



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 10/22/2024

District K

Item Creation Date: 9/30/2024

25CONS599 – Appropriate Additional Funds - Vinson Library TECHLink project

Agenda Item#: 30.

Background:

RECOMMENDATION: Approve an Ordinance (i) appropriating additional funds to the Construction Manager at Risk (CMAR) contract with Anslow Bryant Construction, Ltd and (ii) appropriating additional funds to the Task Order/Job Order (TOC/JOC) Contracting Program for the Vinson Library TECHLink project.

SPECIFIC EXPLANATION: On October 19, 2022, by Ordinance No. 2022-843, City Council awarded a Construction Manager at Risk (CMAR) contract to Anslow Bryant Construction, Ltd for pre-construction and construction phase services for the Vinson Library TECHLink project and appropriated \$1,776,390.00 for the project.

Costs for this project have increased due to an increase in square footage for the TECHLink space from 3000 sq ft to 3953 sq ft and due to cost escalation for mechanical services, electrical services and furnishings.

Therefore, the General Services Department (GSD) recommends City Council (i) appropriate an additional sum of \$894,824.00 to the CMAR Contract with Anslow Bryant Construction, Ltd., for construction phase services and (ii) appropriate an additional sum of \$35,940 to the Task Order/Job Order (TOC/JOC) Contracting Program for additional design services for the Vinson Library TECHLink project.

PROJECT LOCATION: 3810 West Fuqua Street, Houston, TX 77045

PROJECT DESCRIPTION: This project will renovate approximately 3,953 sq ft of the Vinson Library Express Service and staff area to accommodate a new TECHLink site which will be staffed and operated independently from the library. Renovations include a partial demolition, new interior build-out, finishes, furnishings, equipment, and modifications to the building systems, including, but not limited to power, data, lighting, HVAC, fire protection, and security to support the digital creative spaces.

FUNDING SUMMARY: The following amounts for construction and contingency are based on the construction manager’s estimate of costs. The final cost of construction will be submitted to the director for approval as part of the Guaranteed Maximum Price (GMP) proposal.

\$ 813,476.00	Construction Cost
\$ <u>81,348.00</u>	10% Contingency Cost
\$ 894,824.00	Total Estimated Contract Services
\$ 14,236.00	Civic Art (1.75%)
\$ <u>35,940.00</u>	Additional Design Services
\$ 945,000.00	Total Funding

MWBE PARTICIPATION: A 14% MBE goal and a 5% WBE goal have 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.

FISCAL NOTE: No significant fiscal operating impact is anticipated as a result of this project

WBS No: E-000248

DIRECTOR'S SIGNATURE/DATE:

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C. J. Messiah, Jr. 10/15/2024
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C. J. Messiah, Jr.
General Services Department

Sandy Gaw
Houston Public Library

Prior Council Action:

Ordinance No. 2022-843; Dated October 19, 2022

Amount and Source of Funding:

\$ 945,000.00 – Public Library Consolidated Construction Fund (4507)

Previous Funding:

\$1,776,390.00 – Public Library Consolidated Construction Fund (4507)

Contact Information ^{DS}
EH
Enid M. Howard
Council Liaison
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ATTACHMENTS:

Description	Type
Previous RCA/Ordinance	Backup Material
Tax D Report	Backup Material
Site and Vicinity Map	Backup Material
CIP Form A	Backup Material