M University School of Architecture), representatives of United Airlines and a representative of the IAH Foreign Flag carriers, and the ITRP Executive Program Manager.

In addition to the basic design services, the AE will coordinate the MLIT design and recommended phasing approach with other design teams, the City, airline representatives, project stakeholders and other tenants and contractors executing concurrent capital improvement and tenant improvement projects. These projects include the United Airlines' New Terminal C North and the Landside Enabling Utilities project.

HAS may be requesting City Council's approval of additional appropriations in support of ancillary construction administration services as the MLIT design and construction phasing becomes better defined. A portion of the spending under this contract may be eligible for reimbursement under either the FAA AIP or PFC programs.

Project Cost: The total appropriation is as follows:

\$ 50,095,000	Design Services
\$ <u>674,239</u>	Civic Art
\$ 50,769,239	TOTAL APPROPRIATION

Pay or Play: 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 benefits for some employees but will pay into the Contractor Responsibility Fund for others, in compliance with City policy.

M/WBE Participation: The Minority/Women Business Enterprise (M/WBE) goal for this contract is

30%. Fentress Architects, Ltd. proposes 32.65% M/WBE participation through the services performed by the following firms:

<u>Certified Firm</u>	<u>Type of Work</u>	<u>%</u>
STOA International	Architects Architecture, BIM/GIS Design	9%
RdIR Architects	Programming, Interior Architecture	2.5%
Smith & Company	Interiors	1.25%
Huerta & Associates	Architects Architectural Support	1.25%
Archi*Technics/3	Design Development, Construction Documents	1.25%
Bradlink	WMSBE Coordinator	0.5%
Henderson & Rogers	Structural Engineer	3%
Jones Engineers	Mechanical Engineer	2.7%
Hunt & Hunt Engineering	Electrical Engineer	2.7%
4b Technology	Technology Communications	4.5%
PGA Engineers	Security Systems	0.5%
Isani Consultants	Civil Engineering	1%
United Engineers	Civil Engineering	1%
OMEGA Engineers	Civil Engineering	1%
Clark Condon	Landscape Architect	0.5%

The City Council Budget and Fiscal Affairs Committee was briefed on this contract on November 19, 2015.

Amount of Funding:

\$50,095,000 HAS Consolidated ITRP AMT Construction Fund (8207)
 \$ 674,239 HAS Aprt Improvement Fund (8011)
 \$50,769,239 TOTAL

Contact Information:

Kathy Elek Phone: 281/233-1826
 Robert Barker 281/233-1953

ATTACHMENTS:

Description	Type
HAS - Professional Services Contract with Fentress Architects, Ltd. for AE Design Services for IAH MLIT; Project 826 - RCA	Signed Cover sheet
HAS - Professional Services Contract with Fentress Architects, Ltd. for AE Design Services for IAH MLIT; Project 826 - Ordinance	Ordinance/Resolution/Motion
HAS - Professional Services Contract with Fentress Architects, Ltd. for AE Design Services for IAH MLIT; Project 826 - Form A	Backup Material
HAS - Professional Services Contract with Fentress Architects, Ltd. for AE Design Services for IAH MLIT; Project 826 - Form B	Backup Material
HAS - Professional Services Contract with Fentress Architects, Ltd. for AE Design Services for IAH MLIT; Project 826 - Del Tax Rpt	Backup Material
HAS - Professional Services Contract with	

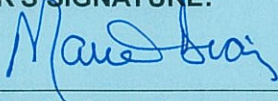
Fentress Architects, Ltd. for AE Design
Services for IAH MLIT; Project 826 - Aff of Own
Executive Summary

Backup Material

Backup Material

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Professional Services Contract with Fentress Architects, Ltd. for Architect Engineer (AE) Design Services for the IAH Mickey Leland International Terminal (MLIT); Project No. 826 (WBS: A-000800-0008-3-01-01)		Category #	Page 1 of 3	Agenda Item #
FROM (Department or other point of origin): Houston Airport System		Origination Date November 22, 2015	Agenda Date	
DIRECTOR'S SIGNATURE: 		Council District affected: B		
For additional information contact: Kathy Elek Phone: 281/233-1826 Robert Barker 281/233-1953		Date and identification of prior authorizing Council action: N/A		
AMOUNT & SOURCE OF FUNDING: CIP No. A-0800.51 \$50,095,000 HAS Consolidated ITRP AMT Construction Fund (8207) CIP No. A-0422.76 \$674,239 HAS Aprt Improvement Fund (8011) \$50,769,239 TOTAL		Prior appropriations: N/A		
RECOMMENDATION: (Summary) Enact an ordinance to approve a contract for professional services with Fentress Architects, Ltd. for Architect Engineer (AE) Design Services for the IAH Mickey Leland International Terminal (MLIT) and appropriate the necessary funds to finance the cost of these services.				
PROJECT LOCATION: George Bush Intercontinental Airport/Houston (IAH)				
SPECIFIC EXPLANATION: The Houston Airport System (HAS) has identified a significant need for the development of additional facilities at IAH to handle aircraft, passengers, and cargo departing to, and arriving from, domestic and international destinations on scheduled and chartered flights. To support the airlines' growth plans in Houston, the HAS and airlines will complete a major capital improvement program, known as the IAH Terminal Redevelopment Program (ITRP), that will include constructing a new 11-gate concourse on the north side of Terminal B, becoming the "New Terminal C North" and reconstructing and integrating the existing Terminal C North and Terminal D into a new single common-use international facility (the Mickey Leland International Terminal (MLIT)). The expansion of the terminal facilities will also necessitate an enlargement of certain components of the existing Federal Inspection Services (FIS) facility. The improvement plan will also include several enabling projects to serve the newly constructed facilities as well as a new roadway system, airfield improvements, and parking structure for increased parking capacity. The MLIT Architect Engineer (AE) basic design services will include services for all disciplines required to complete the design of the MLIT and construction administration. Services will include, but not be limited to: Architectural Programming and Design, Interior Design, Structural Engineering, Blast Protection/Resistance, Conveying Systems, Plumbing Engineering, Fire Protection Systems Design, Mechanical Engineering, Building Automation and Control Systems, Electrical Engineering, Lighting Design, Technology Integration Services, Technology and Communications, Security Systems, Acoustical Design, Vibration Analysis, Civil Engineering, Specialty Services including Baggage				
REQUIRED AUTHORIZATION				
Finance Department:		Other Authorization:		Other Authorization:

Date November 22, 2015	Subject: Professional Services Contract with Fentress Architects, Ltd. for Architect Engineer (AE) Design Services for the IAH Mickey Leland International Terminal (MLIT); Project No. 826 (WBS: A-000800-0008-3-01-01)	Originator's Initials RB	Page 2 of 3
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Handling Systems, Pre-Conditioned Air Systems and other systems as described within the scope of services, Traffic Design, Building Information Modeling and Geographical Information Systems (BIM/GIS), Sustainability and Energy Efficiency Design, Visual Communications including Signage, Graphics and Wayfinding, Furniture, Fixtures and Equipment (FF&E), Life Safety Code Compliance, Commissioning Coordination, Operational Readiness, Activation and Transition (ORAT) Coordination, Construction Cost Estimating and other services as mutually agreed to by the AE and HAS, among other services.

A Request for Qualifications (RFQ) was advertised in accordance with City policy, and Statements of Qualification (SOQ) were received from nine (9) firms. The Evaluation Committee, comprised of HAS senior managers, evaluated and ranked the SOQs based on criteria contained in the RFQ. Three (3) firms were short-listed and interviewed by the Evaluation Committee and Fentress Architects, Ltd. was recommended for contract award. The selection process was observed by members of a Design Committee (comprised of representatives from the American Institute of Architects (AIA), the University of Houston School of Architecture, Rice University School of Architecture, and Prairie View A&M University School of Architecture), representatives of United Airlines and a representative of the IAH Foreign Flag carriers, and the ITRP Executive Program Manager.

In addition to the basic design services, the AE will coordinate the MLIT design and recommended phasing approach with other design teams, the City, airline representatives, project stakeholders and other tenants and contractors executing concurrent capital improvement and tenant improvement projects. These projects include the United Airlines' New Terminal C North and the Landside Enabling Utilities project.

HAS may be requesting City Council's approval of additional appropriations in support of ancillary construction administration services as the MLIT design and construction phasing becomes better defined. A portion of the spending under this contract may be eligible for reimbursement under either the FAA AIP or PFC programs.

PROJECT COST: The total appropriation is as follows:

\$ 50,095,000	Design Services
\$ 674,239	Civic Art
\$ 50,769,239	TOTAL APPROPRIATION

Pay or Play: 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 benefits for some employees but will pay into the Contractor Responsibility Fund for others, in compliance with City policy.

M/WBE Participation: The Minority/Women Business Enterprise (M/WBE) goal for this contract is 30%. Fentress Architects, Ltd. proposes 32.65% M/WBE participation through the services performed by the following firms:

Certified Firm	Type of Work	%
STOA International Architects	Architecture, BIM/GIS Design	9%
RdlR Architects	Programming, Interior Architecture	2.5%
Smith & Company	Interiors	1.25%
Huerta & Associates Architects	Architectural Support	1.25%

Date November 22, 2015	Subject: Professional Services Contract with Fentress Architects, Ltd. for Architect Engineer (AE) Design Services for the IAH Mickey Leland International Terminal (MLIT); Project No. 826 (WBS: A-000800-0008-3-01-01)	Originator's Initials RB	Page 3 of 3
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Archi*Technics/3	Design Development, Construction Documents	1.25%
Bradlink	WMSBE Coordinator	0.5%
Henderson & Rogers	Structural Engineer	3%
Jones Engineers	Mechanical Engineer	2.7%
Hunt & Hunt Engineering	Electrical Engineer	2.7%
4b Technology	Technology Communications	4.5%
PGA Engineers	Security Systems	0.5%
Isani Consultants	Civil Engineering	1%
United Engineers	Civil Engineering	1%
OMEGA Engineers	Civil Engineering	1%
Clark Condon	Landscape Architect	0.5%

The City Council Budget and Fiscal Affairs Committee was briefed on this contract on November 19, 2015.

CITY OF HOUSTON
INTER OFFICE CORRESPONDENCE

To: Mario C. Diaz
Director of Aviation

From: Justina J. Mann, CPPO
Procurement Officer
Supply Chain Management
Houston Airport System

Date: November 25, 2015

Subject: **ITRP and MLIT Executive Summation of Solicitation Projects**

Solicitation Summary

For at least two years, the Houston Airport System has been planning for the necessary rebuild of the Mickey Leland International Terminal (MLIT) and the broader International Terminal Redevelopment Program (ITRP) at Bush Intercontinental Airport. After this extensive planning, six solicitations to advance the projects were published earlier this year. Two solicitations were associated with MLIT projects, three were associated with ITRP projects and one was for an Owner Controlled Insurance Program (OCIP) encompassing both MLIT and ITRP. The Houston Airport System employed a number of delivery methods for the various projects with the goals of obtaining the best value and procuring the most qualified professionals that had demonstrated experience and could demonstrate a history of working together in a cohesive team. The teamwork approach was especially important given the very complex nature of the MLIT project, the associated high risks, and the potential for significant impact on airline operations and passenger service over the extensive project duration, which is estimated to exceed five years. The table below shows the procurement strategy/delivery method associated with each project.

Project	Procurement / Delivery Method
Architectural Engineering Design Services for IAH MLIT	RFQ
Construction Manager at Risk Services for IAH MLIT	RFQ CMAR (Texas Government Code 2269.251)
East Aircraft Parking Hardstand	RFQ Design Build (Texas Government Code 2269.301)
Owner Controlled Insurance Program	RFP
Project Management Office (PMO) Building	RFQ Design Build (Texas Government Code 2269.301)
Enabling Utilities	RFQ Design Build (Texas Government Code 2269.301)

The Houston Airport System received considerable feedback from Architectural and Engineering (A&E) firms, construction companies, and the business community in general regarding the solicitations prior to advertisement. Four Industry Days were held from March 2014 to March 2015, where the Airport System coordinated with the City of Houston's Office of

Business Opportunity to introduce upcoming opportunities for the ITRP. Industry Day events encouraged networking between prime and sub-contractors.

The Airport System's Office of Supply Chain Management worked closely with the City's Acting Chief Procurement Officer and the Executive Program Management team in the development of the budget, scope, and schedule. Each solicitation was advertised for two consecutive weekends in the Houston Chronicle and posted on the Airport's fly2houston website. Evaluation committee members for the projects attended evaluator and consensus scoring training and were issued a training manual. After evaluators were trained and executed non-disclosure agreements, they were provided hard copies of the proposals / statements of qualifications they were assigned to evaluate.

Evaluation Process

The evaluation criteria for each project can be found at the end of this memorandum as Attachment II. Proposal scoring rested solely with members of the evaluation committee for each project. As a level of oversight to the evaluation committees, stakeholder representatives from United Airlines and the foreign-flag carriers participated in monitoring the evaluation process. To assure we had expert assistance in the field of architecture, the Airport System solicited the participation of several prominent architecture experts in the City listed in Attachment I: Evaluation Summary. As a part of the A&E procurement process, non-voting observers and stakeholders helped to provide an overall assessment of the respondents and advised the evaluation committee wherever further clarification was required.

A consensus scoring approach was employed in rating all proposals. A consensus score from 1-5 was reached by all members of the evaluation committee, then weighting factors were applied in a manner consistent with the relative importance for each criterion. By way of example, if a respondent received the highest score (5) allowed for each criterion, after consideration of the weighting factors, that respondent would have received a score of 100.

For the proposals solicited as design-build, several short-listed firms were invited to advance to the second step of the evaluation process and were requested to submit their technical and price proposals. The technical proposals were evaluated using the same consensus scoring methodology. If the technical proposal scored sufficient points above all others, the proponent was selected to move forward with the recommendation to award following an oral presentation, when necessary, to assure clarity on all points made in the proposal.

The top three respondents to the procurements for Architectural Engineering Design (A&E), Construction Manager at Risk Services (CMAR) and Enabling Utilities were invited to deliver oral presentations to the evaluation committees. The oral interview process was essential in helping the evaluation committees clarify critical points made in the statement of qualifications / proposals and identify a decisive frontrunner for each solicitation. The evaluation committees drafted questions that were sent to respondents invited to oral interviews. The questions were sent in advance of the scheduled interviews to promote a productive discourse. In view of the critical need for collaboration between the A&E and the CMAR, and with the Airport System, the representatives of the three top-ranked CMAR firms were invited to observe the oral interviews

for the A&E firms. During the oral interviews for the CMAR, each respondent was asked to force rank the A&E firms with respect to their previous work experience with each, and the level of cooperation they were able to establish. The final two top-ranked A&E firms were similarly required to force rank the CMAR firms, again with respect to previous work experience with each CMAR team and the level of cooperation they were able to establish.

At the conclusion of oral interviews, the evaluation committees scored each responding firm, taking into account the new information gathered during the oral interviews. The scores from the written proposal phase were set aside, and new scores were established in compliance with the process. The oral interviews were scored using consensus scoring, consistent with the scoring method of the first level of review, and became the basis for determining the winning proposal.

In the case of the A&E solicitation, there was required a further tie-breaking step that brought into play a best-and-final offer as the basis for deciding the winning proposal. Interviews were held with the top two firms and questions posed to both, which were then submitted in writing. The responses were used to formulate the decision as to the recommended firm.

Please see Attachment I through VIII for further details:

Attachment I: Evaluation Summary

Attachment II: Evaluation Criteria by Project (ITRP/MLIT)

Attachment III: East Aircraft Parking Hardstand

Attachment IV: Architectural Engineering (AE) Design Services for IAH MLIT

Attachment V: Construction Manager at Risk (CMAR) Services for IAH MLIT

Attachment VI: Design Build Services for the ITRP Enabling Utilities – Landside Project at IAH

Attachment VII: Project Management Office Building and Owner Controlled Insurance Program

Attachment VIII: Respondent Log—All Projects

Attachment I: Evaluation Summary

EAST AIRCRAFT PARKING HARDSTAND

Evaluation Committee (Voting Members¹):

Airfield Operations Manager
Operations Manager
Sr. Airport Planner
Acting Assistant Director of Construction, Infrastructure
Sr. Project Manager

Non-Voting Observers:

Supply Chain Management

Justina J. Mann	Procurement Officer
Alfredo Oracion	Sr. Procurement Specialist

Executive Program Management

Steve Andersen	ITRP Executive Program Manager
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Office of Business Opportunity – Houston Airport System

Jason McLemore	Deputy Assistant Director, OBO-HAS
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ARCHITECTURAL ENGINEERING (AE) DESIGN SERVICES FOR IAH MLIT

Evaluation Committee (Voting Members):

General Manager, IAH
Chief Infrastructure Officer
Chief Technology Officer
Chief Commercial Officer
Assistant Director – Planning

Non-Voting Observers:

Supply Chain Management

Justina J. Mann	Procurement Officer
Andre' Morrow	Sr. Procurement Specialist

Executive Program Management

Steve Andersen	ITRP Executive Program Manager
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Office of Business Opportunity – Houston Airport System

Jason McLemore	Deputy Assistant Director, OBO-HAS
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¹ All evaluation committee members were selected based on qualifications from among the Airport System middle to upper management unless indicated otherwise.

United and Foreign Flag Airlines Representative

David Brandenburg, United Airlines
Bruce Rieser, Foreign Flag Airlines Representative

Academic and Professional Organizational Architectural Design Oversight Committee

Sarah Whiting; Dean of School of Architecture at Rice University
Patricia B. Oliver; Dean of Gerald D. Hines College of Architecture at University of Houston
Ikhlas Sabouni; Dean and Professor of Architecture at Prairie View A&M University
Linda Sylvan; Executive Director of Rice Design Alliance at Rice University
Rusty Bienvenue; Executive Director - American Institute of Architects-Houston

CMAR Evaluation Committee (*Observed A/E Oral Presentations Only*)

Project Definition Manager
Assistant Director - Design
Assistant General Manager
Deputy Director - Planning Design Services, Public Works & Engineering
ITRP Executive Representative - Program Management

Two representatives from each of the three top-ranked CMAR Short-listed Firms (*Observed A/E Oral Presentations Only*)

CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES FOR IAH MLIT

Evaluation Committee (Voting Members):

Project Definition Manager
Assistant Director - Design
Assistant General Manager
Deputy Director - Planning Design Services, Public Works & Engineering
ITRP Executive Representative - Program Management

Non-Voting Observers:

Supply Chain Management

Justina J. Mann	Procurement Officer
Andre' Morrow	Sr. Procurement Specialist

Executive Program Management

Steve Andersen	ITRP Executive Program Manager
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Office of Business Opportunity – Houston Airport System

Jason McLemore	Deputy Assistant Director, OBO-HAS
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United Airlines and Foreign Flag Airlines Representatives

David Brandenburg	United Airlines Representative
Bruce Rieser	Foreign Flag Airlines Representative

PROGRAM MANAGEMENT OFFICE BUILDING

Evaluation Committee (Voting Members):

Project Manager (IT)
Project Manager
Sr. Project Manager
Sr. Project Manager
Landside Operations Manager

Non-Voting Observers:

Supply Chain Management

Justina J. Mann Procurement Officer
Alfredo Oracion Sr. Procurement Specialist

Executive Program Management

Steve Andersen ITRP Executive Program Manager

Office of Business Opportunity – Houston Airport System

Jason McLemore Deputy Assistant Director, OBO-HAS

DESIGN BUILD SERVICES FOR THE ITRP ENABLING UTILITIES – LANDSIDE PROJECT AT IAH

Evaluation Committee (Voting Members):

Division Manager - Infrastructure
Staff Analyst – IAH Operations
Deputy Assistant Director – HOU Management
Managing Engineering – Infrastructure
Project Manager – Information Technology

Non-Voting Observers:

Supply Chain Management

Justina J. Mann Procurement Officer
Andre' Morrow Sr. Procurement Specialist

Executive Program Management

Steve Andersen ITRP Executive Program Manager

Office of Business Opportunity – Houston Airport System

Jason McLemore Deputy Assistant Director, OBO-HAS

OWNER CONTROLLED INSURANCE PROGRAM (OCIP)

Evaluation Committee (Voting Members):

Assistant Director - Finance & Administration
Division Manager - Safety & Emergency Management
Airline Affairs Management

Non-Voting Observers:

Supply Chain Management

Justina J. Mann	Procurement Officer
Benard Hubbard	Sr. Procurement Specialist

Tina Paquet	Assistant Director, Administration and Regulatory Affairs
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Office of Business Opportunity – Houston Airport System

Jason McLemore	Assistant Deputy Director, HAS OBO
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Attachment II: EVALUATION CRITERIA by ITRP/MLIT PROJECT

EAST AIRCRAFT PARKING HARDSTAND

SOQ Evaluation Criteria (Step-1)

1. Project Approach
2. Firm(s) Qualifications
3. Project Team Qualifications
4. Pre-Construction and Construction Phase Services
5. Management and Staffing Plan
6. Project Controls
7. Financial Capabilities

Technical Proposal Evaluation Criteria (Step-2)

1. Project Approach
2. Anticipated Problems
3. Proposed Solutions to Anticipated Problems
4. Ability to Meet Schedules
5. Conceptual Engineering Design/Comments on Design Criteria Package
6. MWBE Compliance

PROGRAM MANAGEMENT OFFICE (PMO) BUILDING

SOQ Evaluation Criteria (Step-1)

1. Project Approach
2. Firm(s) Qualifications
3. Project Team Qualifications
4. Pre-Construction and Construction Phase Services
5. Management and Staffing Plan
6. Project Controls
7. Financial Capabilities

Technical Proposal Evaluation Criteria (Step-2)

1. Project Approach
2. Anticipated Problems
3. Proposed Solutions to Anticipated Problems
4. Ability to Meet Schedules
5. Conceptual Engineering Design/Comments on Design Criteria Package
6. MWBE Compliance

ARCHITECTURAL ENGINEERING (AE) DESIGN SERVICES FOR IAH MLIT

SOQ Evaluation Criteria

1. People/ Resources/ Capabilities
2. Representative Project Experience
3. Design Approach
4. Cost Estimating Capability
5. Quality Management Approach
6. Construction Support Capability
7. Project Controls Capability
8. Financial Capabilities
9. MWBE Compliance

CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES FOR IAH MLIT

SOQ Evaluation Criteria

1. Project Approach and CMAR Team Commitment
2. Firm(s) Qualifications
3. Project Team Qualifications
4. Pre-Construction and Construction Phase Services
5. Management and Staffing Plan
6. Project Controls
7. Financial Capabilities
8. MWBE Compliance

DESIGN BUILD SERVICES FOR THE ITRP ENABLING UTILITIES – LANDSIDE PROJECT AT IAH

SOQ Evaluation Criteria (Step-1)

1. Project Approach
2. Qualifications for Design Services
3. Qualifications for Pre-Construction and Construction Services
4. Design, Pre-Construction and Construction Phase Services
5. Management and Staffing Plan
6. Project Controls
7. Financial Capabilities

Technical Proposal Evaluation Criteria (Step-2)

1. Project Approach
2. Anticipated Problems
3. Proposed Solutions To Anticipated Problems
4. Ability To Meet Schedules
5. Conceptual Engineering Design/ Comments on Design Criteria Package
6. MWBE Compliance

OWNER CONTROLLED INSURANCE PROGRAM

Evaluation Criteria

1. Qualifications, Knowledge, and Experience of Key Personnel
2. Management Approach and Proposed Administration Services
3. Brokerage Service Agreement and Remuneration
4. Team Track Record and Experience Working Together
5. Resources and Capacity
6. Timeline and Approach to Provision of Service
7. MWBE Compliance
8. Financial Capabilities

Attachment III: East Aircraft Parking Hardstand

The East Aircraft Parking Hardstand was solicited under the Design Build delivery method; therefore, HAS was required to follow a two-step process. Five respondents submitted a Statement of Qualification (SOQ) in response to the Request for Qualification (RFQ) advertised July 24th and July 31st 2015. The evaluation committee convened for two days (September 24th and September 25th) to score and rank each SOQ using the evaluation criteria published in the RFQ (See Attachment II), which concluded the first step. The three firms chosen to participate in the second step and their initial scores were; James Construction Group. LLC (87), Texas Sterling – Banicki, JV LLC (78), and J.D. Abrams L.P. (77), respectively.

As a requirement of the second step, the three short-listed firms submitted their technical and price proposals. Proposals were received October 6, 2015 and were evaluated by the evaluation committee on October 12, 2015 utilizing the same consensus scoring methodology, but with a different set of evaluation criteria that was provided in the RFQ. Texas Sterling – Banicki, JV LLC received the highest score (80), followed by J.D. Abrams L.P. (68), and James Construction Group, LLC (58). The evaluation committee did not require additional information; therefore, no oral presentations were required. The evaluation committee recommended Texas Sterling – Banicki, JV LLC to move forward to the negotiation process.

The M/WBE goal for this contract is 33.51%

Texas Sterling – Banicki, JV LLC — MWBE Participation Plan 33.51%

Ferguson Consulting	Electrical, Telecommunications, Security Design	0.84%
Quadrant Consulting	Environmental and Storm Water Design	8.67%
English & Associates	Architectural Design	5.22%
Henderson & Rogers	Structural Engineering	4.14%
Gorronzona & Associates	Structural Engineering	1.65%
4b Technology	Communications	3.3%
HVJ Associates, Inc.	Geotechnical Testing	2.39%
Fronza & Francis	Construction Management	3.97%
Infrastructure Associates	MEP Design	3.33%

Attachment IV: Architectural Engineering (AE) Design Services for IAH MLIT

Nine (9) respondents submitted a Statement of Qualification on September 2, 2015 in response to the Request for Qualification advertised July 17, 2015 and July 24, 2015. The evaluation committee convened for three days (September 21st to September 23rd) to conduct the first step of the evaluation process and scored each SOQ using the evaluation criteria published in the RFQ. At the conclusion of the first step, three short-listed firms were invited to step two of the evaluation process; Skidmore, Owings & Merrill LLP (SOM) (86) received the highest score followed by Fentress Architects, Ltd. (80) and Hellmuth, Obata, & Kassabaum, LP (HOK) (72), respectively.

On October 1, 2015, HAS Stakeholders met with the Academic and Professional Organizational Architectural Design Oversight Committee to discuss ITRP Scope.

On October 14, 2015, the three short-listed firms appeared before the evaluation committee, industry stakeholders, and the CMAR selection committee—accompanied by two representatives of each of the three top ranked proponents—to participate in oral presentations and respond to questions provided to them in advance of step two of the evaluation process.

A Best and Final Offer (BAFO) was then requested of the top two finalists, Fentress and SOM, in order to be able to make a definite selection. In the essence of time, both firms were invited to separate meetings where the questions were discussed. Each firm received a written Request for BAFO and responses were received in the allowed time frame.

The evaluation committee reconvened immediately following the receipt of the BAFOs and, through consensus scoring, determined that Fentress Architects, Ltd. (88) was the firm it would recommend for award. The second and third-ranked respondents were Skidmore, Owings & Merrill LLP (SOM) (80) and Hellmuth, Obata, & Kassabaum, LP (HOK) (70), respectively. The Evaluation Committee recommended Fentress Architects, Ltd., to be awarded the contract and move to contract negotiation.

The M/WBE goal for this contract is 30%.

Fentress Architects, Ltd. — MWBE Participation Plan: 32.65%

STOA International Architects	Architecture, BIM/GIS Design	9%
RdIR Architects	Programming, Interior Architecture	2.5%
Smith & Company	Interiors	1.25%
Huerta & Associates Architects	Architectural Support	1.25%
Archi*Technics/3	Design Development, Construction Documents	1.25%
Bradlink	WMSBE Coordinator	0.5%
Henderson & Rogers	Structural Engineer	3%

(Continued)

Jones Engineers	Mechanical Engineer	2.7%
Hunt & Hunt Engineering	Electrical Engineer	2.7%
4b Technology	Technology Communications	4.5%
PGA Engineers	Security Systems	0.5%
Isani Consultants	Civil Engineering	1%
United Engineers	Civil Engineering	1%
OMEGA Engineers	Civil Engineering	1%
Clark Condon	Landscape Architect	0.5%

Attachment V: Construction Manager at Risk (CMAR) Services for IAH MLIT

Five (5) respondents submitted a Statement of Qualification on September 4, 2015 in response to the Request for Qualification for CMAR services. This solicitation was advertised July 17, 2015 and July 24, 2015. The evaluation committee convened for three days (between September 28th and October 5th) to initiate the first step of the evaluation process and scored each SOQ using the evaluation criteria published in the RFQ. At the conclusion of the first step, Skanska USA Building Inc. (77) received the highest score; the second and third-highest ranked SOQs were to Austin-Gilbane, Joint Venture (74) and Turner+Preston Banks+Koasati Joint Venture (68), respectively.

The short-listed CMAR firms were required to appear and observe the A/E interview/oral presentations. All three short-listed CMAR firms participated as observers on October 14, 2015.

On October 22, 2015, the three short-listed firms appeared before the evaluation committee to participate in an oral presentation and respond to questions provided to them in advance as it was provided for in Step Two of the evaluation process. On October 16, 2015, the three short-listed firms were requested to submit their Price Proposal to HAS by October 23, 2015.

The evaluation committee reconvened following the oral interviews and, through consensus scoring determined Austin-Gilbane, Joint Venture (78) to be the highest scoring firm. The second and third-ranked respondents were Skanska USA Building Inc. (71) and Turner+Preston Banks+Koasati Joint Venture (56), respectively. The Evaluation Committee recommended Austin-Gilbane, Joint Venture, to be awarded the contract and move to contract negotiation. The price proposal received from Austin-Gilbane was used for final negotiations.

The MWBE participation goal for Component 1 (Pre-Construction), Phase 1 of the Agreement is 10%. During the pre-construction services phase the design of the terminal will be sufficiently detailed to understand the construction components that may be undertaken by MWBE firms. Once sufficient design is completed, and before returning to Council for approval of the guaranteed maximum price, a final MWBE participation plan will be developed and submitted that we anticipate, together with the preconstruction services contribution, should approach 30%.

