

# & DESIGN CONSTRUCTION DEPARTMENT

General Services Department

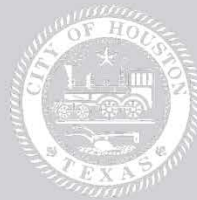
City of Houston, Texas

Transportation, Technology &

Infrastructure Committee

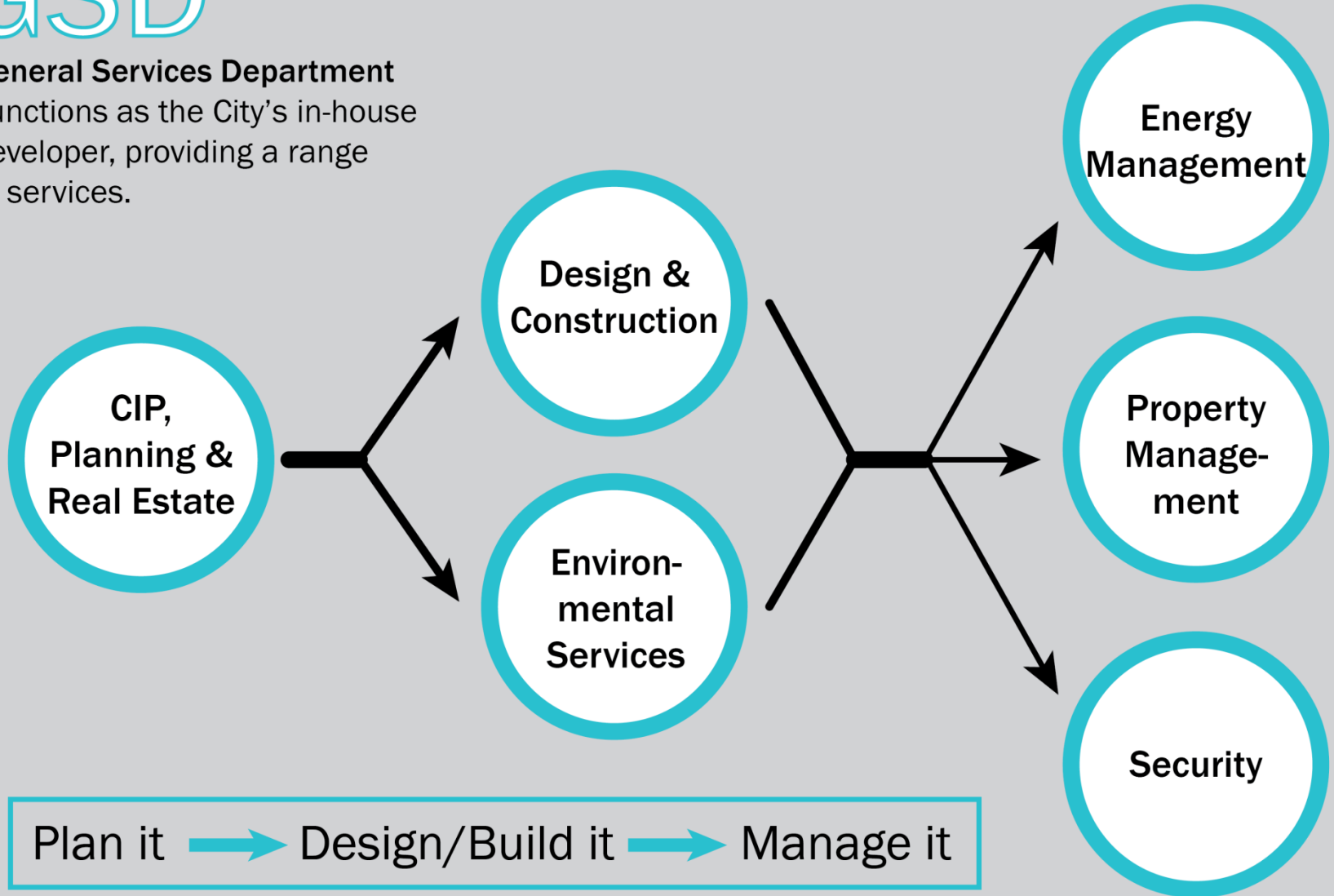
Presentation

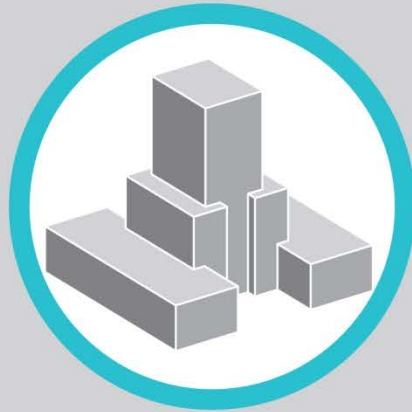
September 10, 2013



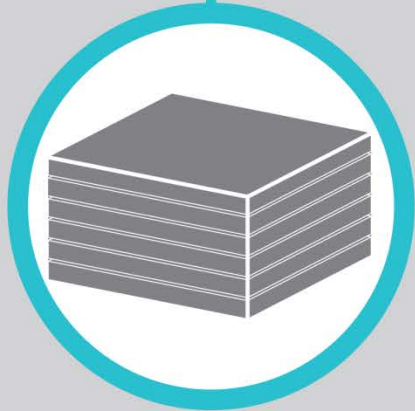
# GSD

**General Services Department**  
Functions as the City's in-house developer, providing a range of services.

