



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/6/2023

District C

Item Creation Date: 8/23/2023

25CONS550 – Appropriate Additional Funds to Design/Build Contract – David E. Harvey  
Builders, Inc. - Montrose Library (Montrose Replacement)

Agenda Item#: 20.

### **Background:**

**RECOMMENDATION:** Appropriate additional funds for construction.

**SPECIFIC EXPLANATION:** The General Services Department recommends that City Council appropriate an additional sum of \$250,000.00 to the Design/Build contract with David E. Harvey Builders, Inc. for construction phase services. Due to the ongoing material supply chain shortage, which caused continuous escalation of but not limited to HVAC, elevator, and network equipment, it is determined that additional funding is needed to cover these costs.

**PREVIOUS HISTORY:** On June 23, 2021, by Ordinance No. 2021-554, City Council awarded a Design/Build 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 the project.

On November 30, 2022, by Ordinance No. 2022-924, City Council appropriated an additional \$1,267,000.00 to the Design/Build contract with David E. Harvey Builders, Inc. to cover the previous cost escalations which included, but is not limited to interior finishes, flooring, ceilings, and furniture for the new Montrose Library.

The revised Guaranteed Maximum Price (GMP) for the project was received on May 11, 2023. The General Services Department completed an internal review of the GMP and determined that additional funds are needed to complete the project.

**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 2<sup>nd</sup> and 3<sup>rd</sup> 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.

**CONSTRUCTION GOALS:** An 18% MBE goal and a 10% WBE goal has been established for the construction phase of this contract. The construction manager submitted 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:**

DocuSigned by:  
*C.J. Messiah, Jr.* 8/25/2023  
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C. J. Messiah, Jr.  
General Services Department

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Rhea Brown Lawson, Ph.D.  
Houston Public Library

**Prior Council Action:**

Ordinance No. 2021-554; Dated June 23, 2021  
Ordinance No. 2022-924; Dated November 30, 2022

**Amount and Source of Funding:**

**\$250,000.00** - Public Library Consolidated Construction Fund (4507)

Previous Funding:  
\$5,899,000.00 - Public Library Consolidated Construction Fund (4507)

**Contact Information:** <sup>DS</sup>  
*EH*  
Enid M. Howard  
Council Liaison  
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**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
<a href="#">25CONS550 - Maps</a>	Backup Material
<a href="#">25CONS550 - CIP Form A</a>	Backup Material
<a href="#">25CONS550 - Tax Delinquent Report</a>	Backup Material
<a href="#">25CONS550 - Previous RCAs &amp; Ordinances</a>	Backup Material