

RFP-3396 CONSTRUCTION MANAGER-AT-RISK SERVICES for MAINTENANCE BUILDING ANNEX AT BAYPORT CONTAINER TERMINAL

September 30, 2024

8:30 a.m.

PORT HOUSTON



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AGENDA

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



PRE-PROPOSAL MEETING 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 Hoh– Director, Project & Construction Management
- Godly Sunny– Project Manager
- Yvette Camel-Smith – Director, Procurement
- Dean Ainuddin – Manager Contracts, Procurement
- Sommer Freeman – Assistant Contract Manager, Procurement
- Nicole Jones– Contract Administrator, Procurement
- Cassandra Fontenot - Administrative Assistant II, Procurement
- Dr. Sabeeta Bidasie-Singh - Director, Business Equity
- Brenda Ruiz – Business Equity Supplier Diversity Manager
- Eduardo Mejia - Business Equity Compliance & Reporting Manager

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

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 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 \$2.047 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

- City of Houston *
- Houston Minority Supplier Development Council
- METRO *
- National Minority Supplier Development Council & Affiliates
- 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



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.

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

www.porthouston.smwbe.com



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BUSINESS EQUITY CONTRACT REQUIREMENTS

This project has a SBE Target 25% (only construction phase) - Weight 10.



TIPS TO INCREASE S/MWBE PARTICIPATION

- Establish relationships with S/MWBE's in advance
- 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 subcontractor's 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 (10/16/2024)
- Responses are due no later than 11 a.m. on 10/23/2024
- Proposals must be submitted electronically via email to:
procurementproposals@porthouston.com
- Use forms in the package
- Anticipated award date: 12/10/2024



EVALUATION CRITERIA

Port Houston will select the provider of the services offering the best value to Port Houston. The criteria and relative weights that will be considered by Port Houston in evaluating each Response are as follows:

MAINTENANCE BUILDING ANNEX AT BAYPORT CONTAINER TERMINAL	
FINANCIAL PROPOSAL EVALUATION	
Criteria	Maximum Score
• Preconstruction Services Fee and CMAR Fee %	30%
STATEMENT OF QUALIFICATIONS (“SOQ”) EVALUATION	
Criteria	Maximum Score
• Respondent	20%*
• Proposal and Plan	40%*
• Small Business Participation	10%
Sub-Total Statement of Qualifications Score	70%
TOTAL MAXIMUM SCORE	100%
<i>*Based on documents submitted to determine initial ranking and then adjusted based on interviews</i>	



DOCUMENT CHECKLIST



PORT OF HOUSTON AUTHORITY Proposal Response

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

Proposal Response form:
(Page 33 of Solicitation Package)

Page 2 of the Proposal Response
Form – Required Attachments

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: Proposal Attachments

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

Attach to Proposal	Attachment No.	Attachment Name ^[1]
<input checked="" type="checkbox"/>	Attachment 01	Financial Proposal Form
<input checked="" type="checkbox"/>	Attachment 02-A	Proposal Security (Port Houston Bid / Proposal Bond form, Cashier's Check ² , or Certified Check ²) ^[2]
<input checked="" type="checkbox"/>	Attachment 02-B	Surety Letter of Intent (required if Proposal Security (Attachment 2-A) is not provided)
<input type="checkbox"/>	Attachment 03	Not Used
<input type="checkbox"/>	Attachment 04	Not Used
<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	Additional Respondent and Project Plan Information
<input checked="" type="checkbox"/>	Attachment 08	Contract Exception Chart
<input checked="" type="checkbox"/>	Attachment 09	Small Business Commitment
<input type="checkbox"/>	Attachment 10	Not Used
<input type="checkbox"/>	Attachment 11	Not Used
<input checked="" type="checkbox"/>	Attachment 12	Disclosure of Former Port Houston Employees
<input checked="" type="checkbox"/>	Attachment 13	Project Programming and Design Narrative Document
<input checked="" type="checkbox"/>	Attachment 14	Anticipated Project Schedule

[1]: Except where noted otherwise by "**", each attachment submitted must be on the Port of Houston Authority form included in the 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 Port Houston'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 Houston project. Port Houston will not accept bonds from surplus lines or Texas Lloyds Plan insurance companies. Port Houston shall be the sole judge of the validity and adequacy of any and all bonds submitted.