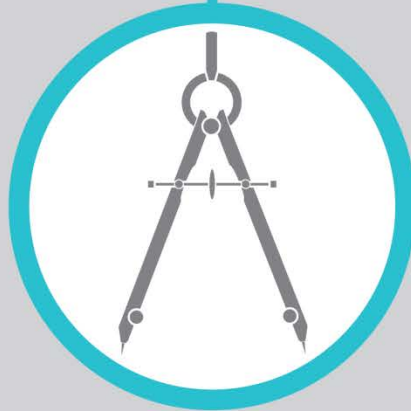




**DESIGN & CONSTRUCTION  
DIVISION**



**MAJOR  
PROJECTS**



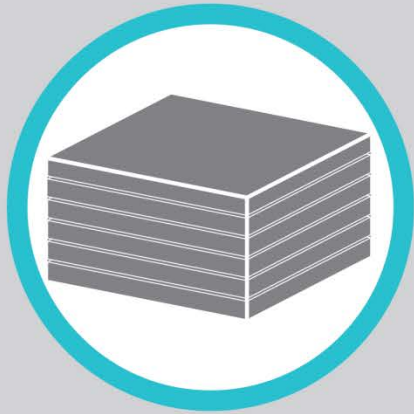
**MINOR  
PROJECTS**



**CONSTRUCTION  
QA/QC**

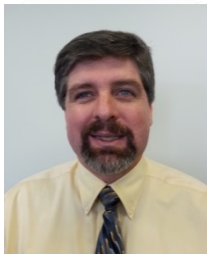


**PARKS  
PROJECTS**



## MAJOR PROJECTS

- Above \$350K
- Clients: Health Department, HPD, HFD, HPL, Solid Waste, HEC, etc.



