

**ADVERTISEMENT FOR  
CONSTRUCTION MANAGER AT RISK**

**CITY OF HOUSTON**

The City Secretary for City of Houston will receive Proposals at 900 Bagby, Room P101, Houston, Texas for the following General Services Department project(s):

**Project Name and Number:**      **Hurricane Harvey - African American Library Building Envelope Restoration and HVAC System Upgrade Project**

WBS: E-HARVEY-1071-4-01

**Project Description:**              The project scope includes restoration of building envelope systems, upgrading the building HVAC system and minor interior and exterior repair. The Envelope system restoration is expected to range from minor repairs to full replacement of building envelope components including roofing and windows. The HVAC system upgrading scope includes, but is not limited to, the retrofit or replacement of roof top RTUs, AHU, Condensing yard equipment, underground lines and all the associated electrical and control work. All repair/replacement and system upgrading shall comply with the requirements of all agencies having jurisdiction including the Texas Historical Commission.

Proposal Date:                              January 12, 2023

Project Location:                            1300 Victor St, Houston, TX 77019

Project Manager:                           Wei Jue / (832) 393-8072

Estimated Construction Budget:      \$3,700,000

Pre-Proposal Meeting:                    Tuesday, December 20, 2022, at 2:00 pm

**Microsoft Teams Meeting**

Conference Number: 1- 936-755-1521

Conference ID: 226-581-167#

The City of Houston intends to utilize the Construction Manager at Risk process as authorized in Chapter 2269, Texas Government Code for the above procurement.

The Contractor will be selected in a one-step process. The Proposals will be ranked based on the criteria set out in RFP. After reviewing the Proposals, the City may short-list a maximum of five Proposers that will participate in interviews and presentations before finalizing the rankings.

Proposals will be accepted until 10:30 a.m., local time on the date shown above. Proposals received after that time will not be accepted. Proposals will be publicly opened and read aloud at 11:00 a.m. on the same day at 900 Bagby, Room P112. All interested parties are invited to attend. Place and date of Proposal opening may be changed in accordance with Sections 15-45(c), City of Houston Code of Ordinances (City Code).

**Request for RFP documents should be sent to [Richard.Vella@houstontx.gov](mailto:Richard.Vella@houstontx.gov); and cc [wei.jue@houstontx.gov](mailto:wei.jue@houstontx.gov). All Addenda will be posted on General Services website for your review.**

<https://www.houstontx.gov/generalservices/advertisements.html>

Respondent acknowledges that Federal Emergency Management Agency (FEMA) financial assistance will be used to fund this lump-sum Agreement and Respondent agrees to comply with all applicable Federal laws, regulations, executive orders, FEMA requirements, and all other terms and conditions incorporated into the bid documentation.

Contracts funded in whole or in part by federal funding (e.g. FEMA Public Assistance Grants) are also subject to the requirement at 2 C.F.R. § 200.321 to solicit minority businesses, women's business enterprises, and labor area surplus firms when possible. The list of labor surplus areas is provided at the Department of Labor's website at <https://doleta.gov/programs/lisa.cfm>.

Regulation 2 C.F.R. § 200.321 requires, where subcontracting is permitted, contractors to take the following affirmative steps:

1. Solicitation Lists. The Contractor must place small and minority businesses and women's business enterprises on solicitation lists.
2. Solicitations. The Contractor must assure that it solicits small and minority businesses and women's business enterprises whenever they are potential sources.
3. Dividing Requirements. The Contractor must divide total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses and women's business enterprises.
4. Delivery Schedules. The Contractor must establish delivery schedules, where the requirement permits, which encourage participation by small and minority businesses and women's business enterprises.
5. Obtaining Assistance. The Contractor must use the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

The Contractor must take these steps regardless of whether it has met the City's MWBE goal referenced above.

It is unlawful for any Contractor to contribute or offer any contribution to a candidate for City elective office during a certain period prior to and following a contract award (Chapter 18 City Code). Contractor will be required to comply with Anti-discrimination provisions (Chapter 15, Article II City Code), and Pay or Play Program (Executive Order 1-7 and Ordinance 2007-0534).

Dated: \_\_\_\_\_

(Publish Friday **12/9/2022** and **12/16/2022**)

\_\_\_\_\_  
Pat Jefferson Daniel  
City Secretary