

# AGENDA

## HOUSTON FIRST CORPORATION

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### **OPERATIONS COMMITTEE MEETING**

**February 11, 2021 – 2:00 P.M.**

**Live Video and Audio Conference Meeting**

**Join the Meeting [Here](#)**

**Meeting Room Password: 397791**

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#### COMMITTEE MEMBERS:

Desrye Morgan (Chair), Reginald Martin (Co-Chair), Alex Brennan-Martin, Elizabeth Brock, Dean Gladden, Kathryn McNeil, Council Member David Robinson, Tom Segesta, Bobby Singh

*In accordance with the modified Texas Open Meetings Act provisions announced by Texas Governor Greg Abbott on March 16, 2020, this Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting online at <https://www.houstonfirst.com>.*

*Any questions regarding the Agenda, should be directed to Lisa K. Hargrove, General Counsel at either 713-853-8965 or [Lisa.Hargrove@houstonfirst.com](mailto:Lisa.Hargrove@houstonfirst.com)*

- I. **Call to Order**
- II. **Public Comments**
- III. **Minutes** – December 10, 2020
- IV. **Presentations, Reports, and Updates**
  - A. Programming and Event Update
- V. **Committee Business**
  - A. Consideration and possible recommendation of a Construction Services Agreement with Manhattan Construction Company for the construction of Lynn Wyatt Square for the Performing Arts and Owner's Contingency.
  - B. Consideration and possible recommendation of increased funding for Manhattan Construction Company and a comparable increase to the guaranteed maximum amount for the continued repair and replacement of damages to the Theater District Parking Garage due to Hurricane Harvey.

- C. Consideration and possible recommendation of increased funding for Harrison Kornberg Architects, LLC and ARUP Texas, Inc., a joint venture, for a task order for additional design services related to the continued repair and replacement of damages to the Wortham Theater and Theater District Parking Garage due to Hurricane Harvey.

**VI. Adjournment**

**III. Minutes – December 10, 2020**

# MINUTES

## HOUSTON FIRST CORPORATION

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**Operations Committee Meeting  
December 10, 2020 – 2:00 P.M.  
Live Video and Audio Conference Meeting**

*The Operations Committee (“Committee”) of Houston First Corporation (the “Corporation” or “HFC”), a Texas local corporation created and organized by the City of Houston as a local government corporation pursuant to TEX. TRANSP. CODE ANN. §431.101 et seq. and TEX LOC. GOV’T. CODE ANN. §394.001 et seq., posted a meeting via live video and audio conference on Thursday, December 10, 2020, commencing at 2:00 p.m.*

*In accordance with the modified Texas Open Meetings Act provisions announced by Texas Governor Greg Abbott on March 16, 2020, this Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting online at <https://www.houstonfirst.com>.*

1. The Chair called the meeting to order at 2:03 p.m. and a quorum of Committee Members was established with the following members present virtually: Desrye Morgan (Chair), Reginald Martin (Co-Chair), Alex Brennan-Martin, Elizabeth Brock, Bobby Singh, and Sofia Adrogué.
2. **Public Comments.** None.
3. **Review and approval of minutes from prior meeting.** Following a motion duly seconded, the minutes of November 12, 2020 were approved as presented. Council Member David Robinson was not present for the vote, but did appear later in the meeting.
4. **Presentations, Reports, and Updates** [Item taken out of order and discussed following item 5A].
  - A. **Programming Update.** Chief Operating Officer, Luther Villagomez, informed the Committee that some organic activity is beginning to take place on Avenida Houston due to the Deck the Trees event at George R. Brown Convention Center (GRB) and the ice-skating rink at Discovery Green. He then introduced the Director of Live Events and Experiences, Todd Holloman, to provide a 2021 programming update.

Todd Holloman stated on average there are 500 people a day at the Ice at Discovery Green, which adds to additional parking revenues and activity on Avenida Houston. The Deck the Trees event, he added, has upwards of 100 attendees at night and will be on display through January. Mr. Holloman also discussed the success of the Super Feast Grab and Go event in collaboration with City Wide Club of America for Thanksgiving. Staff, said Mr. Holloman, are preparing to host an event on Christmas Eve that will include upwards of 25,000 pre-prepared meals for those in need. He then asked Committee Co-Chair, Reginald Martin to discuss his involvement with the event.



Mr. Martin informed the Committee that he attended a press conference with Mayor Sylvester Turner to discuss the importance of the Christmas Eve event at GRB in partnership with HFC, Levy, Lemond Kitchen, and other culinary teams as part of the H.E.R.S. Program. To date, he added, Lemond Kitchen has distributed 80,000 meals and is on track to distribute 160,000 meals by the end of the year, so Mr. Martin is very happy to partner with HFC.