General Services Department

### Calvin Curtis

Major Projects Division Manager

Calvin.Curtis@houstontx.gov  
(832) 393-8024

## RECENT PROJECTS



### Julia Ideson Building

\$32M

Client: HPL

Architect: Gensler

Contractor: Manhattan

Completed: Nov 2011



### Houston Permitting Center

\$30M

Client: Public Works

Architect: Studio RED

Contractor: Manhattan

Completed: Jun 2010



### South Gessner Police Station

\$9M

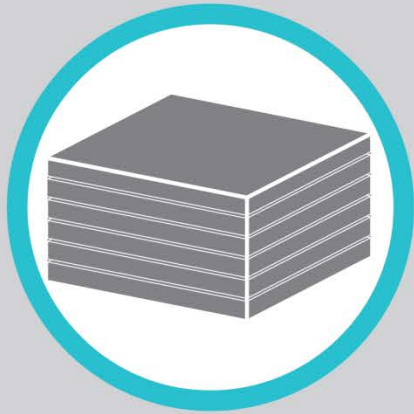
Client: HPD

Architect: Roth

Sheppard Architects

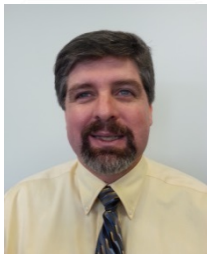
Contractor: SpawGlass

Completed: Oct 2011



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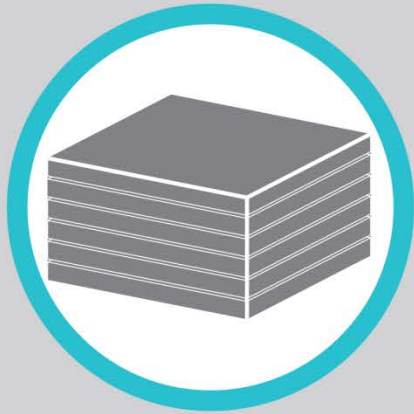
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## ONGOING PROJECTS



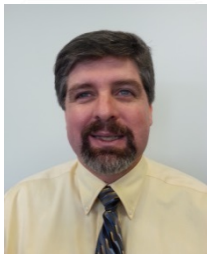
PWE - Traffic & Transportation Facility Replacement  
\$10.4 M  
Client: PWE  
Architect: Kirksey  
Contractor:  
Pepper-Lawson, LLC  
Completed: May 2014





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## ONGOING PROJECTS



PWE - Traffic & Transportation Facility Replacement

\$10.4 M

Client: PWE

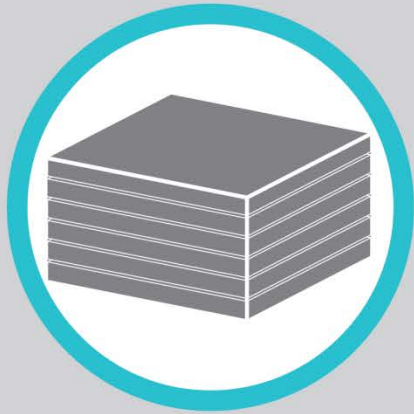
Architect: Kirksey

Contractor:

Pepper-Lawson, LLC

Completed: May 2014





## MAJOR PROJECTS

- Above \$350K
- Clients: Health Department, HPD, HFD, HPL, Solid Waste, HEC, etc.

## ONGOING PROJECTS



### Fire Station 84

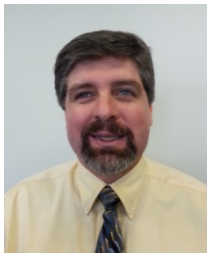
\$7.76 M

Client: HFD

Architect: Brown  
Reynolds Watford  
Archs.

Contractor: J.E Dunn

Completed: Dec. 2014



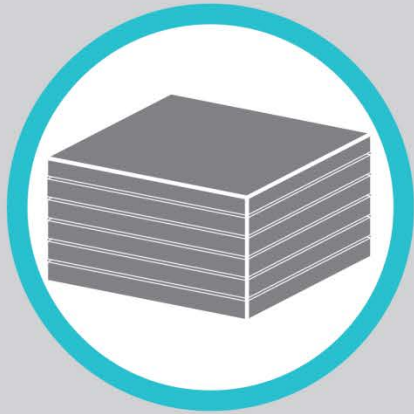
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## MAJOR PROJECTS

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## ONGOING PROJECTS



### Fire Station 84

\$7.76 M

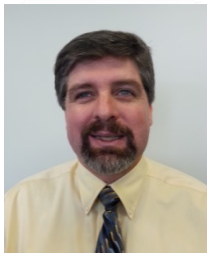
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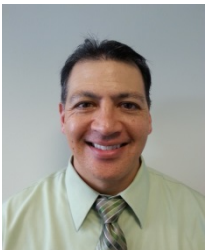






## MINOR PROJECTS

- Under \$350K
- In-House Design Team, Job Order Contracts Team, and Task Order Contracts Team.