Oral Presentation / Interview Dates

- Dates: November 5, 2024, and November 6, 2024
- Place: Via Microsoft Teams or In-person at Port of Houston Authority, Executive Office Building, 111 East Loop N, Houston, TX 77029.

To be communicated to proposers.



SCOPE OF WORK OVERVIEW



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SCOPE OF WORK

- Port Houston's first project using a Construction Manager-at-Risk (CMAR) Delivery Method.
- Port Houston is looking for -
 - A **collaborative constructor** who can work with the selected design team & advise the owner in its best interest.
 - An actively engaged CMAR for the pre-construction phase – value engineering, constructability reviews, long-lead items/alternates, budget & schedule tracking – all this is crucial for a successful construction phase.

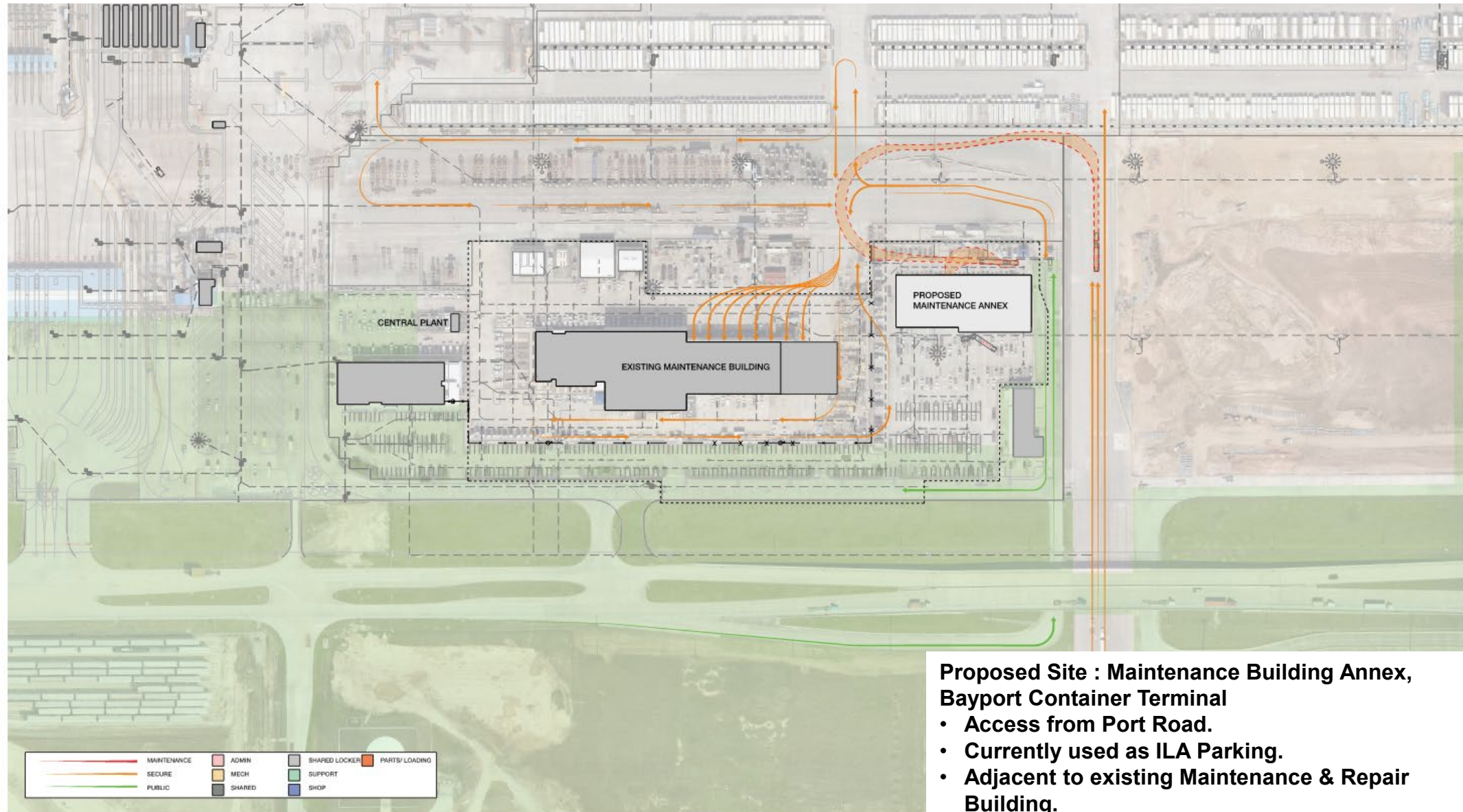


Phases

- **Phase 1 – Pre-Construction Phase [Refer Exhibit D to A133-2019 for Pre-con Scope of Work]**
- **Design Meetings** – Construction Manager’s appropriate representative/(s) shall participate in weekly design meetings and actively participate in design progress review and provide feedback to the Owner and Design Team as needed to align the design with the Project Budget and Schedule.
