

Pre-Proposal Conference:

CSP-3298-Rehabilitation of Transit Sheds 18-19 at Turning Basin Terminal

July 22, 2024

1:00 p.m.

PORT HOUSTON



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AGENDA

1. Pre-Proposal Conference House Rules
2. Introductions
3. Business Equity
4. Procurement Services
5. Selection Criteria
6. Project Scope
7. Questions



PRE-PROPOSAL CONFERENCE HOUSE RULES

- Attendees will begin the meeting in listen-only mode.
- There will be a Q&A session at the end of today's presentation.
- If you have any questions during the presentation, you may submit your Questions through the Teams Chat feature and they will be addressed at the end of the presentation.
- This presentation recording will be posted on the BuySpeed homepage under "Pre-Bid/Proposal Conference Information."



PHA Personnel:

Roger H. Hoh, P.E. – Director, PCM

Derek Garrett – Project Manager

Yvette Camel-Smith – Director, Procurement

Tanika Chukwumerije – Procurement Contract Manager

Brenda Ruiz – Business Equity

Eduardo Mejia – Business Equity

Non-PHA Personnel:

Robert Rocha – Harris County Wage Rate Monitor



Harris County Wage Rate Compliance & Requirements:

- Attendance at pre-bid/proposal meetings and preliminary meetings
- Review and approve weekly certified payroll records
- Monitor wage rate compliance
- Review claims of non-compliance from the field and recommend appropriate responses as required or permitted under the Wage Scale Act



PORT COMMISSION



Ric Campo
Chairman of the Port Commission



Dean E. Corgey
Commissioner



Clyde Fitzgerald
Commissioner



Stephen H. DonCarlos
Commissioner



Wendy Montoya Cloonan
Commissioner



Alan Robb
Commissioner



Thomas Jones, Jr.
Commissioner



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BUSINESS EQUITY



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BUSINESS EQUITY S/MWBE INITIATIVE

- Business Equity Division provides resources to small, minority- and woman-owned businesses (S/MWBE) seeking to participate in Port Houston procurements and contracts.
- Port Houston promotes business opportunities for all sectors of the community and recognizes the importance of vendor and supplier diversity in its contracts.
- Port Houston has established an organizational 35% Small Business participation goal and a 30% Minority- and Woman Business Enterprise (MWBE) aspirational goal.

35%

SBE participation
goal

30%

MWBE aspirational
goal



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BUSINESS EQUITY

All dollars awarded and committed to enrolled S/MWBEs count towards Port Houston's S/MWBE goals regardless of whether the individual solicitation includes criteria for small, minority, woman-owned business participation.



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BUSINESS ENTERPRISE DEFINITIONS

Small Business Enterprise (SBE)

- Gross revenues or number of employees, averaged over the past three years does not exceed the size standards defined by SBA.
- The net worth of the owner must be less than \$1.32 million, excluding the owner's primary residence and assets of the business.

• **Minority Business Enterprise (MBE)**

- At least 51% Owned by one or more Minority Individuals, or at least 51% of the equity is Owned by one or more Minority Individuals.
- Both the management and daily business operations are carried out and controlled by one or more of the Minority Individuals who own it.

Woman-Owned Business Enterprise (WBE)-

- At least 51% Owned by one or more Women, or at least 51% of the equity is Owned by one or more Women
- Both the management and daily business operations are carried out and controlled by one or more of the Women who own it.



CERTIFYING PARTNERS

Small and M/WBEs must meet certain criteria and be certified with one of the following partner agencies:

- City of Houston *
- Houston Minority Supplier Development Council
- METRO *
- National Minority Supplier Development Council & Affiliate
- Small Business Administration 8(a) *
- South Central Texas Regional Certification Agency – SCTRCA *
- Texas Comptroller of Public Accounts – HUB Certification
- Texas Department of Transportation – TxDOT *
- Women’s Business Enterprise Alliance
- Women’s Business Enterprise National Council & Affiliates – WBENC

* No fee to apply



Local Presence

- Harris
- Montgomery
- Waller
- Ft. Bend
- Brazoria
- Galveston
- Chambers
- Liberty



PORT HOUSTON S/MWBE ENROLLMENT DIRECTORY

How do I identify Port Houston enrolled small, minority- and woman-owned businesses (S/MWBE)?