Austin-Gilbane, Joint Venture — MWBE Participation Plan 15%

ChaseSource	Pre-Construction Services, Estimating, Scheduling Project Management, Building Information Modeling (BIM) Coordination	10%
Con-Real	Staffing and Construction Services in Support of the Pre-Construction and Construction Scopes of Work	5%

Attachment VI: Design Build Services for the ITRP Enabling Utilities – Landside Project at IAH

Four (4) respondents submitted a Statement of Qualification on September 15, 2015 in response to the Request for Qualification advertised August 1, 2015 and August 7, 2015. The evaluation committee convened on October 6, 2015 to conduct the first step of the evaluation process and scored each SOQ using the consensus scoring method. At the conclusion of the first step, Hensel Phelps (80) scored the highest; the second and third-ranked SOQs were Burns & McDonnell/Azteca Enterprises/W.A. Robbins team (76) and Clark/Horizon ITRP, A Joint Venture team (76), respectively.

On October 6, 2015, the three short-listed firms appeared before the evaluation committee to participate in an oral presentation and respond to questions provided to them in advance.

On October 9, 2015, the three short-listed firms were requested to submit their technical and price proposals as stated in Section 8.0 of the solicitation document. Proposals were received October 22, 2015, and were distributed to the evaluation committee the following day.

On October 23, 2015, the evaluation committee evaluated the technical proposal under the same consensus scoring method and with the evaluation criteria stipulated for step two (Section 8.0). After careful review of the Respondent’s written and oral submittals, a discussion was held and scores were tabulated with the following results: Hensel Phelps (96), Clark/Horizon ITRP, A Joint Venture team (86) and Burns & McDonnell/Azteca Enterprises/W.A. Robbins team (44), respectively. The Evaluation Committee recommended that the Hensel Phelps/Atkins team be awarded the contract and move to contract negotiation.

The M/WBE goal for the preconstruction services portion of this contact is 19%.

Hensel Phelps— MWBE Participation Plan 19.5%

4b Technology	Information Technology and Telecommunication	6.3%
Aviles Engineering	Geotechnical Services	3%
HT&J	Drainage Design	1%
Isani Consultants	Water Line Services	3%
Shah Smith & Associates	Lighting, Ventilation	5%
Vesta Rae & Associates	Public Outreach	1.2%

Attachment VII: Project Management Office Building and Owner Controlled Insurance Program

Project Management Office Building

Nine respondents submitted a Statement of Qualification in response to the Request for Qualification advertised July 24, 2015 and July 31, 2015. The evaluation committee convened for two days (September 30th and October 1st) to conduct the first step of the evaluation process and scored each SOQ using the evaluation criteria published in the RFQ. At the conclusion of the first step in its evaluation process, the committee reached a shortlist of respondents. Technical proposals were requested of the short listed firms, which were evaluated by the committee as well. This solicitation was CANCELLED due to the failure of the three top-ranked respondents to supply the required MWBE participation plan specified in the technical phase of the RFQ. The solicitation will be re-issued in January 2016.

Owner Controlled Insurance Program (OCIP)

Six respondents submitted proposals to the OCIP Request For Proposal. The evaluation committee convened for one day (October 7, 2015) to conduct its initial evaluation of the proposals and scored each proposal. At the conclusion of its initial evaluation, Alliant Insurance Services, Inc. received the highest score (84); the second and third-highest ranked proposals were Willis of Texas, Inc. (82) and Marsh USA Inc. (75) respectively.

In an effort to establish a clear distinction between the three highest-ranked proposals, each proposer was given identical questions and invited to oral interviews on October 26, 2015. The evaluation committee reconvened immediately following the oral interviews and through consensus scoring, determined that Marsh USA Inc. (88) was the proposer it would recommend for award. Willis of Texas, Inc. scored (76) and Alliant Insurance Services scored (62).

The M/WBE goal for this contract is 24%.

Marsh USA Inc. — MWBE Participation Plan 31.23%

Boris Miles Insurance Agency OCIP Administration

Attachment VIII: Respondent Log--All Projects

**Supply Chain
Management
("SCM")**



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STATEMENT OF QUALIFICATIONS RECEIPT LOG

Request for Qualification (RFQ) Solicitation No. H37-MLITAE-2016-002

MICKEY LELAND INTERNATIONAL TERMINAL (MLIT) ARCHITECT ENGINEER (A/E) DESIGN CONSULTANT SERVICES

DUE DATE: Wednesday, September 2, 2015

DUE BY: 2:00 P.M. CST

FACILITATOR: Andre' Morrow, Sr. Procurement Specialist

LOCATION: SCM – 18600 Lee Rd., Humble TX 77338

STATEMENT OF QUALIFICATIONS RECEIVED

NO.	VENDOR
1	Foster + Partners Group Ltd
2	Skidmore, Owings & Merrill LLP
3	Fentress Architects, Ltd.
4	LVA Luis Vidal USA, Inc.
5	Corgan Associates, Inc.
6	Hellmuth, Obata, & Kassabaum, LP (HOK)
7	Atkins and eStudio Joint Venture (A&E JV)
8	FR-EE HKS/ Page Group LLC
9	M. Arthur Gensler, Jr. & Associates, Inc. (dba Gensler)

**Supply Chain
Management
("SCM")**



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STATEMENT OF QUALIFICATIONS RECEIPT LOG

Request for Qualification (RFQ) Solicitation No. H27-PMODB-2016-006

PROGRAM MANAGEMENT OFFICE BUILDING (PMO)

DUE DATE: Thursday, September 3, 2015 **DUE BY:** 2:00 P.M. CST
FACILITATOR: Al Oracion **LOCATION:** SCM

STATEMENT OF QUALIFICATIONS RECEIVED

NO.	VENDOR
1	The Ross Group Construction Corp.
2	SpawGlass Construction Corp.
3	E.E. Reed Construction, L.P.
4	CYMI Industrial, Inc.
5	Teal Construction Co.
6	Rogers-O'Brien Construction Company, Ltd.
7	Anslow Bryant Construction Ltd.
8	Horizon/Aztec/Robbins JV
9	DPR Construction, A General Partnership

**Supply Chain
Management
("SCM")**



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STATEMENT OF QUALIFICATIONS RECEIPT LOG

Request for Qualification (RFQ) Solicitation No. H27-EAPDB-2016-005

EAST AIRCRAFT PARKING HARDSTAND

DUE DATE: Thursday, September 3, 2015 DUE BY: 2:00 P.M. CST
FACILITATOR: Al Oracion LOCATION: SCM

STATEMENT OF QUALIFICATIONS RECEIVED

NO.	VENDOR
1	J.D. Abrams, L.P.
2	OHL USA, Inc.
3	J. Banicki Construction, Inc.
4	Burns & McDonnell / Azteca / W.A. Robbins Team
5	James Construction Group, LLC

**Supply Chain
Management
("SCM")**



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STATEMENT OF QUALIFICATIONS RECEIPT LOG

Request for Qualification (RFQ) Solicitation No. H37- MLITCMAR-2016-003

**MICKEY LELAND INTERNATIONAL TERMINAL (MLIT)
CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES**

DUE DATE: Friday, September 4, 2015

DUE BY: 11:00 A.M. CST

FACILITATOR: Andre' Morrow, Sr. Procurement Specialist

LOCATION: SCM – 18600 Lee Rd., Humble TX 77338

STATEMENT OF QUALIFICATIONS RECEIVED

NO.	VENDOR
1	Houston Airport Builders
2	Austin-Gilbane, a Joint Venture
3	Gateway Constructors
4	Turner+Preston Banks+Koasati Joint Venture
5	Skanska USA Building Inc.

Supply Chain
Management
("SCM")



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STATEMENT OF QUALIFICATIONS RECEIPT LOG

Request for Qualification (RFQ) Solicitation No. H37-EUTLDB-2016-004

ITRP ENABLING UTILITIES – LANDSIDE PROJECT

DUE DATE: Tuesday, September 15, 2015

DUE BY: 11:00 A.M. CST

FACILITATOR: Andre' Morrow, Sr. Procurement Specialist

LOCATION: SCM – 18600 Lee Rd., Humble TX 77338

STATEMENT OF QUALIFICATIONS RECEIVED

NO.	VENDOR
1	Burns & McDonnell / Azteca Enterprises / W.A. Robbins
2	OHL USA, Inc. and Lockwood Andrews & Newnam, Inc. (OHL + LAN)
3	Hensel Phelps / Atkins
4	Clark / Horizon ITRP, A Joint Venture



George Bush Intercontinental ~ William P. Hobby ~ Ellington Airport

PROPOSAL RECEIPT SHEET

**Request for Proposal (RFP) Solicitation No. HBH-OCIP-2015-026
OWNER CONTROLLED INSURANCE PROGRAM**

DUE DATE: Thursday, September 17, 2015

DUE BY: 2:00 P.M. CST

FACILITATOR: BJ Hubbard, Sr. Procurement Specialist

LOCATION: SCM – 18600 Lee Rd., Humble TX 77338

PROPOSALS RECEIVED

NO.	VENDOR
1	USI/W.J. Alexander/Navarro Insurance Group/Resurgens Risk Management, Inc.
2	Willis of Texas, Inc.
3	McGriff, Seibels & Williams of Texas
4	Arthur J. Gallagher Risk Management Services, Inc.
5	Marsh USA Inc.
6	Alliant Insurance Services, Inc.



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

District B

Item Creation Date: 11/23/2015

HAS - Professional Services Contract with Marsh USA, Inc.
for OCIP for ITRP; Project 810

Agenda Item#: 22.

Summary:

ORDINANCE appropriating \$5,500,000 out of HAS Consolidated ITRP AMT Construction Fund and approving and authorizing Professional Services Contract between the City of Houston and **MARSH USA, INC** for the Owner Controlled Insurance Program in support of the IAH Terminal Redevelopment Program (Project No. 810) - **DISTRICT B - DAVIS**

Background:

SUBJECT: Professional Services Contract with Marsh USA, Inc. for the Owner Controlled Insurance Program (OCIP) for the IAH Terminal Redevelopment Program (ITRP); Project No. 810 (WBS: A-000800-0009-3-01-01)

RECOMMENDATION: Enact an ordinance to approve a professional services contract with Marsh USA, Inc. for the Owner Controlled Insurance Program (OCIP) in support of the IAH Terminal Redevelopment Program (ITRP) and appropriate the necessary funds to finance the cost of these services.

PROJECT LOCATION: George Bush Intercontinental Airport/Houston (IAH)

SPECIFIC EXPLANATION:

The Houston Airport System (HAS) has identified a significant need for the development of additional facilities at IAH to handle aircraft, passengers, and cargo departing to, and arriving from, domestic and international destinations on scheduled and chartered flights.

To support the airlines' growth plans in Houston, the HAS and airlines will complete a major capital improvement program, known as the IAH Terminal Redevelopment Program (ITRP), that will include constructing a new 11-gate concourse on the north side of Terminal B, becoming the "New Terminal C North" and reconstructing and integrating the existing Terminal C North and Terminal D into a new single common-use international facility (the Mickey Leland International Terminal (MLIT)). The expansion of the terminal facilities will also necessitate an enlargement of certain components of the existing Federal Inspection Services (FIS) facility. The improvement plan will also include several enabling projects to serve the newly constructed facilities as well as a new roadway system, airfield improvements, and parking structure for increased parking capacity.

Given the substantial amount of anticipated construction volume, there is an economic advantage

to implementing an Owner Controlled Insurance Program (OCIP) for HAS. The OCIP will apply to all HAS ITRP project elements, but does not apply to the New Terminal C North facility being constructed by United Airlines. The OCIP will include Worker’s Compensation, General and Excess Liability, and Builder’s Risk insurance coverages.

A Request for Proposals (RFP) for OCIP Brokerage/Administrator Services was advertised in accordance with City policy, and proposals were received from six (6) firms. The Evaluation Committee, comprised of HAS functional managers, evaluated and ranked the proposals based on criteria contained in the RFP. Three (3) firms were short-listed and interviewed by the Evaluation Committee, and Marsh USA, Inc. was recommended for contract award. The selection process was observed by the City’s Administration and Regulatory Affairs Department Assistant Director for Risk Management. The in-person team interviews were observed by HAS senior management.

The OCIP Brokerage/Administrator scope of services includes providing risk management-related services such as risk analysis, underwriting, marketing/solicitation, consultation and policy maintenance services for the duration of this contract. The OCIP Brokerage/Administrator Services firm will provide services as defined in the scope of services to include proactive marketing and underwriting function, ongoing review and analyses, and identification of viable insurance markets for the OCIP. As OCIP Administrator, the firm will administer the OCIP with professional services to include policy, underwriting and insurance placements, administrative services, pre-bid activity, payroll data gathering, entering functions, and construction volume services/changes. In addition, as OCIP Administrator, the firm will provide claims administration and reporting services, safety and loss prevention services, risk assessment and benchmarking, as well as special programs contained in the contract’s scope of services, to include implementing and managing a surety assistance and outreach program that will effectively address the needs of M/WBE and small, disadvantaged businesses and that will support community business needs and growth for new and emerging business owners.

A portion of the spending under this Contract may be eligible for reimbursement under either the FAAAIP or PFC programs.

Pay or Play: 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 benefits for some employees but will pay into the Contractor Responsibility Fund for others, in compliance with City policy.

M/WBE Participation: The Minority/Women Business Enterprise (M/WBE) participation goal for this contract is 24%. Marsh USA, Inc. proposes to exceed the goal through the services performed by the following firm:

<u>Certified Firm</u>	<u>Type of Work</u>	<u>%</u>
Borris Miles Insurance Agency	OCIP Administration	31.23%

The City Council Budget and Fiscal Affairs Committee was briefed on this contract on November 19, 2015.

Amount of Funding:

\$ 5,500,000 HAS-Consolidated ITRP AMT Construction Fund (8207)

Contact Information:

Kathy Elek Phone: 281/233-1826

Robert Barker 281/233-1953

ATTACHMENTS:

Description

Type

HAS - Professional Services Contract with Marsh USA, Inc. for OCIP for ITRP; Project 810 - RCA Signed Cover sheet

HAS - Professional Services Contract with Marsh USA, Inc. for OCIP for ITRP; Project 810 - Ordinance Ordinance/Resolution/Motion

HAS - Professional Services Contract with Marsh USA, Inc. for OCIP for ITRP; Project 810 - Form A Backup Material

HAS - Professional Services Contract with Marsh USA, Inc. for OCIP for ITRP; Project 810 - Form B Backup Material

HAS - Professional Services Contract with Marsh USA, Inc. for OCIP for ITRP; Project 810 - Del Tax Rpt Backup Material

HAS - Professional Services Contract with Marsh USA, Inc. for OCIP for ITRP; Project 810 - Aff of Own Backup Material

Executive Summary Backup Material

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Professional Services Contract with Marsh USA, Inc. for the Owner Controlled Insurance Program (OCIP) for the IAH Terminal Redevelopment Program (ITRP); Project No. 810 (WBS: A-000800-0009-3-01-01)		Category #	Page 1 of 2	Agenda Item #
FROM (Department or other point of origin): Houston Airport System		Origination Date November 22, 2015	Agenda Date	
DIRECTOR'S SIGNATURE: 		Council District affected: B		
For additional information contact: Kathy Elek Phone: 281/233-1826 Robert Barker 281/233-1953		Date and identification of prior authorizing Council action: N/A		
AMOUNT & SOURCE OF FUNDING: CIP No. A-0800 \$ 5,500,000 HAS-Consolidated ITRP AMT Construction Fund (8207) \$ 5,500,000 Total		Prior appropriations: N/A		
RECOMMENDATION: (Summary) Enact an ordinance to approve a professional services contract with Marsh USA, Inc. for the Owner Controlled Insurance Program (OCIP) in support of the IAH Terminal Redevelopment Program (ITRP) and appropriate the necessary funds to finance the cost of these services.				
PROJECT LOCATION: George Bush Intercontinental Airport/Houston (IAH)				
SPECIFIC EXPLANATION: The Houston Airport System (HAS) has identified a significant need for the development of additional facilities at IAH to handle aircraft, passengers, and cargo departing to, and arriving from, domestic and international destinations on scheduled and chartered flights. To support the airlines' growth plans in Houston, the HAS and airlines will complete a major capital improvement program, known as the IAH Terminal Redevelopment Program (ITRP), that will include constructing a new 11-gate concourse on the north side of Terminal B, becoming the "New Terminal C North" and reconstructing and integrating the existing Terminal C North and Terminal D into a new single common-use international facility (the Mickey Leland International Terminal (MLIT)). The expansion of the terminal facilities will also necessitate an enlargement of certain components of the existing Federal Inspection Services (FIS) facility. The improvement plan will also include several enabling projects to serve the newly constructed facilities as well as a new roadway system, airfield improvements, and parking structure for increased parking capacity. Given the substantial amount of anticipated construction volume, there is an economic advantage to implementing an Owner Controlled Insurance Program (OCIP) for HAS. The OCIP will apply to all HAS ITRP project elements, but does not apply to the New Terminal C North facility being constructed by United Airlines. The OCIP will include Worker's Compensation, General and Excess Liability, and Builder's Risk insurance coverages.				
REQUIRED AUTHORIZATION				
Finance Department:		Other Authorization:		Other Authorization:

Date November 22, 2015	Subject: Professional Services Contract with Marsh USA, Inc. for the Owner Controlled Insurance Program (OCIP) for the IAH Terminal Redevelopment Program (ITRP); Project No. 810 (WBS: A-000800-0009-3-01-01)	Originator's Initials RB	Page 2 of 2
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A Request for Proposals (RFP) for OCIP Brokerage/Administrator Services was advertised in accordance with City policy, and proposals were received from six (6) firms. The Evaluation Committee, comprised of HAS functional managers, evaluated and ranked the proposals based on criteria contained in the RFP. Three (3) firms were short-listed and interviewed by the Evaluation Committee, and Marsh USA, Inc. was recommended for contract award. The selection process was observed by the City's Administration and Regulatory Affairs Department Assistant Director for Risk Management. The in-person team interviews were observed by HAS senior management.

The OCIP Brokerage/Administrator scope of services includes providing risk management-related services such as risk analysis, underwriting, marketing/solicitation, consultation and policy maintenance services for the duration of this contract. The OCIP Brokerage/Administrator Services firm will provide services as defined in the scope of services to include proactive marketing and underwriting function, ongoing review and analyses, and identification of viable insurance markets for the OCIP. As OCIP Administrator, the firm will administer the OCIP with professional services to include policy, underwriting and insurance placements, administrative services, pre-bid activity, payroll data gathering, entering functions, and construction volume services/changes. In addition, as OCIP Administrator, the firm will provide claims administration and reporting services, safety and loss prevention services, risk assessment and benchmarking, as well as special programs contained in the contract's scope of services, to include implementing and managing a surety assistance and outreach program that will effectively address the needs of M/WBE and small, disadvantaged businesses and that will support community business needs and growth for new and emerging business owners.

A portion of the spending under this Contract may be eligible for reimbursement under either the FAA AIP or PFC programs.

Pay or Play: 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 benefits for some employees but will pay into the Contractor Responsibility Fund for others, in compliance with City policy.

M/WBE Participation: The Minority/Women Business Enterprise (M/WBE) participation goal for this contract is 24%. Marsh USA, Inc. proposes to exceed the goal through the services performed by the following firm:

Certified Firm	Type of Work	%
Borris Miles Insurance Agency	OCIP Administration	31.23%

The City Council Budget and Fiscal Affairs Committee was briefed on this contract on November 19, 2015.

CITY OF HOUSTON
INTER OFFICE CORRESPONDENCE

To: Mario C. Diaz
Director of Aviation

From: Justina J. Mann, CPPO
Procurement Officer
Supply Chain Management
Houston Airport System

Date: November 25, 2015

Subject: **ITRP and MLIT Executive Summation of Solicitation Projects**

Solicitation Summary

For at least two years, the Houston Airport System has been planning for the necessary rebuild of the Mickey Leland International Terminal (MLIT) and the broader International Terminal Redevelopment Program (ITRP) at Bush Intercontinental Airport. After this extensive planning, six solicitations to advance the projects were published earlier this year. Two solicitations were associated with MLIT projects, three were associated with ITRP projects and one was for an Owner Controlled Insurance Program (OCIP) encompassing both MLIT and ITRP. The Houston Airport System employed a number of delivery methods for the various projects with the goals of obtaining the best value and procuring the most qualified professionals that had demonstrated experience and could demonstrate a history of working together in a cohesive team. The teamwork approach was especially important given the very complex nature of the MLIT project, the associated high risks, and the potential for significant impact on airline operations and passenger service over the extensive project duration, which is estimated to exceed five years. The table below shows the procurement strategy/delivery method associated with each project.

Project	Procurement / Delivery Method
Architectural Engineering Design Services for IAH MLIT	RFQ
Construction Manager at Risk Services for IAH MLIT	RFQ CMAR (Texas Government Code 2269.251)
East Aircraft Parking Hardstand	RFQ Design Build (Texas Government Code 2269.301)
Owner Controlled Insurance Program	RFP
Project Management Office (PMO) Building	RFQ Design Build (Texas Government Code 2269.301)
Enabling Utilities	RFQ Design Build (Texas Government Code 2269.301)

The Houston Airport System received considerable feedback from Architectural and Engineering (A&E) firms, construction companies, and the business community in general regarding the solicitations prior to advertisement. Four Industry Days were held from March 2014 to March 2015, where the Airport System coordinated with the City of Houston's Office of

Business Opportunity to introduce upcoming opportunities for the ITRP. Industry Day events encouraged networking between prime and sub-contractors.

The Airport System's Office of Supply Chain Management worked closely with the City's Acting Chief Procurement Officer and the Executive Program Management team in the development of the budget, scope, and schedule. Each solicitation was advertised for two consecutive weekends in the Houston Chronicle and posted on the Airport's fly2houston website. Evaluation committee members for the projects attended evaluator and consensus scoring training and were issued a training manual. After evaluators were trained and executed non-disclosure agreements, they were provided hard copies of the proposals / statements of qualifications they were assigned to evaluate.

Evaluation Process

The evaluation criteria for each project can be found at the end of this memorandum as Attachment II. Proposal scoring rested solely with members of the evaluation committee for each project. As a level of oversight to the evaluation committees, stakeholder representatives from United Airlines and the foreign-flag carriers participated in monitoring the evaluation process. To assure we had expert assistance in the field of architecture, the Airport System solicited the participation of several prominent architecture experts in the City listed in Attachment I: Evaluation Summary. As a part of the A&E procurement process, non-voting observers and stakeholders helped to provide an overall assessment of the respondents and advised the evaluation committee wherever further clarification was required.

A consensus scoring approach was employed in rating all proposals. A consensus score from 1-5 was reached by all members of the evaluation committee, then weighting factors were applied in a manner consistent with the relative importance for each criterion. By way of example, if a respondent received the highest score (5) allowed for each criterion, after consideration of the weighting factors, that respondent would have received a score of 100.

For the proposals solicited as design-build, several short-listed firms were invited to advance to the second step of the evaluation process and were requested to submit their technical and price proposals. The technical proposals were evaluated using the same consensus scoring methodology. If the technical proposal scored sufficient points above all others, the proponent was selected to move forward with the recommendation to award following an oral presentation, when necessary, to assure clarity on all points made in the proposal.

The top three respondents to the procurements for Architectural Engineering Design (A&E), Construction Manager at Risk Services (CMAR) and Enabling Utilities were invited to deliver oral presentations to the evaluation committees. The oral interview process was essential in helping the evaluation committees clarify critical points made in the statement of qualifications / proposals and identify a decisive frontrunner for each solicitation. The evaluation committees drafted questions that were sent to respondents invited to oral interviews. The questions were sent in advance of the scheduled interviews to promote a productive discourse. In view of the critical need for collaboration between the A&E and the CMAR, and with the Airport System, the representatives of the three top-ranked CMAR firms were invited to observe the oral interviews

for the A&E firms. During the oral interviews for the CMAR, each respondent was asked to force rank the A&E firms with respect to their previous work experience with each, and the level of cooperation they were able to establish. The final two top-ranked A&E firms were similarly required to force rank the CMAR firms, again with respect to previous work experience with each CMAR team and the level of cooperation they were able to establish.

At the conclusion of oral interviews, the evaluation committees scored each responding firm, taking into account the new information gathered during the oral interviews. The scores from the written proposal phase were set aside, and new scores were established in compliance with the process. The oral interviews were scored using consensus scoring, consistent with the scoring method of the first level of review, and became the basis for determining the winning proposal.

In the case of the A&E solicitation, there was required a further tie-breaking step that brought into play a best-and-final offer as the basis for deciding the winning proposal. Interviews were held with the top two firms and questions posed to both, which were then submitted in writing. The responses were used to formulate the decision as to the recommended firm.

Please see Attachment I through VIII for further details:

Attachment I: Evaluation Summary

Attachment II: Evaluation Criteria by Project (ITRP/MLIT)

Attachment III: East Aircraft Parking Hardstand

Attachment IV: Architectural Engineering (AE) Design Services for IAH MLIT

Attachment V: Construction Manager at Risk (CMAR) Services for IAH MLIT

Attachment VI: Design Build Services for the ITRP Enabling Utilities – Landside Project at IAH

Attachment VII: Project Management Office Building and Owner Controlled Insurance Program

Attachment VIII: Respondent Log—All Projects

Attachment I: Evaluation Summary

EAST AIRCRAFT PARKING HARDSTAND

Evaluation Committee (Voting Members¹):

Airfield Operations Manager
Operations Manager
Sr. Airport Planner
Acting Assistant Director of Construction, Infrastructure
Sr. Project Manager

Non-Voting Observers:

Supply Chain Management

Justina J. Mann	Procurement Officer
Alfredo Oracion	Sr. Procurement Specialist

Executive Program Management

Steve Andersen	ITRP Executive Program Manager
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Office of Business Opportunity – Houston Airport System

Jason McLemore	Deputy Assistant Director, OBO-HAS
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ARCHITECTURAL ENGINEERING (AE) DESIGN SERVICES FOR IAH MLIT

Evaluation Committee (Voting Members):

General Manager, IAH
Chief Infrastructure Officer
Chief Technology Officer
Chief Commercial Officer
Assistant Director – Planning

Non-Voting Observers:

Supply Chain Management

Justina J. Mann	Procurement Officer
Andre' Morrow	Sr. Procurement Specialist

Executive Program Management

Steve Andersen	ITRP Executive Program Manager
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Office of Business Opportunity – Houston Airport System

Jason McLemore	Deputy Assistant Director, OBO-HAS
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¹ All evaluation committee members were selected based on qualifications from among the Airport System middle to upper management unless indicated otherwise.

United and Foreign Flag Airlines Representative

David Brandenburg, United Airlines
Bruce Rieser, Foreign Flag Airlines Representative

Academic and Professional Organizational Architectural Design Oversight Committee

Sarah Whiting; Dean of School of Architecture at Rice University
Patricia B. Oliver; Dean of Gerald D. Hines College of Architecture at University of Houston
Ikhlas Sabouni; Dean and Professor of Architecture at Prairie View A&M University
Linda Sylvan; Executive Director of Rice Design Alliance at Rice University
Rusty Bienvenue; Executive Director - American Institute of Architects-Houston

CMAR Evaluation Committee (*Observed A/E Oral Presentations Only*)

Project Definition Manager
Assistant Director - Design
Assistant General Manager
Deputy Director - Planning Design Services, Public Works & Engineering
ITRP Executive Representative - Program Management

Two representatives from each of the three top-ranked CMAR Short-listed Firms (*Observed A/E Oral Presentations Only*)

CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES FOR IAH MLIT

Evaluation Committee (Voting Members):

Project Definition Manager
Assistant Director - Design
Assistant General Manager
Deputy Director - Planning Design Services, Public Works & Engineering
ITRP Executive Representative - Program Management

Non-Voting Observers:

Supply Chain Management

Justina J. Mann	Procurement Officer
Andre' Morrow	Sr. Procurement Specialist

Executive Program Management

Steve Andersen	ITRP Executive Program Manager
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Office of Business Opportunity – Houston Airport System

Jason McLemore	Deputy Assistant Director, OBO-HAS
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United Airlines and Foreign Flag Airlines Representatives

David Brandenburg	United Airlines Representative
Bruce Rieser	Foreign Flag Airlines Representative

OWNER CONTROLLED INSURANCE PROGRAM (OCIP)

Evaluation Committee (Voting Members):

Assistant Director - Finance & Administration
Division Manager - Safety & Emergency Management
Airline Affairs Management

Non-Voting Observers:

Supply Chain Management

Justina J. Mann	Procurement Officer
Benard Hubbard	Sr. Procurement Specialist

Tina Paquet	Assistant Director, Administration and Regulatory Affairs
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Office of Business Opportunity – Houston Airport System

Jason McLemore	Assistant Deputy Director, HAS OBO
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Attachment II: EVALUATION CRITERIA by ITRP/MLIT PROJECT

EAST AIRCRAFT PARKING HARDSTAND

SOQ Evaluation Criteria (Step-1)

1. Project Approach
2. Firm(s) Qualifications
3. Project Team Qualifications
4. Pre-Construction and Construction Phase Services
5. Management and Staffing Plan
6. Project Controls
7. Financial Capabilities

Technical Proposal Evaluation Criteria (Step-2)

1. Project Approach
2. Anticipated Problems
3. Proposed Solutions to Anticipated Problems
4. Ability to Meet Schedules
5. Conceptual Engineering Design/Comments on Design Criteria Package
6. MWBE Compliance

PROGRAM MANAGEMENT OFFICE (PMO) BUILDING

SOQ Evaluation Criteria (Step-1)

1. Project Approach
2. Firm(s) Qualifications
3. Project Team Qualifications
4. Pre-Construction and Construction Phase Services
5. Management and Staffing Plan
6. Project Controls
7. Financial Capabilities

Technical Proposal Evaluation Criteria (Step-2)

1. Project Approach
2. Anticipated Problems
3. Proposed Solutions to Anticipated Problems
4. Ability to Meet Schedules
5. Conceptual Engineering Design/Comments on Design Criteria Package
6. MWBE Compliance

ARCHITECTURAL ENGINEERING (AE) DESIGN SERVICES FOR IAH MLIT

SOQ Evaluation Criteria

1. People/ Resources/ Capabilities
2. Representative Project Experience
3. Design Approach
4. Cost Estimating Capability
5. Quality Management Approach
6. Construction Support Capability
7. Project Controls Capability
8. Financial Capabilities
9. MWBE Compliance

CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES FOR IAH MLIT

SOQ Evaluation Criteria

1. Project Approach and CMAR Team Commitment
2. Firm(s) Qualifications
3. Project Team Qualifications
4. Pre-Construction and Construction Phase Services
5. Management and Staffing Plan
6. Project Controls
7. Financial Capabilities
8. MWBE Compliance

DESIGN BUILD SERVICES FOR THE ITRP ENABLING UTILITIES – LANDSIDE PROJECT AT IAH

SOQ Evaluation Criteria (Step-1)

1. Project Approach
2. Qualifications for Design Services
3. Qualifications for Pre-Construction and Construction Services
4. Design, Pre-Construction and Construction Phase Services
5. Management and Staffing Plan
6. Project Controls
7. Financial Capabilities

Technical Proposal Evaluation Criteria (Step-2)

1. Project Approach
2. Anticipated Problems
3. Proposed Solutions To Anticipated Problems
4. Ability To Meet Schedules
5. Conceptual Engineering Design/ Comments on Design Criteria Package
6. MWBE Compliance

OWNER CONTROLLED INSURANCE PROGRAM

Evaluation Criteria

1. Qualifications, Knowledge, and Experience of Key Personnel
2. Management Approach and Proposed Administration Services
3. Brokerage Service Agreement and Remuneration
4. Team Track Record and Experience Working Together
5. Resources and Capacity
6. Timeline and Approach to Provision of Service
7. MWBE Compliance
8. Financial Capabilities

Attachment III: East Aircraft Parking Hardstand

The East Aircraft Parking Hardstand was solicited under the Design Build delivery method; therefore, HAS was required to follow a two-step process. Five respondents submitted a Statement of Qualification (SOQ) in response to the Request for Qualification (RFQ) advertised July 24th and July 31st 2015. The evaluation committee convened for two days (September 24th and September 25th) to score and rank each SOQ using the evaluation criteria published in the RFQ (See Attachment II), which concluded the first step. The three firms chosen to participate in the second step and their initial scores were; James Construction Group. LLC (87), Texas Sterling – Banicki, JV LLC (78), and J.D. Abrams L.P. (77), respectively.