Desrye Morgan thanked Mr. Martin for his participation and asked if the Operations Committee could be of further assistance. Mr. Martin replied that he will keep the Committee informed and said staff have been very responsive and supportive.

Ms. Morgan also asked if staff could include a toy drive in connection with the event. Mr. Holloman confirmed that a toy drive will take place the day before the event.

HFC Chief Financial Officer, Frank Wilson, commented that he also volunteered to serve as a sous chef along with his daughter.

HFC Acting President & CEO, Michael Heckman, asked Mr. Martin if he experienced any challenges in organizing the event. Mr. Martin stated that he has not encountered any challenges and credits his background as a chef in working well with Levy.

Mr. Holloman added that the Thanksgiving event went very well from a traffic standpoint and thanked the Mayor's Office for their support to ensure a successful event. He further stated that he anticipates the Christmas Eve event will be a success as well.

Continuing the programming update, Mr. Holloman then read a list of events planned for 2021, but also informed the Committee that HFC will continue to be nimble in light of the pandemic. Beginning in February, he said, there will be a number of activations and experiential activities in celebration of Black History Month. Part of the programming, he added, will include a series that began last year in partnership with KHOU and the Smithsonian called "Cultural Conversations." He announced that the National Academy of Television Arts and Sciences Lonestar Chapter awarded KHOU with a Lonestar Emmy for its broadcast on black entrepreneurship last year. The show, said Mr. Holloman, was broadcast at Kulture Restaurant and HFC looks forward to expanding Cultural Conversations in a digital format in 2021 for all heritage month celebrations. Additionally, Mr. Holloman explained, HFC will install an interactive LED wall that features local African-American artists. Additionally, Mr. Holloman said HFC will curate an outdoor market called the BLCK Market for local vendors every Saturday in the month of February. He noted that there will also be several art exhibitions displayed in Partnership Tower and the GRB.

Desrye Morgan thanked HFC staff for their thoughtful programming. She also discussed the challenges local artists have faced with the Houston Arts Alliance and asked if those artists have been engaged. Mr. Holloman stated that all of the artists featured in the digital celebration wall are members of the Houston Arts Alliance and there will be other opportunities for participation.

For the spring season, according to Mr. Holloman, many of the outdoor events that have natural physical distancing will continue, such as Coffee & Cars; Flea by Night will also return to Discovery Green and help generate traffic on Avenida Houston. Mr.

Holloman said HFC will also host Asian Fusion in celebration of Asian Pacific-Islander Heritage month and will partner with the Enterprise Division on a series of events to increase patronage to Avenida restaurants and the convention campus.

During the summer, said Mr. Holloman, HFC will curate an interactive art installation called Roseaux inspired by motion and another local art installation will also be on display at the wharf as well as a chalk draw in celebration of Pride month. Lastly, he said, HFC will monitor local Houston sports teams to host watch parties on Avenida Houston.

Michael Heckman thanked Mr. Holloman for his presentation. He stated that HFC will continue to be agile in light of the on-going health crisis, but he fully understands the importance of bringing business to downtown Houston.

Bobby Singh stated that he has not been in downtown Houston at night for some time and was shocked at the amount of activity on Avenida Plaza and Discovery Green. He encouraged staff to continue to create activations because there is pent up demand.

Elizabeth Brock echoed the sentiments of her fellow Committee Members and stated that the Houston Clean initiative has also been a big help in building consumer confidence and promoting activity in downtown Houston.

Michael Heckman informed the Committee that he had a discussion with Lou Charlton of RIDA Development and the Marriott Marquis and the hotel has seen a lot of movement with hotel packages. He noted that Marriott Marquis invested in Christmas decorations for the rooftop pool deck and plans to expand the display next year. As a result, Mr. Heckman said he has committed to creating even stronger campus-wide packages next year.

Luther Villagomez echoed those sentiments and stated that the Deck the Trees event at the GRB has been a great success and hopes that HFC can create a new annual tradition.

5. **Committee Business.** [Item taken out of order and discussed following item 3].

A. *Consideration and possible recommendation of a Landscaping Services Agreement with Western Horticultural Services, LP.*

Mitch Miszkowski, Purchasing Agent, gave a presentation of the landscaping services solicitation. Mr. Miszkowski stated that landscaping services is one of HFC's smaller contracts, but maintaining the outward appearance of HFC's facilities is very important. Approximately 30 attendees participated in a virtual pre-bid meeting on October 1, 2020, according to Mr. Miszkowski, and proposals were due to HFC on October 15, 2020.