General Services Department

**James Reddington**  
Minor Projects Division Manager

James.Reddington@houstontx.gov  
(832) 393-8001

## ONGOING PROJECTS



**4200 Leeland**  
Break room upgrade  
\$22K  
Client: Public Works  
Contractor: Prime Time Resources  
Completed: Jun 2013



**1002 Washington (3<sup>rd</sup> Floor)**  
Lobby Expansion  
\$9K  
Client: Public Works  
Contractor: P2MG  
Completed: Jun 2013



**HPD Museum**  
\$300K  
Client: HPD  
Architect: Brave  
Contractor: Jamail & Smith  
Completed: Apr 2010



## CONSTRUCTION QA/QC

- Oversees active construction sites.
- Managing Facilities Condition Assessment projects.
- Liaison to building operations team.



General Services Department

### Morgan Porter

Construction QA/QC  
Division Manager

Morgan.Porter@houstontx.gov  
(832) 393-8078

## RESPONSIBILITIES



**Inspection Services**  
Third party consultants will provide quality assurance and quality control checks.



**Facilities Condition Assessments**  
Team will work to complete the projects on the FCA needs list.



**Property Management Liaison**  
Team will work with the Property Management Division from inception to completion.



## PARKS PROJECTS

- Works on HPARD projects
- Manages both landscape and building projects



General Services Department

**Lisa Johnson**

Parks Division Manager

Lisa.Johnson@houstontx.gov  
(832) 393-8081

## RECENT PROJECTS



**Lake Houston  
Wilderness Park**  
\$5M

Client: HPARD  
Architect: SWA Group  
Contractor: Gonzalez  
Group  
Completed: May 2012



**Sagemont  
Community  
Center & Park**  
\$3M

Client: HPARD  
Architect: PDG/ M2L  
Contractor: M2L  
Completed: Jun 2012



**Briarmeadow  
Neighborhood  
Development**  
\$1M

Client: HPARD  
Architect: M2L Assocs.  
Contractor: Times  
Construction Inc.  
Completed: Mar 2013



## PARKS PROJECTS

- Works on HPARD projects
- Manages both lanscape and building projects



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Parks Division Manager

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## ONGOING PROJECTS



**Bethel Church**

**\$4.67M**

Client: HPARD

Architect: White Oak  
Studios / PGAL

Contractor: J.E Dunn

Completed: Nov. 2013





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- Works on HPARD projects
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## ONGOING PROJECTS



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Completed: Nov. 2013





## SPECIAL PROGRAMS

Working with the City of Houston, there are a number of special programs and provisions that architects, engineers, and contractors should be aware of.



## Small/Minority/Women Business Enterprise Programs

The City sets participation goals to provide opportunities for all businesses. The project will include a typical goal of 24% (S/M/WBE) participation.

## Pay or Play

Requires contractors to offer their employees a minimum level of health benefits. The E.O. 1-7 applies on all the service/labor contracts valued \$100,000 or above and \$200,000 and above for sub-contractors.

## Houstonfirst Houston First

Consideration will be given to firms who are registered with the City either as a City Business Enterprise or Local Business Enterprise