Search for businesses in 2 easy steps:

1. Visit <https://porthouston.smwbe.com>

Under the section on the left labeled Small, Minority and Woman Owned Business

Directory and Online Application select the blue button labeled, "Find a S/MWBE Firm".

2. You will need to complete at least one of the fields in the popup window titled, Port Houston S/MWBE Enrollment Directory and Search.

www.porthouston.smwbe.com

<https://porthouston.smwbe.com/Default.asp?>

PORT HOUSTON
THE INTERNATIONAL PORT OF TEXAS™

OUR MAIN SITE [CONTACTS AND SUPPORT](#)

PORT HOUSTON BUSINESS EQUITY COMPLIANCE SYSTEM

Log In

SMALL, MINORITY AND WOMAN OWNED BUSINESS DIRECTORY AND ONLINE APPLICATION

Search for small, minority, and woman-owned businesses enrolled in Port Houston's Business Equity Programs, and/or apply to become an enrolled small, minority or woman-owned business.

[Find a SMWBE Firm](#)

OUTREACH & PROGRAM NOTICES

Business Networking Events

[Detailed Description](#)

[RSVP For An Event](#)

SYSTEM TRAINING

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BUSINESS EQUITY CONTRACT REQUIREMENTS

- 20% Small Business Enterprise (SBE) participation, 10 points relative weight



TIPS TO INCREASE PARTICIPATION

- Establish relationships with S/MWBE's in advance
- Assuring that S/MWBEs are solicited whenever they are potential sources;
- Subdivide the work, when economically feasible, into smaller tasks or quantities to permit maximum participation by S/MWBE's;
- Use the Port of Houston Directory.
- Advertise opportunities
- Offer assistance and use the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.
- What subcontractors have you done business in the past and do they qualify?



PROCUREMENT



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PROCUREMENT

- No Contact Period – No communication between interested vendors and Port Houston staff during the active period.
- Technical questions should be submitted via BuySpeed
- Last day to submit questions: **7 days before due date (8/1/2024)**
- Responses are due no later than 11 a.m. on 8/7/2024
- Proposals must be submitted electronically via email to:
procurementproposals@porthouston.com
- Bid bond requirement-5%
- Nondivisible procurement
- Use forms in the package
- Anticipated award date: **9/24/2024**



EVALUATION CRITERIA

- Port Houston will select the provider of the services offering the best value to Port Houston. The response package will be evaluated based on the following criteria and relative weights.

| Evaluation Criteria | Relative Weight (%) |
|--|---------------------|
| Price | 45 |
| Vendor's Reputation, Quality of Services and Safety and Environmental Record | 25 |
| Benefit to Port Authority | 15 |
| Overall Compliance with Port Houston Policies | 5 |
| Small Business Participation | 10 |



DOCUMENT CHECKLIST

- Proposal Response form:
(Page 31 of Solicitation Package)
- Page 2 of the Proposal Response Form - Required Attachments



PORT OF HOUSTON AUTHORITY Competitive Sealed Bid / Proposal Response

For detailed instructions regarding the completion of this Competitive Sealed Bid / Proposal Response form and other related forms, or the submission, evaluation, or ranking of proposals or bids, see Instructions to Respondents.

| If Respondent Company Business Entity is privately held, please list all equity owners and their contact information: <i>(If not enough room, list on separate sheet)</i> | Name | Address | Telephone |
|--|------|---------|-----------|
| | | | |
| | | | |
| | | | |

