

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Accept Work Construction Manager at Risk Contract Balfour Beatty Construction, LLC fka SpawMaxwell Company, L.P. Julia Ideson Building - Restoration and Addition and Julia Ideson Building Switchgear WBS No. E-000155-0001-4 and E- 000186-0001-4	Page 1 of 2	Agenda Item
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FROM (Department or other point of origin): General Services Department	Origination Date	Agenda Date
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DIRECTOR'S SIGNATURE: Scott Minnix <i>12/4/15</i> 	Council District(s) affected:
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For additional information contact: Jacquelyn L. Nisby Phone: 832.393.8023	Date and identification of prior authorizing Council actions: Ordinance No. 2007-1471; dated 12/19/07 Ordinance No. 2008-1208; dated 12/30/08 Ordinance No. 2009-0284; dated 04/01/09 Ordinance No. 2009-1354; dated 12/16/09 Ordinance No. 2010-0425; dated 06/02/10 Ordinance No. 2011-0578; dated 06/29/11 Motion No. 2011-0536; dated 06/29/11 Ordinance No. 2011-1181; dated 12/14/11 Ordinance No. 2012-0936; dated 10/31/12 Ordinance 2012-1025; dated 12/05/2012
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RECOMMENDATION: The General Services Department recommends approval of final construction amount of \$26,659,473.78 and acceptance of work on Construction Manager at Risk (CMAR) Contract with Balfour Beatty Construction, LLC., for the Julia Ideson Building Restoration and Addition and the Julia Ideson Building Switchgear – 13.16% over the original construction amounts.

Amount and Source Of Funding: No Additional Funding Required Previous Funding: \$ 314,800.00 Library Capital Project Fund (4018) \$ 13,196,000.00 Julia Ideson Library Contributions Fund (4036) \$ 7,972,000.00 Reimbursement of Equipment/Projects Fund (1850) \$ 5,100,000.00 General Improvement Consolidated Construction Fund (4509) \$ 2,034,912.00 Public Library Consolidated Construction Fund (4507) \$ 300,000.00 Federal Government – Grant Funded (5000) \$28,917,712.00 Total Funding	Finance Budget:
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SPECIFIC EXPLANATION: On December 19, 2007, Ordinance No. 2007-1471, City Council awarded a CMAR contract to SpawMaxwell Company, L.P. (Balfour Beatty Construction, LLC) to provide pre-construction and construction phase services for the Julia Ideson Building (JIB) Restoration and Addition and Switchgear Replacement for the Houston Public Library.

The General Services Department and Balfour Beatty Construction, LLC agreed to a Guaranteed Maximum Price (GMP) for construction services in the amount of \$22,307,445.00 for the JIB Restoration and Addition project, and a GMP of \$1,250,674.00 for the JIB Switchgear Replacement, totaling \$23,558,119.00 for both projects. The General Services Department recommends that City Council approve the final construction amount of \$26,659,473.78 or 13.16% over the original combined GMPs, accept the work and authorize final payment to Balfour Beatty Construction, LLC.

PROJECT LOCATION: 500 McKinney Street (493L)

REQUIRED AUTHORIZATION CUIC ID #25CONS290

General Services Department: Richard A. Vella Chief of Design & Construction	Houston Public Library: Rhea Brown Lawson, Ph.D. Director
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PROJECT DESCRIPTION: The project included the following scope of work:

JIB Restoration and Addition: This project is the culmination of a successful partnership between the City of Houston and the Julia Ideson Library Preservation Partners, Inc. The Julia Ideson Library Building, a registered Texas Historical Landmark, built in 1926 was in need of repair, restoration and addition to continue and enhance its use as a public library, information research center and archive. The project constructed a new 21,500 square foot state-of-the-art archival wing and repaired and restored the existing infrastructure of the 66,000 square foot Julia Ideson Library Building. The project upgraded the front plaza landscaping and restored the architecturally rich public spaces, including works of art and furnishings, a grand public reading room on the second floor and rooms for exhibits, meetings and special events.

JIB Switchgear Replacement: Replaced the outdated electrical switchgear and installed basement sprinklers.

PREVIOUS HISTORY AND PROJECT SCOPE: On December 30, 2008, Ordinance No. 2008-1208, City Council approved a First Amendment to the CMAR contract, which delegated authority to the director to approve the GMP for the JIB Restoration and Addition, and appropriated \$7.5 MM, which partially funded Phase I construction services (new 21,500 square feet archival wing). Of this amount, TIRZ # 3 contributed \$4 MM.

On April 1, 2009, Ordinance No. 2009-0284, City Council appropriated an additional \$6.5 MM to fully fund the remaining Phase I construction costs for the new archival wing. The Reimbursement of Equipment/Projects Fund contributed \$6 MM which was reimbursed by TIRZ #3; thus fulfilling TIRZ # 3's financial obligation under the Agreement.

On December 16, 2009, Ordinance No. 2009-1354, City Council approved a Second Amendment to the CMAR contract, which reduced the construction fee from 8% to 4%, and appropriated an additional \$6.425 MM to partially fund Phase II - restoration of the existing 66,000 square feet JIB and front plaza landscaping.

On June 2, 2010, Ordinance No. 2010-0425, City Council approved an additional appropriation of \$4.140 MM to fund the remaining Phase II restoration construction costs.

On June 29, 2011, Ordinance No. 2011-0578, City Council appropriated an additional \$2,029,000 and allocated \$300,000 for Phase II restoration and the purchase of furniture, fixtures and equipment and additional security cameras.

On December 14, 2011, Ordinance No. 2012-0936, City Council appropriated an additional \$489,000 for Phase II restoration for improvements in the North Garden.

On October 31, 2012, Ordinance No. 2012-0936, City Council appropriated an additional \$262,612 for the purchase of materials necessary for replacement of the JIB switchgear.

On December 5, 2012, Ordinance No. 2012-1025, City Council appropriated an additional \$1,048,300 for installation of the JIB switchgear and basement sprinklers.

CONTRACT COMPLETION AND COST: The contractor completed renovations to the JIB within 981 days: the original contract time of 755 days plus 226 days approved by Change Orders; and installation of the JIB switchgear within the original contract time of 55 days. The final cost of the projects including Change Orders is \$26,659,473.78, an increase of \$3,101,354.78 over the original combined GMPs.

Gensler was the project design consultant for the project.

PREVIOUS CHANGE ORDERS:

JIB Restoration and Addition: Change Orders 1-28 generally addressed unforeseen conditions and improvements to the project which included the following: a credit for Phase I (new archival wing) savings; abatement of hazardous materials; additional storage and file cabinet furniture; a credit for reducing the contractor's fee on Phase II (restoration of the existing 66,000 square feet JIB and landscaping); demolition of the metal book stacks; replacing the hot, cold and chilled water piping; and restoring historic paint in the Tudor Gallery.

JIB Switchgear: Change Order No. 1 provided a credit to the City because the actual construction costs were less than the GMP.

M/W/SBE INFORMATION: The contract was awarded with a 24% M/W/SBE goal. The contractor submitted documentation of its Good Faith Effort to the Office of Business Opportunity. The Office of Business Opportunity reviewed the contractor's Good Faith Efforts and determined that a reduced M/W/SBE goal of 9.5% was appropriate. According to the Office of Business Opportunity, the contractor achieved 21.36% M/W/SBE participation and was assigned an outstanding rating.

SM:JLN:RAV:CC:MED:med

c : Marta Crinejo, Jacquelyn L. Nisby, John Middleton, Carter Roper, Veronica Lizama, Mary M. Villarreal, Morris Scott