



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

Item Creation Date: 10/4/2024

25CONS592 – First Amendment to Construction Manager at Risk Contract – Anslow
Bryant Construction, Ltd.– African American Library Envelope Restoration and HVAC
Upgrade – Hurricane Harvey

Agenda Item#:

Background:

RECOMMENDATION: The General Services Department (GSD) recommends City Council (i) de-appropriate the sum of \$124,000.00 out of the materials testing contract with Braun Intertec Corporation and (ii) appropriate \$74,000.00 to the materials testing contract with Terracon Consultants Inc.; (iii) appropriate an additional sum of \$550,000.00 to the Construction Manager at Risk (CMAR) contract with Anslow Bryant Construction, Ltd.; and (iv) approve a First Amendment to the CMAR Contract with Anslow Bryant Construction, Ltd. increasing the Director's authority to approve Change Orders up to twenty-two percent of the original contract price.

SPECIFIC EXPLANATION: On April 26, 2023, by Ordinance No. 2023-304, City Council awarded a CMAR Contract to Anslow Bryant Construction, Ltd., to provide pre-construction and construction phase services for the African American Library Envelope Restoration and Heating, Ventilation and Air Conditioning (HVAC) Upgrade – Hurricane Harvey project and appropriated \$5,237,750.00 for the project.

Braun Intertec no longer provides materials testing services and any further materials testing services will be provided by Terracon Consultants, Inc.

During Pre-Construction, the contractor discovered that the structural support and waterproofing system for over one hundred existing windows are severely deteriorated and need to be replaced. Additionally, the Texas Historical Commission requires special window profiling for each window. This has significantly increased the cost of the project.

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.

MWBE INFORMATION: The original contract has an 11% MBE goal and a 4% WBE goal. To date, Anslow Bryant Construction, Ltd. has achieved 0% MBE and 0% WBE participation. The construction phase of the project began recently, and it is anticipated that the contractor will achieve the goal by the end of the contract.

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-000252

DIRECTOR'S SIGNATURE/DATE:

DocuSigned by:

Anzil Ellison

10/21/2024

For

C. J. Messiah, Jr.
General Services Department

Sandy Gaw
Houston Public Library Department

Prior Council Action:

Ordinance No. 2023-304; Dated April 26, 2023

Amount and Source of Funding:

De-Appropriate

\$124,000.00 – Miscellaneous Capital Projects/Acquisitions CP Series E (4039)

Appropriate

\$ 500,000.00 – Public Library Consolidated Construction Fund (4507)

\$ 124,000.00 - Miscellaneous Capital Projects/Acquisitions CP Series E (4039)

Previous 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

Contact Information:

^{DS}
EH

Enid M. Howard
Council Liaison
Phone: 832.393.8023

ATTACHMENTS:

Description

- [Prior Council Action](#)
- [Tax Delinquent Report](#)
- [MAPS](#)
- [CIP FORM A](#)

Type

- Backup Material
- Backup Material
- Backup Material
- Financial Information