



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 10/12/2022

District K

Item Creation Date: 9/27/2022

25CONS525– Award Construction Manager at Risk Contract – Anslow Bryant
Construction, Ltd.– Vinson Library TECHLink project

Agenda Item#: 4.

Background:

RECOMMENDATION: Award Construction Manager at Risk Contract and appropriate funds for the project.

SPECIFIC EXPLANATION: The General Services Department (GSD) recommends that City Council award a Construction Manager at Risk (CMAR) Contract to Anslow Bryant Construction, Ltd., to provide pre-construction and construction phase services for Vinson Library TECHLink project for the Houston Public Library (HPL).

On July 8 and July 15, 2022, GSD advertised a Request for Proposals containing selection criteria that ranked proposers on experience, key personnel, safety ratings, and construction phase fee for the project services. The proposals were due on July 28, 2022, and three firms responded. GSD evaluated the proposals and interviewed all three firms. Anslow Bryant Construction, Ltd., ranked highest and offers the best value for the City based on the advertised criteria.

PROJECT LOCATION: 3810 West Fuqua Street, Houston, TX 77045

PROJECT DESCRIPTION: This project will renovate approximately 3,000 SF of the Vinson Library Express Service area to accommodate a new TECHLink site which will be staffed and operated independently from the library. Renovations include partial demolition, new interior build out, finishes, furnishings, equipment, and modifications to the building systems, such as power, data, lighting, HVAC, fire protection, security, etc. to support the digital creative spaces.

FUNDING SUMMARY: It is recommended that City Council appropriate funds for pre-construction and construction phase services, including additional appropriations of \$250,000 for HPL Equipment.

The following amounts for construction and contingency are based on the construction manager's estimate of cost. The final cost of construction will be submitted to the Director for approval as part of the Guaranteed Maximum Price (GMP) proposal.

\$ 15,000.00	Pre-Construction Phase Services
\$ 5,000.00	Additional Pre-Construction Phase Services
\$ 1,348,000.00	Construction Cost (Estimate)
\$ 134,800.00	10% Contingency Cost (Estimate)
\$ 1,502,800.00	Total Estimated Contract Services
\$ 250,000.00	HPL Equipment
\$ 23,590.00	Civic Art (1.75%)
\$ 1,776,390.00	Total Funding

M/WBE PARTICIPATION: A 14% MBE goal and 5% WBE goal have been established for the construction phase services of this contract. The construction manager will submit the list of proposed certified sub-contractors with the issuance of the GMP proposal.

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.

HIRE HOUSTON FIRST: The proposed contract requires compliance with the City's 'Hire Houston First' (HHF) Ordinance that promotes economic opportunity for Houston businesses and supports job creation. In this case, Anslow Bryant Construction, Ltd. is a designated HHF company, but they were the successful awardee without application of the HHF preference.

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

WBS No: E-000248-0001-4

DIRECTOR'S SIGNATURE/DATE:

DocuSigned by:
C.J. Messiah, Jr. 9/29/2022
C. J. Messiah, Jr.
General Services Department

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

Amount and Source of Funding:

\$ 1,776,390.00 – Public Library Consolidated Construction Fund (4507)

Contact Information:

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Council Liaison
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EH

ATTACHMENTS:

Description

- [25CONS525 - Maps](#)
- [25CONS525 - DOC 1295](#)
- [25CONS525 - CIP Form A](#)
- [25CONS525 - Tax Delinquent](#)

Type

- Backup Material
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