Part C: Response Attachments

Complete and attach the following required documents to the Competitive Sealed Bid / Proposal Response in the order listed below. Except as noted below, all required attachments are due to be submitted as one package by the Response Due Date. Regardless of delivery method or circumstance, any Response received after the specified time and date will be returned to the Respondent unopened. Any Response submitted using forms other than those provided by the Port Authority, when such forms are provided, or excluding any of the documentation requested, may be rejected by the Port Authority.

| Attach to Response | Attachment No. | Attachment Name ^[1] |
|-------------------------------------|----------------|--|
| <input checked="" type="checkbox"/> | Attachment 01 | Price Form, including Price Exhibit |
| <input checked="" type="checkbox"/> | Attachment 02 | Bid / Proposal Security (PHA Bid / Proposal Bond form, Cashier's Check*, or Certified Check*) ^[2] |
| <input checked="" type="checkbox"/> | Attachment 03 | Project Experience Form (Last 5 projects awarded & additional relevant experience) |
| <input checked="" type="checkbox"/> | Attachment 04 | Professional References Form |
| <input checked="" type="checkbox"/> | Attachment 05 | Safety Record Data Form |
| <input checked="" type="checkbox"/> | Attachment 06 | Background Information Form |
| <input checked="" type="checkbox"/> | Attachment 07 | Work Breakdown Form |
| <input checked="" type="checkbox"/> | Attachment 08 | Small, Minority-and Women-Owned Business Enterprise Plan |
| <input checked="" type="checkbox"/> | Attachment 09 | Small, Minority-and Women-Owned Business Enterprise Participation Letters of Intent |
| <input checked="" type="checkbox"/> | Attachment 10 | Small, Minority-and Women-Owned Business Enterprise Participation Good Faith Effort |
| <input type="checkbox"/> | Attachment 11 | Not Used |
| <input checked="" type="checkbox"/> | Attachment 12 | Disclosure of Former Port Authority Employees |
| <input checked="" type="checkbox"/> | | Conflict of Interest Questionnaire |
| <input checked="" type="checkbox"/> | | Resume of Key Employees* |

[1]: Except where noted otherwise by ***, each attachment submitted must be on the Port of Houston Authority form included in the Bid / Proposal Documents.

[2]: Cashier's Checks and Certified Checks must be drawn on banks insured by the F.D.I.C. Uncertified company or personal checks, money orders, cash or other forms of security are not acceptable. All Bid / Proposal Bonds must be furnished on the Port Authority's Bid / Proposal Bond form, provided in the Bid / Proposal Documents. Bid / Proposal Bonds must be executed by a corporate surety duly authorized and admitted to do business in the State of Texas and licensed by this State to issue surety bonds. The surety must be listed in the current issue of the Federal Register, Department of the Treasury list and must show adequate bonding capacity for the size of the proposed Port Authority project. The Port Authority will not accept bonds from surplus lines or Texas Lloyds Plan insurance companies. The Port Authority shall be the sole judge of the validity and adequacy of any and all bonds submitted.

