



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/31/2022

District C

Item Creation Date: 8/17/2022

25DSGN133 – Professional Architectural Services Contract – Smith & Company
Architects - African American Library at the Gregory School - Building Envelope
Restoration and HVAC Upgrade - Hurricane Harvey

Agenda Item#: 48.

Background:

RECOMMENDATION: Approve professional architectural services contract and appropriate funds for the project.

SPECIFIC EXPLANATION: The General Services Department (GSD) recommends that City Council approve a professional architectural services contract with Smith & Company Architects to perform design and construction phase services for the African American Library at the Gregory School Building Envelope Restoration and HVAC Upgrade - Hurricane Harvey project for the Houston Public Library Department (HPL).

On January 14, 2022, and January 21, 2022, GSD advertised a Request for Qualifications containing selection criteria that ranked respondents on experience, key personnel experience, proposed design team consultants, and project approach. The Statements of Qualifications were due on February 3, 2022, and 4 firms responded. GSD formed a selection committee comprised of representatives from GSD and HPL to evaluate the respondents. The selection committee interviewed all four firms. Smith & Company Architects received the highest points based on the advertised criteria and offers the best value for the City.

PROJECT LOCATION: 1300 Victor St., Houston, TX 77019

PROJECT DESCRIPTION: On August 26, 2017, African American Library at the Gregory School sustained damage during Hurricane Harvey due to wind-driven rain that breached the window seals and other building envelope components. The building is in the Freedman’s Town Historic District and is listed on the National Register of Historic Places. This project is intended to repair or replace the building envelope components including roofing and windows, upgrade building HVAC system and restore interior and exterior elements. The work shall comply with the requirements of all agencies having jurisdiction including the Texas Historical Commission.

SCOPE OF CONTRACT AND FEE: The contract provides for a Basic Services Fee to be paid as a lump sum and certain Additional Services to be paid on a reimbursable basis.

\$ 355,800.00	Basic Services Fee
\$ 70,950.00	Additional Services Fee
<u>\$ 25,000.00</u>	Reimbursable Expenses
\$ 451,750.00	Total Contract Services

M/WBE INFORMATION: A 24% M/WBE goal has been established for this contract. The architect has submitted the following certified firms to achieve the goal:

Firm	Work Description	Amount	% of Contract
Smith & Company Architects (Prime)	Architectural Services	\$49,712.00	11.00%
Jones Engineers, LP	MEP Engineering Services	\$40,917.00	9.06%
Henderson Rogers Structural Engineers, LLC	Structural Engineering Services	\$ 7,116.00	1.58%
Sunland Group, Inc	Cost Consulting Services	\$10,675.00	2.36%
Total		\$108,420.00	24.00%

PAY OR PLAY PROGRAM: The proposed contract requires compliance with the City's 'Pay or Play' Ordinance regarding health benefits for employees of City contractors. In this case, the contractor provides health benefits to eligible employees in compliance with City policy.

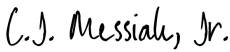
DISASTER RECOVERY NOTE: This item is related to the impact of Hurricane Harvey DR4332, and it is the City's intent to seek reimbursement from the Federal Emergency Management Agency ("FEMA") and other eligible sources for such expenditures.



FISCAL NOTE: No significant Fiscal Operating impact is anticipated as a result of this project.

Capital Project Information: See attached Form A for a breakdown of capital costs.

WBS No: E-HARVEY-1071


DIRECTOR'S SIGNATURE/DATE:

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 8/22/2022
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 C. J. Messiah, Jr.
 General Services Department

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 Rhea Brown Lawson, Ph.D.
 Houston Public Library Department 

Amount and Source of Funding:

\$ 342,425.00 Miscellaneous Capital Projects/Acquisitions CP Series E (4039)
\$ 109,325.00 Equipment Acquisition Consolidated Fund (1800)
\$ 451,750.00 Total Funding

Contact Information: 
 Enid M. Howard
 Council Liaison
Phone: 832.393.8023

ATTACHMENTS:

Description	Type
25DSGN133 - CIP Form A	Backup Material
25DSGN133 - Tax Delinquent Report	Backup Material
25DSGN133 - Document 1295	Backup Material
25DSGN133 - Maps	Backup Material