- **Project Cost Estimate** – Construction Manager shall at every design milestone (30%,60%,90%, GMP or SD/DD/CD) provide Owner an updated detailed project cost estimate along, cash flow projections and an updated transfer log for the contractor’s contingency maintain to track and monitor the use and application of any contingency amounts to specific line items in the Schedule of Values. Additionally, construction manager shall submit the updated project cost estimate monthly to the Owner.
- **Project Schedule** – Construction Manager shall provide bi-weekly schedule update for the proposed construction schedule.
- **Sub-contractor Co-ordination** – Construction Manager shall actively communicate with potential subcontractors to gather feedback regarding various systems, products and long lead items.
- **BIM Co-ordination** – Construction Manager shall provide early BIM Co-ordination and Clash Detection services during the pre-construction phase using updated federated models provided by design team at each design milestone and provide constructive feedback to the design team. Construction Manager is encouraged to receive sub-contractor feedback to resolve issues early on than at shop drawing phase. The MEP Co-ordinator/Manager is actively expected to participate in this process.
- **Risk Management** – Construction Manager shall identify, track and update the owner of the potential risks and opportunities for the project using the Project Risk Register.
- **Phase 2 – Construction Phase** – Contract amendment post acceptance of Guaranteed Maximum Price(GMP) by PHA and approval by Port Commission.