The Committee Chair recognized Council Member David Robinson for joining the meeting.

Mr. Miszkowski resumed his presentation and discussed the advertisement, selection criteria, and selection committee for the solicitation. HFC, he explained, received a total of eight proposals with an average annual fee of \$272,000, and

Western Horticultural Services, LP (WHS) received the highest score. WHS is a Houston based company founded in 1991. The selection committee, he added, expressed concern with the high turnover rate under the previous contract and was impressed with the tenure of WHS staff. Mr. Miskowski said some of their clients include HP and Discovery Green. He noted that WHS previously provided services to HFC from 2010 to 2015 and had an annual fee of approximately \$210,000.

Following a motion duly seconded, the Committee had discussion.

Bobby Singh asked who the incumbent contractor was for landscaping services. Mr. Miskowski confirmed it was Maldonado Nursery and said that they placed 5th overall. Mr. Singh asked for additional information on the scores of each proposer and the spread between the top three finishers. Mr. Miskowski explained that WHS was in 1st place and/or tied for 1st place in all categories. He further explained that there was a 100-point spread between the 1st and 2nd place proposers. Mr. Singh inquired about WHS's performance under the previous contract in 2010.

Mr. Villagomez stated that to his knowledge there was no performance issue and that the decision to go with another firm was due to price. The General Manager of Miller Outdoor Theatre, Shaun Hauptmann, echoed those sentiments and stated that WHS provided exceptional service and the decision to hire another contractor was based on simple economics.

Following a motion duly seconded, the recommendation of a Landscaping Services Agreement with Western Horticultural Services, LP was approved unanimously.

6. **Adjournment.** The meeting was adjourned at 2:42 p.m.

**V. (A) Consideration and possible recommendation of a Construction Services Agreement with Manhattan Construction Company for the construction of Lynn Wyatt Square for the Performing Arts and Owner's Contingency.**

**Consideration and possible approval of a Construction Services Agreement with Manhattan Construction Company for the construction of Lynn Wyatt Square for the Performing Arts and Owner's Contingency.**

**DESCRIPTION:** On November 20, 2020, Houston First Corporation ("HFC") issued a Request for Competitive Sealed Proposals, pursuant to Chapter 2269.151 *et seq.* of the Texas Government Code, for a Construction Services Agreement for the Lynn Wyatt Square Project ("RFP"). In the RFP, HFC requested responses from experienced construction contractors for the redevelopment of Lynn Wyatt Square for the Performing Arts in downtown Houston, Texas. Construction work includes demolition of existing structures, as well as construction of new facilities located on top of an existing underground parking structure and additional services detailed in the Construction Documents for the project. HFC anticipates construction will be begin in Spring 2021.

HFC received eight proposals that were reviewed and scored by a five-person selection committee. Prior to scoring, all proposers participated in virtual interviews with the selection committee. The construction contractor that received the highest score was Manhattan Construction Company ("Manhattan"). Manhattan has agreed to use good faith efforts to exceed the 24% diversity goal under the contract and has agreed to satisfy a prevailing wage requirement for building construction and repair services in accordance with Chapter 2258 of the Texas Government Code.

Staff proposes approval of a Construction Services Agreement with Manhattan and an owner's contingency for such contract and other project-related goods and services in the not-to-exceed amount of \$22,000,000 based on the following estimates:

- Construction costs, inclusive of the Contractor's fee
  - \$ 20,888,000
- Owner's Contingency @ ~5%
  - \$ 1,112,000

A portion of construction costs, approximately \$18,000,000, is expected to be funded by third-party donors.

**RESOLVED**, that the Board of Directors of Houston First Corporation approves the following resolutions with respect to the Construction Services Agreement:

**RESOLVED**, that the Board of Directors of Houston First Corporation hereby approves the negotiation and finalization of the Construction Services Agreement (the "Agreement") between Houston First Corporation and Manhattan Construction Company and a owner's contingency for such contract and other project-related goods and services in a not-to-exceed amount of \$ 22,000,000 based upon the above parameters, together with such conditions or modifications that are approved by the Chairperson or Acting President may determine to be in the best interest of the Corporation, and to execute a Construction Services Agreement with Manhattan Construction Company, including, as construction progresses, amendments, change orders and addenda thereto, and other project-related contracts and instruments; each acting alone hereby is, severally and without the necessity for joinder of any other person, authorized, empowered and directed for and on behalf of the Corporation to execute and deliver such contracts and instruments in a form as approved by either the Chairperson or the Acting President,

or any Authorized Person (defined below), such approval to be conclusively established by the execution and delivery of the Transaction by any Authorized Person; and

**FURTHER RESOLVED**, that each of the Chairperson, Acting President and Chief Executive Officer, Chief Operating Officer, General Counsel, and Chief Financial Officer of this Corporation are each hereby designated by this Corporation as an “Authorized Person” for purposes of this resolution and with respect to the Transaction to be executed hereunder.