As a requirement of the second step, the three short-listed firms submitted their technical and price proposals. Proposals were received October 6, 2015 and were evaluated by the evaluation committee on October 12, 2015 utilizing the same consensus scoring methodology, but with a different set of evaluation criteria that was provided in the RFQ. Texas Sterling – Banicki, JV LLC received the highest score (80), followed by J.D. Abrams L.P. (68), and James Construction Group, LLC (58). The evaluation committee did not require additional information; therefore, no oral presentations were required. The evaluation committee recommended Texas Sterling – Banicki, JV LLC to move forward to the negotiation process.

The M/WBE goal for this contract is 33.51%

Texas Sterling – Banicki, JV LLC — MWBE Participation Plan 33.51%

Ferguson Consulting	Electrical, Telecommunications, Security Design	0.84%
Quadrant Consulting	Environmental and Storm Water Design	8.67%
English & Associates	Architectural Design	5.22%
Henderson & Rogers	Structural Engineering	4.14%
Gorronzona & Associates	Structural Engineering	1.65%
4b Technology	Communications	3.3%
HVJ Associates, Inc.	Geotechnical Testing	2.39%
Fronza & Francis	Construction Management	3.97%
Infrastructure Associates	MEP Design	3.33%

Attachment IV: Architectural Engineering (AE) Design Services for IAH MLIT

Nine (9) respondents submitted a Statement of Qualification on September 2, 2015 in response to the Request for Qualification advertised July 17, 2015 and July 24, 2015. The evaluation committee convened for three days (September 21st to September 23rd) to conduct the first step of the evaluation process and scored each SOQ using the evaluation criteria published in the RFQ. At the conclusion of the first step, three short-listed firms were invited to step two of the evaluation process; Skidmore, Owings & Merrill LLP (SOM) (86) received the highest score followed by Fentress Architects, Ltd. (80) and Hellmuth, Obata, & Kassabaum, LP (HOK) (72), respectively.

On October 1, 2015, HAS Stakeholders met with the Academic and Professional Organizational Architectural Design Oversight Committee to discuss ITRP Scope.

On October 14, 2015, the three short-listed firms appeared before the evaluation committee, industry stakeholders, and the CMAR selection committee—accompanied by two representatives of each of the three top ranked proponents—to participate in oral presentations and respond to questions provided to them in advance of step two of the evaluation process.

A Best and Final Offer (BAFO) was then requested of the top two finalists, Fentress and SOM, in order to be able to make a definite selection. In the essence of time, both firms were invited to separate meetings where the questions were discussed. Each firm received a written Request for BAFO and responses were received in the allowed time frame.

The evaluation committee reconvened immediately following the receipt of the BAFOs and, through consensus scoring, determined that Fentress Architects, Ltd. (88) was the firm it would recommend for award. The second and third-ranked respondents were Skidmore, Owings & Merrill LLP (SOM) (80) and Hellmuth, Obata, & Kassabaum, LP (HOK) (70), respectively. The Evaluation Committee recommended Fentress Architects, Ltd., to be awarded the contract and move to contract negotiation.

The M/WBE goal for this contract is 30%.

Fentress Architects, Ltd. — MWBE Participation Plan: 32.65%

STOA International Architects	Architecture, BIM/GIS Design	9%
RdIR Architects	Programming, Interior Architecture	2.5%
Smith & Company	Interiors	1.25%
Huerta & Associates Architects	Architectural Support	1.25%
Archi*Technics/3	Design Development, Construction Documents	1.25%
Bradlink	WMSBE Coordinator	0.5%
Henderson & Rogers	Structural Engineer	3%

(Continued)

Jones Engineers	Mechanical Engineer	2.7%
Hunt & Hunt Engineering	Electrical Engineer	2.7%
4b Technology	Technology Communications	4.5%
PGA Engineers	Security Systems	0.5%
Isani Consultants	Civil Engineering	1%
United Engineers	Civil Engineering	1%
OMEGA Engineers	Civil Engineering	1%
Clark Condon	Landscape Architect	0.5%

Attachment V: Construction Manager at Risk (CMAR) Services for IAH MLIT

Five (5) respondents submitted a Statement of Qualification on September 4, 2015 in response to the Request for Qualification for CMAR services. This solicitation was advertised July 17, 2015 and July 24, 2015. The evaluation committee convened for three days (between September 28th and October 5th) to initiate the first step of the evaluation process and scored each SOQ using the evaluation criteria published in the RFQ. At the conclusion of the first step, Skanska USA Building Inc. (77) received the highest score; the second and third-highest ranked SOQs were to Austin-Gilbane, Joint Venture (74) and Turner+Preston Banks+Koasati Joint Venture (68), respectively.

The short-listed CMAR firms were required to appear and observe the A/E interview/oral presentations. All three short-listed CMAR firms participated as observers on October 14, 2015.

On October 22, 2015, the three short-listed firms appeared before the evaluation committee to participate in an oral presentation and respond to questions provided to them in advance as it was provided for in Step Two of the evaluation process. On October 16, 2015, the three short-listed firms were requested to submit their Price Proposal to HAS by October 23, 2015.

The evaluation committee reconvened following the oral interviews and, through consensus scoring determined Austin-Gilbane, Joint Venture (78) to be the highest scoring firm. The second and third-ranked respondents were Skanska USA Building Inc. (71) and Turner+Preston Banks+Koasati Joint Venture (56), respectively. The Evaluation Committee recommended Austin-Gilbane, Joint Venture, to be awarded the contract and move to contract negotiation. The price proposal received from Austin-Gilbane was used for final negotiations.

The MWBE participation goal for Component 1 (Pre-Construction), Phase 1 of the Agreement is 10%. During the pre-construction services phase the design of the terminal will be sufficiently detailed to understand the construction components that may be undertaken by MWBE firms. Once sufficient design is completed, and before returning to Council for approval of the guaranteed maximum price, a final MWBE participation plan will be developed and submitted that we anticipate, together with the preconstruction services contribution, should approach 30%.

Austin-Gilbane, Joint Venture — MWBE Participation Plan 15%

ChaseSource	Pre-Construction Services, Estimating, Scheduling Project Management, Building Information Modeling (BIM) Coordination	10%
Con-Real	Staffing and Construction Services in Support of the Pre-Construction and Construction Scopes of Work	5%

Attachment VI: Design Build Services for the ITRP Enabling Utilities – Landside Project at IAH

Four (4) respondents submitted a Statement of Qualification on September 15, 2015 in response to the Request for Qualification advertised August 1, 2015 and August 7, 2015. The evaluation committee convened on October 6, 2015 to conduct the first step of the evaluation process and scored each SOQ using the consensus scoring method. At the conclusion of the first step, Hensel Phelps (80) scored the highest; the second and third-ranked SOQs were Burns & McDonnell/Azteca Enterprises/W.A. Robbins team (76) and Clark/Horizon ITRP, A Joint Venture team (76), respectively.

On October 6, 2015, the three short-listed firms appeared before the evaluation committee to participate in an oral presentation and respond to questions provided to them in advance.

On October 9, 2015, the three short-listed firms were requested to submit their technical and price proposals as stated in Section 8.0 of the solicitation document. Proposals were received October 22, 2015, and were distributed to the evaluation committee the following day.

On October 23, 2015, the evaluation committee evaluated the technical proposal under the same consensus scoring method and with the evaluation criteria stipulated for step two (Section 8.0). After careful review of the Respondent’s written and oral submittals, a discussion was held and scores were tabulated with the following results: Hensel Phelps (96), Clark/Horizon ITRP, A Joint Venture team (86) and Burns & McDonnell/Azteca Enterprises/W.A. Robbins team (44), respectively. The Evaluation Committee recommended that the Hensel Phelps/Atkins team be awarded the contract and move to contract negotiation.

The M/WBE goal for the preconstruction services portion of this contact is 19%.

Hensel Phelps— MWBE Participation Plan 19.5%

4b Technology	Information Technology and Telecommunication	6.3%
Aviles Engineering	Geotechnical Services	3%
HT&J	Drainage Design	1%
Isani Consultants	Water Line Services	3%
Shah Smith & Associates	Lighting, Ventilation	5%
Vesta Rae & Associates	Public Outreach	1.2%

Attachment VII: Project Management Office Building and Owner Controlled Insurance Program

Project Management Office Building

Nine respondents submitted a Statement of Qualification in response to the Request for Qualification advertised July 24, 2015 and July 31, 2015. The evaluation committee convened for two days (September 30th and October 1st) to conduct the first step of the evaluation process and scored each SOQ using the evaluation criteria published in the RFQ. At the conclusion of the first step in its evaluation process, the committee reached a shortlist of respondents. Technical proposals were requested of the short listed firms, which were evaluated by the committee as well. This solicitation was CANCELLED due to the failure of the three top-ranked respondents to supply the required MWBE participation plan specified in the technical phase of the RFQ. The solicitation will be re-issued in January 2016.

Owner Controlled Insurance Program (OCIP)

Six respondents submitted proposals to the OCIP Request For Proposal. The evaluation committee convened for one day (October 7, 2015) to conduct its initial evaluation of the proposals and scored each proposal. At the conclusion of its initial evaluation, Alliant Insurance Services, Inc. received the highest score (84); the second and third-highest ranked proposals were Willis of Texas, Inc. (82) and Marsh USA Inc. (75) respectively.

In an effort to establish a clear distinction between the three highest-ranked proposals, each proposer was given identical questions and invited to oral interviews on October 26, 2015. The evaluation committee reconvened immediately following the oral interviews and through consensus scoring, determined that Marsh USA Inc. (88) was the proposer it would recommend for award. Willis of Texas, Inc. scored (76) and Alliant Insurance Services scored (62).

The M/WBE goal for this contract is 24%.

Marsh USA Inc. — MWBE Participation Plan 31.23%

Boris Miles Insurance Agency OCIP Administration

Attachment VIII: Respondent Log--All Projects

**Supply Chain
Management
("SCM")**



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STATEMENT OF QUALIFICATIONS RECEIPT LOG

Request for Qualification (RFQ) Solicitation No. H37-MLITAE-2016-002

MICKEY LELAND INTERNATIONAL TERMINAL (MLIT) ARCHITECT ENGINEER (A/E) DESIGN CONSULTANT SERVICES

DUE DATE: Wednesday, September 2, 2015

DUE BY: 2:00 P.M. CST

FACILITATOR: Andre' Morrow, Sr. Procurement Specialist

LOCATION: SCM – 18600 Lee Rd., Humble TX 77338

STATEMENT OF QUALIFICATIONS RECEIVED

NO.	VENDOR
1	Foster + Partners Group Ltd
2	Skidmore, Owings & Merrill LLP
3	Fentress Architects, Ltd.
4	LVA Luis Vidal USA, Inc.
5	Corgan Associates, Inc.
6	Hellmuth, Obata, & Kassabaum, LP (HOK)
7	Atkins and eStudio Joint Venture (A&E JV)
8	FR-EE HKS/ Page Group LLC
9	M. Arthur Gensler, Jr. & Associates, Inc. (dba Gensler)

**Supply Chain
Management
("SCM")**



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STATEMENT OF QUALIFICATIONS RECEIPT LOG

Request for Qualification (RFQ) Solicitation No. H27-PMODB-2016-006

PROGRAM MANAGEMENT OFFICE BUILDING (PMO)

DUE DATE: Thursday, September 3, 2015 **DUE BY:** 2:00 P.M. CST
FACILITATOR: Al Oracion **LOCATION:** SCM

STATEMENT OF QUALIFICATIONS RECEIVED

NO.	VENDOR
1	The Ross Group Construction Corp.
2	SpawGlass Construction Corp.
3	E.E. Reed Construction, L.P.
4	CYMI Industrial, Inc.
5	Teal Construction Co.
6	Rogers-O'Brien Construction Company, Ltd.
7	Anslow Bryant Construction Ltd.
8	Horizon/Aztec/Robbins JV
9	DPR Construction, A General Partnership

**Supply Chain
Management
("SCM")**



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STATEMENT OF QUALIFICATIONS RECEIPT LOG

Request for Qualification (RFQ) Solicitation No. H27-EAPDB-2016-005

EAST AIRCRAFT PARKING HARDSTAND

DUE DATE: Thursday, September 3, 2015 DUE BY: 2:00 P.M. CST
FACILITATOR: Al Oracion LOCATION: SCM

STATEMENT OF QUALIFICATIONS RECEIVED

NO.	VENDOR
1	J.D. Abrams, L.P.
2	OHL USA, Inc.
3	J. Banicki Construction, Inc.
4	Burns & McDonnell / Azteca / W.A. Robbins Team
5	James Construction Group, LLC

**Supply Chain
Management
("SCM")**



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economies of the world to Houston

STATEMENT OF QUALIFICATIONS RECEIPT LOG

Request for Qualification (RFQ) Solicitation No. H37- MLITCMAR-2016-003

**MICKEY LELAND INTERNATIONAL TERMINAL (MLIT)
CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES**

DUE DATE: Friday, September 4, 2015

DUE BY: 11:00 A.M. CST

FACILITATOR: Andre' Morrow, Sr. Procurement Specialist

LOCATION: SCM – 18600 Lee Rd., Humble TX 77338

STATEMENT OF QUALIFICATIONS RECEIVED

NO.	VENDOR
1	Houston Airport Builders
2	Austin-Gilbane, a Joint Venture
3	Gateway Constructors
4	Turner+Preston Banks+Koasati Joint Venture
5	Skanska USA Building Inc.

Supply Chain
Management
("SCM")



MISSION

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business, the cultures and the
economies of the world to Houston

STATEMENT OF QUALIFICATIONS RECEIPT LOG

Request for Qualification (RFQ) Solicitation No. H37-EUTLDB-2016-004

ITRP ENABLING UTILITIES – LANDSIDE PROJECT

DUE DATE: Tuesday, September 15, 2015

DUE BY: 11:00 A.M. CST

FACILITATOR: Andre' Morrow, Sr. Procurement Specialist

LOCATION: SCM – 18600 Lee Rd., Humble TX 77338

STATEMENT OF QUALIFICATIONS RECEIVED

NO.	VENDOR
1	Burns & McDonnell / Azteca Enterprises / W.A. Robbins
2	OHL USA, Inc. and Lockwood Andrews & Newnam, Inc. (OHL + LAN)
3	Hensel Phelps / Atkins
4	Clark / Horizon ITRP, A Joint Venture



George Bush Intercontinental ~ William P. Hobby ~ Ellington Airport

PROPOSAL RECEIPT SHEET

**Request for Proposal (RFP) Solicitation No. HBH-OCIP-2015-026
OWNER CONTROLLED INSURANCE PROGRAM**

DUE DATE: Thursday, September 17, 2015

DUE BY: 2:00 P.M. CST

FACILITATOR: BJ Hubbard, Sr. Procurement Specialist

LOCATION: SCM – 18600 Lee Rd., Humble TX 77338

PROPOSALS RECEIVED

NO.	VENDOR
1	USI/W.J. Alexander/Navarro Insurance Group/Resurgens Risk Management, Inc.
2	Willis of Texas, Inc.
3	McGriff, Seibels & Williams of Texas
4	Arthur J. Gallagher Risk Management Services, Inc.
5	Marsh USA Inc.
6	Alliant Insurance Services, Inc.



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

District B

Item Creation Date: 11/23/2015

HAS - Design/Build Contract with Hensel Phelps for
Landside Enabling Utilities for ITRP; Project 822

Agenda Item#: 23.

Summary:

ORDINANCE appropriating \$4,733,000 out of HAS Consolidated ITRP AMT Construction Fund and approving and authorizing Design Build Agreement between the City of Houston and **HENSEL PHELPS CONSTRUCTION CO.** for Landside Enabling Utilities in support of the IAH Terminal Redevelopment Program (Project No. 822); providing funding for contingencies - **DISTRICT B - DAVIS**

Background:

SUBJECT: Design/Build Contract with Hensel Phelps for Landside Enabling Utilities for the IAH Terminal Redevelopment Program (ITRP); Project No. 822 (WBS: A-000800-0010-3-01-01)

RECOMMENDATION: Enact an ordinance to approve a contract for Design/Build Services with Hensel Phelps for the Landside Enabling Utilities in support of the IAH Terminal Redevelopment Program (ITRP) and appropriate the necessary funds to finance the cost of these services.

PROJECT LOCATION: George Bush Intercontinental Airport/Houston (IAH)

SPECIFIC EXPLANATION:

The Houston Airport System (HAS) has identified a significant need for the development of additional facilities at IAH to handle aircraft, passengers, and cargo departing to, and arriving from, domestic and international destinations on scheduled and chartered flights.

To support the airlines' growth plans in Houston, the HAS and airlines will complete a major capital improvement program, known as the IAH Terminal Redevelopment Program (ITRP), that will include constructing a new 11-gate concourse on the north side of Terminal B, becoming the "New Terminal C North" and reconstructing and integrating the existing Terminal C North and Terminal D into a new single common-use international facility (the Mickey Leland International Terminal (MLIT)). The expansion of the terminal facilities will also necessitate an enlargement of certain components of the existing Federal Inspection Services (FIS) facility. The improvement plan will also include several enabling projects to serve the newly constructed facilities as well as a new roadway system, airfield improvements, and parking structure for increased parking capacity.

The Landside Enabling Utilities Design/Build Services firm will be designated as the "Prime Contractor" of the Landside Enabling Utilities site and will be required to provide complete Design, Pre-Construction Services and Construction Services to complete the ITRP Landside Enabling

Utilities Project. The firm must furnish all labor, materials, and equipment necessary and reasonable to complete the entire contemplated scope of work in accordance with City requirements and the terms of the contract. The scope of work includes permitting, design, construction, supervision, testing, inspection, integration, construction, commissioning building and system components and interfacing with third-party commissioning services, provider for integrated systems testing, information technology, systems integration and activation, regulatory requirements, project closeout, and all necessary general conditions that may be reasonably inferred.

A Request for Qualifications (RFQ) was advertised in accordance with City policy, and Statements of Qualification (SOQ) were received from four (4) firms. The Evaluation Committee, comprised of HAS functional managers, evaluated and ranked the SOQs based on criteria contained in the RFQ. Three (3) firms were short-listed and interviewed by the Evaluation Committee, and Hensel Phelps was recommended for contract award. The selection process was observed by members of the ITRP Program Management Team.

The Landside Enabling Utilities Design/Build Services firm will perform services for the Project under two phases. Phase 1 – Design/Pre-Construction/Early Construction Services will commence shortly after award of the contract upon issuance of a Notice to Proceed (NTP). Early Construction Services, for the construction/installation of a new triturator, will be completed during Phase 1. The culmination of Phase 1 will result in a Guaranteed Maximum Price (GMP), which will be brought to City Council for approval. Phase 2 – Construction Services will commence upon issuance of an NTP following the establishment of a GMP and will be completed in accordance with the scope of work.

Phase 1 Costs:

Pre-Construction Services and Design Services	\$4,370,000
Early Construction Services	\$ 330,000
Contingency	<u>\$ 33,000</u>
Total	\$4,733,000

HAS will be requesting City Council’s approval of additional appropriations in support of Phase 2 – Construction Services. A portion of the spending under this contract may be eligible for reimbursement under either the FAA AIP or PFC programs.

Pay or Play: 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 benefits for some employees but will pay into the Contractor Responsibility Fund for others, in compliance with City policy.

M/WBE Participation: The Minority/Women Business Enterprise (M/WBE) participation goal for the Phase 1 – Pre-Construction Services portion of this contract is 19%. Hensel Phelps proposes 19.5% participation through the services performed by the following firms:

Certified Firm	Type of Work	%
4b Technology	Information Technology and Telecommunication	6.3%
Aviles Engineering	Geotechnical Services	3%
HT&J	Drainage Design	1%
Isani Consultants	Water Line Services	3%

Shah Smith & Associates	Lighting, Ventilation	5%
Vesta Rae & Associates	Public Outreach	1.2%

A separate M/WBE participation goal will be established for Phase 2 - Construction Services, and the firm's Phase 2 participation plan will be submitted to Council for approval in conjunction with a request for appropriations in support of Phase 2.

The City Council Budget and Fiscal Affairs Committee was briefed on this contract on November 19, 2015.

Amount of Funding:

\$ 4,733,000 HAS-Consolidated ITRP AMT Construction Fund (8207)

Contact Information:

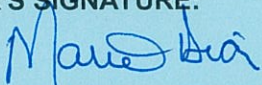
Kathy Elek Phone: 281/233-1826
 Robert Barker 281/233-1953

ATTACHMENTS:

Description	Type
HAS - Design/Build Contract with Hensel Phelps for Landside Enabling Utilities for ITRP; Project 822 - Ordinance	Ordinance/Resolution/Motion
HAS - Design/Build Contract with Hensel Phelps for Landside Enabling Utilities for ITRP; Project 822 - RCA	Signed Cover sheet
HAS - Design/Build Contract with Hensel Phelps for Landside Enabling Utilities for ITRP; Project 822 - Form A	Backup Material
HAS - Design/Build Contract with Hensel Phelps for Landside Enabling Utilities for ITRP; Project 822 - Form B	Backup Material
HAS - Design/Build Contract with Hensel Phelps for Landside Enabling Utilities for ITRP; Project 822 - Del Tax Rpt	Backup Material
HAS - Design/Build Contract with Hensel Phelps for Landside Enabling Utilities for ITRP; Project 822 - Aff of Own	Backup Material
Executive Summary	Backup Material

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Design/Build Contract with Hensel Phelps for Landside Enabling Utilities for the IAH Terminal Redevelopment Program (ITRP); Project No. 822 (WBS: A-000800-0010-3-01-01)		Category #	Page 1 of 3	Agenda Item #
FROM (Department or other point of origin): Houston Airport System		Origination Date November 22, 2015	Agenda Date	
DIRECTOR'S SIGNATURE: 		Council District affected: B		
For additional information contact: Kathy Elek Phone: 281/233-1826 Robert Barker Phone: 281/233-1953		Date and identification of prior authorizing Council action: N/A		
AMOUNT & SOURCE OF FUNDING: CIP No. A-0800 \$ 4,733,000 HAS-Consolidated ITRP AMT Construction Fund (8207) \$ 4,733,000 Total		Prior appropriations: N/A		
RECOMMENDATION: (Summary) Enact an ordinance to approve a contract for Design/Build Services with Hensel Phelps for the Landside Enabling Utilities in support of the IAH Terminal Redevelopment Program (ITRP) and appropriate the necessary funds to finance the cost of these services.				
PROJECT LOCATION: George Bush Intercontinental Airport/Houston (IAH)				
SPECIFIC EXPLANATION: The Houston Airport System (HAS) has identified a significant need for the development of additional facilities at IAH to handle aircraft, passengers, and cargo departing to, and arriving from, domestic and international destinations on scheduled and chartered flights. To support the airlines' growth plans in Houston, the HAS and airlines will complete a major capital improvement program, known as the IAH Terminal Redevelopment Program (ITRP), that will include constructing a new 11-gate concourse on the north side of Terminal B, becoming the "New Terminal C North" and reconstructing and integrating the existing Terminal C North and Terminal D into a new single common-use international facility (the Mickey Leland International Terminal (MLIT)). The expansion of the terminal facilities will also necessitate an enlargement of certain components of the existing Federal Inspection Services (FIS) facility. The improvement plan will also include several enabling projects to serve the newly constructed facilities as well as a new roadway system, airfield improvements, and parking structure for increased parking capacity. The Landside Enabling Utilities Design/Build Services firm will be designated as the "Prime Contractor" of the Landside Enabling Utilities site and will be required to provide complete Design, Pre-Construction Services and Construction Services to complete the ITRP Landside Enabling Utilities Project. The firm must furnish all labor, materials, and equipment necessary and reasonable to complete the entire contemplated scope of work in accordance with City requirements and the terms of the contract. The scope of work includes permitting, design, construction, supervision, testing, inspection, integration, construction, commissioning building and system components and				
REQUIRED AUTHORIZATION				
Finance Department:		Other Authorization:		Other Authorization:

Date November 22, 2015	Subject: Design/Build Contract with Hensel Phelps for Landside Enabling Utilities for the IAH Terminal Redevelopment Program (ITRP); Project No. 822 (WBS: A-000800-0010-3-01-01)	Originator's Initials RB	Page 2 of 3
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Vesta Rae & Associates Public Outreach 1.2%

A separate M/WBE participation goal will be established for Phase 2 - Construction Services, and the firm's Phase 2 participation plan will be submitted to Council for approval in conjunction with a request for appropriations in support of Phase 2.

The City Council Budget and Fiscal Affairs Committee was briefed on this contract on November 19, 2015.

CITY OF HOUSTON
INTER OFFICE CORRESPONDENCE

To: Mario C. Diaz
Director of Aviation

From: Justina J. Mann, CPPO
Procurement Officer
Supply Chain Management
Houston Airport System

Date: November 25, 2015

Subject: **ITRP and MLIT Executive Summation of Solicitation Projects**

Solicitation Summary

For at least two years, the Houston Airport System has been planning for the necessary rebuild of the Mickey Leland International Terminal (MLIT) and the broader International Terminal Redevelopment Program (ITRP) at Bush Intercontinental Airport. After this extensive planning, six solicitations to advance the projects were published earlier this year. Two solicitations were associated with MLIT projects, three were associated with ITRP projects and one was for an Owner Controlled Insurance Program (OCIP) encompassing both MLIT and ITRP. The Houston Airport System employed a number of delivery methods for the various projects with the goals of obtaining the best value and procuring the most qualified professionals that had demonstrated experience and could demonstrate a history of working together in a cohesive team. The teamwork approach was especially important given the very complex nature of the MLIT project, the associated high risks, and the potential for significant impact on airline operations and passenger service over the extensive project duration, which is estimated to exceed five years. The table below shows the procurement strategy/delivery method associated with each project.

Project	Procurement / Delivery Method
Architectural Engineering Design Services for IAH MLIT	RFQ
Construction Manager at Risk Services for IAH MLIT	RFQ CMAR (Texas Government Code 2269.251)
East Aircraft Parking Hardstand	RFQ Design Build (Texas Government Code 2269.301)
Owner Controlled Insurance Program	RFP
Project Management Office (PMO) Building	RFQ Design Build (Texas Government Code 2269.301)
Enabling Utilities	RFQ Design Build (Texas Government Code 2269.301)

The Houston Airport System received considerable feedback from Architectural and Engineering (A&E) firms, construction companies, and the business community in general regarding the solicitations prior to advertisement. Four Industry Days were held from March 2014 to March 2015, where the Airport System coordinated with the City of Houston's Office of

Business Opportunity to introduce upcoming opportunities for the ITRP. Industry Day events encouraged networking between prime and sub-contractors.

The Airport System's Office of Supply Chain Management worked closely with the City's Acting Chief Procurement Officer and the Executive Program Management team in the development of the budget, scope, and schedule. Each solicitation was advertised for two consecutive weekends in the Houston Chronicle and posted on the Airport's fly2houston website. Evaluation committee members for the projects attended evaluator and consensus scoring training and were issued a training manual. After evaluators were trained and executed non-disclosure agreements, they were provided hard copies of the proposals / statements of qualifications they were assigned to evaluate.

Evaluation Process

The evaluation criteria for each project can be found at the end of this memorandum as Attachment II. Proposal scoring rested solely with members of the evaluation committee for each project. As a level of oversight to the evaluation committees, stakeholder representatives from United Airlines and the foreign-flag carriers participated in monitoring the evaluation process. To assure we had expert assistance in the field of architecture, the Airport System solicited the participation of several prominent architecture experts in the City listed in Attachment I: Evaluation Summary. As a part of the A&E procurement process, non-voting observers and stakeholders helped to provide an overall assessment of the respondents and advised the evaluation committee wherever further clarification was required.

A consensus scoring approach was employed in rating all proposals. A consensus score from 1-5 was reached by all members of the evaluation committee, then weighting factors were applied in a manner consistent with the relative importance for each criterion. By way of example, if a respondent received the highest score (5) allowed for each criterion, after consideration of the weighting factors, that respondent would have received a score of 100.