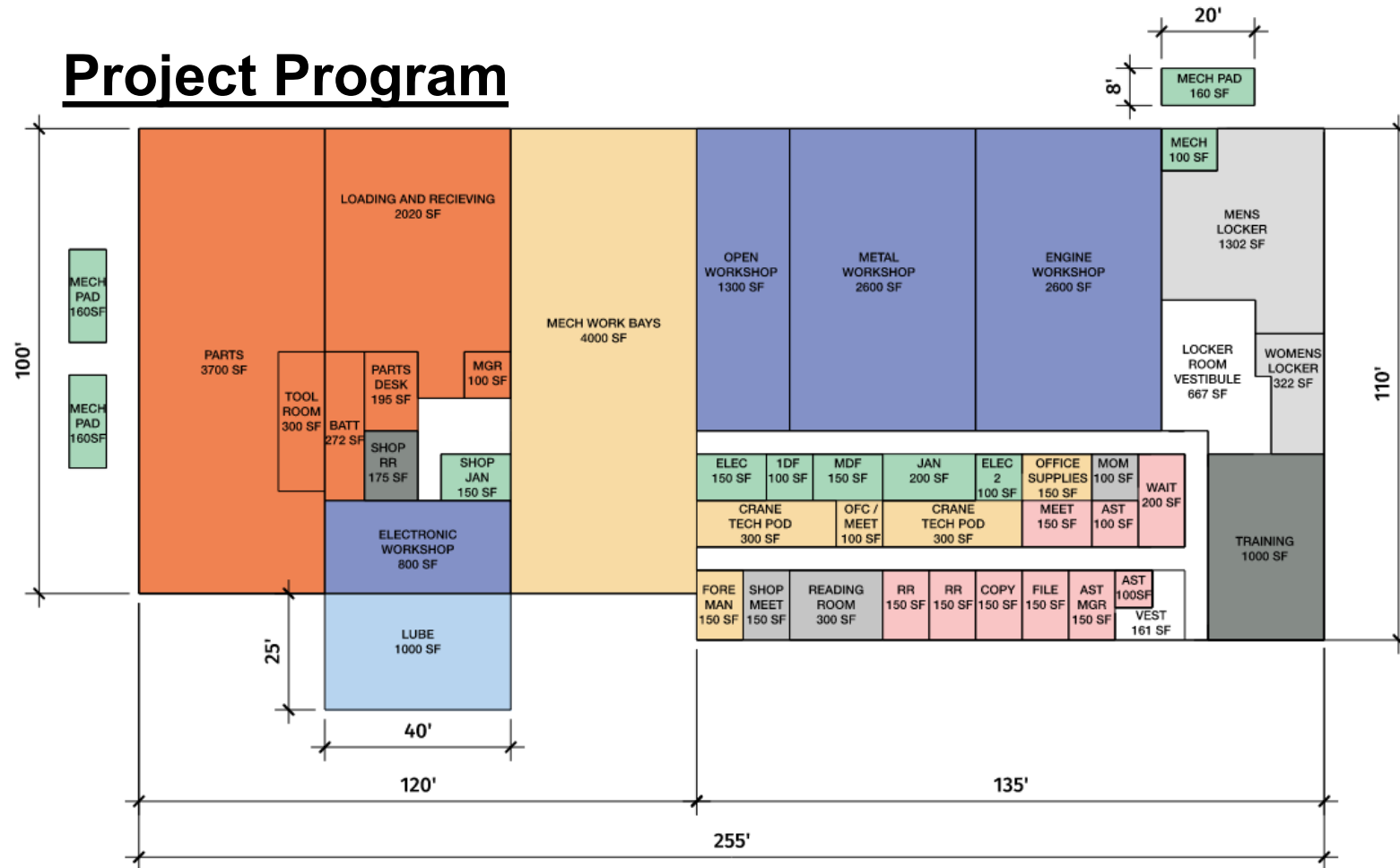
Project Location



**Proposed Site : Maintenance Building Annex,
Bayport Container Terminal**

- Access from Port Road.
- Currently used as ILA Parking.
- Adjacent to existing Maintenance & Repair Building.