**V. (B) Consideration and possible recommendation of increased funding for Manhattan Construction Company and a comparable increase to the guaranteed maximum amount for the continued repair and replacement of damages to the Theater District Parking Garage due to Hurricane Harvey.**

**Consideration and possible approval of increased funding for Manhattan Construction Company and a comparable increase to the guaranteed maximum amount for the continued repair and replacement of damages to the Theater District Parking Garage due to Hurricane Harvey.**

**DESCRIPTION:** Houston First Corporation (the "Corporation") entered into a Construction Agreement with Manhattan Construction Company ("MCC") to address pre-construction and construction phase services related to restoration of Wortham Theater Center and the Theater District Parking Garages due to Hurricane Harvey, effective January 19, 2018. The initial guaranteed maximum amount ("GMAX") for the agreement was \$64,828, 815. On February 15, 2020, the Joint Board of Directors and Hotel Committee of the Corporation approved an increase to the GMAX of \$73,677,524 to address unforeseen damages and repairs at the facilities. Thereafter, upon reconciliation of allowances and contingencies under the project, the Corporation felt it was appropriate to reduce MCC's fees by \$540,000 and to reallocate those funds to other necessary project related expenses.

Throughout the project, MCC has maintained operations at the blue and yellow garages in the Theater District Parking Garage through use of a standby generator provided by Gilbane Reconstruction Services LLC as an "owner-provided" item to be installed and commissioned. However, following testing of the generator by permit officials, it was determined that the standby generator does not meet current life safety code requirements. Staff determined that the most cost-effective solution is the purchase of a supplemental generator that meets life safety requirements and will allow for additional capacity.

Staff is requesting \$420,000 on behalf of MCC for the installation and commission of a generator and a comparable increase to the GMAX under the agreement between the Corporation and MCC. Total MCC costs are inclusive of electrical, plumbing, concrete, and mechanical work to extend gas lines and modify existing circuitry as well as insurance and any contingencies and allowances. The expected lead time for the generator is 14 to 16 weeks and installation and commission will take approximately four weeks.

**RESOLVED**, that the Board of Directors of Houston First Corporation hereby approves and authorizes the following: (i) an increase in funding under the Construction Agreement between Houston First Corporation and Manhattan Construction Company in the amount of \$420,000; (ii) the resultant new project GMAX of \$73,557,524 and (iii) an extension of services through June 30, 2021; together with such conditions or modifications that are approved by the Chairperson or Acting President & CEO, as they may determine to be in the best interest of the Corporation and to execute such Contract Amendments, Task Orders, Directives or other documents (collectively the "Transaction Documents") as may be required to effectively document the additional funding for design services; each acting alone hereby is, severally and without the necessity for joinder of any other person, authorized, empowered and directed for and on behalf of the Corporation to execute and deliver the Transaction Documents in a form as approved by either the Chairperson or the Acting President & CEO, or any Authorized Person (defined below), such approval to be conclusively established by the execution and delivery of the Transaction Documents by any Authorized Person; and

**FURTHER RESOLVED**, that each of the Chairperson, Acting President and Chief Executive Officer, Chief Operating Officer, General Counsel, and Chief Financial Officer of this Corporation are each hereby designated by this Corporation as an "Authorized Person" for purposes of this resolution and with respect to the Transaction Documents to be executed hereunder; and

**FURTHER RESOLVED**, that the Transaction Documents executed by any Authorized Person, for and on behalf of and in the name of this Corporation before or following the adoption of the foregoing resolution, in connection with the described transaction, be and is hereby ratified, confirmed and approved in all respects for all purposes.

**V. (C) Consideration and possible recommendation of increased funding for Harrison Kornberg Architects, LLC and ARUP Texas, Inc., a joint venture, for a task order for additional design services related to the continued repair and replacement of damages to the Wortham Theater and Theater District Parking Garage due to Hurricane Harvey.**

**Consideration and possible approval of increased funding for Harrison Kornberg Architects, LLC and ARUP Texas, Inc., a joint venture, for a task order for additional design services related to the continued repair and replacement of damages to the Wortham Theater and Theater District Parking Garage due to Hurricane Harvey.**

**DESCRIPTION:** On June 20, 2019, the Board of Directors of Houston First Corporation approved the issuance of two task orders with Harrison Kornberg Architects, LLC and ARUP, Texas Inc. (“HKA-ARUP”), a joint venture, and the reallocation of funding for design, construction administration, and FEMA related services. Subsequently, the HFC Board approved additional reallocations of funds to the Disaster Expense Budget allocated to HKA-ARUP and an extension of services through December 31, 2020. Thus far, there has been no increase to the overall project budget of \$152, 084, 810.