For the proposals solicited as design-build, several short-listed firms were invited to advance to the second step of the evaluation process and were requested to submit their technical and price proposals. The technical proposals were evaluated using the same consensus scoring methodology. If the technical proposal scored sufficient points above all others, the proponent was selected to move forward with the recommendation to award following an oral presentation, when necessary, to assure clarity on all points made in the proposal.

The top three respondents to the procurements for Architectural Engineering Design (A&E), Construction Manager at Risk Services (CMAR) and Enabling Utilities were invited to deliver oral presentations to the evaluation committees. The oral interview process was essential in helping the evaluation committees clarify critical points made in the statement of qualifications / proposals and identify a decisive frontrunner for each solicitation. The evaluation committees drafted questions that were sent to respondents invited to oral interviews. The questions were sent in advance of the scheduled interviews to promote a productive discourse. In view of the critical need for collaboration between the A&E and the CMAR, and with the Airport System, the representatives of the three top-ranked CMAR firms were invited to observe the oral interviews

for the A&E firms. During the oral interviews for the CMAR, each respondent was asked to force rank the A&E firms with respect to their previous work experience with each, and the level of cooperation they were able to establish. The final two top-ranked A&E firms were similarly required to force rank the CMAR firms, again with respect to previous work experience with each CMAR team and the level of cooperation they were able to establish.

At the conclusion of oral interviews, the evaluation committees scored each responding firm, taking into account the new information gathered during the oral interviews. The scores from the written proposal phase were set aside, and new scores were established in compliance with the process. The oral interviews were scored using consensus scoring, consistent with the scoring method of the first level of review, and became the basis for determining the winning proposal.

In the case of the A&E solicitation, there was required a further tie-breaking step that brought into play a best-and-final offer as the basis for deciding the winning proposal. Interviews were held with the top two firms and questions posed to both, which were then submitted in writing. The responses were used to formulate the decision as to the recommended firm.

Please see Attachment I through VIII for further details:

Attachment I: Evaluation Summary

Attachment II: Evaluation Criteria by Project (ITRP/MLIT)

Attachment III: East Aircraft Parking Hardstand

Attachment IV: Architectural Engineering (AE) Design Services for IAH MLIT

Attachment V: Construction Manager at Risk (CMAR) Services for IAH MLIT

Attachment VI: Design Build Services for the ITRP Enabling Utilities – Landside Project at IAH

Attachment VII: Project Management Office Building and Owner Controlled Insurance Program

Attachment VIII: Respondent Log—All Projects

Attachment I: Evaluation Summary

EAST AIRCRAFT PARKING HARDSTAND

Evaluation Committee (Voting Members¹):

Airfield Operations Manager
Operations Manager
Sr. Airport Planner
Acting Assistant Director of Construction, Infrastructure
Sr. Project Manager

Non-Voting Observers:

Supply Chain Management

Justina J. Mann	Procurement Officer
Alfredo Oracion	Sr. Procurement Specialist

Executive Program Management

Steve Andersen	ITRP Executive Program Manager
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Office of Business Opportunity – Houston Airport System

Jason McLemore	Deputy Assistant Director, OBO-HAS
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ARCHITECTURAL ENGINEERING (AE) DESIGN SERVICES FOR IAH MLIT

Evaluation Committee (Voting Members):

General Manager, IAH
Chief Infrastructure Officer
Chief Technology Officer
Chief Commercial Officer
Assistant Director – Planning

Non-Voting Observers:

Supply Chain Management

Justina J. Mann	Procurement Officer
Andre' Morrow	Sr. Procurement Specialist

Executive Program Management

Steve Andersen	ITRP Executive Program Manager
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Office of Business Opportunity – Houston Airport System

Jason McLemore	Deputy Assistant Director, OBO-HAS
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¹ All evaluation committee members were selected based on qualifications from among the Airport System middle to upper management unless indicated otherwise.

United and Foreign Flag Airlines Representative

David Brandenburg, United Airlines
Bruce Rieser, Foreign Flag Airlines Representative

Academic and Professional Organizational Architectural Design Oversight Committee

Sarah Whiting; Dean of School of Architecture at Rice University
Patricia B. Oliver; Dean of Gerald D. Hines College of Architecture at University of Houston
Ikhlas Sabouni; Dean and Professor of Architecture at Prairie View A&M University
Linda Sylvan; Executive Director of Rice Design Alliance at Rice University
Rusty Bienvenue; Executive Director - American Institute of Architects-Houston

CMAR Evaluation Committee (*Observed A/E Oral Presentations Only*)

Project Definition Manager
Assistant Director - Design
Assistant General Manager
Deputy Director - Planning Design Services, Public Works & Engineering
ITRP Executive Representative - Program Management

Two representatives from each of the three top-ranked CMAR Short-listed Firms (*Observed A/E Oral Presentations Only*)

CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES FOR IAH MLIT

Evaluation Committee (Voting Members):

Project Definition Manager
Assistant Director - Design
Assistant General Manager
Deputy Director - Planning Design Services, Public Works & Engineering
ITRP Executive Representative - Program Management

Non-Voting Observers:

Supply Chain Management

Justina J. Mann	Procurement Officer
Andre' Morrow	Sr. Procurement Specialist

Executive Program Management

Steve Andersen	ITRP Executive Program Manager
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Office of Business Opportunity – Houston Airport System

Jason McLemore	Deputy Assistant Director, OBO-HAS
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United Airlines and Foreign Flag Airlines Representatives

David Brandenburg	United Airlines Representative
Bruce Rieser	Foreign Flag Airlines Representative

OWNER CONTROLLED INSURANCE PROGRAM (OCIP)

Evaluation Committee (Voting Members):

Assistant Director - Finance & Administration
Division Manager - Safety & Emergency Management
Airline Affairs Management

Non-Voting Observers:

Supply Chain Management

Justina J. Mann	Procurement Officer
Benard Hubbard	Sr. Procurement Specialist

Tina Paquet	Assistant Director, Administration and Regulatory Affairs
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Office of Business Opportunity – Houston Airport System

Jason McLemore	Assistant Deputy Director, HAS OBO
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Attachment II: EVALUATION CRITERIA by ITRP/MLIT PROJECT

EAST AIRCRAFT PARKING HARDSTAND

SOQ Evaluation Criteria (Step-1)

1. Project Approach
2. Firm(s) Qualifications
3. Project Team Qualifications
4. Pre-Construction and Construction Phase Services
5. Management and Staffing Plan
6. Project Controls
7. Financial Capabilities

Technical Proposal Evaluation Criteria (Step-2)

1. Project Approach
2. Anticipated Problems
3. Proposed Solutions to Anticipated Problems
4. Ability to Meet Schedules
5. Conceptual Engineering Design/Comments on Design Criteria Package
6. MWBE Compliance

PROGRAM MANAGEMENT OFFICE (PMO) BUILDING

SOQ Evaluation Criteria (Step-1)

1. Project Approach
2. Firm(s) Qualifications
3. Project Team Qualifications
4. Pre-Construction and Construction Phase Services
5. Management and Staffing Plan
6. Project Controls
7. Financial Capabilities

Technical Proposal Evaluation Criteria (Step-2)

1. Project Approach
2. Anticipated Problems
3. Proposed Solutions to Anticipated Problems
4. Ability to Meet Schedules
5. Conceptual Engineering Design/Comments on Design Criteria Package
6. MWBE Compliance

ARCHITECTURAL ENGINEERING (AE) DESIGN SERVICES FOR IAH MLIT

SOQ Evaluation Criteria

1. People/ Resources/ Capabilities
2. Representative Project Experience
3. Design Approach
4. Cost Estimating Capability
5. Quality Management Approach
6. Construction Support Capability
7. Project Controls Capability
8. Financial Capabilities
9. MWBE Compliance

CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES FOR IAH MLIT

SOQ Evaluation Criteria

1. Project Approach and CMAR Team Commitment
2. Firm(s) Qualifications
3. Project Team Qualifications
4. Pre-Construction and Construction Phase Services
5. Management and Staffing Plan
6. Project Controls
7. Financial Capabilities
8. MWBE Compliance

DESIGN BUILD SERVICES FOR THE ITRP ENABLING UTILITIES – LANDSIDE PROJECT AT IAH

SOQ Evaluation Criteria (Step-1)

1. Project Approach
2. Qualifications for Design Services
3. Qualifications for Pre-Construction and Construction Services
4. Design, Pre-Construction and Construction Phase Services
5. Management and Staffing Plan
6. Project Controls
7. Financial Capabilities

Technical Proposal Evaluation Criteria (Step-2)

1. Project Approach
2. Anticipated Problems
3. Proposed Solutions To Anticipated Problems
4. Ability To Meet Schedules
5. Conceptual Engineering Design/ Comments on Design Criteria Package
6. MWBE Compliance

OWNER CONTROLLED INSURANCE PROGRAM

Evaluation Criteria

1. Qualifications, Knowledge, and Experience of Key Personnel
2. Management Approach and Proposed Administration Services
3. Brokerage Service Agreement and Remuneration
4. Team Track Record and Experience Working Together
5. Resources and Capacity
6. Timeline and Approach to Provision of Service
7. MWBE Compliance
8. Financial Capabilities

Attachment III: East Aircraft Parking Hardstand

The East Aircraft Parking Hardstand was solicited under the Design Build delivery method; therefore, HAS was required to follow a two-step process. Five respondents submitted a Statement of Qualification (SOQ) in response to the Request for Qualification (RFQ) advertised July 24th and July 31st 2015. The evaluation committee convened for two days (September 24th and September 25th) to score and rank each SOQ using the evaluation criteria published in the RFQ (See Attachment II), which concluded the first step. The three firms chosen to participate in the second step and their initial scores were; James Construction Group. LLC (87), Texas Sterling – Banicki, JV LLC (78), and J.D. Abrams L.P. (77), respectively.

As a requirement of the second step, the three short-listed firms submitted their technical and price proposals. Proposals were received October 6, 2015 and were evaluated by the evaluation committee on October 12, 2015 utilizing the same consensus scoring methodology, but with a different set of evaluation criteria that was provided in the RFQ. Texas Sterling – Banicki, JV LLC received the highest score (80), followed by J.D. Abrams L.P. (68), and James Construction Group, LLC (58). The evaluation committee did not require additional information; therefore, no oral presentations were required. The evaluation committee recommended Texas Sterling – Banicki, JV LLC to move forward to the negotiation process.

The M/WBE goal for this contract is 33.51%

Texas Sterling – Banicki, JV LLC — MWBE Participation Plan 33.51%

Ferguson Consulting	Electrical, Telecommunications, Security Design	0.84%
Quadrant Consulting	Environmental and Storm Water Design	8.67%
English & Associates	Architectural Design	5.22%
Henderson & Rogers	Structural Engineering	4.14%
Gorronzona & Associates	Structural Engineering	1.65%
4b Technology	Communications	3.3%
HVJ Associates, Inc.	Geotechnical Testing	2.39%
Fronza & Francis	Construction Management	3.97%
Infrastructure Associates	MEP Design	3.33%

Attachment IV: Architectural Engineering (AE) Design Services for IAH MLIT

Nine (9) respondents submitted a Statement of Qualification on September 2, 2015 in response to the Request for Qualification advertised July 17, 2015 and July 24, 2015. The evaluation committee convened for three days (September 21st to September 23rd) to conduct the first step of the evaluation process and scored each SOQ using the evaluation criteria published in the RFQ. At the conclusion of the first step, three short-listed firms were invited to step two of the evaluation process; Skidmore, Owings & Merrill LLP (SOM) (86) received the highest score followed by Fentress Architects, Ltd. (80) and Hellmuth, Obata, & Kassabaum, LP (HOK) (72), respectively.

On October 1, 2015, HAS Stakeholders met with the Academic and Professional Organizational Architectural Design Oversight Committee to discuss ITRP Scope.

On October 14, 2015, the three short-listed firms appeared before the evaluation committee, industry stakeholders, and the CMAR selection committee—accompanied by two representatives of each of the three top ranked proponents—to participate in oral presentations and respond to questions provided to them in advance of step two of the evaluation process.

A Best and Final Offer (BAFO) was then requested of the top two finalists, Fentress and SOM, in order to be able to make a definite selection. In the essence of time, both firms were invited to separate meetings where the questions were discussed. Each firm received a written Request for BAFO and responses were received in the allowed time frame.

The evaluation committee reconvened immediately following the receipt of the BAFOs and, through consensus scoring, determined that Fentress Architects, Ltd. (88) was the firm it would recommend for award. The second and third-ranked respondents were Skidmore, Owings & Merrill LLP (SOM) (80) and Hellmuth, Obata, & Kassabaum, LP (HOK) (70), respectively. The Evaluation Committee recommended Fentress Architects, Ltd., to be awarded the contract and move to contract negotiation.

The M/WBE goal for this contract is 30%.

Fentress Architects, Ltd. — MWBE Participation Plan: 32.65%

STOA International Architects	Architecture, BIM/GIS Design	9%
RdIR Architects	Programming, Interior Architecture	2.5%
Smith & Company	Interiors	1.25%
Huerta & Associates Architects	Architectural Support	1.25%
Archi*Technics/3	Design Development, Construction Documents	1.25%
Bradlink	WMSBE Coordinator	0.5%
Henderson & Rogers	Structural Engineer	3%

(Continued)

Jones Engineers	Mechanical Engineer	2.7%
Hunt & Hunt Engineering	Electrical Engineer	2.7%
4b Technology	Technology Communications	4.5%
PGA Engineers	Security Systems	0.5%
Isani Consultants	Civil Engineering	1%
United Engineers	Civil Engineering	1%
OMEGA Engineers	Civil Engineering	1%
Clark Condon	Landscape Architect	0.5%

Attachment V: Construction Manager at Risk (CMAR) Services for IAH MLIT

Five (5) respondents submitted a Statement of Qualification on September 4, 2015 in response to the Request for Qualification for CMAR services. This solicitation was advertised July 17, 2015 and July 24, 2015. The evaluation committee convened for three days (between September 28th and October 5th) to initiate the first step of the evaluation process and scored each SOQ using the evaluation criteria published in the RFQ. At the conclusion of the first step, Skanska USA Building Inc. (77) received the highest score; the second and third-highest ranked SOQs were to Austin-Gilbane, Joint Venture (74) and Turner+Preston Banks+Koasati Joint Venture (68), respectively.

The short-listed CMAR firms were required to appear and observe the A/E interview/oral presentations. All three short-listed CMAR firms participated as observers on October 14, 2015.

On October 22, 2015, the three short-listed firms appeared before the evaluation committee to participate in an oral presentation and respond to questions provided to them in advance as it was provided for in Step Two of the evaluation process. On October 16, 2015, the three short-listed firms were requested to submit their Price Proposal to HAS by October 23, 2015.

The evaluation committee reconvened following the oral interviews and, through consensus scoring determined Austin-Gilbane, Joint Venture (78) to be the highest scoring firm. The second and third-ranked respondents were Skanska USA Building Inc. (71) and Turner+Preston Banks+Koasati Joint Venture (56), respectively. The Evaluation Committee recommended Austin-Gilbane, Joint Venture, to be awarded the contract and move to contract negotiation. The price proposal received from Austin-Gilbane was used for final negotiations.

The MWBE participation goal for Component 1 (Pre-Construction), Phase 1 of the Agreement is 10%. During the pre-construction services phase the design of the terminal will be sufficiently detailed to understand the construction components that may be undertaken by MWBE firms. Once sufficient design is completed, and before returning to Council for approval of the guaranteed maximum price, a final MWBE participation plan will be developed and submitted that we anticipate, together with the preconstruction services contribution, should approach 30%.

Austin-Gilbane, Joint Venture — MWBE Participation Plan 15%

ChaseSource	Pre-Construction Services, Estimating, Scheduling Project Management, Building Information Modeling (BIM) Coordination	10%
Con-Real	Staffing and Construction Services in Support of the Pre-Construction and Construction Scopes of Work	5%

Attachment VI: Design Build Services for the ITRP Enabling Utilities – Landside Project at IAH

Four (4) respondents submitted a Statement of Qualification on September 15, 2015 in response to the Request for Qualification advertised August 1, 2015 and August 7, 2015. The evaluation committee convened on October 6, 2015 to conduct the first step of the evaluation process and scored each SOQ using the consensus scoring method. At the conclusion of the first step, Hensel Phelps (80) scored the highest; the second and third-ranked SOQs were Burns & McDonnell/Azteca Enterprises/W.A. Robbins team (76) and Clark/Horizon ITRP, A Joint Venture team (76), respectively.

On October 6, 2015, the three short-listed firms appeared before the evaluation committee to participate in an oral presentation and respond to questions provided to them in advance.

On October 9, 2015, the three short-listed firms were requested to submit their technical and price proposals as stated in Section 8.0 of the solicitation document. Proposals were received October 22, 2015, and were distributed to the evaluation committee the following day.

On October 23, 2015, the evaluation committee evaluated the technical proposal under the same consensus scoring method and with the evaluation criteria stipulated for step two (Section 8.0). After careful review of the Respondent’s written and oral submittals, a discussion was held and scores were tabulated with the following results: Hensel Phelps (96), Clark/Horizon ITRP, A Joint Venture team (86) and Burns & McDonnell/Azteca Enterprises/W.A. Robbins team (44), respectively. The Evaluation Committee recommended that the Hensel Phelps/Atkins team be awarded the contract and move to contract negotiation.

The M/WBE goal for the preconstruction services portion of this contact is 19%.

Hensel Phelps— MWBE Participation Plan 19.5%

4b Technology	Information Technology and Telecommunication	6.3%
Aviles Engineering	Geotechnical Services	3%
HT&J	Drainage Design	1%
Isani Consultants	Water Line Services	3%
Shah Smith & Associates	Lighting, Ventilation	5%
Vesta Rae & Associates	Public Outreach	1.2%

Attachment VII: Project Management Office Building and Owner Controlled Insurance Program

Project Management Office Building

Nine respondents submitted a Statement of Qualification in response to the Request for Qualification advertised July 24, 2015 and July 31, 2015. The evaluation committee convened for two days (September 30th and October 1st) to conduct the first step of the evaluation process and scored each SOQ using the evaluation criteria published in the RFQ. At the conclusion of the first step in its evaluation process, the committee reached a shortlist of respondents. Technical proposals were requested of the short listed firms, which were evaluated by the committee as well. This solicitation was CANCELLED due to the failure of the three top-ranked respondents to supply the required MWBE participation plan specified in the technical phase of the RFQ. The solicitation will be re-issued in January 2016.

Owner Controlled Insurance Program (OCIP)

Six respondents submitted proposals to the OCIP Request For Proposal. The evaluation committee convened for one day (October 7, 2015) to conduct its initial evaluation of the proposals and scored each proposal. At the conclusion of its initial evaluation, Alliant Insurance Services, Inc. received the highest score (84); the second and third-highest ranked proposals were Willis of Texas, Inc. (82) and Marsh USA Inc. (75) respectively.

In an effort to establish a clear distinction between the three highest-ranked proposals, each proposer was given identical questions and invited to oral interviews on October 26, 2015. The evaluation committee reconvened immediately following the oral interviews and through consensus scoring, determined that Marsh USA Inc. (88) was the proposer it would recommend for award. Willis of Texas, Inc. scored (76) and Alliant Insurance Services scored (62).

The M/WBE goal for this contract is 24%.

Marsh USA Inc. — MWBE Participation Plan 31.23%

Boris Miles Insurance Agency OCIP Administration

Attachment VIII: Respondent Log--All Projects

**Supply Chain
Management
("SCM")**



MISSION

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STATEMENT OF QUALIFICATIONS RECEIPT LOG

Request for Qualification (RFQ) Solicitation No. H37-MLITAE-2016-002

MICKEY LELAND INTERNATIONAL TERMINAL (MLIT) ARCHITECT ENGINEER (A/E) DESIGN CONSULTANT SERVICES

DUE DATE: Wednesday, September 2, 2015

DUE BY: 2:00 P.M. CST

FACILITATOR: Andre' Morrow, Sr. Procurement Specialist

LOCATION: SCM – 18600 Lee Rd., Humble TX 77338

STATEMENT OF QUALIFICATIONS RECEIVED

NO.	VENDOR
1	Foster + Partners Group Ltd
2	Skidmore, Owings & Merrill LLP
3	Fentress Architects, Ltd.
4	LVA Luis Vidal USA, Inc.
5	Corgan Associates, Inc.
6	Hellmuth, Obata, & Kassabaum, LP (HOK)
7	Atkins and eStudio Joint Venture (A&E JV)
8	FR-EE HKS/ Page Group LLC
9	M. Arthur Gensler, Jr. & Associates, Inc. (dba Gensler)

**Supply Chain
Management
("SCM")**



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STATEMENT OF QUALIFICATIONS RECEIPT LOG

Request for Qualification (RFQ) Solicitation No. H27-PMODB-2016-006

PROGRAM MANAGEMENT OFFICE BUILDING (PMO)

DUE DATE: Thursday, September 3, 2015 **DUE BY:** 2:00 P.M. CST
FACILITATOR: Al Oracion **LOCATION:** SCM

STATEMENT OF QUALIFICATIONS RECEIVED

NO.	VENDOR
1	The Ross Group Construction Corp.
2	SpawGlass Construction Corp.
3	E.E. Reed Construction, L.P.
4	CYMI Industrial, Inc.
5	Teal Construction Co.
6	Rogers-O'Brien Construction Company, Ltd.
7	Anslow Bryant Construction Ltd.
8	Horizon/Aztec/Robbins JV
9	DPR Construction, A General Partnership

**Supply Chain
Management
("SCM")**



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STATEMENT OF QUALIFICATIONS RECEIPT LOG

Request for Qualification (RFQ) Solicitation No. H27-EAPDB-2016-005

EAST AIRCRAFT PARKING HARDSTAND

DUE DATE: Thursday, September 3, 2015 DUE BY: 2:00 P.M. CST
FACILITATOR: Al Oracion LOCATION: SCM

STATEMENT OF QUALIFICATIONS RECEIVED

NO.	VENDOR
1	J.D. Abrams, L.P.
2	OHL USA, Inc.
3	J. Banicki Construction, Inc.
4	Burns & McDonnell / Azteca / W.A. Robbins Team
5	James Construction Group, LLC

**Supply Chain
Management
("SCM")**



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STATEMENT OF QUALIFICATIONS RECEIPT LOG

Request for Qualification (RFQ) Solicitation No. H37- MLITCMAR-2016-003

**MICKEY LELAND INTERNATIONAL TERMINAL (MLIT)
CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES**

DUE DATE: Friday, September 4, 2015

DUE BY: 11:00 A.M. CST

FACILITATOR: Andre' Morrow, Sr. Procurement Specialist

LOCATION: SCM – 18600 Lee Rd., Humble TX 77338

STATEMENT OF QUALIFICATIONS RECEIVED

NO.	VENDOR
1	Houston Airport Builders
2	Austin-Gilbane, a Joint Venture
3	Gateway Constructors
4	Turner+Preston Banks+Koasati Joint Venture
5	Skanska USA Building Inc.

Supply Chain
Management
("SCM")



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STATEMENT OF QUALIFICATIONS RECEIPT LOG

Request for Qualification (RFQ) Solicitation No. H37-EUTLDB-2016-004

ITRP ENABLING UTILITIES – LANDSIDE PROJECT

DUE DATE: Tuesday, September 15, 2015

DUE BY: 11:00 A.M. CST

FACILITATOR: Andre' Morrow, Sr. Procurement Specialist

LOCATION: SCM – 18600 Lee Rd., Humble TX 77338

STATEMENT OF QUALIFICATIONS RECEIVED

NO.	VENDOR
1	Burns & McDonnell / Azteca Enterprises / W.A. Robbins
2	OHL USA, Inc. and Lockwood Andrews & Newnam, Inc. (OHL + LAN)
3	Hensel Phelps / Atkins
4	Clark / Horizon ITRP, A Joint Venture



George Bush Intercontinental ~ William P. Hobby ~ Ellington Airport

PROPOSAL RECEIPT SHEET

**Request for Proposal (RFP) Solicitation No. HBH-OCIP-2015-026
OWNER CONTROLLED INSURANCE PROGRAM**

DUE DATE: Thursday, September 17, 2015

DUE BY: 2:00 P.M. CST

FACILITATOR: BJ Hubbard, Sr. Procurement Specialist

LOCATION: SCM – 18600 Lee Rd., Humble TX 77338

PROPOSALS RECEIVED

NO.	VENDOR
1	USI/W.J. Alexander/Navarro Insurance Group/Resurgens Risk Management, Inc.
2	Willis of Texas, Inc.
3	McGriff, Seibels & Williams of Texas
4	Arthur J. Gallagher Risk Management Services, Inc.
5	Marsh USA Inc.
6	Alliant Insurance Services, Inc.



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

District B

Item Creation Date: 11/23/2015

HAS - Design/Build Contract with Texas Sterling-Banicki, JV
LLC for East Aircraft Parking Hardstand for ITRP; Project
823

Agenda Item#: 24.

Summary:

ORDINANCE appropriating \$2,477,693 out of HAS Consolidated ITRP AMT Construction Fund and approving and authorizing Design Build Agreement between the City of Houston and **TEXAS STERLING - BANICKI, JV LLC** for the East Aircraft Parking Hardstand Project in support of the IAH Terminal Redevelopment Program (Project No. 823) - **DISTRICT B - DAVIS**

Background:

SUBJECT: Design/Build Contract with Texas Sterling-Banicki, JV LLC for the East Aircraft Parking Hardstand for the IAH Terminal Redevelopment Program (ITRP); Project No. 823 (WBS: A-000800-0011-3-01-01)

RECOMMENDATION: Enact an ordinance to approve a contract for Design/Build Services with Texas Sterling-Banicki, JV LLC for the East Aircraft Parking Hardstand project in support of the IAH Terminal Redevelopment Program (ITRP) and appropriate the necessary funds to finance the cost of these services.

PROJECT LOCATION: George Bush Intercontinental Airport/Houston (IAH)

SPECIFIC EXPLANATION:

The Houston Airport System (HAS) has identified a significant need for the development of additional facilities at IAH to handle aircraft, passengers, and cargo departing to, and arriving from, domestic and international destinations on scheduled and chartered flights.

To support the airlines' growth plans in Houston, the HAS and airlines will complete a major capital improvement program, known as the IAH Terminal Redevelopment Program (ITRP), that will include constructing a new 11-gate concourse on the north side of Terminal B, becoming the "New Terminal C North" and reconstructing and integrating the existing Terminal C North and Terminal D into a new single common-use international facility (the Mickey Leland International Terminal (MLIT)). The expansion of the terminal facilities will also necessitate an enlargement of certain components of the existing Federal Inspection Services (FIS) facility. The improvement plan will also include several enabling projects to serve the newly constructed facilities as well as a new roadway system, airfield improvements, and parking structure for increased parking capacity.

The East Aircraft Parking Hardstand Design/Build Services firm will be designated as the "Prime Contractor" of the East Aircraft Parking Hardstand site and will be required to provide complete

Design, Pre-Construction Services and Construction Services to complete the ITRP East Aircraft Parking Hardstand Project. The firm must furnish all labor, materials, and equipment necessary and reasonable to complete the entire contemplated scope of work in accordance with City requirements and the terms of the contract. The scope of work includes permitting, design, construction, supervision, testing, inspection, integration, construction, commissioning building and system components and interfacing with third-party commissioning services, provider for integrated systems testing, information technology, systems integration and activation, regulatory requirements, project closeout, and all necessary general conditions that may be reasonably inferred.

A Request for Qualifications (RFQ) was advertised in accordance with City policy, and Statements of Qualification (SOQ) were received from five (5) firms. The Evaluation Committee, comprised of HAS functional managers, evaluated and ranked the SOQs based on criteria contained in the RFP. Three (3) firms were short-listed and interviewed by the Evaluation Committee, and Texas Sterling-Banicki, JV LLC was recommended for contract award. The selection process was observed by members of the ITRP Program Management Team.

The East Aircraft Parking Hardstand Design/Build Services firm will perform services for the Project under two phases. Phase 1 – Design/Pre-Construction Services will commence shortly after award of the contract upon issuance of a Notice to Proceed (NTP). The culmination of Phase 1 will result in a Guaranteed Maximum Price (GMP), which will be brought to City Council for approval. Phase 2 – Construction Services will commence upon issuance of an NTP following the establishment of a GMP and will be completed in accordance with the scope of work.

HAS will be requesting City Council's approval of additional appropriations in support of Phase 2 – Construction Services. A portion of the spending under this contract may be eligible for reimbursement under either the FAA AIP or PFC programs.

Pay or Play: 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 benefits for some employees but will pay into the Contractor Responsibility Fund for others, in compliance with City policy.

M/WBE Participation: The Minority/Women Business Enterprise (M/WBE) participation goal for this contract is 33.51%. Texas Sterling-Banicki, JV LLC proposes to meet the 33.51% goal through the services performed by the following firms.

Certified Firms	Type of Work	%
Ferguson Consulting	Elec., Telecom, Security Design	0.84%
Quadrant Consulting	Environ. and Storm Water Design	8.67%
English & Associates	Architectural Design	5.22%
Henderson & Rogers	Structural Engineering	4.14%
Gorrondona & Associates	Structural Engineering	1.65%
4b Technology	Communications	3.3%
HVJ Associates, Inc.	Geotechnical Testing	2.39%
Fronza & Francis	Construction Management	3.97%
Infrastructure Associates	MEP Design	3.33%

The City Council Budget and Fiscal Affairs Committee was briefed on this contract on November

19, 2015.