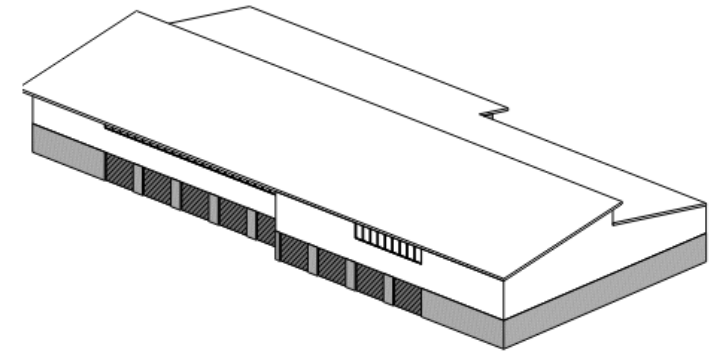
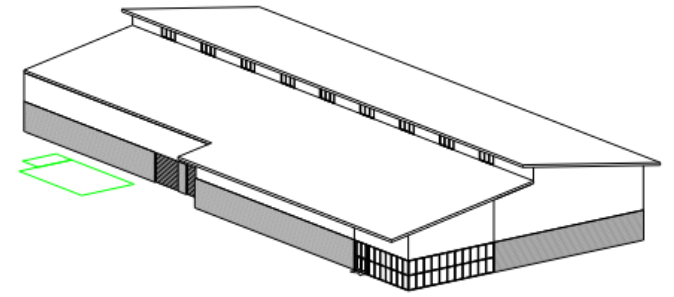
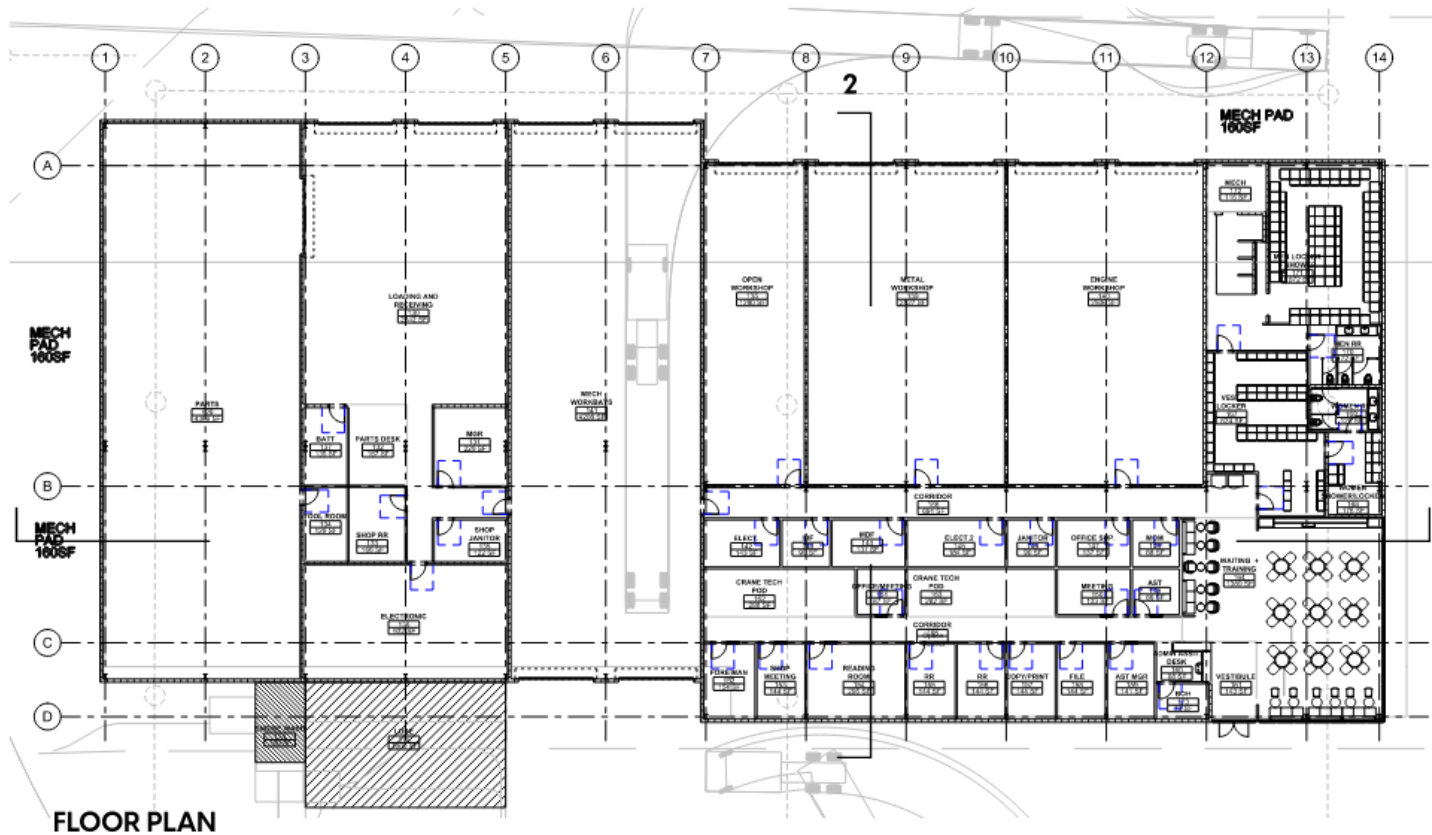
Project Program



