

# ADVERTISEMENT FOR DESIGN-BUILD SERVICES

## CITY OF HOUSTON

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:** **Southwest Multi-Service Center Renovation**

**Project Number:** **H-000080-0001-4**

**Project Description:** The scope of work includes but is not limited to the following:

Phase the project, coordinate, and provide a swing space, and relocate furniture and obstacles as necessary that might otherwise impede construction; Repair damaged drywall and repaint (touch up) painted interior surfaces throughout as necessary. WIC area was renovated in FY20 and is 6,490 s.f.; Replace plastic laminate at breakroom millwork (casework); Replace plastic laminate at breakroom millwork (quartz countertops); Provide and install chair railing in all corridors, classrooms, and hallways; Provide and install corner guards on all drywall corners (does not include WIC, HPL, or main corridors); Replace wall protection in auditorium & classrooms with decorative protection panels; Remove stove and "extend" millwork (4 linear feet) in the kitchen; Demolish VCT and prepare floor as necessary - Less WIC area (just renovated); Replace all VCT with stained/polished concrete - Less WIC area (just renovated); Rubber base - Less WIC area (just renovated but includes HPL); Replace restroom mirrors in all public restrooms; Provide and install pamphlet holders; Refurbish auditorium folding partition; Professionally clean base at interior masonry and seal; Professionally clean floor tile grout; Provide and install visual display units (Auditorium, Seniors, Break room, Waiting area/Lobby); Provide and install wayfinding signage (entry signage at program areas); Provide and install wayfinding signage (interior room identification signs); Replace corridor high bay (metal halide) fixtures or retrofit with LED lamps/kits; Provide and install a paging system; Survey and upgrade IT closets as necessary; Power wash building; Power wash parking lot and sidewalks; Restripe and repaint all markings and curbs; Add TAS parking "penalty sign(s)" per TAS administrative rule 502.6; Refresh landscaping including removing palm tree stumps. Reset displaced hardscape coping; Provide and install miscellaneous site improvements; Replace continuous perimeter sealant joint at base of building; Paint exterior ferrous metal (doors, canopy framing) except any downspouts and gutters; Paint wrought iron fencing at community garden area; Provide and install an automatic sliding parking lot entry gate operator and card reader; Provide and install additional parking area security cameras; Replace four air handling units; Provide City approved third party CxA for HVAC scope.

**Project Location:** 6400 High Star Drive, Houston, TX, 77074  
**Estimated Project Budget:** \$1,400,000.00  
**Project Manager / Phone:** Greg Quintero / 832-393-8069

**Pre-submittal Meeting:** Tuesday, 10/05/2021 at 10:30 a.m.  
Microsoft Teams Meeting  
Conference Number: +1 936-755-1521  
Conference ID: 375 094 200#

**Qualification Submittal Date:** Thursday, 10/14/2021 at 10:30 a.m.

**Pre-Proposal Meeting:** Tuesday, 11/09/2021 at 10:30 a.m.  
Microsoft Teams Meeting  
Conference Number: +1 936-755-1521  
Conference ID: 757 198 461#

**Proposal Date:** Thursday, 11/18/21 at 10:30 a.m.

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

The Contractor will be selected in a two-step process. In step one, the Proposer's SOQ will be ranked based on the criteria set out in RFQ/RFP. After reviewing the Proposers' qualifications, the City will finalize the rankings. The City may short-list the Proposers that will participate in step two. The City will notify the short-listed Proposers and require they submit a proposal in accordance with the RFQ/RFP.

SOQs/Proposals will be accepted until 10:30a.m., local time on the respective dates shown above. SOQs/Proposals received after that time will not be accepted.

**Request for a copy of the RFQ should be sent to [Richard.Vella@houstontx.gov](mailto:Richard.Vella@houstontx.gov); and cc: [Greg.Quintero@houstontx.gov](mailto:Greg.Quintero@houstontx.gov). All Addenda will be posted on the General Services website for review.**

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

05-05-2021

This bid 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, 09/24/2021 and 10/01/2021)

\_\_\_\_\_

Pat Jefferson-Daniel,  
City Secretary