



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 10/19/2022

District K

Item Creation Date: 9/29/2022

25CONS526 – De-appropriate/Appropriate Funds — SpawGlass Construction – Westbury
Neighborhood Library (New)

Agenda Item#: 10.

Background:

RECOMMENDATION: Approve an Ordinance (i) de-appropriating the sum of \$135,056.00 out of the Construction Manager at Risk Contract with SpawGlass Construction Corp. (previously appropriated by Ordinance Nos. 2022-0537 and 2022-0078); and (ii) appropriating the equivalent amount of \$135,056.00 to the TOC/JOC Program for Construction Inspection Services, for the project.

SPECIFIC EXPLANATION: On January 29, 2020, by Ordinance No. 2020-0082, City Council awarded a Construction Manager at Risk (CMAR) Contract to SpawGlass Construction Corp., to provide pre-construction and construction phase services for the new Westbury Neighborhood Library, and appropriated \$40,000.00 for pre-construction phase services.

On June 17, 2020, by Ordinance No. 2020-0537, City Council appropriated an additional \$14,507,750.00 which included \$120,000.00 for construction inspection services to the Construction Manager at Risk (CMAR) Contract with SpawGlass Construction Corp., to provide construction phase services for the new Westbury Neighborhood Library.

On February 2, 2022, by Ordinance No. 2022-0078, due to COVID-19 pandemic, City Council appropriated \$1,092,074.00, including a 5% construction contingency of \$52,457.50, to the Construction Manager at Risk Contract with SpawGlass Construction Corp., for the new Westbury Neighborhood Library for construction cost escalations.

Therefore, the General Services Department recommends that City Council de-appropriate \$135,056.00 out of the Construction Manager at Risk Contract with SpawGlass Construction Corp. and appropriate an equivalent amount to the TOC/JOC Program for Construction Inspection Services, for the project.

PROJECT LOCATION: 5505 Belrose Drive, Houston, TX 77035

PROJECT DESCRIPTION: The new Westbury Library will combine the service areas of the Meyer Neighborhood Library and the Frank HPL Express Library. The replacement facility will be an approximately 20,000 SF library which will include a TECHLink concept, meeting and conference spaces, adult quiet space, teen's area, children's area, public computers, and adequate staff space. Site improvements will include landscaping, parking, storm water detention, fencing and exterior lighting.

CONSTRUCTION GOALS: An 18% MBE goal and 10% WBE goal have been established for the construction phase of this contract. The construction manager will submit the list of proposed certified sub-contractors with the issuance of the GMP proposal.

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

WBS No: E-000262-0001-4

DIRECTOR'S SIGNATURE/DATE:

DocuSigned by:
C.J. Messiah, Jr. 10/5/2022
C. J. Messiah, Jr.
General Services Department

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

Prior Council Action:

Ordinance No. 2020-0082; Dated January 29, 2020
Ordinance No. 2020-0537; Dated June 17, 2020
Ordinance No. 2022-0078; Dated February 2, 2022

Amount and Source of Funding:

De-appropriate/Appropriate:
\$135,056.00 – Public Library Consolidated Construction Fund (4507)

Previous Funding:
\$15,639,824.00 – Public Library Consolidated Construction Fund (4507)

Contact Information:

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EH

ATTACHMENTS:

Description

- [25CONS526 - Maps](#)
- [25CONS526 - Previous RCAs & Ordinances](#)

Type

- Backup Material
- Backup Material