Staff now requests additional funding in an amount not to exceed \$130,000 for additional design documentation and construction administration services related to the extended construction schedule and installation of a new supplemental generator to serve the blue and yellow garages in the Theater District Parking Garage.

**RESOLVED**, that the Board of Directors of Houston First Corporation approves the following resolutions with respect to Harrison Kornberg Architects, LLC and ARUP Texas, Inc., a joint venture:

**RESOLVED**, that the Board of Directors of Houston First Corporation hereby approves and authorizes the following: (i) issuance of a new task order to Harrison Kornberg Architects, LLC and ARUP Texas, Inc., a joint venture, for additional services in an amount not to exceed \$130,000; and (ii) an extension of services through June 30, 2021; together with such conditions or modifications that are approved by the Chairperson or Acting President & CEO, as they may determine to be in the best interest of the Corporation and to execute such Contract Amendments, Task Orders, Directives or other documents (collectively the “Transaction Documents”) as may be required to effectively document the additional funding for design services and the extension of services; each acting alone hereby is, severally and without the necessity for joinder of any other person, authorized, empowered and directed for and on behalf of the Corporation to execute and deliver the Transaction Documents in a form as approved by either the Chairperson or the Acting President & CEO, or any Authorized Person (defined below), such approval to be conclusively established by the execution and delivery of the Transaction Documents by any Authorized Person; and

**FURTHER RESOLVED**, that each of the Chairperson, Acting President and Chief Executive Officer, Chief Operating Officer, General Counsel, and Chief Financial Officer of this Corporation are each hereby designated by this Corporation as an “Authorized Person” for purposes of this resolution and with respect to the Transaction Documents to be executed hereunder; and

**FURTHER RESOLVED**, that the Transaction Documents executed by any Authorized Person, for and on behalf of and in the name of this Corporation before or following the adoption of the foregoing resolution, in connection with the described transaction, be and is hereby ratified, confirmed and approved in all respects for all purposes.

Houstonfirst™

HOUSTON FIRST CORPORATION

# OPERATIONS COMMITTEE MEETING

**LIVE VIDEO & AUDIO  
CONFERENCE MEETING**  
Thursday, February 11, 2021  
2:00 p.m.

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1 HFC OPERATIONS COMMITTEE MEETING

Gerald D. Hines Waterwall  
GALLERIA



Reflection Pond  
HERMANN PARK

# PUBLIC COMMENTS

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Anyone who wishes to address the committee during the Public Comment session may do so by clicking the **“Raise Hand”** icon to be acknowledged. You may also click the **Q&A** icon to type in your comments.

**HFC OPERATIONS COMMITTEE MEETING**  
February 11, 2021

Houstonfirst



Lake Robbins Bridge  
THE WOODLANDS

# MINUTES

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December 10, 2020

**HFC OPERATIONS COMMITTEE MEETING**  
February 11, 2021

Houstonfirst



George R. Brown Convention Center  
DOW NTOWN

HOUSTON FIRST  
**PROGRAMMING  
AND EVENT  
UPDATE**

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**LUTHER VILLAGOMEZ**

*Chief Operating Officer*

**HFC OPERATIONS COMMITTEE MEETING**

February 11, 2021

Houstonfirst



# Houston CELEBRATES BLACK HISTORY MONTH

## BLACK HISTORY MONTH @ AVENIDA HOUSTON

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### Cultural Market

Saturdays in February  
1 p.m. – 5 p.m.

### Color Story

On Display  
Now thru Labor Day

### Ivory Towers

On Display  
Now thru Labor Day

### Cultural Conversations: From Our Heart to Yours

Starts February 14



# PROGRAMMING UPDATE

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## SPRING SEASON MARCH, APRIL & MAY

- **Coffee & Cars**  
Stroll among rare vintage and collector cars
- **March Madness Party on the Plaza**
- **Celebration of Asian Pacific American Heritage Month**
- **Comicpalooza**





# CONVENTION & THEATER EVENTS

## GRB SITE VISITS Q1 & Q2 2021

- NAPE Expo
- Shriners
- LCMS Youth Gathering “Lutheran Church of Missouri Synod”
- Rockwell Automation
- NABE “National Association of Bilingual Educators”
- AAU Junior Olympics





