

**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: Replacement of Hurricane Harvey Municipal Courts
WBS No: D-160010-0001-4

Project Description: The City of Houston's plan is to entirely demolish the underground tunnel and build a new building at a new location for state-of-the-art courtrooms, various office spaces, judge's chambers, detention rooms, and public restrooms. The new facility will be constructed entirely above ground with the lowest floor at the design flood elevation at the new location.

The City of Houston Municipal Courthouse, built-in 1973, is a 104,000 square foot (SF), precast-concrete wall panel, steel-framed building. The existing building is currently two stories, with a fully utilized basement that contains an exterior stairwell entrance with a 4-foot (ft) exterior floodwall, which houses five municipal courtrooms, various office spaces, judge's chambers, detention room, public restrooms, two elevators, and an engine room. The first floor consists of courts and public service spaces.

The existing facility serves as the place where the laws of the City of Houston are interpreted and administered. The court is an essential and critical public facility fulfilling a necessary responsibility for the community. The appearance of these buildings must express this significant societal role and should become a central symbol for the communities they serve. The architectural aesthetic for this facility must strive to give this building a foreground presence standing out as a primary public building within the architectural fabric of the community. The visual expression of the exterior of this building will project civic responsibility and pride, as well as a cultural identity. This will be achieved with bold forms and

quality materials having high visual appeal and long-life potential.

Proposal Date: Thursday, February 9, 2023

Project Location: 1400 Lubbock Street, Houston, Texas
77002 or Alternate Site, Houston, TX

Project Manager: Synthia YR Walton / (832) 393-8063

Estimated Construction Budget: \$117,000,000 million

Pre-Proposal Meeting: Wednesday, February 1, 2023, at 2:00 pm

Microsoft Teams Meeting information
[Click here to join the meeting](#)
Meeting ID: 232 127 946 157
Passcode: wiW8yE

Or call in (audio only):
Call In Number +1 936 755 1521
Phone Conference ID: 690 938 010#

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; and cc Synthia.Walton@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 **1/20/23** and **1/27/23**)

Pat Jefferson Daniel
City Secretary