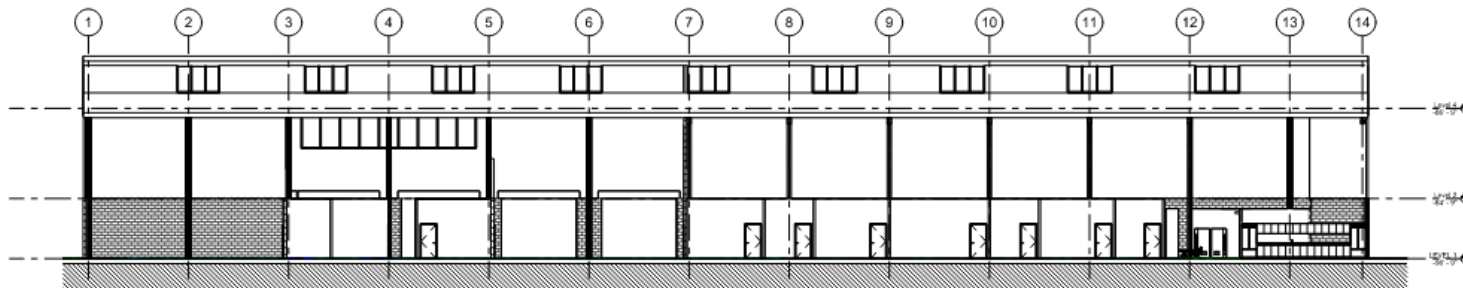
- Construct a ~28540 sqft. pre-engineered metal building for Port Houston' Maintenance group to support growing needs for maintaining RTG Cranes and other PHA Vehicles.
- Workshop spaces : Engine, metal, general use and electronics maintenance. Mechanic Work Bays, parts room, tool room, battery room, lube tanks, engine wash area.
- Admin Areas : Office Spaces
- Support Spaces : IT/MEP, Locker Rooms and Restrooms