# CONVENTION & THEATER EVENTS

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## GRB UPCOMING EVENTS Q1 & Q2 2021

- Automotive Research Group 2/19-23/21
- Lone Star Classic National Qualifier 18s (volleyball) 2/19-21/21
- Cross Court Classic (volleyball) 3/20-21/21
- American Spectacular (cheerleading) 3/27-28/21
- 46th Annual Houston Fishing Show 4/14-18/21
- NABE Annual Conference 4/27-29/21
- Lifestyles Unlimited Real Estate Expo 4/29/21 - 5/1/21
- Lone Star Regionals (volleyball) 5/1-2/21
- UTHSC School of Dentistry Commencement 5/18/21





# CONVENTION & THEATER EVENTS

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## UPCOMING EVENTS Q1 & Q2 2021

### Wortham Theater Center

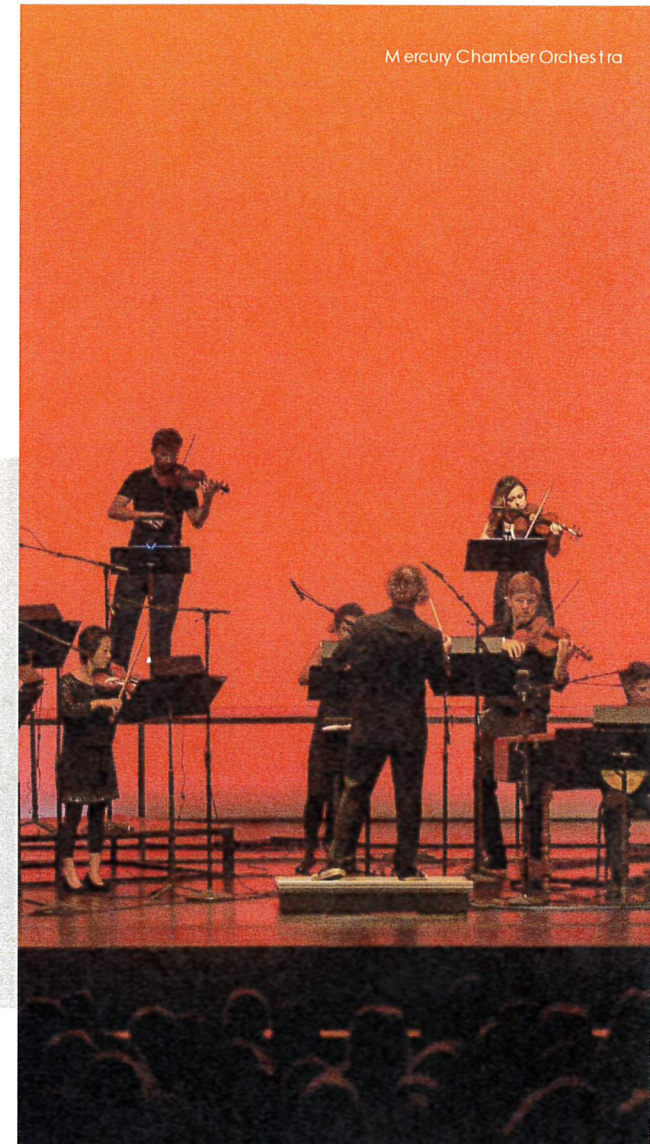
- Mercury continues monthly performances
- HGO continues *Cullen Live* series with multiple recordings and captures
- Houston Ballet has several recordings, captures

### Jones Hall

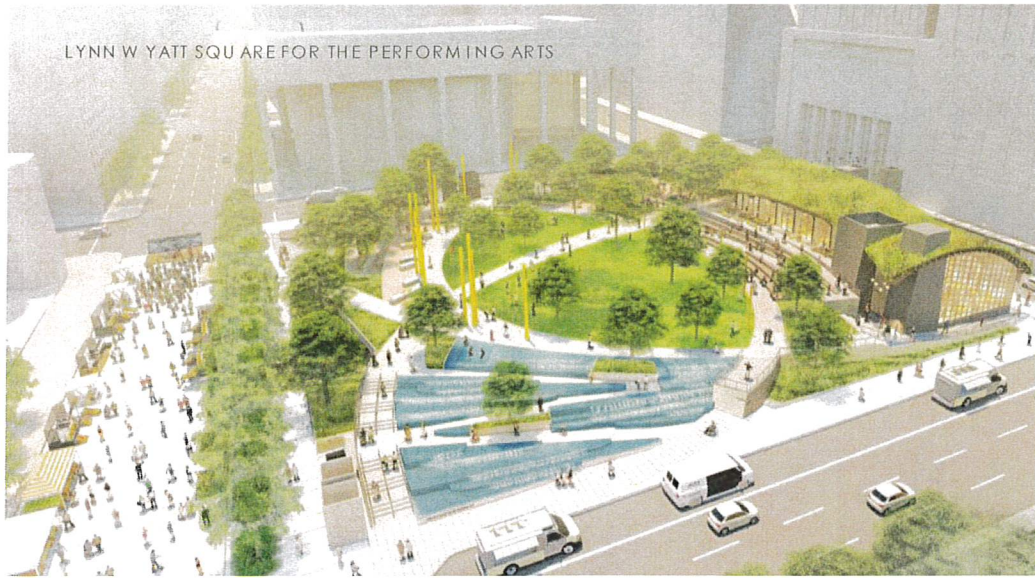
- Houston Symphony continues weekly performances for both Classical and Pops Series
- SPA will host *Art Heist: A True Crime Walking Experience* in March beginning on The Wharf at Avenida Houston with tours through Downtown

