



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 11/16/2022

District C

Item Creation Date: 10/14/2022

25CONS527 – Appropriate Additional Funds to Design/Build Contract – David E. Harvey Builders, Inc. - Montrose Library (Montrose Replacement)

Agenda Item#: 45.

Summary:

NOT A REAL CAPTION

ORDINANCE appropriating \$1,267,000.00 out of Public Library Consolidated Construction Fund; approving and authorizing first amendment to contract between City of Houston and **DAVID E. HARVEY BUILDERS, INC.** for construction phase services - **DISTRICT I - GALLEGOS**

Background:

RECOMMENDATION: Appropriate additional funds for construction services.

SPECIFIC EXPLANATION: On June 23, 2021, by Ordinance No. 2021-554, City Council awarded a Design/Build (DB) contract to David E. Harvey Builders, Inc. to perform design and construction phase services for the new Montrose Library Project for the Houston Public Library (HPL), and appropriated \$4,632,000.00 for design and construction phase services.

The project is currently in permit review and received the final Guaranteed Maximum Price (GMP) on May 5, 2022. The General Services Department completed an internal review of the GMP. Due to the ongoing material supply chain shortage, which has caused continuous escalation, it was determined that additional funding is needed to cover the current cost escalations. The General Services Department recommends that City Council appropriate an additional sum of \$1,267,000.00 to the Design/Build contract with David E. Harvey Builders, Inc. for construction phase services.

PROJECT LOCATION: 1001 California Street, Houston, TX 77006

PROJECT DESCRIPTION: The new Montrose Library will be located at the Montrose Collective, which is a new development located in the Montrose area. This development will have a new parking garage, mixed-use office space, and ground-floor retail. The new Montrose Library will be located on the 2nd and 3rd floors of this development and will have a children's area, teen space, and a space for adults, computers, and technology.

The design consultant is Shepley Bulfinch.

FUNDING SUMMARY: It is recommended that City Council appropriate additional funds for pre-construction and construction phase services.

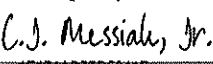
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| \$ 1,186,885.00 | Construction Cost (Estimated) |
| \$ 59,344.00 | 5% Contingency (Estimated) |
| \$ 1,246,229.00 | Total Funding |
| \$ 20,771.00 | Civic Art (1.75%) |
| \$ 1,267,000.00 | Total Funding |

CONSTRUCTION GOALS: An 18% MBE goal and a 10% WBE goal has 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-000238-0001-4

DIRECTOR'S SIGNATURE/DATE:

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 10/21/2022
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C. J. Messiah, Jr.
General Services Department

Rhea Brown Lawson, Ph.D.
Houston Public Library

Prior Council Action:


Ordinance No. 2021-554; June 23, 2021

Amount and Source of Funding:

\$1,267,000.00 – Public Library Consolidated Construction Fund (4507)

Previous Funding:

\$4,632,000.00 – Public Library Consolidated Construction Fund (4507)

Contact Information: 
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ATTACHMENTS:

| Description | Type |
|---|-----------------|
| <u>25CONS527 - CIP Form A</u> | Backup Material |
| <u>25CONS527 - Maps</u> | Backup Material |
| <u>25CONS527 - Previous RCA & Ordinance</u> | Backup Material |
| <u>25CONS527 - Tax Delinquent Report</u> | Backup Material |