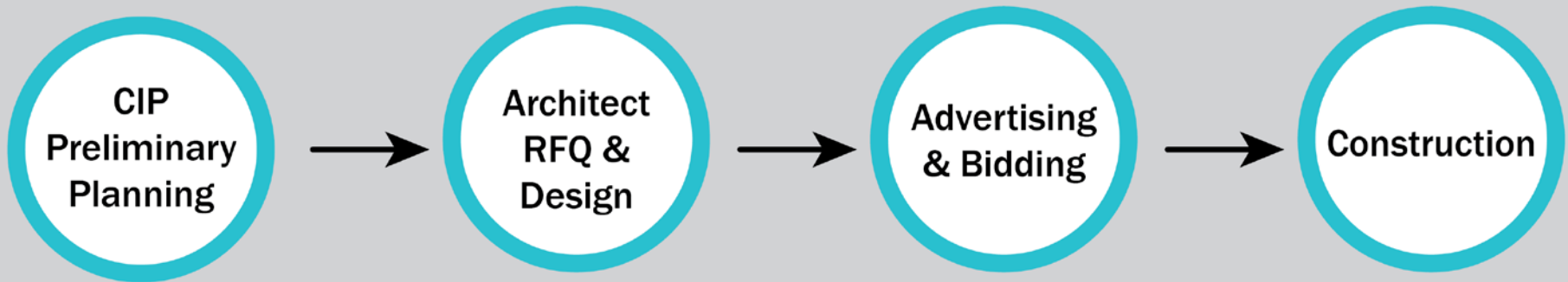
## LEED

If a building is above 10,000 sqft, it is required to achieve LEED certification.

## MAJOR PROJECTS SELECTION PROCESS

### Where do I look?

All city projects are publicly advertised both in the paper and on the website (<http://www.houstontx.gov/generalservices>). By actively checking these two locations, your firm can stay ahead of the game.



GSD works with client to choose site, develop program, and write scope. GSD Environmental contracts out an assessment.

GSD writes and publicly releases a Request for Qualifications for Architects. Firms are short listed and interviewed. The Architect then designs and creates a set of bidable Construction Docs.

GSD advertises and bids the contract documents at a chosen delivery method (SOQ).

- Design-build
- CMAR
- Competitive Seal Proposal
- Low Bid

GSD, the architect, and the contractor work together to complete the project, and turn it over to the client.



# **Architect / Engineer Selection Process**

## *Informal Guidelines*

- GSD reviews SF-330 Forms on file.
- Three (3) to Five (5) consultants are short-listed and interviewed.
- Selection Committee reviews candidates' qualifications & experience, and ranks each firm based on a scoring matrix.
- Department Director authorizes Request to Negotiate (RTN) with the selected consultant.
- If negotiations with consultant are successful, the assigned Project Manager proceeds with preparation of a contract, and present it to City council for approval.

# Architect / Engineer Selection Process

## *Formal Guidelines*

- **Advertise** Request for Qualifications (RFQ) and post for two (2) consecutive weeks on the City's Website.
- **Pre-Submittal Meeting:** Opportunity for all interested parties to discuss the selection process prior to submittal due date of RFQ.
- **Submittal date:** Statement of Qualifications (SOQ's) submitted to the City's Secretary Office on or prior to the submittal date as stated in the RFQ.
- **Evaluation** of SOQ's: Short-listed Respondents notified and interviewed. Final scores determine the selected Firm, and negotiations with selected consultant begin.
- If negotiations with consultant are successful, the assigned Project Manager proceeds with preparation of a contract, and present it to City Council for approval.

## WHAT'S COMING?

PPP Justice Complex

Health Headquarters

Southwest Police Station

Relocation of HPD Vehicle Compound

FCA, Priorities 1 and 2

Judson Robinson Sr. Park Comm. Center

Holcombe Lab Chiller Generator

Mobile Vehicle Inspection Area

### **Informal RFQs**

Landscape Task Order Contracts (3 Landscape Architects)

Architecture Task Order Contracts

MEP

Structural / Civil

Roofing

# TOP TIPS

...for professional services

## Follow Instructions

RFQ Instructions are specific

## Quality Design

Know the Community

## Interview

Know your audience

## Bring your A-Team

Interview and RFQ your best

## Do what you do.

Stick to what you do best, and do it

## Collaborate

Join other firms to increase your chances

...for construction services

## 1 Register

Be Bondable / Insurable

## 2 Be Best Value

More than price

## 3 Experience

Qualifications and Quality of Work

## 4 Follow Rules

HUD, OBO, and POP

## 5 Expertise

Have expertise in-house to do business

## 6 Collaborate

With General Contractors to be a Sub

Helpful Links:

<http://www.houstontx.gov/cip/14cipproposed/index.html>

<http://www.houstontx.gov/generalservices>

# THANK YOU

Any Questions? Comments? Compliments?

**Richard Vella**

Chief of Design & Construction

Richard.vella@houstontx.gov

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