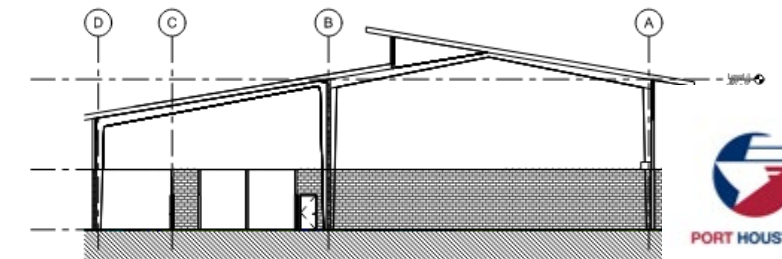
Layouts



3D VIEWS



SECTION 1

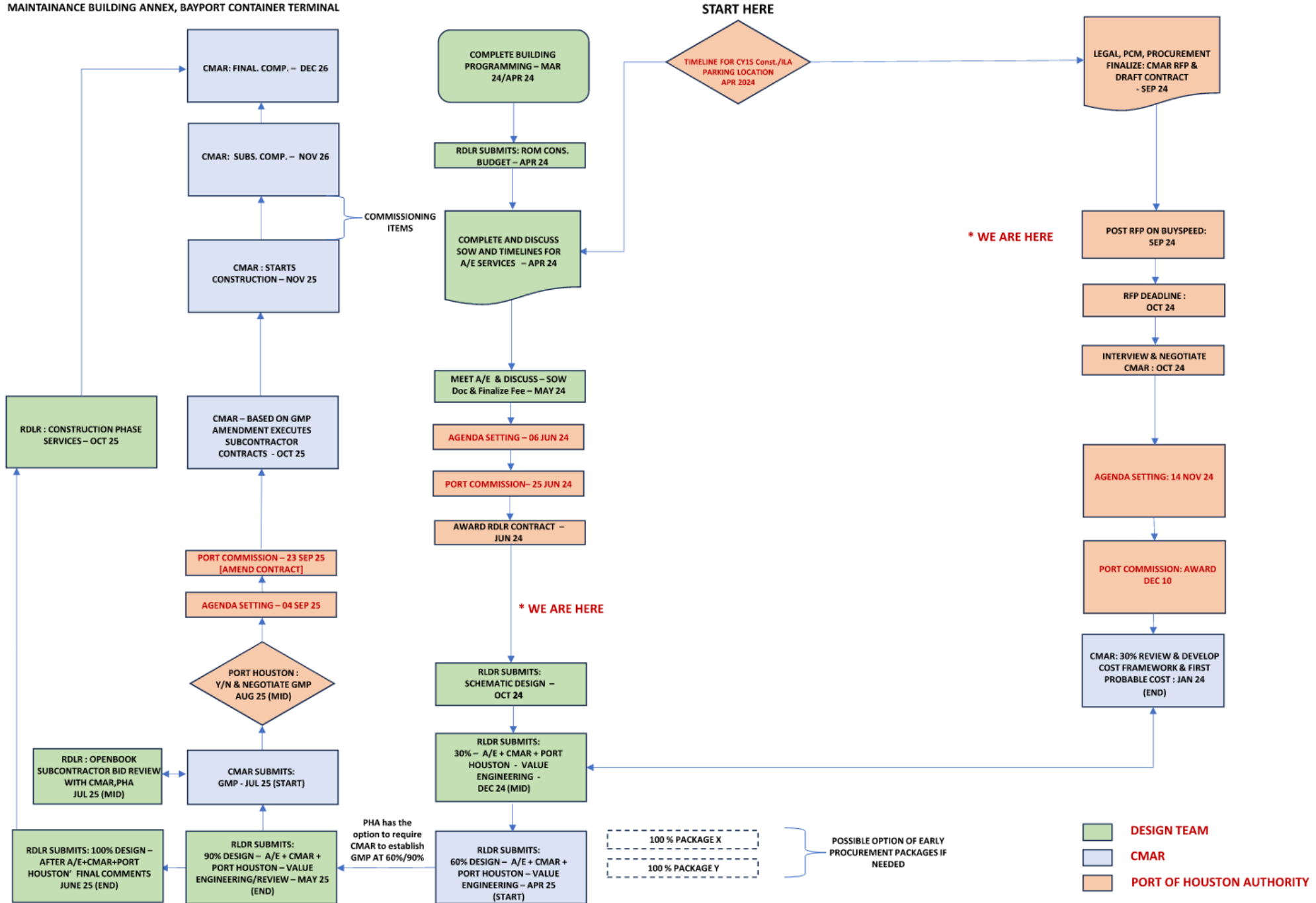


SECTION 2



ATTACHMENT 14 - ANTICIPATED PROJECT SCHEDULE

MAINTENANCE BUILDING ANNEX, BAYPORT CONTAINER TERMINAL



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Submittals

- **IMPORTANT : Kindly submit all the following items -**
 - **Item No. VI – Conflict of Interest Questionnaire**
 - **All attachments covered under Item No. VII.**
 - **Please carefully read all information asked for under Attachment 07 (Additional Respondent and Project Plan Information)**
 - **Exhibit B of A133-2019 – Insurance & Bonds [prior to contract execution]**
 - **Exhibit C of A133-2019 – Staffing Plan and Rates [prior to contract execution]**
- **Please read Attachment 13 – Project Programming and Design Narrative Document.**
- **Please read the complete package carefully and come up with a proposal accordingly.**



SITE VISIT

- Date: September 30, 2024
- Time 1:00 PM
- Address: Bayport Container Terminal, Adm. Bldg., 12621 Port Road, Seabrook, Texas 77586, Large Conference Room
- PROPER PPE & ID REQUIRED, PREFERABLY TWIC



QUESTIONS?

Procurement Services

Email: procurement@porthouston.com

Phone: (713) 670- 2464

New BuySpeed URL:

<https://buyspeed.porthouston.com>



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