### Miller Outdoor Theatre

- In discussion with performances slated to begin in May







# COMMITTEE BUSINESS

- A. Consideration and possible recommendation of a Construction Services Agreement with Manhattan Construction Company for the construction of Lynn Wyatt Square for the Performing Arts and Owner's Contingency

## PRESENTER

**MITCH MISZKOWSKI**

*Purchasing Agent*

## HFC OPERATIONS COMMITTEE MEETING

February 11, 2021

**Houstonfirst**



# GOALS & OBJECTIVES

Houston First Corporation (“HFC”) requests competitive sealed proposals from experienced construction contractors in connection with the redevelopment of an urban park occupying a full city block in downtown Houston, Texas known as Lynn Wyatt Square for the Performing Arts (and formerly known as “Jones Plaza”).

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# PROCESS OF SELECTION

## NOVEMBER

- 11/20**  
RFCSP Issue Date

## DECEMBER

- 12/2**  
Pre-Bid Meeting

## JANUARY

- 1/14**  
Submission  
Deadline

## FEBRUARY

- 2/3**  
Interviews &  
Proposal Evaluations
- 2/11**  
OPS Committee  
Recommendation
- 2/18**  
HFC Board  
Recommendation



# SOLICITATION MEDIA ADVERTISEMENT

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## Notice of Solicitation:

- B2G Notifications
- City Council Members
- HFC Board Members
- Community Stakeholders
- Texas ESBD
- [www.isqft.com](http://www.isqft.com)

### PUBLICATIONS ADVERTISED

HOUSTON  
BUSINESS JOURNAL

美南新闻  
Southern Chinese Daily News

 **Defender**  
Network.com



# SELECTION CRITERIA

Evaluation Points

	<b>EVALUATION SCORING</b>	<b>POINTS</b>
	Pricing	35
	Experience & Qualifications	20
	Project Team	10
	Contractors/Suppliers	10
	Project Approach	7
	Diversity Commitment	10
	Safety	4
	Claims History	4
	Interviews	20



# SELECTION COMMITTEE



**ZION ESCOBAR**  
*Civil Engineer,  
Executive Director  
Freedman's Town Conservancy*

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**DEYANIRA RODRIGUEZ**  
*Capital Projects Manager  
Houston First Corporation*

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**JAMES HARRISON, AIA**  
*Founding Principal  
Harrison Kornberg*

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**KRISTI GOLLWITZER, P.E.**  
*Urban Development Project Director  
Houston First Corporation*

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**MARIE HOKE FISH**  
*Project Architect & Urban  
Downtown Redevelopment  
Authority & Central Houston*

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**ROGER HARRIS**  
*(Evaluating Diversity Participation)  
Development Specialist Manager  
Houston First Corporation*

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# SCORE OF PROPOSERS

PROPOSER	SCORE	FEE
	578	\$20,900,000
LINBECK	567	\$21,200,000
 	482	\$23,100,000
	480	\$22,600,000
 	457	\$22,900,000
BELLOWS	436	\$28,600,000
STRUCTURA INC.	422	\$17,800,000
	382	\$25,100,000

