



### CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 4/18/2023

District C

Item Creation Date: 3/29/2023

25CONS535– Award Construction Manager at Risk Contract – Anslow Bryant  
Construction, Ltd.– African American Library Envelope Restoration and HVAC Upgrade –  
Hurricane Harvey

Agenda Item#: 12.

#### **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 African American Library Envelope Restoration and HVAC Upgrade – Hurricane Harvey project for the Houston Public Library (HPL). The requested appropriation will fund pre-construction and construction services.

On December 9 and December 16, 2022, GSD advertised a Request for Proposals containing selection criteria that ranked proposers on experience, key personnel, project approach, safety ratings, and construction phase fee for the project services. The proposals were due on January 12, 2023, and two firms responded. GSD evaluated the proposals and interviewed both firms. Anslow Bryant Construction, Ltd., ranked highest and offers the best value for the City based on the advertised criteria.

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

**PROJECT DESCRIPTION:** On August 26, 2017, the African American Library 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 Fourth Ward/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 the building HVAC system and restore some interior and exterior elements. The work scope shall comply with the requirements of all agencies having jurisdiction including the Texas Historical Commission.

**FUNDING SUMMARY:** It is recommended that City Council appropriate funds for pre-construction and construction phase services, including additional appropriations of \$124,000 for materials testing under the existing contract with Braun Intertec Corporation, \$50,000 to TOC/JOC program for Construction Inspection Services, and \$78,750 for Civic Art.

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.

\$ 25,000.00	Pre-Construction Phase Services
\$ 10,000.00	Additional Pre-Construction Phase Services
<b>\$ 35,000.00</b>	<b>Total Contract Services</b>
\$ 4,500,000.00	Construction Cost (Estimate)
\$ 450,000.00	10% Contingency Cost (Estimate)
<b>\$ 4,985,000.00</b>	<b>Total Estimated Contract Services</b>
\$ 124,000.00	Materials Testing
\$ 50,000.00	Construction Inspection Services
\$ 78,750.00	Civic Art (1.75%)
<b>\$ 5,237,750.00</b>	<b>Total Funding</b>

**M/WBE PARTICIPATION:** A contract specific goal of 11% MBE and 4% WBE has 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.

**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.

**WBS No:** E-HARVEY-1071-4


**Amount of Funding:**

**\$ 1,267,675.00** Equipment Acquisition Consolidated Fund (1800)  
**\$ 3,970,075.00** Miscellaneous Capital Projects/Acquisitions CP Series E (4039)  
**\$ 5,237,750.00 Total Funding**

**DIRECTOR'S SIGNATURE/DATE:**

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C. J. Messiah, Jr.  
General Services Department

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Rhea Brown Lawson, Ph.D.  
Houston Public Library

**Contact Information:**   
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Council Liaison  
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**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
<a href="#">25CONS535 - CIP Form A</a>	Backup Material
<a href="#">25CONS535 - Maps</a>	Backup Material
<a href="#">25CONS535 - Tax Delinquent Report</a>	Backup Material
<a href="#">25CONS535 - Document 1295</a>	Backup Material