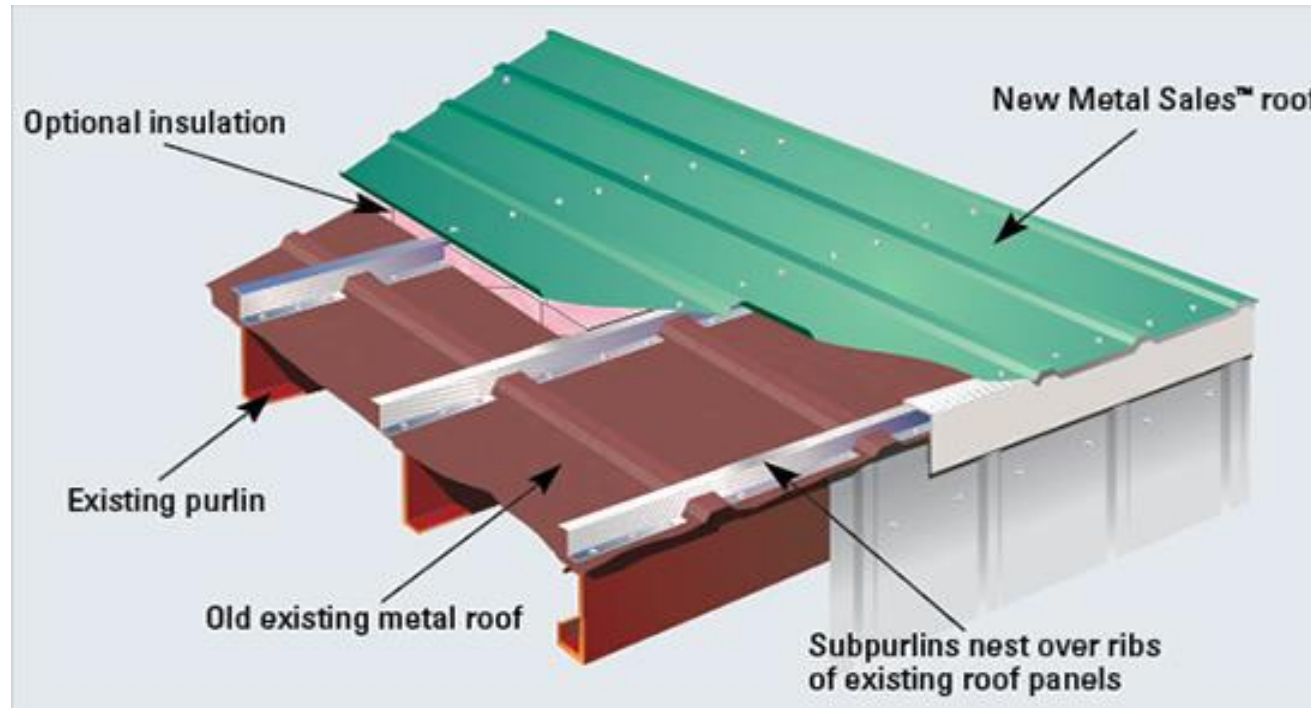
SCOPE OF WORK OVERVIEW



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SCOPE OF WORK

Repair and Rehabilitation of Roof by installing Roof Hugger Overlay System



SCOPE OF WORK

- Damaged Existing Structural Framing: Replace existing damaged roof purlins.
- Install new Roof Hugger structural members mechanically fastened to the existing purlins.
- Raise roof ridge vent to accommodate the increased profile height of the roof hugger structural framing.
- Remove existing built-in gutters, add continuous support, and install new gutters matching the metal-over-metal roof panel elevation.



SCOPE OF WORK

- Install new metal roof panels and fiberglass lite panels mechanically fastened to the new structural sub-purlin framing members. This will require removal of the existing fiberglass lite panels to maximize the illumination performance function of the new lite panels.
- Install new sheet metal flashings, built-in gutter, and eave gutter assemblies connecting to existing downspouts; remove and replace distressed sections of existing downspouts to remain.
- Install silicone sealants at seams and transitions where joint sealants are required.