Amount of Funding:

\$ 2,477,693 HAS-Consolidated ITRP AMT Construction Fund (8207)

Contact Information:

Kathy Elek Phone: 281/233-1826

Robert Barker 281/233-1953

ATTACHMENTS:

Description	Type
HAS - Design/Build Contract with Hensel Phelps for Landside Enabling Utilities for ITRP; Project 822 - RCA	Signed Cover sheet
HAS - Design/Build Contract with Texas Sterling-Banicki, JV LLC for East Aircraft Parking Hardstand for ITRP; Project 823 - Ordinance	Ordinance/Resolution/Motion
HAS - Design/Build Contract with Texas Sterling-Banicki, JV LLC for East Aircraft Parking Hardstand for ITRP; Project 823 - Form A	Backup Material
HAS - Design/Build Contract with Texas Sterling-Banicki, JV LLC for East Aircraft Parking Hardstand for ITRP; Project 823 - Form B	Backup Material
HAS - Design/Build Contract with Texas Sterling-Banicki, JV LLC for East Aircraft Parking Hardstand for ITRP; Project 823 - Del Tax Rpt	Backup Material
HAS - Design/Build Contract with Texas Sterling-Banicki, JV LLC for East Aircraft Parking Hardstand for ITRP; Project 823 - Aff of Own	Backup Material
Executive Summary	Backup Material

CITY OF HOUSTON
INTER OFFICE CORRESPONDENCE

To: Mario C. Diaz
Director of Aviation

From: Justina J. Mann, CPPO
Procurement Officer
Supply Chain Management
Houston Airport System

Date: November 25, 2015

Subject: **ITRP and MLIT Executive Summation of Solicitation Projects**

Solicitation Summary

For at least two years, the Houston Airport System has been planning for the necessary rebuild of the Mickey Leland International Terminal (MLIT) and the broader International Terminal Redevelopment Program (ITRP) at Bush Intercontinental Airport. After this extensive planning, six solicitations to advance the projects were published earlier this year. Two solicitations were associated with MLIT projects, three were associated with ITRP projects and one was for an Owner Controlled Insurance Program (OCIP) encompassing both MLIT and ITRP. The Houston Airport System employed a number of delivery methods for the various projects with the goals of obtaining the best value and procuring the most qualified professionals that had demonstrated experience and could demonstrate a history of working together in a cohesive team. The teamwork approach was especially important given the very complex nature of the MLIT project, the associated high risks, and the potential for significant impact on airline operations and passenger service over the extensive project duration, which is estimated to exceed five years. The table below shows the procurement strategy/delivery method associated with each project.

Project	Procurement / Delivery Method
Architectural Engineering Design Services for IAH MLIT	RFQ
Construction Manager at Risk Services for IAH MLIT	RFQ CMAR (Texas Government Code 2269.251)
East Aircraft Parking Hardstand	RFQ Design Build (Texas Government Code 2269.301)
Owner Controlled Insurance Program	RFP
Project Management Office (PMO) Building	RFQ Design Build (Texas Government Code 2269.301)
Enabling Utilities	RFQ Design Build (Texas Government Code 2269.301)

The Houston Airport System received considerable feedback from Architectural and Engineering (A&E) firms, construction companies, and the business community in general regarding the solicitations prior to advertisement. Four Industry Days were held from March 2014 to March 2015, where the Airport System coordinated with the City of Houston's Office of

Business Opportunity to introduce upcoming opportunities for the ITRP. Industry Day events encouraged networking between prime and sub-contractors.

The Airport System's Office of Supply Chain Management worked closely with the City's Acting Chief Procurement Officer and the Executive Program Management team in the development of the budget, scope, and schedule. Each solicitation was advertised for two consecutive weekends in the Houston Chronicle and posted on the Airport's fly2houston website. Evaluation committee members for the projects attended evaluator and consensus scoring training and were issued a training manual. After evaluators were trained and executed non-disclosure agreements, they were provided hard copies of the proposals / statements of qualifications they were assigned to evaluate.

Evaluation Process

The evaluation criteria for each project can be found at the end of this memorandum as Attachment II. Proposal scoring rested solely with members of the evaluation committee for each project. As a level of oversight to the evaluation committees, stakeholder representatives from United Airlines and the foreign-flag carriers participated in monitoring the evaluation process. To assure we had expert assistance in the field of architecture, the Airport System solicited the participation of several prominent architecture experts in the City listed in Attachment I: Evaluation Summary. As a part of the A&E procurement process, non-voting observers and stakeholders helped to provide an overall assessment of the respondents and advised the evaluation committee wherever further clarification was required.

A consensus scoring approach was employed in rating all proposals. A consensus score from 1-5 was reached by all members of the evaluation committee, then weighting factors were applied in a manner consistent with the relative importance for each criterion. By way of example, if a respondent received the highest score (5) allowed for each criterion, after consideration of the weighting factors, that respondent would have received a score of 100.

For the proposals solicited as design-build, several short-listed firms were invited to advance to the second step of the evaluation process and were requested to submit their technical and price proposals. The technical proposals were evaluated using the same consensus scoring methodology. If the technical proposal scored sufficient points above all others, the proponent was selected to move forward with the recommendation to award following an oral presentation, when necessary, to assure clarity on all points made in the proposal.

The top three respondents to the procurements for Architectural Engineering Design (A&E), Construction Manager at Risk Services (CMAR) and Enabling Utilities were invited to deliver oral presentations to the evaluation committees. The oral interview process was essential in helping the evaluation committees clarify critical points made in the statement of qualifications / proposals and identify a decisive frontrunner for each solicitation. The evaluation committees drafted questions that were sent to respondents invited to oral interviews. The questions were sent in advance of the scheduled interviews to promote a productive discourse. In view of the critical need for collaboration between the A&E and the CMAR, and with the Airport System, the representatives of the three top-ranked CMAR firms were invited to observe the oral interviews

for the A&E firms. During the oral interviews for the CMAR, each respondent was asked to force rank the A&E firms with respect to their previous work experience with each, and the level of cooperation they were able to establish. The final two top-ranked A&E firms were similarly required to force rank the CMAR firms, again with respect to previous work experience with each CMAR team and the level of cooperation they were able to establish.

At the conclusion of oral interviews, the evaluation committees scored each responding firm, taking into account the new information gathered during the oral interviews. The scores from the written proposal phase were set aside, and new scores were established in compliance with the process. The oral interviews were scored using consensus scoring, consistent with the scoring method of the first level of review, and became the basis for determining the winning proposal.

In the case of the A&E solicitation, there was required a further tie-breaking step that brought into play a best-and-final offer as the basis for deciding the winning proposal. Interviews were held with the top two firms and questions posed to both, which were then submitted in writing. The responses were used to formulate the decision as to the recommended firm.

Please see Attachment I through VIII for further details:

Attachment I: Evaluation Summary

Attachment II: Evaluation Criteria by Project (ITRP/MLIT)

Attachment III: East Aircraft Parking Hardstand

Attachment IV: Architectural Engineering (AE) Design Services for IAH MLIT

Attachment V: Construction Manager at Risk (CMAR) Services for IAH MLIT

Attachment VI: Design Build Services for the ITRP Enabling Utilities – Landside Project at IAH

Attachment VII: Project Management Office Building and Owner Controlled Insurance Program

Attachment VIII: Respondent Log—All Projects

Attachment I: Evaluation Summary

EAST AIRCRAFT PARKING HARDSTAND

Evaluation Committee (Voting Members¹):

Airfield Operations Manager
Operations Manager
Sr. Airport Planner
Acting Assistant Director of Construction, Infrastructure
Sr. Project Manager

Non-Voting Observers:

Supply Chain Management

Justina J. Mann	Procurement Officer
Alfredo Oracion	Sr. Procurement Specialist

Executive Program Management

Steve Andersen	ITRP Executive Program Manager
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Office of Business Opportunity – Houston Airport System

Jason McLemore	Deputy Assistant Director, OBO-HAS
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ARCHITECTURAL ENGINEERING (AE) DESIGN SERVICES FOR IAH MLIT

Evaluation Committee (Voting Members):

General Manager, IAH
Chief Infrastructure Officer
Chief Technology Officer
Chief Commercial Officer
Assistant Director – Planning

Non-Voting Observers:

Supply Chain Management

Justina J. Mann	Procurement Officer
Andre' Morrow	Sr. Procurement Specialist

Executive Program Management

Steve Andersen	ITRP Executive Program Manager
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Office of Business Opportunity – Houston Airport System

Jason McLemore	Deputy Assistant Director, OBO-HAS
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¹ All evaluation committee members were selected based on qualifications from among the Airport System middle to upper management unless indicated otherwise.

United and Foreign Flag Airlines Representative

David Brandenburg, United Airlines
Bruce Rieser, Foreign Flag Airlines Representative

Academic and Professional Organizational Architectural Design Oversight Committee

Sarah Whiting; Dean of School of Architecture at Rice University
Patricia B. Oliver; Dean of Gerald D. Hines College of Architecture at University of Houston
Ikhlas Sabouni; Dean and Professor of Architecture at Prairie View A&M University
Linda Sylvan; Executive Director of Rice Design Alliance at Rice University
Rusty Bienvenue; Executive Director - American Institute of Architects-Houston

CMAR Evaluation Committee (*Observed A/E Oral Presentations Only*)

Project Definition Manager
Assistant Director - Design
Assistant General Manager
Deputy Director - Planning Design Services, Public Works & Engineering
ITRP Executive Representative - Program Management

Two representatives from each of the three top-ranked CMAR Short-listed Firms (*Observed A/E Oral Presentations Only*)

CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES FOR IAH MLIT

Evaluation Committee (Voting Members):

Project Definition Manager
Assistant Director - Design
Assistant General Manager
Deputy Director - Planning Design Services, Public Works & Engineering
ITRP Executive Representative - Program Management

Non-Voting Observers:

Supply Chain Management

Justina J. Mann	Procurement Officer
Andre' Morrow	Sr. Procurement Specialist

Executive Program Management

Steve Andersen	ITRP Executive Program Manager
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Office of Business Opportunity – Houston Airport System

Jason McLemore	Deputy Assistant Director, OBO-HAS
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United Airlines and Foreign Flag Airlines Representatives

David Brandenburg	United Airlines Representative
Bruce Rieser	Foreign Flag Airlines Representative

PROGRAM MANAGEMENT OFFICE BUILDING

Evaluation Committee (Voting Members):

Project Manager (IT)
Project Manager
Sr. Project Manager
Sr. Project Manager
Landside Operations Manager

Non-Voting Observers:

Supply Chain Management

Justina J. Mann	Procurement Officer
Alfredo Oracion	Sr. Procurement Specialist

Executive Program Management

Steve Andersen	ITRP Executive Program Manager
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Office of Business Opportunity – Houston Airport System

Jason McLemore	Deputy Assistant Director, OBO-HAS
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DESIGN BUILD SERVICES FOR THE ITRP ENABLING UTILITIES – LANDSIDE PROJECT AT IAH

Evaluation Committee (Voting Members):

Division Manager - Infrastructure
Staff Analyst – IAH Operations
Deputy Assistant Director – HOU Management
Managing Engineering – Infrastructure
Project Manager – Information Technology

Non-Voting Observers:

Supply Chain Management

Justina J. Mann	Procurement Officer
Andre' Morrow	Sr. Procurement Specialist

Executive Program Management

Steve Andersen	ITRP Executive Program Manager
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Office of Business Opportunity – Houston Airport System

Jason McLemore	Deputy Assistant Director, OBO-HAS
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OWNER CONTROLLED INSURANCE PROGRAM (OCIP)

Evaluation Committee (Voting Members):

Assistant Director - Finance & Administration
Division Manager - Safety & Emergency Management
Airline Affairs Management

Non-Voting Observers:

Supply Chain Management

Justina J. Mann	Procurement Officer
Benard Hubbard	Sr. Procurement Specialist

Tina Paquet	Assistant Director, Administration and Regulatory Affairs
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Office of Business Opportunity – Houston Airport System

Jason McLemore	Assistant Deputy Director, HAS OBO
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Attachment II: EVALUATION CRITERIA by ITRP/MLIT PROJECT

EAST AIRCRAFT PARKING HARDSTAND

SOQ Evaluation Criteria (Step-1)

1. Project Approach
2. Firm(s) Qualifications
3. Project Team Qualifications
4. Pre-Construction and Construction Phase Services
5. Management and Staffing Plan
6. Project Controls
7. Financial Capabilities

Technical Proposal Evaluation Criteria (Step-2)

1. Project Approach
2. Anticipated Problems
3. Proposed Solutions to Anticipated Problems
4. Ability to Meet Schedules
5. Conceptual Engineering Design/Comments on Design Criteria Package
6. MWBE Compliance

PROGRAM MANAGEMENT OFFICE (PMO) BUILDING

SOQ Evaluation Criteria (Step-1)

1. Project Approach
2. Firm(s) Qualifications
3. Project Team Qualifications
4. Pre-Construction and Construction Phase Services
5. Management and Staffing Plan
6. Project Controls
7. Financial Capabilities

Technical Proposal Evaluation Criteria (Step-2)

1. Project Approach
2. Anticipated Problems
3. Proposed Solutions to Anticipated Problems
4. Ability to Meet Schedules
5. Conceptual Engineering Design/Comments on Design Criteria Package
6. MWBE Compliance

ARCHITECTURAL ENGINEERING (AE) DESIGN SERVICES FOR IAH MLIT

SOQ Evaluation Criteria

1. People/ Resources/ Capabilities
2. Representative Project Experience
3. Design Approach
4. Cost Estimating Capability
5. Quality Management Approach
6. Construction Support Capability
7. Project Controls Capability
8. Financial Capabilities
9. MWBE Compliance

CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES FOR IAH MLIT

SOQ Evaluation Criteria

1. Project Approach and CMAR Team Commitment
2. Firm(s) Qualifications
3. Project Team Qualifications
4. Pre-Construction and Construction Phase Services
5. Management and Staffing Plan
6. Project Controls
7. Financial Capabilities
8. MWBE Compliance

DESIGN BUILD SERVICES FOR THE ITRP ENABLING UTILITIES – LANDSIDE PROJECT AT IAH

SOQ Evaluation Criteria (Step-1)

1. Project Approach
2. Qualifications for Design Services
3. Qualifications for Pre-Construction and Construction Services
4. Design, Pre-Construction and Construction Phase Services
5. Management and Staffing Plan
6. Project Controls
7. Financial Capabilities

Technical Proposal Evaluation Criteria (Step-2)

1. Project Approach
2. Anticipated Problems
3. Proposed Solutions To Anticipated Problems
4. Ability To Meet Schedules
5. Conceptual Engineering Design/ Comments on Design Criteria Package
6. MWBE Compliance

OWNER CONTROLLED INSURANCE PROGRAM

Evaluation Criteria

1. Qualifications, Knowledge, and Experience of Key Personnel
2. Management Approach and Proposed Administration Services
3. Brokerage Service Agreement and Remuneration
4. Team Track Record and Experience Working Together
5. Resources and Capacity
6. Timeline and Approach to Provision of Service
7. MWBE Compliance
8. Financial Capabilities

Attachment III: East Aircraft Parking Hardstand

The East Aircraft Parking Hardstand was solicited under the Design Build delivery method; therefore, HAS was required to follow a two-step process. Five respondents submitted a Statement of Qualification (SOQ) in response to the Request for Qualification (RFQ) advertised July 24th and July 31st 2015. The evaluation committee convened for two days (September 24th and September 25th) to score and rank each SOQ using the evaluation criteria published in the RFQ (See Attachment II), which concluded the first step. The three firms chosen to participate in the second step and their initial scores were; James Construction Group. LLC (87), Texas Sterling – Banicki, JV LLC (78), and J.D. Abrams L.P. (77), respectively.

As a requirement of the second step, the three short-listed firms submitted their technical and price proposals. Proposals were received October 6, 2015 and were evaluated by the evaluation committee on October 12, 2015 utilizing the same consensus scoring methodology, but with a different set of evaluation criteria that was provided in the RFQ. Texas Sterling – Banicki, JV LLC received the highest score (80), followed by J.D. Abrams L.P. (68), and James Construction Group, LLC (58). The evaluation committee did not require additional information; therefore, no oral presentations were required. The evaluation committee recommended Texas Sterling – Banicki, JV LLC to move forward to the negotiation process.

The M/WBE goal for this contract is 33.51%

Texas Sterling – Banicki, JV LLC — MWBE Participation Plan 33.51%

Ferguson Consulting	Electrical, Telecommunications, Security Design	0.84%
Quadrant Consulting	Environmental and Storm Water Design	8.67%
English & Associates	Architectural Design	5.22%
Henderson & Rogers	Structural Engineering	4.14%
Gorronzona & Associates	Structural Engineering	1.65%
4b Technology	Communications	3.3%
HVJ Associates, Inc.	Geotechnical Testing	2.39%
Fronza & Francis	Construction Management	3.97%
Infrastructure Associates	MEP Design	3.33%

Attachment IV: Architectural Engineering (AE) Design Services for IAH MLIT

Nine (9) respondents submitted a Statement of Qualification on September 2, 2015 in response to the Request for Qualification advertised July 17, 2015 and July 24, 2015. The evaluation committee convened for three days (September 21st to September 23rd) to conduct the first step of the evaluation process and scored each SOQ using the evaluation criteria published in the RFQ. At the conclusion of the first step, three short-listed firms were invited to step two of the evaluation process; Skidmore, Owings & Merrill LLP (SOM) (86) received the highest score followed by Fentress Architects, Ltd. (80) and Hellmuth, Obata, & Kassabaum, LP (HOK) (72), respectively.

On October 1, 2015, HAS Stakeholders met with the Academic and Professional Organizational Architectural Design Oversight Committee to discuss ITRP Scope.

On October 14, 2015, the three short-listed firms appeared before the evaluation committee, industry stakeholders, and the CMAR selection committee—accompanied by two representatives of each of the three top ranked proponents—to participate in oral presentations and respond to questions provided to them in advance of step two of the evaluation process.

A Best and Final Offer (BAFO) was then requested of the top two finalists, Fentress and SOM, in order to be able to make a definite selection. In the essence of time, both firms were invited to separate meetings where the questions were discussed. Each firm received a written Request for BAFO and responses were received in the allowed time frame.

The evaluation committee reconvened immediately following the receipt of the BAFOs and, through consensus scoring, determined that Fentress Architects, Ltd. (88) was the firm it would recommend for award. The second and third-ranked respondents were Skidmore, Owings & Merrill LLP (SOM) (80) and Hellmuth, Obata, & Kassabaum, LP (HOK) (70), respectively. The Evaluation Committee recommended Fentress Architects, Ltd., to be awarded the contract and move to contract negotiation.

The M/WBE goal for this contract is 30%.

Fentress Architects, Ltd. — MWBE Participation Plan: 32.65%

STOA International Architects	Architecture, BIM/GIS Design	9%
RdIR Architects	Programming, Interior Architecture	2.5%
Smith & Company	Interiors	1.25%
Huerta & Associates Architects	Architectural Support	1.25%
Archi*Technics/3	Design Development, Construction Documents	1.25%
Bradlink	WMSBE Coordinator	0.5%
Henderson & Rogers	Structural Engineer	3%

(Continued)

Jones Engineers	Mechanical Engineer	2.7%
Hunt & Hunt Engineering	Electrical Engineer	2.7%
4b Technology	Technology Communications	4.5%
PGA Engineers	Security Systems	0.5%
Isani Consultants	Civil Engineering	1%
United Engineers	Civil Engineering	1%
OMEGA Engineers	Civil Engineering	1%
Clark Condon	Landscape Architect	0.5%

Attachment V: Construction Manager at Risk (CMAR) Services for IAH MLIT

Five (5) respondents submitted a Statement of Qualification on September 4, 2015 in response to the Request for Qualification for CMAR services. This solicitation was advertised July 17, 2015 and July 24, 2015. The evaluation committee convened for three days (between September 28th and October 5th) to initiate the first step of the evaluation process and scored each SOQ using the evaluation criteria published in the RFQ. At the conclusion of the first step, Skanska USA Building Inc. (77) received the highest score; the second and third-highest ranked SOQs were to Austin-Gilbane, Joint Venture (74) and Turner+Preston Banks+Koasati Joint Venture (68), respectively.

The short-listed CMAR firms were required to appear and observe the A/E interview/oral presentations. All three short-listed CMAR firms participated as observers on October 14, 2015.

On October 22, 2015, the three short-listed firms appeared before the evaluation committee to participate in an oral presentation and respond to questions provided to them in advance as it was provided for in Step Two of the evaluation process. On October 16, 2015, the three short-listed firms were requested to submit their Price Proposal to HAS by October 23, 2015.

The evaluation committee reconvened following the oral interviews and, through consensus scoring determined Austin-Gilbane, Joint Venture (78) to be the highest scoring firm. The second and third-ranked respondents were Skanska USA Building Inc. (71) and Turner+Preston Banks+Koasati Joint Venture (56), respectively. The Evaluation Committee recommended Austin-Gilbane, Joint Venture, to be awarded the contract and move to contract negotiation. The price proposal received from Austin-Gilbane was used for final negotiations.

The MWBE participation goal for Component 1 (Pre-Construction), Phase 1 of the Agreement is 10%. During the pre-construction services phase the design of the terminal will be sufficiently detailed to understand the construction components that may be undertaken by MWBE firms. Once sufficient design is completed, and before returning to Council for approval of the guaranteed maximum price, a final MWBE participation plan will be developed and submitted that we anticipate, together with the preconstruction services contribution, should approach 30%.

Austin-Gilbane, Joint Venture — MWBE Participation Plan 15%

ChaseSource	Pre-Construction Services, Estimating, Scheduling Project Management, Building Information Modeling (BIM) Coordination	10%
Con-Real	Staffing and Construction Services in Support of the Pre-Construction and Construction Scopes of Work	5%

Attachment VI: Design Build Services for the ITRP Enabling Utilities – Landside Project at IAH

Four (4) respondents submitted a Statement of Qualification on September 15, 2015 in response to the Request for Qualification advertised August 1, 2015 and August 7, 2015. The evaluation committee convened on October 6, 2015 to conduct the first step of the evaluation process and scored each SOQ using the consensus scoring method. At the conclusion of the first step, Hensel Phelps (80) scored the highest; the second and third-ranked SOQs were Burns & McDonnell/Azteca Enterprises/W.A. Robbins team (76) and Clark/Horizon ITRP, A Joint Venture team (76), respectively.

On October 6, 2015, the three short-listed firms appeared before the evaluation committee to participate in an oral presentation and respond to questions provided to them in advance.

On October 9, 2015, the three short-listed firms were requested to submit their technical and price proposals as stated in Section 8.0 of the solicitation document. Proposals were received October 22, 2015, and were distributed to the evaluation committee the following day.

On October 23, 2015, the evaluation committee evaluated the technical proposal under the same consensus scoring method and with the evaluation criteria stipulated for step two (Section 8.0). After careful review of the Respondent's written and oral submittals, a discussion was held and scores were tabulated with the following results: Hensel Phelps (96), Clark/Horizon ITRP, A Joint Venture team (86) and Burns & McDonnell/Azteca Enterprises/W.A. Robbins team (44), respectively. The Evaluation Committee recommended that the Hensel Phelps/Atkins team be awarded the contract and move to contract negotiation.

The M/WBE goal for the preconstruction services portion of this contact is 19%.

Hensel Phelps— MWBE Participation Plan 19.5%

4b Technology	Information Technology and Telecommunication	6.3%
Aviles Engineering	Geotechnical Services	3%
HT&J	Drainage Design	1%
Isani Consultants	Water Line Services	3%
Shah Smith & Associates	Lighting, Ventilation	5%
Vesta Rae & Associates	Public Outreach	1.2%

Attachment VII: Project Management Office Building and Owner Controlled Insurance Program

Project Management Office Building

Nine respondents submitted a Statement of Qualification in response to the Request for Qualification advertised July 24, 2015 and July 31, 2015. The evaluation committee convened for two days (September 30th and October 1st) to conduct the first step of the evaluation process and scored each SOQ using the evaluation criteria published in the RFQ. At the conclusion of the first step in its evaluation process, the committee reached a shortlist of respondents. Technical proposals were requested of the short listed firms, which were evaluated by the committee as well. This solicitation was CANCELLED due to the failure of the three top-ranked respondents to supply the required MWBE participation plan specified in the technical phase of the RFQ. The solicitation will be re-issued in January 2016.

Owner Controlled Insurance Program (OCIP)

Six respondents submitted proposals to the OCIP Request For Proposal. The evaluation committee convened for one day (October 7, 2015) to conduct its initial evaluation of the proposals and scored each proposal. At the conclusion of its initial evaluation, Alliant Insurance Services, Inc. received the highest score (84); the second and third-highest ranked proposals were Willis of Texas, Inc. (82) and Marsh USA Inc. (75) respectively.

In an effort to establish a clear distinction between the three highest-ranked proposals, each proposer was given identical questions and invited to oral interviews on October 26, 2015. The evaluation committee reconvened immediately following the oral interviews and through consensus scoring, determined that Marsh USA Inc. (88) was the proposer it would recommend for award. Willis of Texas, Inc. scored (76) and Alliant Insurance Services scored (62).

The M/WBE goal for this contract is 24%.

Marsh USA Inc. — MWBE Participation Plan 31.23%

Boris Miles Insurance Agency OCIP Administration

Attachment VIII: Respondent Log--All Projects

**Supply Chain
Management
("SCM")**



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STATEMENT OF QUALIFICATIONS RECEIPT LOG

Request for Qualification (RFQ) Solicitation No. H37-MLITAE-2016-002

MICKEY LELAND INTERNATIONAL TERMINAL (MLIT) ARCHITECT ENGINEER (A/E) DESIGN CONSULTANT SERVICES

DUE DATE: Wednesday, September 2, 2015

DUE BY: 2:00 P.M. CST

FACILITATOR: Andre' Morrow, Sr. Procurement Specialist

LOCATION: SCM – 18600 Lee Rd., Humble TX 77338

STATEMENT OF QUALIFICATIONS RECEIVED

NO.	VENDOR
1	Foster + Partners Group Ltd
2	Skidmore, Owings & Merrill LLP
3	Fentress Architects, Ltd.
4	LVA Luis Vidal USA, Inc.
5	Corgan Associates, Inc.
6	Hellmuth, Obata, & Kassabaum, LP (HOK)
7	Atkins and eStudio Joint Venture (A&E JV)
8	FR-EE HKS/ Page Group LLC
9	M. Arthur Gensler, Jr. & Associates, Inc. (dba Gensler)

**Supply Chain
Management
("SCM")**



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STATEMENT OF QUALIFICATIONS RECEIPT LOG

Request for Qualification (RFQ) Solicitation No. H27-PMODB-2016-006

PROGRAM MANAGEMENT OFFICE BUILDING (PMO)

DUE DATE: Thursday, September 3, 2015 **DUE BY:** 2:00 P.M. CST
FACILITATOR: Al Oracion **LOCATION:** SCM

STATEMENT OF QUALIFICATIONS RECEIVED

NO.	VENDOR
1	The Ross Group Construction Corp.
2	SpawGlass Construction Corp.
3	E.E. Reed Construction, L.P.
4	CYMI Industrial, Inc.
5	Teal Construction Co.
6	Rogers-O'Brien Construction Company, Ltd.
7	Anslow Bryant Construction Ltd.
8	Horizon/Aztec/Robbins JV
9	DPR Construction, A General Partnership

**Supply Chain
Management
("SCM")**



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STATEMENT OF QUALIFICATIONS RECEIPT LOG

Request for Qualification (RFQ) Solicitation No. H27-EAPDB-2016-005

EAST AIRCRAFT PARKING HARDSTAND

DUE DATE: Thursday, September 3, 2015 **DUE BY:** 2:00 P.M. CST
FACILITATOR: Al Oracion **LOCATION:** SCM

STATEMENT OF QUALIFICATIONS RECEIVED

NO.	VENDOR
1	J.D. Abrams, L.P.
2	OHL USA, Inc.
3	J. Banicki Construction, Inc.
4	Burns & McDonnell / Azteca / W.A. Robbins Team
5	James Construction Group, LLC

**Supply Chain
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("SCM")**



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STATEMENT OF QUALIFICATIONS RECEIPT LOG

Request for Qualification (RFQ) Solicitation No. H37- MLITCMAR-2016-003

**MICKEY LELAND INTERNATIONAL TERMINAL (MLIT)
CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES**

DUE DATE: Friday, September 4, 2015

DUE BY: 11:00 A.M. CST

FACILITATOR: Andre' Morrow, Sr. Procurement Specialist

LOCATION: SCM – 18600 Lee Rd., Humble TX 77338

STATEMENT OF QUALIFICATIONS RECEIVED

NO.	VENDOR
1	Houston Airport Builders
2	Austin-Gilbane, a Joint Venture
3	Gateway Constructors
4	Turner+Preston Banks+Koasati Joint Venture
5	Skanska USA Building Inc.

Supply Chain
Management
("SCM")



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STATEMENT OF QUALIFICATIONS RECEIPT LOG

Request for Qualification (RFQ) Solicitation No. H37-EUTLDB-2016-004

ITRP ENABLING UTILITIES – LANDSIDE PROJECT

DUE DATE: Tuesday, September 15, 2015

DUE BY: 11:00 A.M. CST

FACILITATOR: Andre' Morrow, Sr. Procurement Specialist

LOCATION: SCM – 18600 Lee Rd., Humble TX 77338

STATEMENT OF QUALIFICATIONS RECEIVED

NO.	VENDOR
1	Burns & McDonnell / Azteca Enterprises / W.A. Robbins
2	OHL USA, Inc. and Lockwood Andrews & Newnam, Inc. (OHL + LAN)
3	Hensel Phelps / Atkins
4	Clark / Horizon ITRP, A Joint Venture



George Bush Intercontinental ~ William P. Hobby ~ Ellington Airport

PROPOSAL RECEIPT SHEET

**Request for Proposal (RFP) Solicitation No. HBH-OCIP-2015-026
OWNER CONTROLLED INSURANCE PROGRAM**

DUE DATE: Thursday, September 17, 2015

DUE BY: 2:00 P.M. CST

FACILITATOR: BJ Hubbard, Sr. Procurement Specialist

LOCATION: SCM – 18600 Lee Rd., Humble TX 77338

PROPOSALS RECEIVED

NO.	VENDOR
1	USI/W.J. Alexander/Navarro Insurance Group/Resurgens Risk Management, Inc.
2	Willis of Texas, Inc.
3	McGriff, Seibels & Williams of Texas
4	Arthur J. Gallagher Risk Management Services, Inc.
5	Marsh USA Inc.
6	Alliant Insurance Services, Inc.

