



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 10/17/2023

District G

Item Creation Date: 10/5/2023

25CONS559 – Accept Work – Gadberry Construction Company, Inc. – Kendall
Neighborhood Library and Community Center Restoration (Harvey)

Agenda Item#: 6.

Background:

RECOMMENDATION: The General Services Department recommends approval of the final contract amount of \$4,553,351.25 and acceptance of work on the construction contract with Gadberry Construction Company, Inc., for the Kendall Neighborhood Library and Community Center Restoration (Harvey) project - 10.06% over the original construction amount and under the approved 16% contingency.

PROJECT LOCATION: 609 N Eldridge Pkwy, Houston, TX 77079

PROJECT DESCRIPTION: The project restored the Kendall Neighborhood Library and Community Center to pre-Hurricane Harvey conditions. The project restored and encased the electrical equipment to prevent damage from future storms, repaired building windows and roof parapet to prevent water penetration; installed new flood doors; relocated the existing storm pipe; installed new data cables and security cameras; updated the elevator system and the restroom facilities and purchased and installed new library furniture and equipment.

CONTRACT COMPLETION AND COST: The contractor completed the project within 508 days: the original contract time of 200 days, plus 37 days approved by Change Orders and 271 days of overrun days caused by supply chain issues and electrical service entrance relocation. The final cost of the project, including Change Orders, is \$4,553,351.25, an increase of \$416,351.25 over the original contract amount.

PREVIOUS CHANGE ORDERS: Change Order No.1-9 included additional general condition cost, additional excavation required by soil condition, and modifications to the exterior paving system; added substrate structural support for the new metal panel system, upgraded electrical service entrance, security system, and fixed misc. damaged building system components that were not identified before the construction.

M/WBE PARTICIPATION: The advertised M/WBE contract goals for this project were 19% MBE and 11% WBE (30% total). The M/WBE goals approved for this project were 19.65% MBE and 11% WBE (30.65% total). According to the Office of Business Opportunity, the actual participation achieved on this project was 23.17% MBE and 0% WBE (23.17% total). The standard for meeting MWBE participation goals is the demonstration of Good Faith Efforts. Gadberry Construction Company, Inc.'s M/WBE performance on this project was rated Satisfactory due to Good Faith Efforts for the following reasons: Gadberry Construction, Inc. exceeded the MBE goal and made good faith efforts to achieve the WBE goal and utilized all goal credit subcontractors. For the reasons listed, Gadberry Construction Company, Inc.'s performance meets the intent and spirit of the City of Houston's MWSBE program.

WBS No: D-HARVEY-1073-4

Prior Council Action:

Ordinance No. 2021-319, dated April 28, 2021

Ordinance No. 2022-908, dated November 30, 2022

WBS No: D-HARVEY-1073-4

DIRECTOR'S SIGNATURE/DATE:

DocuSigned by:

Eric Alexander 10/9/2023

C. J. Messian, Jr.

General Services Department

Rhea Brown Lawson, Ph.D.
Houston Public Library

Kenneth Allen
Houston Parks and Recreation Department

Prior Council Action:

Ordinance No. 2021-319, dated April 28, 2021
Ordinance No. 2022-908, dated November 30, 2022

Amount and Source of Funding:

No Additional Funding Required

Previous Funding:

\$4,971,317.50 Miscellaneous Capital Projects/Acquisitions CP Series E (4039)

Contact Information

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Council Liaison
Phone: 832.393.8023

ATTACHMENTS:

Description	Type
<u>25CONS559 - Maps</u>	Backup Material
<u>25CONS559 - Tax Delinquent</u>	Backup Material
<u>25CONS559 - Certificate of Final Completion</u>	Backup Material
<u>25CONS559 - Consent of Surety</u>	Backup Material
<u>25CONS559 - Previous RCAs & Ordinances</u>	Backup Material
<u>25CONS559 - Change Orders</u>	Backup Material
<u>25CONS559 - OBO</u>	Backup Material
<u>25CONS559 - Final Payment</u>	Backup Material