ROOF AND BUILDING PHOTOS



1 Overall view of Shed 18-19 roof (viewed towards Northwest).



2 Overall view of the North Elevation (end of Shed 18).



3 Overall view of the South Elevation (end of Shed 19).



4 Overall view of the East Elevation (Land Side).



SCOPE OF WORK



5 Overall view of the West Elevation (Water Side).



6 Typical View of Metal Roof Panels on the water side with widespread surface corrosion.



ROOF AND BUILDING PHOTOS



7 View of typical fiberglass lite panels.



8 Close-up view of fiberglass lite panel; note embrittlement distress.



9 Built-in gutter with typical surface corrosion with section loss at seams noted at multiple locations.



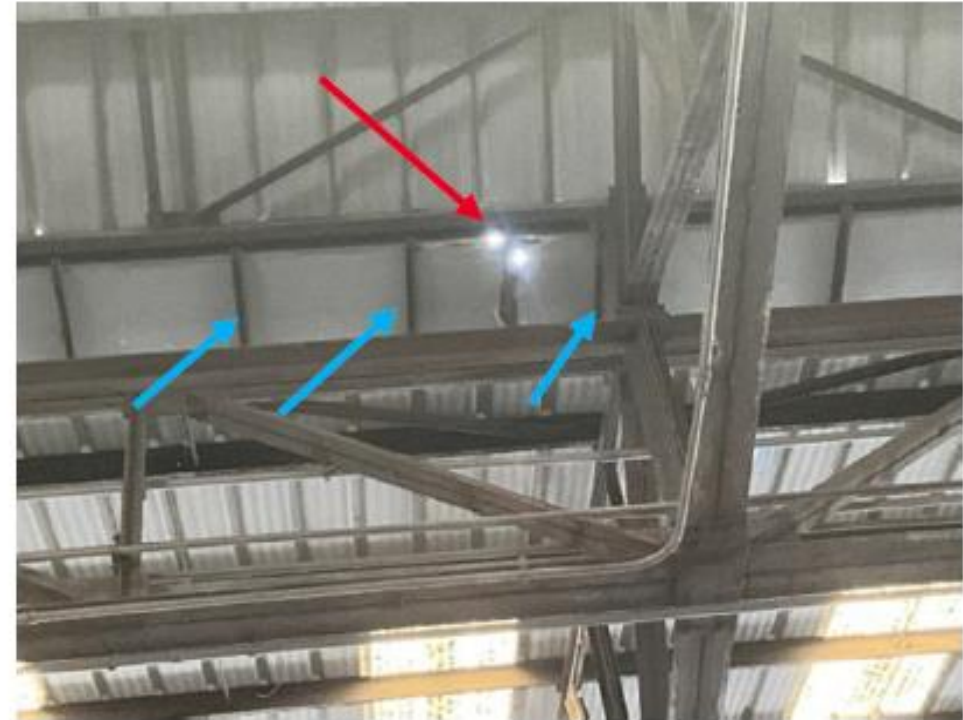
10 Built-in gutter exhibited severe corrosion and section loss at seam locations, typical.

ROOF AND BUILDING PHOTOS



11

Failed sections of the sheet metal lined built-in gutter at unsupported spans between underlying intermittent structural supports.



12

Daylight was noted from the underside at multiple locations such as at the failed built-in gutter sections in Photo 09 (red arrows). Intermittent structural support indicated by blue arrows.



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ROOF AND BUILDING PHOTOS



13 Deteriorated joint sealant at built-in gutter downspout inlet.



14 Deteriorated joint sealant at built-in gutter seams.



15 Deteriorated joint sealant at roof vent seams.



16 Damaged metal roof panel at one location (land side).



ROOF AND BUILDING PHOTOS



17

Damaged metal roof panel and edge purlin at one location (land side).



18

Downspout missing connection to at-grade storm drain insert.



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ROOF AND BUILDING PHOTOS



19

Section loss and/or damaged hang gutters and/or extensions.



20

Peeling paint and minor surface corrosion of roof structural framing members.



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SITE VISIT

- Tuesday, July 23, 2024, at 2:00 pm
- RSVP to procurementproposals@porthouston.com with the names of the company representatives to attend.
- PROPER PPE & ID REQUIRED, TWIC REQUIRED Escorts will not be available
- Meet at Executive Office Building Lobby, 111 E. Loop North, Houston, Texas 77029



Procurement Services

Email: procurement@porthouston.com

Phone: (713) 670- 2464

New BuySpeed URL:

<https://buyspeed.porthouston.com>

QUESTIONS?

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