



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 7/14/2020

District F

Item Creation Date: 6/25/2020

25CONS441 – Accept Work – Design Build Contract - Balfour Beatty Construction, LLC  
Robinson-Westchase Neighborhood Library

Agenda Item#: 1.

### **Background:**

**RECOMMENDATION:** The General Services Department recommends approval of final construction amount of \$7,283,081.06 and acceptance of work on the contract with Balfour Beatty Construction, LLC, for the Robinson-Westchase Neighborhood Library - 3.75% over the original construction amount and under the approved 10% contingency.

**SPECIFIC EXPLANATION:** On August 12, 2015, by Ordinance No. 2015-774, City Council awarded a design/build contract to Balfour Beatty Construction, LLC to provide pre-construction and construction phase services for the Robinson-Westchase Neighborhood Library, and appropriated \$9,342,000.00. The General Services Department and Balfour Beatty Construction, LLC agreed to a Guaranteed Maximum Price (GMP) for construction services in the amount of \$7,020,111.00. The General Services Department recommends that City Council approve the final construction amount of \$7,283,081.06, or 3.75% over the original GMP, accept the work and authorize final payment to Balfour Beatty Construction, LLC.

**PROJECT LOCATION:** 3223 Wilcrest Drive, Houston, Texas, 77042

**PROJECT DESCRIPTION:** The Robinson-Westchase Neighborhood Library renovation included the demolition of all interior building assemblies, components, windows, finishes, mechanical, electrical and plumbing (MEP) systems and roofing. Only the structural envelope, including the steel frame, foundations, and exterior masonry walls remained in place. The project included new enhancements such as window wall, storefronts, roofing system, MEP systems, enhanced electrical systems, upgraded data systems, finishes, and revised space program. The parking lot, landscaping and irrigation, and site elements were included in the scope of work and were repaired or replaced as required.

**CONTRACT COMPLETION AND COST:** The contractor completed the project within 435 days: the original contract time of 329 days, plus 106 days approved by Change Orders. The final cost of the project, including Change Orders is \$7,283,081.06, an increase of \$262,970.06 over the original GMP.

Page Southerland Page, LLP was the project design consultant.

**PREVIOUS CHANGE ORDERS:** Change Order Nos. 1-12 added various MEP items, masonry, waterproofing, glass and glazing replacement; security system upgrades; concrete foundation repairs; interior finish upgrades; and added days to the contract duration due to inclement weather and owner initiated delays resulting from the City's engagement of a consultant to provide additional roofing and building envelope document review and inspection services.

**CONSTRUCTION GOALS:** The contract contained a combined 28% M/WBE/SBE goal. According to the Office of Business Opportunity, the contractor achieved 35.17% M/W/SBE participation and was assigned a satisfactory rating.

**WBS No:** E-000188-0001-3

### **DIRECTOR'S SIGNATURE/DATE:**

DocuSigned by:

*C. J. Messiah, Jr.* 7/1/2020

C. J. Messiah, Jr. ...

General Services Department

\_\_\_\_\_  
Rhea Lawson, Ph.D.  
Houston Public Library

**Prior Council Action:**

Ordinance No. 2015-774; Dated August 12, 2015

**Amount of Funding:**

No Additional Funding Required

**Previous Funding:**

\$9,342,000.00 Public Library Consolidated Construction Fund (4507)

**Contact Information:**

Jacquelyn L. Nisby  
Council Liaison

**Phone:** 832.393.8023

DS  
*JLN*