ADVERTISEMENT FOR CONSTRUCTION MANAGER AT RISK CITY OF HOUSTON

The General Services Department will receive proposals utilizing online bidding services via Civcast at https://www.civcastusa.com/bids for the following Project(s):

Project Name and WBS Number: Hispanic History Research Center, E-000244

Project Description: The City is seeking a Construction Manager at Risk to

help transform the current building into a Hispanic History Research Center, which will include space for an archive, a gallery, meeting space, and staff office space, as

described below:

The Hispanic History Research Center (HHRC): A special collections library will be located in the renovated warehouse building with frontage along Navigation Boulevard and facing the outdoor porch plaza area to the west, adjacent to new retail spaces through the Buffalo Bayou Partnership. This Hispanic History Research Center will be dedicated to preserving and promoting the history of the Hispanic culture in the Houston area. The special collection will contain books, manuscripts, and photographs of the lives and achievements of Hispanics in Houston. The space will consist of a welcome desk, shelving area for books and literature, research tables and collaboration areas. This Library will host events, exhibits, galleries, and programs. The minimum building renovation area will be no less than 19,654 square feet.

Archive: The Archive will serve as a part of the HHRC and will be located in the Northeast portion of the site and will house sensitive materials. The Archive area will require Industry standard specifications for sensitive archival storage, including temperature and humidity control. A dry, waterless fire suppression system will be required for the Archive area. Staff will utilize space for digitizing, storing, and processing items. This area shall accommodate space for high density, rollable storage shelving. Conditions in the space should be designed to preserve and catalog historic documents.

<u>Hispanic History Gallery:</u> The Gallery is a curated exhibition space that serves as a window into the rich and diverse tapestry of the Hispanic Archival Collection and will include both a permanent gallery and a temporary rotating gallery.

<u>Meeting Flex Space</u>: This space to be shared between the HHRC and (future) Houston Public Library Express (HPLX) as a program flexible space. This area will be utilized to

activate the Library Spaces through public programming for the community and in collaboration with local organizations, artists, and influencers to co-host events or workshops.

<u>Staff Office Area:</u> Back of house administrative offices shall be located adjacent to the archive space/(future) HPLX, providing access to the loading dock and trash dumpster.

<u>Design Intent</u>: The design intent for the Houston Public Library is to design a non-traditional library experience at the Houston Hispanic Research Center at Turkey Bend. The combination of the adaptive reuse of the building, the adjacency to the plaza, the proximity to other retail within Turkey Bend, and the outdoor amenities create an opportunity for a unique design and style statement. HPL envisions a non-traditional library design approach with a focus on our customers and their experiences.

Houston Public Library Express (HPLX)

HPL Express is an innovative library service model developed by Houston Public Library. These locations are modern state-of-the-art facilities servicing targeted communities with emphasis on access to technology. The open floor plan allows for flexibility for furniture reconfiguration and maintaining access to power. Computer stations, laptop furniture, quiet pods, access to technology, and customer service stations will be available to Library patrons. Design will focus on a flexible floor plan, technology infrastructure, acoustics, natural light and lighting, community focused layout and an inclusive and accessible design for staff and patrons.

Proposal Date Thursday, 10/31/2024

MWBE Goal 19 %MBE 6%WBE

Project Location 5803 Navigation Boulevard, Houston, TX, 77011

Project Manager Will Rios, Sr. Project Manager, 832.584.5327

Estimated Construction Budget \$11,902,000

Pre-Proposal Mandatory Meeting Wednesday, 10/16/2024, 2:00 pm

901 Bagby Street, Houston, Texas, 77002 Room 157

The City of Houston intends to utilize the Construction Manager at Risk (CMAR) process as authorized in Chapter 2269, Texas Government Code for the above procurement.

The Proposals will be ranked based on the criteria set out in the Request for Proposals (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.

Electronic Proposals are due at 10:30 a.m., local time on Proposal Date. Follow submittal instructions on https://www.civcastusa.com/. Hard Copies will not be accepted for this Proposal Submission. Proposals will be opened, and the Proposal Results will be posted on Civcast on the Proposal Date. Proposal results will be read aloud via Microsoft Teams dial up access on the same day at 11:00 am only. Microsoft Teams Number 1-936-755-1521 ID: 598 888 117#. 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). All Proposers shall comply with Article II, Chapter 15, City of Houston Code of Ordinances.

The RFP may only be obtained electronically on Civcast. For more information, go to the City's website: https://www.publicworks.houstontx.gov/contracting-services.

All Addenda will be posted on the following website for your review: https://www.civcastusa.com/

This procurement is subject to the Hire Houston First program 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: | | |
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| (Publisl | h Friday 10/04/24 1 and 10/11/24) | _ |

cc: Cheryl Harris/Contract Bid Management Group