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CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

District A, District G

Item Creation Date: 12/17/2015

20TAA162 - TxDOT Category 12 Strategic Priority Project

Agenda Item#: 25.

Summary:

ORDINANCE approving and authorizing Advanced Funding Agreement between the City of Houston and the **TEXAS DEPARTMENT OF TRANSPORTATION** for a Category 12 Strategic Priority Project (IH 10 Noise Reduction) - **DISTRICT G - PENNINGTON**

Background:

SUBJECT: Advance Funding Agreement between the City of Houston and Texas Department of Transportation for a Category 12 Strategic Priority Project (IH 10 Noise Reduction). WBS No. O-COG008-0001-1.

RECOMMENDATION: Adopt an Ordinance approving and authorizing an Advance Funding Agreement between the City of Houston and Texas Department of Transportation (TxDOT).

PROJECT NOTICE/JUSTIFICATION: The Texas Transportation Code, Sections 201.103 and 222.052 establish that the State shall design, construct, and operate a system of highways in cooperation with local governments. Federal and State Laws require local governments to meet certain contract standards.

DESCRIPTION/SCOPE: TxDOT will construct the noise reduction surfaces by using diamond grinding and grooving techniques on existing pavement along IH 10 main lanes, managed lanes, shoulders and ramps from 0.19 miles west of Post Oak Road to Memorial City Way.

LOCATION: The project is located in Key Map Grid 490A, 490B, 490C, 490D and 491A, 491B, 491C, and 491D.

PREVIOUS HISTORY AND SCOPE: The Texas Transportation Commission passed Minute Order Number M0114264 authorizing TxDOT to undertake and complete a highway improvement generally described as Category 12 Strategic Priority Project (IH 10 Noise Reduction). This is a joint project between TxDOT and the City of Houston to construct next generation concrete surfaces for noise reduction from Post Oak Road to Memorial City Way.

ACTION RECOMMENDED: It is recommended that City Council adopt an ordinance approving and authorizing an Advance Funding Agreement between the City of Houston and TxDOT.

Amount of Funding:

\$400,000.00 from Fund 1000 (Council District Service Fund)

Contact Information:

Howard Hilliard
Phone: (832)395-2518
Chief of Staff

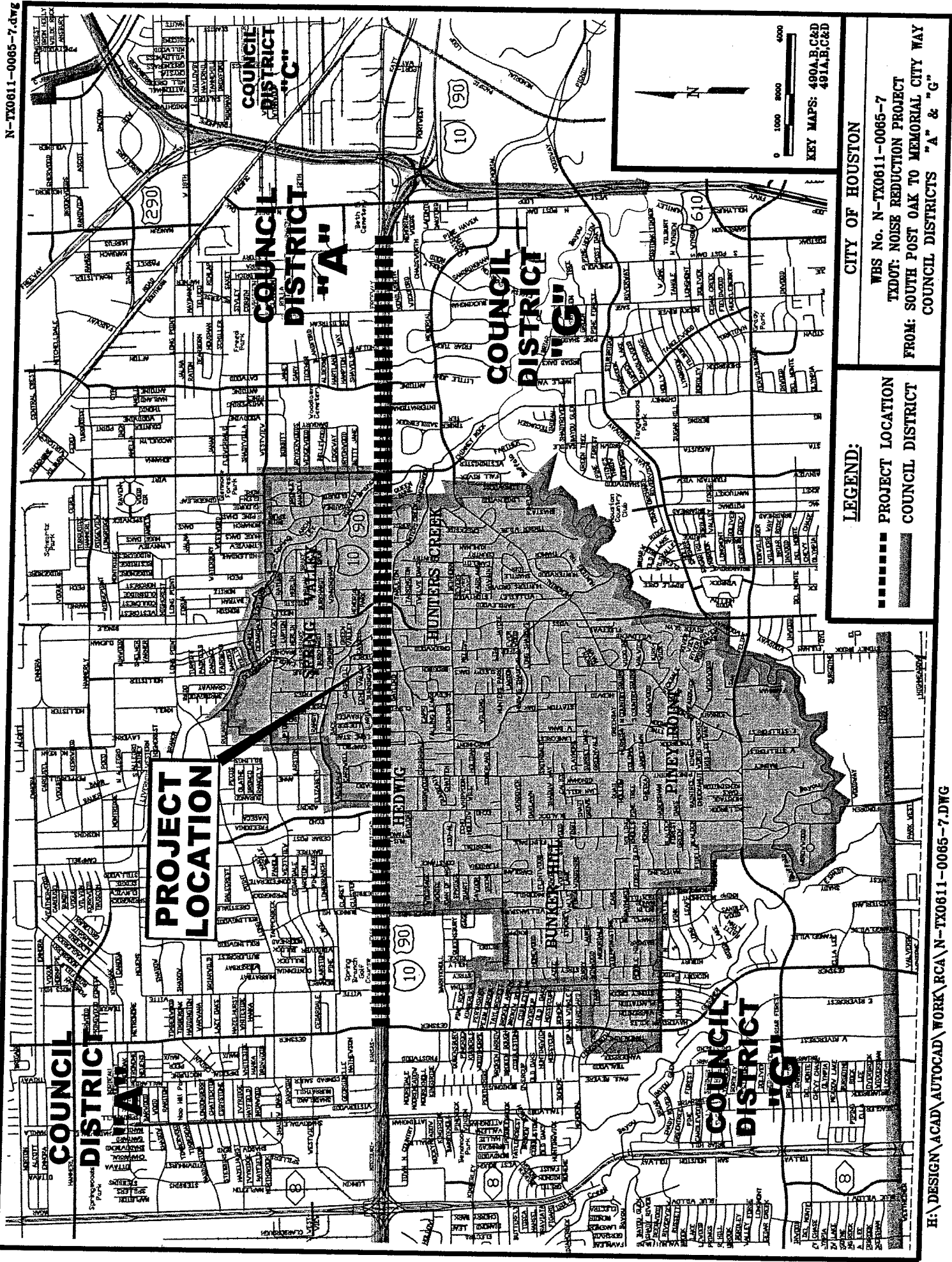
ATTACHMENTS:

Description

20TAA - Noise Reduction ORD
SAP
Advance Funding Agreement Part 1
Advance Funding Agreement Part 2
Map

Type

Ordinance/Resolution/Motion
Backup Material
Backup Material
Backup Material
Backup Material





CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

District H

Item Creation Date: 12/15/2015

25GM317- Remediation & Installation UST Fire Station 34

Agenda Item#: 26.

Summary:

ORDINANCE appropriating \$11,710.31 out of Fire Consolidated Construction Fund as an additional appropriation; approving and authorizing first amendment to agreement between the City of Houston and **AIA GENERAL CONTRACTORS, INC** for Remediation, Removal and Installation of Underground Storage Tanks at Fire Station No. 34 - **DISTRICT H - GONZALEZ**

Background:

SPECIFIC EXPLANATION: The General Services Department recommends that City Council approve a First Amendment to the construction contract with AIA General Contractors, Inc. to increase the director's authority to approve Change Orders up to 15.6% of the original contract price. The requested appropriation is necessary to address the following unforeseen condition, which will exceed the original 10% contingency.

During excavation and removal of the underground storage tanks, a loose, saturated, sand layer was encountered, causing the excavation to become larger than necessary and to potentially undermine adjacent structures. Installation of a slide-rail shoring system will stabilize the collapsing excavation and prevent further expansion.

PROJECT LOCATION: 3100 Laura Koppe Road, Houston, Texas (Key Map 454-E)

PREVIOUS HISTORY AND PROJECT DESCRIPTION: On July 8, 2015, Ordinance No. 2015-650, City Council awarded a construction contract to AIA General Contractors, Inc. to provide construction services for remediation, removal and installation of underground storage tanks (UST) at Fire Station No. 34 for the Houston Fire Department. The scope of work consists of removing two 1,000 gallon gasoline USTs, along with associated appurtenances and installing one 5,000 gallon gasoline, double-wall fiberglass reinforced plastic, two compartment UST, backfilling and compaction, waste classification, loading, hauling and proper disposal.

Prior Council Action:

Ordinance No. 2015-0650; July 8, 2015

Amount of Funding:

\$11,710.31 Fire Consolidated Construction Fund (4500)

Previous Funding: \$234,151.00 Fire Consolidated Construction Fund (4500)

Contact Information:

Jacquelyn L. Nisby

Phone: 832-393-8023

ATTACHMENTS:

Description

Type

Fire Station 34 - RCA

Signed Cover sheet

Fire Station 34 - Maps

Backup Material

Fire Station 34 - Prior Action

Backup Material

Fire Station 34 - Tax Delinquent Statement

Backup Material

Fire Station 34 - Capital Improvement

Backup Material

Fire Station 34 - Fund Reservation





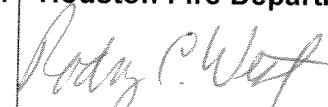
Financial Information

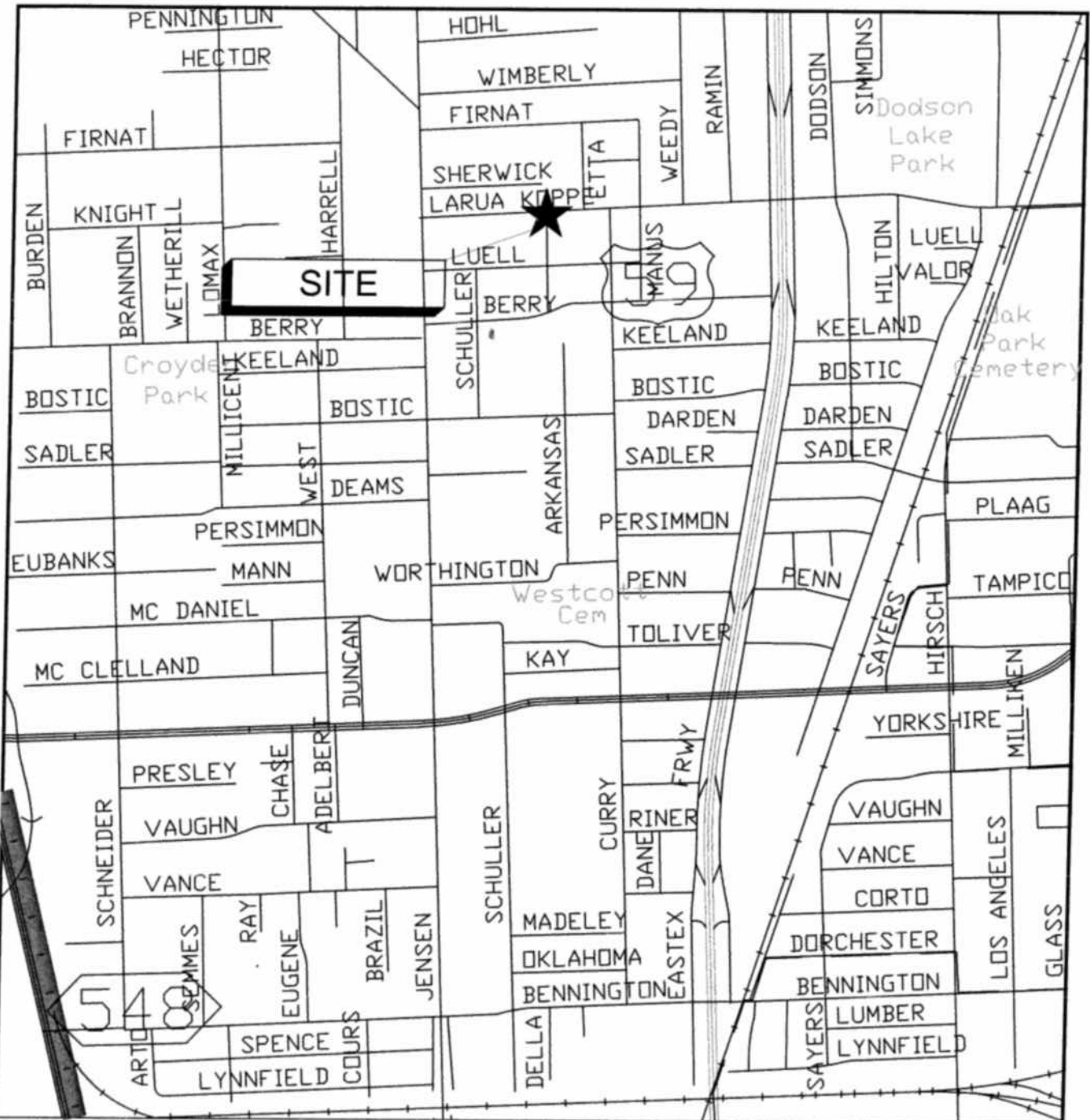
Ordinance

Ordinance/Resolution/Motion

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: First Amendment to Construction Contract and Appropriate Additional Funds AIA General Contractors, Inc. Remediation, Removal and Installation of Underground Storage Tanks at Fire Station No. 34 WBS No. C-000001-0001-4		Page 1 of 1	Agenda Item
FROM (Department or other point of origin): General Services Department		Origination Date	Agenda Date
DIRECTOR'S SIGNATURE: Scott Minnix <i>12/3/15</i> 		Council District affected: H	
For additional information contact: Jacquelyn L. Nisby  Phone: 832-393-8023		Date and identification of prior authorizing Council action: Ordinance No. 2015-0650; July 8, 2015	
RECOMMENDATION: Approve First Amendment to Construction Contract and appropriate additional funds for the project.			
Amount and Source of Funding: \$11,710.31 Fire Consolidated Construction Fund (4500)		Finance Budget:	
Previous Funding: \$234,151.00 Fire Consolidated Construction Fund (4500)			
SPECIFIC EXPLANATION: The General Services Department recommends that City Council approve a First Amendment to the construction contract with AIA General Contractors, Inc. to increase the director's authority to approve Change Orders up to 15.6% of the original contract price. The requested appropriation is necessary to address the following unforeseen condition, which will exceed the original 10% contingency. <ul style="list-style-type: none">• During excavation and removal of the underground storage tanks, a loose, saturated, sand layer was encountered, causing the excavation to become larger than necessary and to potentially undermine adjacent structures. Installation of a slide-rail shoring system will stabilize the collapsing excavation and prevent further expansion.			
PROJECT LOCATION: 3100 Laura Koppe Road, Houston, Texas (Key Map 454-E)			
PREVIOUS HISTORY AND PROJECT DESCRIPTION: On July 8, 2015, Ordinance No. 2015-650, City Council awarded a construction contract to AIA General Contractors, Inc. to provide construction services for remediation, removal and installation of underground storage tanks (UST) at Fire Station No. 34 for the Houston Fire Department. The scope of work consists of removing two 1,000 gallon gasoline USTs, along with associated appurtenances and installing one 5,000 gallon gasoline, double-wall fiberglass reinforced plastic, two compartment UST, backfilling and compaction, waste classification, loading, hauling and proper disposal.			
SM:HB:JLN:GM:gm c: Marta Crinejo, Jacquelyn L. Nisby, Carlecia Wright, Calvin R. Curtis, Gabriel Mussio, Felicia Williams, File			
REQUIRED AUTHORIZATION		CUIC ID # 25GM317	
General Services Department:  Humberto Bautista, P.E. Assistant Director	Fleet Management Department:  Vic Ayres Director	Houston Fire Department:  Rodney West Interim Fire Chief	



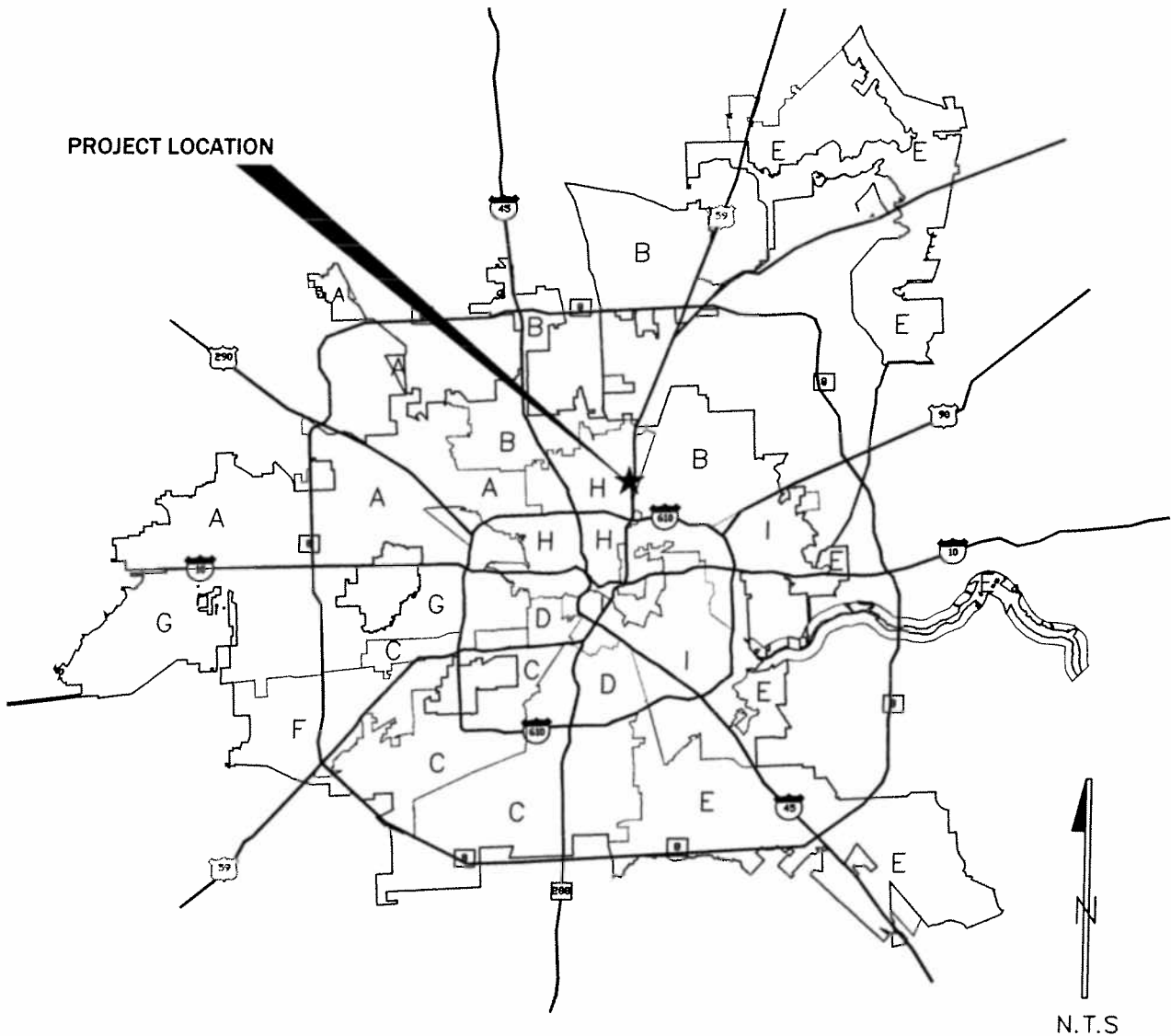
Remediation, Removal and Installation of Underground Storage Tanks:
Fire Station 34
 3100 Laura Koppe
 Houston, TX 77093

COUNCIL DISTRICT "H"

KEYMAP No. 454E

CITY OF HOUSTON
HARRIS COUNTY, TEXAS

PROJECT LOCATION



Remediation, Removal and Installation of Underground Storage Tanks:
Fire Station 34
3100 Laura Koppe
Houston, TX 77093

COUNCIL DISTRICT "H"

KEYMAP No. 454E



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

District D, District I

Item Creation Date: 12/14/2015

25PARK268 -Gadberry Construction Company, Inc. - Brays Bayou TIGER #6 Trail Improvements (MLK-OST)

Agenda Item#: 27.

Summary:

ORDINANCE awarding Construction Contract to **GADBERRY CONSTRUCTION COMPANY, INC** for Brays Bayou Tiger #6 Trail Improvements (MLK-OST); setting a deadline for the bidder's execution of the contract and delivery of all bonds, insurance and other required contract documents to the City; holding the bidder in default if it fails to meet the deadlines; providing funding for contingencies relating to construction of facilities financed by the Federal Government Grant-USDOT Tiger Discretionary Fund and other Government Grant - Houston Parks Board Fund - **DISTRICTS D - BOYKINS and I - GALLEGOS**

Background:

SPECIFIC EXPLANATION: The General Services Department (GSD) recommends that City Council award a construction contract to Gadberry Construction Company, Inc. on the low bid amount of \$2,387,000.00 to provide construction services for Brays Bayou TIGER #6 Trail Improvements (MLK-OST) for the Houston Parks and Recreation Department. The TIGER grant consists of six separate projects. This fifth project is in partnership with the Houston Parks Board. Council will be requested to approve each construction project under a separate Council action.

BACKGROUND: In June 2012, the U.S. Department of Transportation (USDOT) awarded the City of Houston a \$15 million Transportation Investment Generating Economic Recovery (TIGER) Grant for the Regional Bike/Ped Connections to Transit. The grant agreement administered by the Federal Highway Administration (FHWA) was executed on March 15, 2013. The TIGER grant program provides infrastructure investment in surface transportation projects, which includes road, rail, transit and port projects. Houston's project focuses on eliminating gaps in the hike and bike grid and providing direct pedestrian transportation connections to local bus stops and rail stations.

PROJECT LOCATION: Along Brays Bayou from Martin Luther King Blvd. to Old Spanish Trail (534 E-G)

PROJECT DESCRIPTION: This project will construct 1.6 miles of new 10' wide concrete trail along a segment of Brays Bayou from Martin Luther King Blvd. to Old Spanish Trail. The scope of work also includes associated grading and drainage work, retaining wall, protective canopy under RR crossing, trail signage, shared use trail segment and cart path to connect to the University of Houston Energy Campus with the main campus, cart crossing at center median of Wheeler Rd., trail head, chain-link fencing, bollards, guard railing, landscaping and irrigation.

The contract duration for this project is 270 calendar days from the date of the Notice to Proceed. AIA Engineers, Inc. is the design consultant for this project.

BIDS: The following single bid was received on August 6, 2015:

<u>BIDDER</u>	<u>BID AMOUNT</u>
1. Gadberry Construction Company, Inc.	\$2,387,000.00*

*Although it is a single bid, GSD reviewed the price and confirmed that it is reasonable for the work.

AWARD: It is recommended that City Council award the construction contract to Gadberry Construction Company, Inc.

FUNDING SUMMARY:

\$ 2,387,000.00 Construction Contract Services
\$ 238,700.00 10% Contingency
\$ 2,625,700.00 Total Funding

DBE GOAL: The USDOT requires the City to establish a Disadvantaged Business Enterprise (DBE) Program as a condition of receiving federal funds. In compliance with the federal requirements, the Office of Business Opportunity has established a 12% DBE goal for this contract. The contractor has submitted the following certified firm to achieve the goal:

<u>Firm Work</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
Miranda Trucking & Services, Inc.	Earthwork and Concrete	\$1,107,306.00	46.38%

PAY OR PLAY PROGRAM: The Office of Business Opportunity has approved a waiver of the City's "Pay or Play" Ordinance for the proposed contract based on the determination that it will have an adverse financial impact, as described in the attached correspondence. Additionally, FHWA has determined that the City's "Pay or Play" Ordinance does not comply with the terms of the TIGER Grant.

HIRE HOUSTON FIRST: Hire Houston First does not apply to this expenditure, because it involves the use of federal funds and is subject to specific procurement rules of the federal government.

Amount of Funding:

\$2, 100,560.00 Federal Government Grant Funded (5000) USDOT TIGER Discretionary
\$ 525,140.00 Other Government Grant Funded (5040) Houston Parks Board
\$2, 625,700.00 Total

Contact Information:

Jacquelyn L. Nisby
Phone: 832-393-8023

ATTACHMENTS:

Description	Type
Request for Council Action (RCA)	Signed Cover sheet
Map(s)	Contract/Exhibit
Pay or Play Program Waiver	Backup Material

Form A Fair Campaign Ordinance
Form B Fair Campaign Ordinance
Delinquent Tax Report
ORDINANCE
Formal Bid Tab
SAP Documents - PRO's & FRRF

Backup Material
Backup Material
Backup Material
Ordinance/Resolution/Motion
Backup Material
Financial Information

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Award Construction Contract Gadberry Construction Company, Inc. Brays Bayou TIGER #6 Trail Improvements (MLK-OST) WBS No. F-TIGER4-0006-4	Page 1 of 2	Agenda Item
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FROM (Department or other point of origin): General Services Department	Origination Date	Agenda Date
---	-------------------------	--------------------

DIRECTOR'S SIGNATURE: Scott Minnix <i>Scott Minnix 11/24/15</i>	Council District affected: D, I
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For additional information contact: Jacquelyn L. Nisby Phone: 832-393-8023	Date and identification of prior authorizing Council action:
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RECOMMENDATION: Award a construction contract to Gadberry Construction Company, Inc.

Amount and Source of Funding: \$ 2,100,560.00 Federal Government – Grant Funded (5000) USDOT TIGER Discretionary \$ <u>525,140.00</u> Other Government – Grant Funded (5040) Houston Parks Board \$ 2,625,700.00 Total	Finance Budget:
---	------------------------

SPECIFIC EXPLANATION: The General Services Department (GSD) recommends that City Council award a construction contract to Gadberry Construction Company, Inc. on the low bid amount of \$2,387,000.00 to provide construction services for Brays Bayou TIGER #6 Trail Improvements (MLK-OST) for the Houston Parks and Recreation Department. The TIGER grant consists of six separate projects. This fifth project is in partnership with the Houston Parks Board. Council will be requested to approve each construction project under a separate Council action.


BACKGROUND: In June 2012, the U.S. Department of Transportation (USDOT) awarded the City of Houston a \$15 million Transportation Investment Generating Economic Recovery (TIGER) Grant for the Regional Bike/Ped Connections to Transit. The grant agreement administered by the Federal Highway Administration (FHWA) was executed on March 15, 2013. The TIGER grant program provides infrastructure investment in surface transportation projects, which includes road, rail, transit and port projects. Houston's project focuses on eliminating gaps in the hike and bike grid and providing direct pedestrian transportation connections to local bus stops and rail stations.

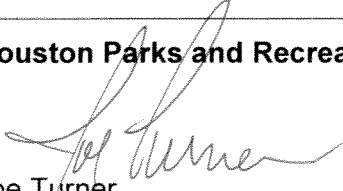
PROJECT LOCATION: Along Brays Bayou from Martin Luther King Blvd. to Old Spanish Trail (534 E-G)

PROJECT DESCRIPTION: This project will construct 1.6 miles of new 10' wide concrete trail along a segment of Brays Bayou from Martin Luther King Blvd. to Old Spanish Trail. The scope of work also includes associated grading and drainage work, retaining wall, protective canopy under RR crossing, trail signage, shared use trail segment and cart path to connect to the University of Houston Energy Campus with the main campus, cart crossing at center median of Wheeler Rd., trail head, chain-link fencing, bollards, guard railing, landscaping and irrigation.

The contract duration for this project is 270 calendar days from the date of the Notice to Proceed. AIA Engineers, Inc. is the design consultant for this project.

REQUIRED AUTHORIZATION CUIC ID # 25PARK268

General Services Department:

 Richard A. Vella
 Chief of Design & Construction Division

Houston Parks and Recreation Department:

 Joe Turner
 Director

Date	SUBJECT: Award Construction Contract Gadberry Construction Company, Inc. Brays Bayou TIGER #6 Trail Improvements (MLK-OST) WBS No. F-TIGER4-0006-4	Originator's Initials RJO	Page 2 of 2
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BIDS: The following single bid was received on August 6, 2015:

<u>BIDDER</u>	<u>BID AMOUNT</u>
1. Gadberry Construction Company, Inc.	\$2,387,000.00*

*Although it is a single bid, GSD reviewed the price and confirmed that it is reasonable for the work.

AWARD: It is recommended that City Council award the construction contract to Gadberry Construction Company, Inc.

FUNDING SUMMARY:

\$ 2,387,000.00	Construction Contract Services
\$ 238,700.00	10% Contingency
\$ 2,625,700.00	Total Funding

DBE GOAL: The USDOT requires the City to establish a Disadvantaged Business Enterprise (DBE) Program as a condition of receiving federal funds. In compliance with the federal requirements, the Office of Business Opportunity has established a 12% DBE goal for this contract. The contractor has submitted the following certified firm to achieve the goal:

<u>Firm</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
Miranda Trucking & Services, Inc.	Earthwork and Concrete	\$1,107,306.00	46.38%

PAY OR PLAY PROGRAM: The Office of Business Opportunity has approved a waiver of the City's "Pay or Play" Ordinance for the proposed contract based on the determination that it will have an adverse financial impact, as described in the attached correspondence. Additionally, FHWA has determined that the City's "Pay or Play" Ordinance does not comply with the terms of the TIGER Grant.

HIRE HOUSTON FIRST: Hire Houston First does not apply to this expenditure, because it involves the use of federal funds and is subject to specific procurement rules of the federal government.



