

## ADVERTISEMENT FOR DESIGN-BUILD SERVICES

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

**Project Name and Number:** Peavy Senior Center Renovation  
H-000012-0001-3

**Project Description:** The existing 13,938 s.f. John Peavey Senior Center will be renovated. This facility houses a senior assistance program and senior congregate meal program, along with limited administration offices. The City of Houston (the City) has had a structural assessment and facility condition assessment including HAZMAT clearance done for this facility. The assessment determined that the interior slab is in distress and is recommended to be removed and replaced. As a result of these findings, the building will be vacated and the interior slab will be removed and replaced. The findings also indicate that the building envelope, structural elements (roof structure, columns, grade beams and piers) are sound and may remain. All major HVAC and electrical items will remain in place. All other interior items will be either removed and stored off site and then reused or be demolished and replaced. The Contractor will be required to re-evaluate the recommendations of these assessments and make recommendations to the City regarding the feasibility of meeting these requests. When the slab is removed, the subgrade will be evaluated and upgraded as per geotechnical recommendations. All under-slab piping will be evaluated and either repaired or replaced. The City will have all accessible under-slab piping videoed to determine current condition where feasible prior to engaging in design discussions. The City intends for this facility to be used for the same purposes after this renovation as it was before the renovation. This project will include the reprogramming, redesign and construction of the building interior to ensure compliance with all applicable Building and Occupancy Codes, including but not limited to ADA guidelines. The Contractor will be responsible for removing, storing and reinstalling all furniture, wall hangings, file cabinets, etc. that the seniors program wishes to reuse or that the City deems salvageable; perform all necessary investigation, design and improvements necessary to bring the HVAC and controls system up to current standard and provide a certified test, adjust and balancing. The Design/Build Team (D/B) shall comply with

05/25/2012

Houston Health Department's (HHD) Design Specifications, that identify the individual spaces required, with detailed requirements of each space.

Qualification Submittal Date: Thursday, November 17, 2016  
Project Location: 3814 Market St (494E)  
Project Manager: Ted Haag / 832 393-8069  
Estimated Project Budget: \$ 3,560,000.00  
Pre-submittal Meeting: Tuesday, November 1, 2016 at 1:00 p.m.  
City Hall Annex, 900 Bagby Street, 2nd Floor

The City of Houston intends to utilize the Design-Build process as authorized in Chapter 2269, Texas Government Code for the above procurement.

SOQ will be accepted until 10:30 a.m., local time on the date shown above. SOQs received after that time will not be accepted. SOQs 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 SOQ opening may be changed in accordance with Sections 15-3(b)(5) and 15-3(b)(6), City of Houston Code of Ordinances (City Code).

RFQs will be available beginning on **Friday, October 21, 2016** at <http://houstontx.gov/generalservices>. All Addenda will be posted on General Services website for your review.

This procurement is subject to "Hire Houston First" as set out in Chapter 15, Article XI, City Code. 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), Pay or Play Program (Executive Order 1-7 and Ordinance 2007-0534), and the Minority, Women, Persons with Disabilities and Small Business Enterprise requirements (Chapter 15, Articles V and VI, City Code and Executive Order 1-2).

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

(Publish Friday October 21, 2016 and October 28, 2016)

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Anna Russell, City Secretary