# MANHATTAN DIVERSITY PARTNERS

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Fountains	<b>Greenscapes</b>	10.30%
Misc Metals	<b>Texas Metal Tech</b>	6.05%
Landscaping	<b>Green Teams</b>	5.95%
Waterproofing	<b>Canalco</b>	5.27%
Electrical	<b>Elec-Net</b>	3.95%
Masonry	<b>Premier Masonry</b>	3.56%
Audio Visual	<b>Ford Av</b>	1.09%
Rough Carpentry	<b>Oxford</b>	0.96%
Structural Steel	<b>A G Welding</b>	0.96%
HVAC	<b>Vista Air</b>	0.89%
Concrete Rebar	<b>TBD</b>	0.69%
Trucking	<b>Gary McQuire</b>	0.67%
Concrete Paving	<b>Skilled Construction Services</b>	0.55%
Plumbing	<b>Chaparrel</b>	0.14%
Doors/Frames/Hardware	<b>Johnson and Powell</b>	0.12%
	<b>TOTAL</b>	<b>41.15%</b>



# RECOMMENDATION:

## MANHATTAN CONSTRUCTION COMPANY



- Founded in 1896, expanded into Houston in 1942
- Scored 1st or 2nd in every category
- Received Maximum Score for Diversity, proposing 41% diversity utilization
- Phasing & Logistics plan will mitigate impacts to the operations on HFC
- Intimately familiar with existing conditions in the garage underneath the plaza
- Estimated project completion; 12 months
- Previous Projects include:
- Construction of TD Garages, Tranquility Park, Harris County Criminal Justice Center, City Hall Annex, Metro Downtown Administration Building. Wortham & TD Garages Flood Recovery Project



Jesse H. Jones Hall for the Performing Arts  
THEATER DISTRICT

# COMMITTEE BUSINESS

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- B. *Consideration and possible recommendation of increased funding for Manhattan Construction Company and a comparable increase to the guaranteed maximum amount for the continued repair and replacement of damages to the Theater District Parking Garage due to Hurricane Harvey.*
- C. *Consideration and possible recommendation of increased funding for Harrison Kornberg Architects, LLC and ARUP Texas, Inc., a joint venture, for a task order for additional design services related to the continued repair and replacement of damages to the Wortham Theater and Theater District Parking Garage due to Hurricane Harvey.*

**PRESENTER**

**ROKSAN OKAN-VICK, FAIA**  
*Urban Development Officer*

**HFC OPERATIONS COMMITTEE MEETING**

February 11, 2021

**Houstonfirst**



# REQUEST: \$550,000

## 1. WHY

To complete job and close out permit

## 2. WHAT

- Funding of \$420,000 to Manhattan Construction Company for acquiring, installing and testing a new Type 10, 150KW supplemental emergency generator.
- Funding of \$130,000 to Harrison Kornberg Architects and ARUP for design, documentation and extended construction administration services.

## 3. FEMA reimbursement expected at ~\$423,000

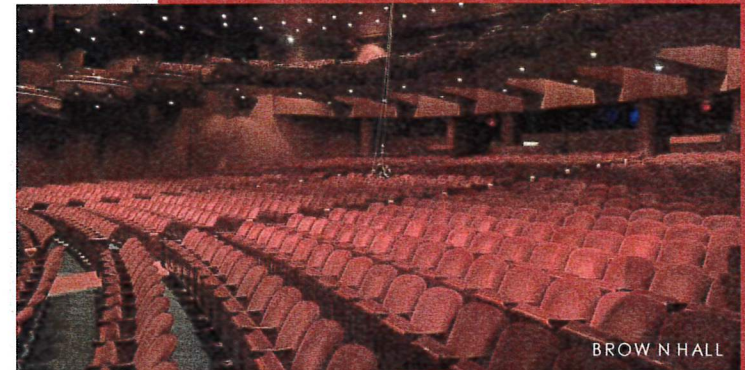
## 4. Amounts are included in the approved 2021 budget.





# PROJECTS STATUS AND STEPS TO CLOSE

1. Wortham permit is closed
2. Not able to close the garage permit with the City — life safety
3. Need to add a new Level-1 emergency generator in the blue garage — supplement
4. New generator — life safety; pass the inspection; add future capacity
5. July completion — Lead 16 weeks; hook-up 2





# BUDGET STATUS

	2/20/20 Approved \$	2/18/21 Proposed \$	Variance \$
RECOVERY SERVICES	65,170,620	65,170,620	0
PROJECT DESIGN	10,169,083	10,299,083	130,000
PROJECT MANAGEMENT	3,812,583	3,812,583	0
RESTORATION CONSTRUCTION	73,137,524	73,557,524	420,000
<b>TOTAL PROJECT BUDGET</b>	<b>152,289,810</b>	<b>152,839,810</b>	<b>550,000</b>

**\*60%** of the \$550,000 to diverse contractors

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Expected FEMA reimbursement at **\$423,000 (77%)**

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Total FEMA Reimbursement To Date: **\$116,514,000 (77%)**

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