SM:JLN:RAV:LJ:RJO:rjo
 c: Marta Crinejo, Jacquelyn L. Nisby, Mark Ross, Luci Correa, Calvin Curtis, Carolyn Hanahan, Morris Scott, Gabriel Mussio, Veronica Lizama, Martha Leyva, Estella Espinosa, File 712

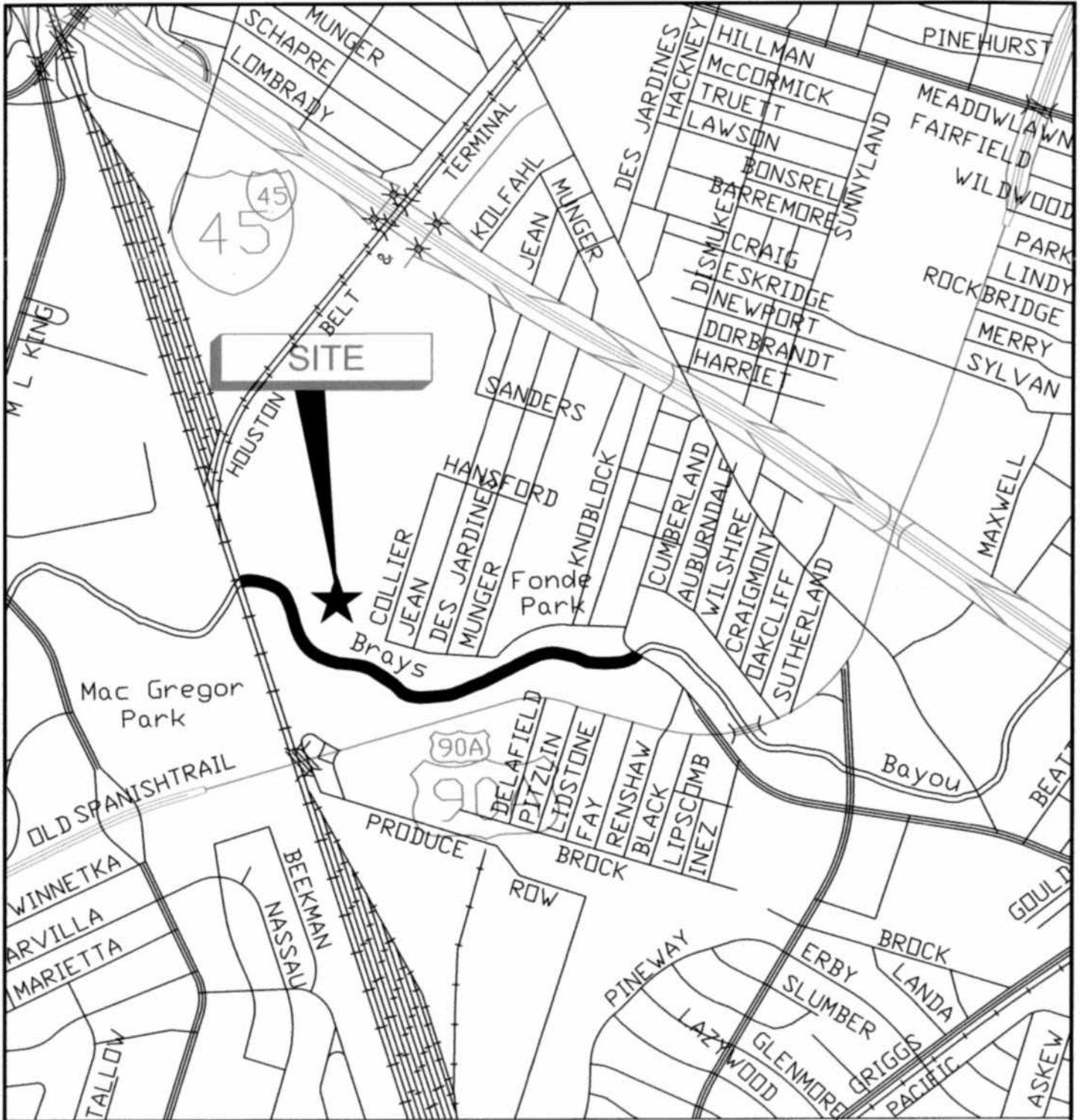
CITY OF HOUSTON
HARRIS COUNTY, TEXAS



Brays Bayou TIGER #6:
Trail Improvements: MLK to OST

COUNCIL DISTRICT "D & I"

KEY MAP NO. ~534 E - G



Brays Bayou TIGER #6:
Trail Improvements: MLK to OST



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

District K

Item Creation Date: 12/9/2015

25PARK272 - Times Construction, Inc. - Wildheather Park -
F-000744-0002-4

Agenda Item#: 28.

Summary:

ORDINANCE appropriating \$980,000.00 out of Parks Consolidated Construction Fund, and \$489,250.00 out of Parks & Recreation Dedication Fund; awarding construction contract to **TIMES CONSTRUCTION, INC** for Wildheather Park; setting a deadline for the proposer's execution of the contract and delivery of all bonds, insurance and other required contract documents to the City; holding the proposer in default if it fails to meet the deadlines; providing funding for engineering and materials testing services, Civic Art Program and contingencies relating to construction of facilities financed by the Parks Consolidated Construction Fund, the Parks and Recreation Dedication Fund, and the General Fund - **DISTRICT K - GREEN**

Background:

SPECIFIC EXPLANATION: The General Services Department (GSD) recommends that City Council award a construction contract to Times Construction, Inc. on its proposal amount of \$1,402,000.00 to provide construction services for Wildheather Park for the Houston Parks and Recreation Department.

PROJECT LOCATION: 14900 Whiteheather Drive (572-S)

PROJECT DESCRIPTION: The scope of work consists of site clearing; site utilities, grading, and drainage; construction of new concrete walkways and trails with lighting; new splashpad; new playground and exercise equipment; new site furnishings; new pavilion; landscaping and irrigation.

The contract duration of this project is 160 days from the issuance of the Notice to Proceed for construction. Lauren Griffith, Inc. is the design consultant for the project.

PROPOSALS: On May 8 and May 15, 2015, GSD advertised a Request for Competitive Sealed Proposals (CSP) for construction services for Wildheather Park. The CSP contained selection criteria that ranked respondents on experience, references, schedule and contractor responsibility. The Statements of Qualifications were due on May 28, 2015, and three firms responded. GSD evaluated the respondents, and two of the three firms received sufficient points and were requested to submit proposals. Both selected firms submitted proposals on September 17, 2015. Times Construction, Inc. submitted the lowest proposal and offers the best value for the City based on the advertised criteria.

The two proposers are ranked as follows:

Proposer

1. Times Construction, Inc.
2. Carrera Construction, Inc.

AWARD: It is recommended that City Council award the construction contract to Times Construction, Inc., and appropriate funds for the project, including an additional appropriation of \$10,000.00 for engineering and materials testing services under an existing contract with All-Terra Engineering, Inc.

FUNDING SUMMARY:

\$ 1,402,000.00 Construction Contract

\$ 70,100.00 5% Contingency

\$ 1,472,100.00 Total Contract Services

\$ 10,000.00 Engineering and Materials Testing Services

\$ 17,150.00 Civic Art (1.75% of Fund 4502)

\$ 1,499,250.00 Total Funding

M/WBE PARTICIPATION: A 18% MBE goal and 10% WBE goal have been established for this contract. The contractor has submitted the following certified firms to achieve the goals:

FIRM (MBE):	SCOPE	AMOUNT	% of CONTRACT
MVA Construction LLC	Concrete Work	\$ 255,000.00	18.19

FIRM (WBE):	SCOPE	AMOUNT	% of CONTRACT
Arc Light Electric, Inc.	Electrical	\$ 218,644.00	15.60 %

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 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, Times Construction, Inc. is a designated HHF company, but they were the successful awardee without application of the HHF preference.

Amount of Funding:

\$ 980,000.00 Parks Consolidated Construction Fund (4502)

\$ 489,250.00 Parks & Recreation Dedication Fund (4035)

\$ 30,000.00 General Fund (1000) – Council District Service Fund

\$ 1,499,250.00 Total Funding

Contact Information:

Jacquelyn L. Nisby **Phone:** 832-393-8023

ATTACHMENTS:

Description

Request for Council Action
Maps
Form A (Fair Campaign Ordinance)
Form B (Fair Campaign Ordinance)
Delinquent Tax Report
SAP Documents
Ordinance

Type

Signed Cover sheet
Contract/Exhibit
Backup Material
Backup Material
Backup Material
Financial Information
Ordinance/Resolution/Motion

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Award Construction Contract Times Construction, Inc. Wildheather Park WBS No. F-000744-0002-4	Page 1 of 2	Agenda Item
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FROM (Department or other point of origin): General Services Department	Origination Date	Agenda Date
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DIRECTOR'S SIGNATURE: Scott Minnix <i>Scott Minnix 11/24/15</i>	Council District affected: K
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For additional information contact: Jacquelyn L. Nisby <i>JLN</i> Phone: 832-393-8023	Date and identification of prior authorizing Council action:
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RECOMMENDATION: Award construction contract and appropriate funds for the project.

Amount and Source of Funding: \$ 980,000.00 Parks Consolidated Construction Fund (4502) \$ 489,250.00 Parks & Recreation Dedication Fund (4035) \$ 30,000.00 General Fund (1000) – Council District Service Fund \$ 1,499,250.00 Total Funding	Finance Budget:
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SPECIFIC EXPLANATION: The General Services Department (GSD) recommends that City Council award a construction contract to Times Construction, Inc. on its proposal amount of \$1,402,000.00 to provide construction services for Wildheather Park for the Houston Parks and Recreation Department.

PROJECT LOCATION: 14900 Whiteheather Drive (572-S)

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The two proposers are ranked as follows:

Proposer

1. Times Construction, Inc.
2. Carrera Construction, Inc.

REQUIRED AUTHORIZATION

CUIC ID # 25PARK272

General Services Department: <i>Richard A. Vella</i> Richard A. Vella Chief of Design & Construction Division	Houston Parks and Recreation Department: <i>Joe Turner</i> Joe Turner Director
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Date:	SUBJECT: Award Construction Contract Times Construction, Inc. Wildheather Park WBS No. F-000744-0002-4	Originator's Initials DE	Page 2 of 2
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AWARD: It is recommended that City Council award the construction contract to Times Construction, Inc., and appropriate funds for the project, including an additional appropriation of \$10,000.00 for engineering and materials testing services under an existing contract with All-Terra Engineering, Inc.

FUNDING SUMMARY:

\$ 1,402,000.00	Construction Contract
\$ 70,100.00	5% Contingency
\$ 1,472,100.00	Total Contract Services
\$ 10,000.00	Engineering and Materials Testing Services
\$ 17,150.00	Civic Art (1.75% of Fund 4502)
\$ 1,499,250.00	Total Funding

M/WBE PARTICIPATION: A 18% MBE goal and 10% WBE goal have been established for this contract. The contractor has submitted the following certified firms to achieve the goals:

FIRM (MBE):	SCOPE	AMOUNT	% of CONTRACT
MVA Construction LLC	Concrete Work	\$ 255,000.00	18.19 %

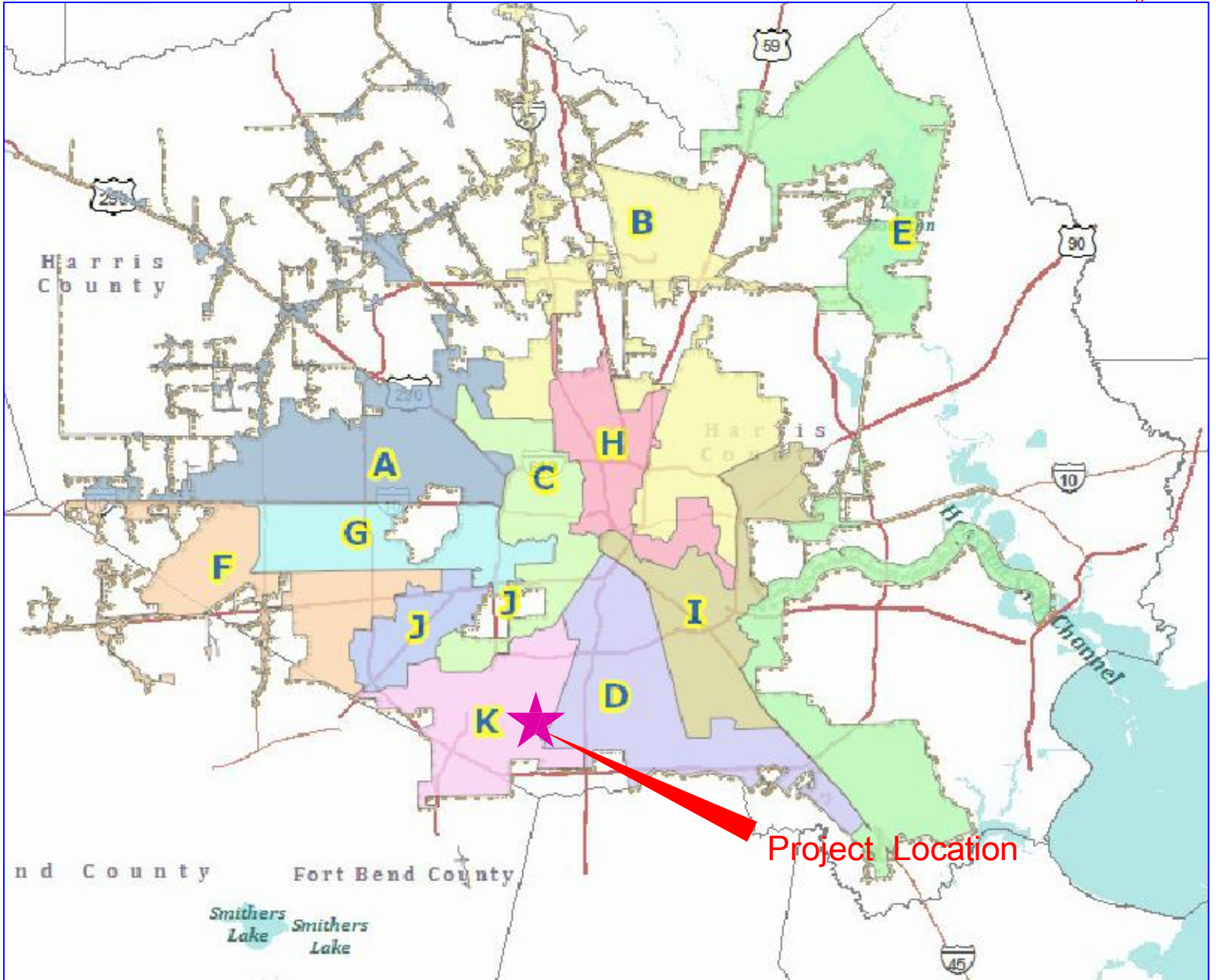
FIRM (WBE):	SCOPE	AMOUNT	% of CONTRACT
Arc Light Electric, Inc.	Electrical	\$ 218,644.00	15.60 %

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 benefits for some employees but will pay into the Contractor Responsibility Fund for others, in compliance with City policy.

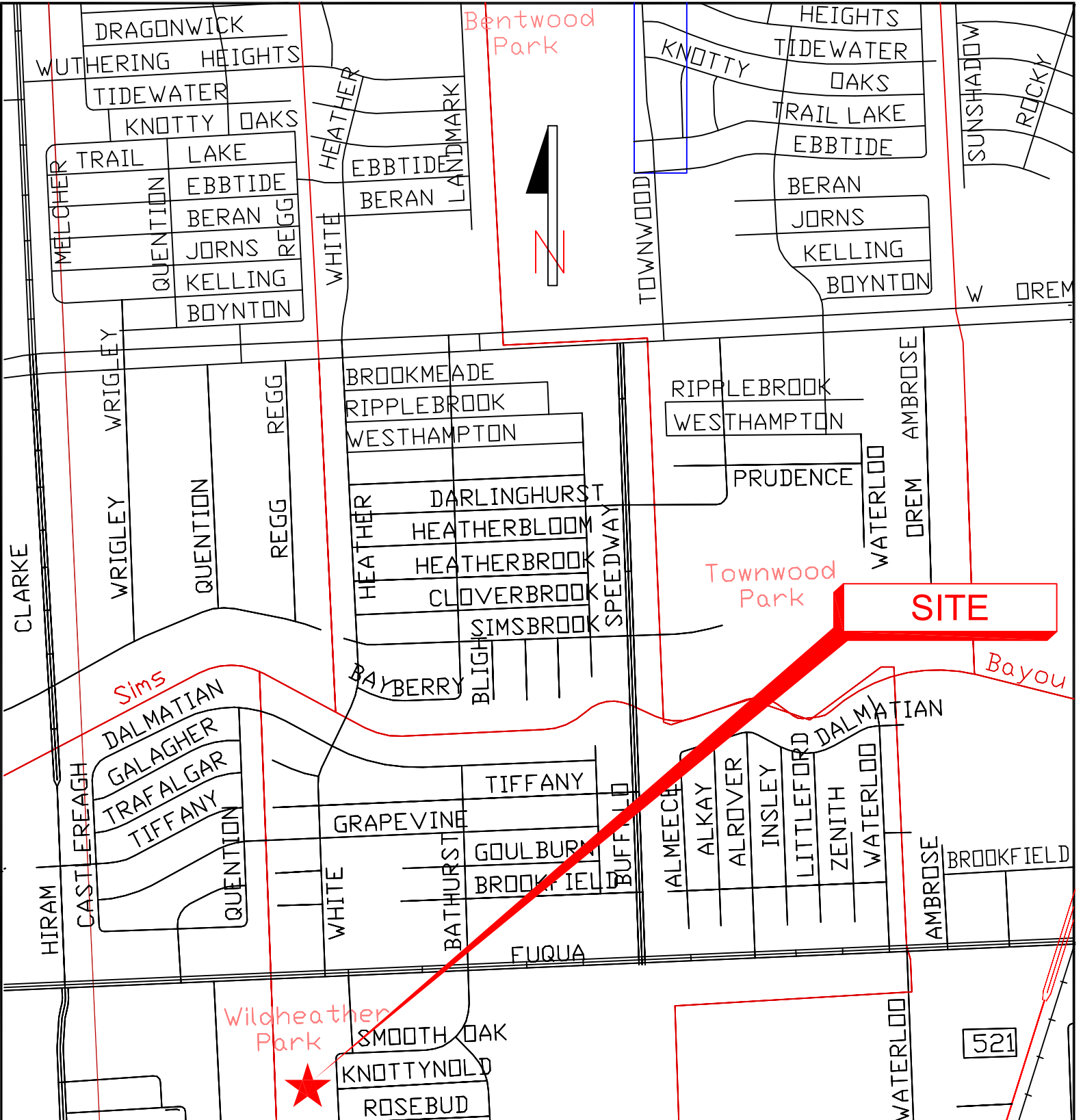
HIRE HOUSTON FIRST: The proposed contract requires compliance with the City's 'Hire Houston First' (HHF) Ordinance that promotes economic opportunity for Houston businesses and supports job creation. In this case, Times Construction, Inc. is a designated HHF company, but they were the successful awardee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

SM:RAV:JLN:LJ:DE:de

c: Marta Crinejo, Jacquelyn L. Nisby, Mark Ross, Luci Correa, Veronica Lizama, Chris Gonzales, Carolyn Hanahan, Morris Scott, Renissa Garza-Montalvo, Rachael Die, Deborah McNulty, Maricela Kruseman, Gabriel Mussio, Felicia Williams, File 712



Wildheather Park
14900 Whiteheather Dr.
Houston, TX 77053



Wildheather Park
 14900 White Keather Dr.
 Houston, TX 77053



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

ALL

Item Creation Date: 12/16/2015

20MLL72 Ordinance to Amend 2012 Building Code, 2012 Residential Code, and 2012 Fire Code

Agenda Item#: 29.

Summary:

ORDINANCE amending certain volumes of the City of Houston Construction Code and the City of Houston Fire Code

Background:

SUBJECT: Ordinance to amend the 2012 Building Code, 2012 Residential Code, and 2012 Fire Code.

RECOMMENDATION: (Summary) Approve an ordinance to make minor corrections to the construction code amendments so they conform to local construction practices.

SPECIFIC EXPLANATION: The 2012 *International Building Code* (IBC), the 2012 *International Residential Code* (IRC), the 2012 *Uniform Mechanical Code* (UMC), the 2012 *Uniform Plumbing Code* (UPC), and the 2012 *International Fire Code* (IFC), along with the City of Houston amendments thereto, were adopted on November 10, 2015, by Ordinance No. 2015-1108. Although there was significant coordination with stakeholders, the Construction Industry Council and its member groups have identified a few additional changes or corrections that, after review by Building Code Enforcement and the Fire Marshall, should be made to Section 901.9 of the Building Code, Section P3114.4 of the Residential Code, and Sections 104.7.3, 104.7.4, 901.11, 1103.8.1, 3206.6, and J104.2 of the Fire Code. These changes will have an effective date of February 1, 2016.

Prior Council Action:

Ordinance 2015-1108, dated 11/10/2015

Amount of Funding:

Not Applicable

Contact Information:

Mark L. Loethen, P.E., PTOE, CFM

Phone: (832) 395-2705

Deputy Director

ATTACHMENTS:

Description


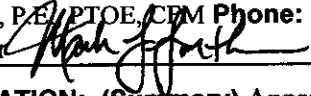
Signed RCA

Type

Signed Cover sheet

PCA Ordinance 2015-1108
Building Code Ord
Building Code Redline

Backup Material
Ordinance/Resolution/Motion
Backup Material

SUBJECT: Ordinance to amend the 2012 Building Code, 2012 Residential Code, and 2012 Fire Code.		Page 1 of 1	Agenda Item #
FROM (Department or other point of origin): Department of Public Works and Engineering		Origination Date	Agenda Date
DIRECTOR'S SIGNATURE: Dale Rudick, P.E., Director 		Council District affected: All	
For additional information contact: Mark L. Loethen, P.E., P.T.O.E., C.E.M. Phone: (832) 395-2705 Deputy Director 		Date and identification of prior authorizing Council action: 11/10/2015; Ordinance No. 2015-1108	
RECOMMENDATION: (Summary) Approve an ordinance to make minor corrections to the construction code amendments so they conform to local construction practices.			
Amount and Source of Funding: N/A			
SPECIFIC EXPLANATION: The 2012 <i>International Building Code (IBC)</i> , the 2012 <i>International Residential Code (IRC)</i> , the 2012 <i>Uniform Mechanical Code (UMC)</i> , the 2012 <i>Uniform Plumbing Code (UPC)</i> , and the 2012 <i>International Fire Code (IFC)</i> , along with the City of Houston amendments thereto, were adopted on November 10, 2015, by Ordinance No. 2015-1108. Although there was significant coordination with stakeholders, the Construction Industry Council and its member groups have identified a few additional changes or corrections that, after review by Building Code Enforcement and the Fire Marshall, should be made to Section 901.9 of the Building Code, Section P3114.4 of the Residential Code, and Sections 104.7.3, 104.7.4, 901.11, 1103.8.1, 3206.6, and J104.2 of the Fire Code. These changes will have an effective date of February 1, 2016.			
REQUIRED AUTHORIZATION		20MLL72	
	Other Authorization:	Other Authorization:	



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

ETJ

Item Creation Date: 12/2/2015

20IPB309 Amendment/Untreated Water Supply
Contract/COH-Enterprise Houston Ship Channel, L.P.

Agenda Item#: 30.

Summary:

ORDINANCE approving and authorizing first amendment to Untreated Water Supply Contract between the City of Houston and **ENTERPRISE HOUSTON SHIP CHANNEL, LP** (Approved by Ordinance No. 1996-210)

Background:

SUBJECT: An Ordinance to approve the First Amendment to an Untreated Water Supply Contract between the City of Houston and Enterprise Houston Ship Channel, L.P.

RECOMMENDATION: (Summary) Approve an ordinance authorizing the Mayor to execute a First Amendment to an Untreated Water Supply Contract between the City of Houston and Enterprise Houston Ship Channel, L.P.

SPECIFIC EXPLANATION:

The City of Houston ("Houston"), City Council, approved an Untreated Treated Water Supply Contract ("Original Contract") on February 28, 1996, Ordinance 96-210 with Oiltanking Houston, Inc. so that Houston could sell untreated water to Oiltanking Houston, Inc. Oiltanking Houston, Inc. converted to a limited partnership named Oiltanking Houston, L.P. ("Oiltanking") on or about February 28, 2001. Oiltanking changed its name to Enterprise Houston Ship Channel, L.P. ("Enterprise") on or about March 11, 2015.

Enterprise has requested to amend the Original Contract to increase the delivery of untreated water by Houston to Enterprise from 0.020 Million Gallons Per Day to 2.304 Million Gallons Per Day and replace Exhibit A of the Original Contract with the new Exhibit A that better illustrates the Point of Delivery and Point of Measurement.

Approval of the First Amendment is requested.

Prior Council Action:

Ordinance 1996-0210, dated 02/28/1996

Amount of Funding:

None Required

Contact Information:

Carol Ellinger Haddock, P.E.
Senior Assistant Director
Phone: (832) 395-2686

ATTACHMENTS:

Description

First Amendment to Untreated Water Supply
Contract
PCA Ordinance 1996-0210
Untreated Water Supply Contract 1
Untreated Water Supply Contract 2
Untreated Water Supply Contract 3
Ordinance

Type

Backup Material
Backup Material
Backup Material
Backup Material
Backup Material
Ordinance/Resolution/Motion



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

ALL

Item Creation Date: 12/2/2015

ARA-Northstar Demolition and Remediation SWF

Agenda Item#: 31.

Summary:

ORDINANCE No. 2015-1237, passed second reading December 16, 2015

ORDINANCE granting to **NORTHSTAR DEMOLITION AND REMEDIATION, LP, A Texas Limited Partnership**, the right, privilege, and franchise to collect, haul, and transport solid waste and industrial waste from commercial properties located within the City of Houston, Texas, pursuant to Chapter 39, Code of Ordinances, Houston, Texas - **THIRD AND FINAL READING**

Background:

The Administration & Regulatory Affairs Department (ARA) recommends that City Council approve an ordinance granting a commercial solid waste operator franchise to Northstar Demolition and Remediation, LP. Article VII of Chapter 39 of the City Code of Ordinances makes it unlawful for any commercial solid waste operator to collect, haul or transport solid waste or industrial waste from commercial properties located within the City without first having obtained a franchise for that purpose upon the consent of the City Council.

ARA's Franchise Administration Division collects franchise fees from commercial solid waste transporters, coordinates audits and compliance reviews and actively monitors state/federal legislation and administrative proceedings that impact these fees. The City currently has 193 solid waste operator franchises. For FY 2015, the total solid waste franchise revenue to the City is projected to be \$7,188,167.37.

The proposed ordinance grants the franchisee the right to use the City's public ways for the purpose of collecting, hauling or transporting solid or industrial waste from commercial properties located within the City of Houston. In consideration for this grant, each franchisee agrees to pay to the City an annual franchise fee equal to four percent of their annual gross revenue, payable quarterly. To verify franchisee compliance with the franchise, the franchisee company has the duty to maintain required customer records, which the City has the right to inspect during regular business hours. The franchise agreement contains the City's standard release and indemnification, default and termination, liquidated damages and force majeure provisions. The proposed franchise term is 10 years from the effective date.

Departmental Approval Authority:

Tina Paez, Director
Administration & Regulatory Affairs Department

Other Authorization

Contact Information:

Lara Cottingham
Naelah Yahya

Phone: (832) 393- 8503
Phone: (832) 393- 8530

ATTACHMENTS:

Description

Type

12.2.2015 Northstar Demolition and Remediation
SWF RCA

Signed Cover sheet

NorthStar Demolition Ord

Ordinance/Resolution/Motion



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/8/2015

ALL

Item Creation Date: 12/2/2015

ARA-Northstar Demolition and Remediation SWF

Agenda Item#: 60.

Summary:

AN ORDINANCE GRANTING TO NORTHSTAR DEMOLITION AND REMEDIATION, LP, A TEXAS LIMITED PARTNERSHIP, THE RIGHT, PRIVILEGE, AND FRANCHISE TO COLLECT, HAUL, AND TRANSPORT SOLID WASTE AND INDUSTRIAL WASTE FROM COMMERCIAL PROPERTIES LOCATED WITHIN THE CITY OF HOUSTON, TEXAS, PURSUANT TO CHAPTER 39, CODE OF ORDINANCES, HOUSTON, TEXAS; PROVIDING FOR RELATED TERMS AND CONDITIONS; AND MAKING CERTAIN FINDINGS RELATED THERETO.

Background:

The Administration & Regulatory Affairs Department (ARA) recommends that City Council approve an ordinance granting a commercial solid waste operator franchise to Northstar Demolition and Remediation, LP. Article VII of Chapter 39 of the City Code of Ordinances makes it unlawful for any commercial solid waste operator to collect, haul or transport solid waste or industrial waste from commercial properties located within the City without first having obtained a franchise for that purpose upon the consent of the City Council.

ARA's Franchise Administration Division collects franchise fees from commercial solid waste transporters, coordinates audits and compliance reviews and actively monitors state/federal legislation and administrative proceedings that impact these fees. The City currently has 193 solid waste operator franchises. For FY 2015, the total solid waste franchise revenue to the City is projected to be \$7,188,167.37.

The proposed ordinance grants the franchisee the right to use the City's public ways for the purpose of collecting, hauling or transporting solid or industrial waste from commercial properties located within the City of Houston. In consideration for this grant, each franchisee agrees to pay to the City an annual franchise fee equal to four percent of their annual gross revenue, payable quarterly. To verify franchisee compliance with the franchise, the franchisee company has the duty to maintain required customer records, which the City has the right to inspect during regular business hours. The franchise agreement contains the City's standard release and indemnification, default and termination, liquidated damages and force majeure provisions. The proposed franchise term is 10 years from the effective date.

Departmental Approval Authority:

**Tina Paez, Director
Administration & Regulatory
Affairs Department**

Other Authorization

Contact Information:

Lara Cottingham

Phone: (832) 393-8503

Naelah Yahya

Phone: (832) 393-8530



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

Item Creation Date:

HCE ILA max contract amount

Agenda Item#: 32.

Summary:

ORDINANCE amending Ordinance No. 2015-1258 to provide a maximum contract amount for the amended and restated interlocal agreement between the City and **HOUSTON CIVIC EVENTS, INC.**, a Local Government Corporation



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

Item Creation Date:

PLN - Motion for fee additions & changes

Agenda Item#: 33.

Summary:

MOTION by Council Member Gonzalez/Seconded by Council Member Costello to adopt recommendation from Director Planning and Development Department to modify and establish existing user fees

TAGGED BY COUNCIL MEMBERS KUBOSH and ROBINSON

This was Item 14 on Agenda of December 16, 2015

Background:

The Planning & Development Department (P&D) recommends City Council approve by motion the establishment of 20 user fees for site plan, subdivision plat, development, and related services provided by P&D and modify 27 existing user fees. These fee modifications are necessary to cover the City's cost of service associated with the fees and to provide adequate funding to sustain the proposed special revenue fund identified separately on this Council agenda.

