



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/27/2024

District K

Item Creation Date: 7/25/2024

25CONS590 - De-appropriate/Appropriate Funds - SpawGlass Construction – Westbury
Neighborhood Library (New)

Agenda Item#: 20.

Summary:

NOT A REAL CAPTION

ORDINANCE to (i) Deappropriate \$25,674.08, appropriated by Ordinance No. 2020-537, for material testing services and (ii) Appropriate \$25,674.08 to the Construction Manager at Risk Contract with **SPAWGLASS CONSTRUCTION CORP.** for the new Westbury Neighborhood Library - **DISTRICT K - CASTEX-TATUM**

Background:

RECOMMENDATION: (1) De-appropriate \$25,674.08, appropriated by Ordinance No. 2020-537, passed January 29, 2020 for material testing services for the new Westbury Neighborhood Library and (ii) Appropriate \$25,674.08 to the Construction Manager at Risk (CMAR) Contract with SpawGlass Construction Corp. for storage fees for the project.

SPECIFIC EXPLANATION: The library main entrance was changed from 5505 Belrose Drive to 11630 Chimney Rock Road, and the domestic and fire waterlines had to be relocated, which caused a three-month delay in furniture installation and incurred additional storage fees for the library furniture.

Therefore, the General Services Department (GSD) recommends that City Council de-appropriate \$25,674.08 and appropriate \$25,674.08 to the Construction Manager at Risk (CMAR) Contract with SpawGlass Construction Corp. to complete the project.

PROJECT LOCATION: 11630 Chimney Rock Rd., Houston, TX 77035

PREVIOUS HISTORY AND PROJECT SCOPE: On January 29, 2020, by Ordinance No. 2020-0082, City Council awarded a Construction Manager at Risk (CMAR) Contract to SpawGlass Construction Corp. in the amount of \$40,000.00 to provide pre-construction and construction phase services for the new Westbury Neighborhood Library.

On June 17, 2020, by Ordinance No. 2020-0537, City Council appropriated an additional \$14,507,750.00 out of the Public Library Consolidated Construction Fund, for the project.

On February 2, 2022, by Ordinance No. 2022-0078, City Council appropriated an additional \$1,092,074.00 to the Construction Manager at Risk (CMAR) Contract with SpawGlass Construction Corp., to provide pre-construction and construction phase services for the project due to COVID-19 pandemic construction cost escalations received at 50% Construction Documents estimated construction cost.

On June 29, 2022, by Ordinance No. 2022-0515, City Council appropriated an additional \$2,800,000.00 to the Construction Manager at Risk (CMAR) Contract with SpawGlass Construction Corp., to provide pre-construction and construction phase services for the project due to cost escalations received at the final Guaranteed Maximum Price (GMP).


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.

M/WBE INFORMATION: The original contract has an 18.00% MBE goal, 6.00% WBE goal and 8.00% SBE goal. To date, the Contractor has achieved 13.64% MBE, 5.06% WBE and 5.91% SBE participation, utilizing eleven (11) MWBE certified subcontractors at 96% contract progression. The Office of Business Opportunity will await the Department's closeout request to fully evaluate the Prime's Good Faith Efforts to determine the final rating for the contract.

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:
 8/15/2024
C. J. Messiah, Jr.
General Services Department

Cynthia Wilson
Interim Director
Houston Public Library

Prior Council Action:


Ordinance No. 2020-0082; January 29, 2020
Ordinance No. 2020-0537; June 17, 2020
Ordinance No. 2022-0078; February 2, 2022
Ordinance No. 2022-0515; June 29, 2022

Amount and Source of Funding:

De-appropriate:
\$25,674.08 – Public Library Consolidated Construction Fund (4507)

Appropriate:
\$25,674.08 – Public Library Consolidated Construction Fund (4507)

Previous Funding:
\$ 18,439,000.00 – Public Library Consolidated Construction Fund (4507)

Contact Information: 
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ATTACHMENTS:

Description	Type
25CONS590 - Maps	Backup Material
25CONS590 - CIP Form A	Backup Material
25CONS590 - Previous RCAs & Ordinances	Backup Material