P&D, in coordination with the Finance and Legal Departments, completed a comprehensive review of 47 existing and authorized development-related fees administered by P&D. The purpose of the review was to align the fees with the cost accrued by the City for providing the service. This review was necessary since more than a decade had elapsed since the last comprehensive review. The review identified 27 fees that are out of alignment with cost of service and 20 fees that have not been established, but were previously authorized by actions of City Council as a result of ordinance amendments.

Currently, annual revenue generated by the existing fee structure does not cover expenditures. As a result, the General Fund provides an annual subsidy to fund development-related services provided by P&D. The amounts identified in the attached exhibit adjust the corresponding user fee to the cost of service and eliminates the need for the annual subsidy to provide these services. Following the fee modification, the projected annual revenue is estimated to increase from \$7.1 million to \$8.7 million.

When coupled with the proposed special revenue fund (SRF) also on today's agenda, these fee adjustments will fund increased level of service for the City's development customers. The increased level of service will result from the following:

- Increasing development-related staffing levels by 5 FTEs, including additional plan reviewers and improved telephone and front desk customer service;
- Correcting compensation deficiencies for the planner family of positions, as identified in a recent

HR-led salary survey of peer cities, thus improving staff attraction and retention and quality of reviews;

- Improving training for staff and related appointed commissions; and
- Improvements to technology and supplies.

P&D recommends the adoption of the attached fee modification. These adjustments become effective March 1, 2016.

ATTACHMENTS:

Description

RCA

Fee change list

Type

Signed Cover sheet

Backup Material

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 10265

Subject: Establish User Fees for Previously Established Development Related Services; Modify Existing Fees for Development Related Services

Category #
4

Page 1 of 2

Agenda Item

FROM (Department or other point of origin):

Patrick Walsh, P.E.
Director
Planning & Development Department

Origination Date

December 10, 2015

Agenda Date

DIRECTOR'S SIGNATURE



Council District(s) affected
All

For additional information contact:

Brian J. Crimmins Phone: (832) 393-6533
Marcia Wilson Phone: (832) 393-6593

Date and Identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)

Approve by motion the establishment of 20 user fees for site plan, subdivision plat, development, and related services provided by the Planning & Development Department and modify 27 existing user fees.

Finance Budget

SOURCE OF FUNDING:

Proposed New fees and existing fees

SPECIFIC EXPLANATION:

The Planning & Development Department (P&D) recommends City Council approve by motion the establishment of 20 user fees for site plan, subdivision plat, development, and related services provided by P&D and modify 27 existing user fees. These fee modifications are necessary to cover the City's cost of service associated with the fees and to provide adequate funding to sustain the proposed special revenue fund identified separately on this Council agenda.

P&D, in coordination with the Finance and Legal Departments, completed a comprehensive review of 47 existing and authorized development-related fees administered by P&D. The purpose of the review was to align the fees with the cost accrued by the City for providing the service. This review was necessary since more than a decade had elapsed since the last comprehensive review. The review identified 27 fees that are out of alignment with cost of service and 20 fees that have not been established, but were previously authorized by actions of City Council as a result of ordinance amendments.

Currently, annual revenue generated by the existing fee structure does not cover expenditures. As a result, the General Fund provides an approximate annual subsidy of \$730,000 to fund development-related services provided by P&D. The amounts identified in the attached exhibit adjust the corresponding user fee to the cost of service and eliminates the need for the annual subsidy to provide these services. Following the fee modification, the projected annual revenue is estimated to increase from \$7.1 million to \$8.7 million.

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:

Date: 12/10/2015	Subject: Establish User Fees for Previously Established Development Related Services; Modify Existing Fees for Development Related Services	Originator's Initials BC	Page 2 of 2
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When coupled with the proposed special revenue fund (SRF) also on today's agenda, these fee adjustments will fund increased level of service for the City's development customers. The increased level of service will result from the following:

- increasing development-related staffing levels, including additional plan reviewers and improved telephone and front desk customer service;
- correcting compensation deficiencies for the planner family of positions, as identified in a recent HR-led salary survey of peer cities, thus improving staff attraction and retention and quality of reviews;
- improving training for staff and related appointed commissions; and
- improvements to technology and supplies.

P&D recommends the adoption of the attached fee modification. These adjustments become effective March 1, 2016.

CC: Marta Crinejo, Agenda Director
Donna Edmonson, City Attorney
Andy Icken, Chief Development Officer
Kelly Dowe, Chief Business Officer

Planning & Development Department Fee Modifications

Document Date: 12/14/2015

Proposed New Fees Not Currently Established

Title	Description of Fee	Statutory Authority	Amount
Certificate of Appropriateness	Application - Construction Plan Review	33-238	\$ 249.69
Certificate of Appropriateness	Application - Construction Plan Review (Accessory Structure)	33-238	\$ 94.74
Certificate of Appropriateness	Application - Demolition/Relocation	33-238	\$ 279.42
Certificate of Appropriateness	Application - Restoration & Alteration (No Additions)	33-238	\$ 97.69
Development - General	Investigation - Unpermitted Work	42-54(a)	\$ 320.37
Development - General	Investigation - Unpermitted Work (Single Family Only)	42-54(a)	\$ 160.18
Development Plat	Application - Additional Review/Revision	42-54(a); 42-46	\$ 47.69
Notification Requirement	Notification of property owner	42-54(a); 54-49(a)	\$ 2.91
Off-Street Parking and Loading	Annual Certification of Valet Parking	26-502(a)	\$ 239.64
Off-Street Parking and Loading	Application - Additional Review/Revision	26-473(a)	\$ 38.27
Off-Street Parking and Loading	Application - Designation/Modification of a Special Parking Area	26-511	\$ 2,482.39
Off-Street Parking and Loading	Application - Parking Site Plan Review (three reviews/revisions)	26-473(a)	\$ 217.69
Off-Street Parking and Loading	Commission consideration for loss of leased parking	26-501(b)	\$ 448.25
Off-Street Parking and Loading	Off-Site Lease Annual Renewal (per lease)	26-501(c)	\$ 97.35
Off-Street Parking and Loading	Off-Site Lease Review (per lease)	26-501(a)	\$ 211.52
Off-Street Parking and Loading	Parking Management Plan Review	26-516(a)	\$ 1,861.79
Site Plan Compliance	Application - Additional Review/Revision	42-54(a)	\$ 31.06
Subdivision Plat	Plat Recordation - Missed Appointment	42-54(a)	\$ 50.24
Subdivision Plat	Reconsideration of Requirement	42-54(a), 54-79(a)	\$ 118.62
Subdivision Plat	Title & Deed Restriction Review	42-40(e); 42-54(a)	\$ 583.03

Proposed Modifications to Existing Fees

Title	Description of Fee	Statutory Authority	2016 Fee Structure	
			Existing	Proposed
Chapter 42	Special Exception Request Application	42-54(a); 42-48	\$ 237.41	\$ 179.28
Chapter 42	Variance Request Application	42-54(a); 42-47	\$ 237.41	\$ 358.56
Development Plat	Application - Base Fee (Affordable Housing - three reviews/revisions)	42-54(a); 42-46	\$ 509.13	\$ 271.73
Development Plat	Application - Base Fee (Single Family Only - three reviews/revisions)	42-54(a); 42-46	\$ 509.13	\$ 154.06
Development Plat	Application - Base Fee (three reviews/revisions)	42-54(a); 42-46	\$ 509.13	\$ 543.46
Hazardous Enterprises	Permit, restricted or unrestricted	28-231(b)	\$ 276.70	\$ 363.38
Hazardous Enterprises	Registration	28-231(b)	\$ 27.67	\$ 90.85
Hazardous Enterprises	Transfer fee for HAZ MAT permit	28-234	\$ 27.67	\$ 77.95
Location of Hotels/Motels	Permit to construct, alter or remodel	28-204	\$ 221.36	\$ 321.35
Location of Hotels/Motels	Variance Request Application	28-207(a)	\$ 221.36	\$ 297.90
Off-Street Parking and Loading	Variance Request Application	26-561(a)	\$ 1,042.61	\$ 757.35
Off-Street Parking and Loading	Variance Request Application (Single Family Only)	26-561(a)	\$ 1,042.61	\$ 378.68
Regulation of Towers	Tower Permit	28-530(a)	\$ 365.23	\$ 483.63
Site Plan Compliance	Application - Base Fee (Affordable Housing - three reviews/revisions)	42-54(a)	\$ 49.81	\$ 46.60
Site Plan Compliance	Application - Base Fee (three reviews/revisions)	42-54(a)	\$ 49.81	\$ 93.19
Subdivision Plat	Application - Class I Plat Base Fee	42-40(a); 42-54(a)	\$ 509.13	\$ 461.95
Subdivision Plat	Application - Class II Plat Base Fee	42-40(a); 42-54(a)	\$ 791.37	\$ 848.15
Subdivision Plat	Application - Class III Plat Base Fee	42-40(a); 42-54(a)	\$ 791.37	\$ 848.15
Subdivision Plat	Application - General Plan	42-50; 42-54(a)	\$ 791.37	\$ 690.04
Subdivision Plat	Application - Street Dedication Plat	42-51; 42-54(a)	\$ 791.37	\$ 690.04
Subdivision Plat	Extension of Approval	42-54(a)	\$ 791.37	\$ 375.50
Subdivision Plat	Lot Fee (per lot)	42-54(a)	\$ 17.98	\$ 23.76
Subdivision Plat	Plat Name Change	42-54(a)	\$ 260.10	\$ 154.22
Subdivision Plat	Plat Recordation	42-54(a)	\$ 287.76	\$ 297.55
Subdivision Plat	Reserve Fee (per acre)	42-54(a)	\$ 116.22	\$ 139.78
Subdivision Plat	Application - Vacating Plat	42-54(a)	\$ 791.37	\$ 216.77
Trees, Shrubs, and Screening Fences	Variance Request Application	33-135(a)	\$ 221.36	\$ 263.82



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

Item Creation Date:

PLN - Special Revenue Creation

Agenda Item#: 34.

Summary:

ORDINANCE approving the creation of the Planning and Development Special Revenue Fund ("The Fund") with zero beginning fund balance to receive revenues from development-related fees for the Planning and Development Department (The "Department"); establishing the sources and uses of the funds therein for the operation, maintenance and support of the Department's Development related programs and functions; appropriating any and all funds received into the fund for the purposes set out herein and authorized expenditures consistent with the purpose thereof; approving the budget for the fund attached as Attachment A

This item should only be considered after approval of Item 32 above

TAGGED BY COUNCIL MEMBERS KUBOSH AND ROBINSON

This was Item 15 on Agenda of December 16, 2015

Background:

The Planning and Development Department (P&D) recommends that City Council approve the creation of a special revenue fund (SRF) for development-related services led by P&D.

Unlike many departments, P&D's resource needs are directly tied to development activity levels. For example, applications for development-related activities increased 64% between 2010 and 2015. Fee revenue increased 214% over the same period. Despite these increases, the corresponding staff level increase during that time was only 5%. The increased workload without a corresponding increase in resources resulted in deteriorated level of service. For example, P&D's average residential review times increased from 1.2 days in 2010 to 4.3 days in 2015, with some reviews peaking at over 15 days.

The SRF will ensure P&D provides development customers an adequate level of service, regardless of market-based fluctuations in development activity. This proposal will dedicate revenues from development-related fees administered by P&D to the SRF. In turn, P&D's development-related expenditures will be paid out of the SRF. Fees to be dedicated toward the SRF are attached.

The SRF will fund the following development-related services:

- Subdivision plat review
- Permit review (Chapter 42, off-street parking, landscaping, hotel/motel, compliance enforcement, etc.)
- One half of the minimum lot size/minimum building line program
- The portion of management and support services associated with development

activities

The SRF will also fund indirect costs associated with P&D's development-related services. The remaining portions of P&D will continue to be funded as they are currently through the General Fund and the EGIS Revolving Fund.

The SRF should be created only with the corresponding fee adjustment. Without the adjustment, the SRF's revenues will not sustain its projected expenditures.

The special revenue fund will take effect January 1, 2016.

ATTACHMENTS:

Description

Type

RCA

Signed Cover sheet

Latest FAQs

Backup Material

Service level standards

Backup Material

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 10265

Subject: Create a special revenue fund for development-related services led by the Planning and Development Department; dedication of fee revenue to the special revenue fund

Category #
4

Page 1 of 2

Agenda Item

FROM (Department or other point of origin):

Patrick Walsh, P.E.
Director
Planning & Development Department

Origination Date

December 14, 2015

Agenda Date

DIRECTOR'S SIGNATURE



Council District(s) affected
All

For additional information contact:

Brian J. Crimmins Phone: (832) 393-6533
Marcia Wilson Phone: (832) 393-6593

Date and Identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)

Approve an ordinance creating the Planning and Development Department Special Revenue Fund for development-related services led by the Planning and Development Department and dedicating development-related fee revenue to the special revenue fund.

Amount of Funding: \$3,713,920

SOURCE OF FUNDING:

Proposed new fees and existing fees

Finance Budget

SPECIFIC EXPLANATION:

The Planning and Development Department (P&D) recommends that City Council approve the creation of the Planning and Development Department Special Revenue Fund (SRF) for development-related services led by P&D.

Unlike many departments, P&D's resource needs are directly tied to development activity levels. For example, applications for development-related activities increased 64% between 2010 and 2015. Fee revenue increased 214% over the same period. Despite these increases, the corresponding staff level increase during that time was only 5%. The increased workload without a corresponding increase in resources resulted in deteriorated level of service. For example, P&D's average residential review times increased from 1.2 days in 2010 to 4.3 days in 2015, with some reviews peaking at over 15 days.

The SRF will ensure P&D provides development customers an adequate level of service, regardless of market-based fluctuations in development activity. This proposal will dedicate revenues from development-related fees administered by P&D to the SRF. In turn, P&D's development-related expenditures will be paid out of the SRF. Fees to be dedicated toward the SRF are attached to the ordinance.

The SRF will fund the following development-related services:

- Subdivision plat review
- Permit review (Chapter 42, off-street parking, landscaping, hotel/motel, compliance enforcement, etc.)
- One half of the minimum lot size/minimum building line program
- The portion of management and support services associated with development activities

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:

Date: 12/10/2015	Subject: Create a special revenue fund for development-related services led by the Planning and Development Department; dedication of fee revenue to the special revenue fund	Originator's Initials BC	Page 2 of 2
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The SRF will also fund indirect costs associated with P&D's development-related services. The remaining portions of P&D will continue to be funded as they are currently through the General Fund and the EGIS Revolving Fund.

The SRF should be created only with the corresponding fee adjustment. Without the adjustment, the SRF's revenues will not sustain its projected expenditures.

The SRF will take effect January 1, 2016.

CC: Marta Crinejo, Agenda Director
Donna Edmonson, City Attorney
Andy Icken, Chief Development Officer
Kelly Dowe, Chief Business Officer

FAQs
Special Revenue Fund and
Development-Related Fee Adjustments
December 14, 2015



**PLANNING &
DEVELOPMENT
DEPARTMENT**

1. What is the proposal?

This proposal will do the following:

- bring development-related fees in line with the City's costs for development services, and
- create a special revenue fund (SRF) that will secure development revenues toward development services.

2. Why is the SRF needed?

Unlike many departments, the Planning & Development Department's (P&D) development activities need to quickly adjust with the real estate market. As a General Fund department, P&D cannot respond quickly enough to market changes. This unresponsiveness deteriorates service levels, causing permit delays and impairing service quality.

3. Why is a fee adjustment needed?

Currently, fees for development-related activities do not cover costs of providing those services. The General Fund currently subsidizes approximately \$730,000 of these activities. This deficiency contributes to inadequate staffing levels and deteriorated levels of service for development customers. Adjusting fees will ensure the City captures sufficient funding to provide an adequate level of service.

4. How will this work?

Development-related fees will be dedicated to the SRF, rather than the General Fund. In turn, the SRF will pay for P&D's development services. This structure ensures that, as the development activity fluctuates with the market, fee revenue commensurate with this activity will be available for development services.

5. How significantly do market fluctuations impact level of service?

Applications for development-related activities increased 64% between 2010 and 2015. The corresponding development-related staff level increase during that time, however, was only 5%. Review times increased significantly under these conditions, resulting in deteriorated level of service. For example, P&D's average residential review times more than tripled during the same period.

6. What are the benefits to the City and the development community?

The benefits of the proposal include the following:

- maintain adequate service to development customers through market fluctuations, and
- end the General Fund's subsidy of development-related costs.

7. How does this improve P&D's service levels?

P&D will be able to improve service levels through the following:

- increasing development-related staffing levels by 5 FTEs over previous budget levels, including additional plan reviewers and improved telephone and front desk customer service;
- correcting compensation deficiencies for the planner family of positions, as identified in a recent HR-led salary survey of peer cities, thus improving staff attraction and retention and increasing quality of reviews;
- improving training for staff and related appointed commissions; and
- improvements to technology and supplies.

Details on anticipated improved service levels are described in a separately attached document.

8. How does this change affect the general fund?

This proposal will eliminate the current general fund subsidy of development-related costs.

9. How were the new fees determined?

In concert with Finance & Administration and Legal, P&D conducted a detailed analysis of the level of effort required to process each application. This analysis considers factors such as position levels and amount of time required for each review. This proposal aligns each fee to the cost of service by reducing 9 fees, increasing 19 fees and establishing new fees for 20 activities authorized by Council that have not yet been assessed. Total fee revenue will increase from \$7.1M to \$8.7M, an increase of 23%.

10. When would the fee changes occur?

If approved by Council in December, the Special Revenue Fund would be effective on January 1, 2016. Fee adjustments are scheduled to begin on March 1, 2016.

Special Revenue Fund (SRF) Service Level Standards

Document Date: 12/10/2015

The following reflects anticipated service levels upon full implementation of the special revenue fund (SRF). These enhancements will be achievable within seven (7) months of SRF creation. The City will report performance quarterly.

Permit Center Improvements

Development Plat Review (Commercial Plans)

- **Current Service Level:** Review takes upwards of 15 days
- **Improved Service Level:** 90% of plans reviewed within 5 business days

Site Plan Compliance Review (Single-Family Residential Plans)

- **Current Service Level:** Review takes upwards of 15 days
- **Improved Service Level:** 90% of plans reviewed within 3 business days

Expedited Plan Review

- **Current Service Level:** Daily program capacity of two (2) commercial plans and two (2) single-family residential plans
- **Improved Service Level:** Daily program capacity fifteen (15) commercial plans and 25 single-family residential plans

Planner of the Day (POD) Service – 1002 Washington

- **Current Service Level:** Walk-in/Telephone POD service window available each business day from 8:00AM to 4:00PM – Average customer wait time to see planner is 11.5 minutes.
- **Improved Service Level:** Walk-in/Telephone POD service window available each business day from 8:00AM to 4:00PM – Average customer wait time to see planner is under 6 minutes.

Subdivision Plat Office Improvements

Subdivision plat staff recommendations (excluding variance and public hearing items)

- **Current Service Level:** 90% of staff recommendation provided to applicant by 9 AM on the day of Planning Commission
- **Improved Service Level:** 90% of staff recommendations provided to applicant by 3 PM on the day before Planning Commission

Subdivision plat recordation appointments

- **Current Service Level:** Appointments available within 10 business days
- **Improved Service Level:** Appointments available within 5 business days

Planner of the Day (POD) Service

- **Current Service Level:** Walk-in/Telephone POD service not available the day before and the day of Planning Commission
- **Improved Service Level:** Walk-in/Telephone POD service available each business day

Applications requiring notification

- **Current Service Level:** Applicant provides electronic and paper copies of the mail out notification package: 1) county appraisal district map with notification area; 2) county appraisal district records; 3) notification spreadsheet; and 4) stamped/addressed envelopes
- **Improved Service Level:** Applicant will pay the adopted notification fee and staff will process the application using GIS technology. Mail out notification package not required.



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

District D

Item Creation Date: 12/9/2015

HCD15-89 Resolution for Economic Development

Agenda Item#: 35.

Summary:

RESOLUTION supporting the creation of quality jobs and the provision of healthy food alternatives to serve the Third Ward and surrounding communities, including people living in food deserts, through development of a full service grocery store on publicly owned land near SH 288 and MacGregor - **DISTRICT D - BOYKINS**

TAGGED BY COUNCIL MEMBERS GREEN AND DAVIS

This was Item 33 on Agenda of December 16, 2015

Background:

SUBJECT: A Resolution regarding a non-binding term sheet for an economic development transaction resulting in the possible development of a grocery store at the northeast corner of State Highway 288 and North MacGregor Way

RECOMMENDATION: Approval of a Resolution regarding a non-binding term sheet for an economic development transaction resulting in the possible development of a grocery store at the northeast corner of State Highway 288 and North MacGregor Way

SPECIFIC EXPLANATION:

Recommend approval of a resolution regarding a non-binding term sheet for an economic development transaction involving the City, Houston Community College (HCC), Houston Housing Finance Corporation (HHFC) and HEB that could result in the development of a grocery store on approximately 9.2 acres at the northeast corner of State Highway 288 and North MacGregor Way. This store would provide employment for over 150 low- to moderate-income citizens. The community would benefit from a full-service grocery store in an area that lacks such an amenity. HEB is interested in developing the grocery store but cannot do so alone due to the property's projected acquisition and development costs. Thus, the City and HHFC are exploring possible options for purchasing the site and leasing it back to HEB.

Approval of this Resolution does not commit any funds to this potential transaction. Funding options, once identified and negotiated with the other parties, would come back to Council for approval.

The City and HHFC currently are exploring possible equity and debt financing, including, but not limited to, a EDI/Section 108 loan from the U.S. Department of Housing and Urban Development (HUD) to finance the possible acquisition of the property from HCC. HCC has offered to sell the property, but challenges unique to this site must be overcome before the grocery store could be

developed. The purchase will occur only if these challenges are resolved, financing is secured, all requirements are met and a commitment is gained from HEB to develop the store on the site. The City, HHFC and HCC are discussing an interlocal agreement whereby HCC sells the property based on terms and conditions to be negotiated and confirmed in the future, including but not limited to execution of a ground lease with HEB as lessee. HCC has requested that the City create this MOU.

AI: NR: DK

Cc: Mayor's Office, City Secretary, Legal, Finance

Prior Council Action:

Not applicable

Amount of Funding:

No funding required

Contact Information:

Andrew F. Icken

Phone: 832.393.1032

ATTACHMENTS:

Description

RCA HEB Resolution

HCD15-89 Financial Information

HCD15-89 Memorandum of Understanding

HCD15-89 Resolution

Type

Signed Cover sheet

Financial Information

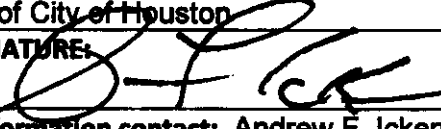
Backup Material

Backup Material

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: A Resolution regarding a non-binding term sheet for an economic development transaction resulting in the possible development of a grocery store at the northeast corner of State Highway 288 and North MacGregor Way	Category #	Page 1 of	Agenda Item #
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FROM (Department or other point of origin): Andrew F. Icken, Chief Development Officer Office of Mayor of City of Houston	Origination Date 12-9-15	Agenda Date
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DIRECTOR'S SIGNATURE: 	Council District(s) affected: District D
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For additional information contact: Andrew F. Icken Phone: 832-393-1032	Date and identification of prior authorizing Council action: N/A
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RECOMMENDATION: Approval of a Resolution regarding a non-binding term sheet for an economic development transaction resulting in the possible development of a grocery store at the northeast corner of State Highway 288 and North MacGregor Way

Amount of Funding: No funding required	Finance Budget:
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SOURCE OF FUNDING General Fund Grant Fund Enterprise Fund
 Other (Specify) N/A

SPECIFIC EXPLANATION:
 Recommend approval of a resolution regarding a non-binding term sheet for an economic development transaction involving the City, Houston Community College (HCC), Houston Housing Finance Corporation (HHFC) and HEB that could result in the development of a grocery store on approximately 9.2 acres at the northeast corner of State Highway 288 and North MacGregor Way. This store would provide employment for over 150 low- to moderate-income citizens. The community would benefit from a full-service grocery store in an area that lacks such an amenity. HEB is interested in developing the grocery store but cannot do so alone due to the property's projected acquisition and development costs. Thus, the City and HHFC are exploring possible options for purchasing the site and leasing it back to HEB.

Approval of this Resolution does not commit any funds to this potential transaction. Funding options, once identified and negotiated with the other parties, would come back to Council for approval.

The City and HHFC currently are exploring possible equity and debt financing, including, but not limited to, a EDI/Section 108 loan from the U.S. Department of Housing and Urban Development (HUD) to finance the possible acquisition of the property from HCC. HCC has offered to sell the property, but challenges unique to this site must be overcome before the grocery store could be developed. The purchase will occur only if these challenges are resolved, financing is secured, all requirements are met and a commitment is gained from HEB to develop the store on the site.

The City, HHFC and HCC are discussing an interlocal agreement whereby HCC sells the property based on terms and conditions to be negotiated and confirmed in the future, including but not limited to execution of a ground lease with HEB as lessee. HCC has requested that the City create this MOU.

AI: NR: DK
 Cc: Mayor's Office, City Secretary, Legal, Finance

REQUIRED AUTHORIZATION		
Finance Director:	Other Authorization:	Other Authorization:



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

District C

Item Creation Date: 12/10/2015

MYR - Buffalo Park dedication

Agenda Item#: 36.

Summary:

ORDINANCE dedicating certain property generally known as Buffalo Bayou Park (The "Park") as a public park pursuant to that certain construction, operating and management agreement among **BUFFALO BAYOU PARTNERSHIP, HARRIS COUNTY FLOOD CONTROL DISTRICT, REINVESTMENT ZONE NUMBER THREE, DOWNTOWN REDEVELOPMENT AUTHORITY**, and the City of Houston, subject to all prior usages for other public purposes, all previous dedications for use for other public purposes and all granted easements; accepting title to certain improvements within the park pursuant to the dedication

TAGGED BY COUNCIL MEMBERS LASTER AND STARDIG

This was Item 49 on Agenda of December 16, 2015

Background:

SUBJECT: An ordinance dedicating certain property generally known as Buffalo Bayou Park as a public park

RECOMMENDATION: (Summary)

City Council adopt an ordinance dedicating certain property generally known as Buffalo Bayou Park as a public park pursuant to a construction, operating and management agreement among Buffalo Bayou Partnership, Harris County Flood Control District, Reinvestment Zone Number Three, Downtown Redevelopment Authority and the City

SPECIFIC EXPLANATION:

Buffalo Bayou Park ("Park") is a public dedicated park of approximately 160 acres adjacent to and including Buffalo Bayou and generally between Memorial Drive and Glenwood Cemetery on the north, Sabine Street on the east, Allen Parkway on the south and Shepherd Drive on the west. In 2011, pursuant to a Construction, Operating and Management Agreement ("COMA"), Buffalo Bayou Partnership ("Partnership") undertook a \$53 million dollar project to develop and improve the park. The COMA provides that upon substantial completion of these improvements by the Partnership, the City will formally dedicate as a public park the Park property that is subject to the COMA, and title to the improvements constructed by the Partnership on that property will transfer to the City.

The Partnership achieved substantial completion of the improvements to the Park on November

15, 2015. This ordinance formally dedicates the Park property subject to the COMA as a public park and is a formal acceptance of title to the improvements constructed by the Partnership on that property.

Prior Council Action:

Ord. No. 2011-1166 (Dec. 14, 2011)

Contact Information:

Tom Davis Phone: (832) 393-1044

ATTACHMENTS:

Description

RCA Buffalo Bayou Park Dedication
PCA 2011-1166
Buffalo Bayou Park dedications Ordinance

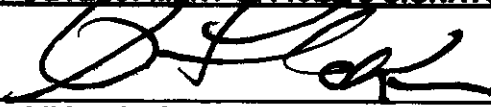
Type

Signed Cover sheet
Backup Material
Ordinance/Resolution/Motion

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA #

SUBJECT: An ordinance dedicating certain property generally known as Buffalo Bayou Park as a public park	Category #	Page 1 of 1	Agenda Item#
FROM: (Department or other point of origin): Andrew F. Icken Chief Development Officer	Origination Date		Agenda Date
CHIEF DEVELOPMENT OFFICER'S SIGNATURE: 	Council Districts affected: C		
For additional information contact: Tom Davis Phone: (832) 393-1044	Date and identification of prior authorizing Council Action: Ord. No. 2011-1166 (Dec. 14, 2011)		

RECOMMENDATION: (Summary)

City Council adopt an ordinance dedicating certain property generally known as Buffalo Bayou Park as a public park pursuant to a construction, operating and management agreement among Buffalo Bayou Partnership, Harris County Flood Control District, Reinvestment Zone Number Three, Downtown Redevelopment Authority and the City

Amount of Funding: No Funding Required

SOURCE OF FUNDING: General Fund Grant Fund Enterprise Fund N/A

SPECIFIC EXPLANATION:

Buffalo Bayou Park ("Park") is a public dedicated park of approximately 160 acres adjacent to and including Buffalo Bayou and generally between Memorial Drive and Glenwood Cemetery on the north, Sabine Street on the east, Allen Parkway on the south and Shepherd Drive on the west. In 2011, pursuant to a Construction, Operating and Management Agreement ("COMA"), Buffalo Bayou Partnership ("Partnership") undertook a \$53 million dollar project to develop and improve the park. The COMA provides that upon substantial completion of these improvements by the Partnership, the City will formally dedicate as a public park the Park property that is subject to the COMA, and title to the improvements constructed by the Partnership on that property will transfer to the City.

The Partnership achieved substantial completion of the improvements to the Park on November 15, 2015. This ordinance formally dedicates the Park property subject to the COMA as a public park and is a formal acceptance of title to the improvements constructed by the Partnership on that property.

- cc: Marta Crinejo, Agenda Director
 Anna Russell, City Secretary
 Donna Edmundson, City Attorney
 Gary Dzierlenga, Senior Assistant City Attorney

REQUIRED AUTHORIZATION

Other Authorization:	Other Authorization:	Other Authorization:
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CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/22/2015

Item Creation Date: 12/18/2015

**MATTERS TO BE PRESENTED BY COUNCIL MEMBERS -
Council Member Bradford first**

Agenda Item#: