



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 10/23/2018

District I

Item Creation Date:

25CONS358 – Accept Work – Gadberry Construction Company, Inc. – Central Library Plaza Improvements

Agenda Item#: 2.

**Summary:**

RECOMMENDATION from Director General Services Department for approval of final contract amount of \$1,544,883.35 and acceptance of work on contract with **GADBERRY CONSTRUCTION COMPANY, INC** for Central Library Plaza Improvements - 9.86% over the original contract amount and within the approved 5% contingency - DISTRICT I - GALLEGOS

**Background:**

RECOMMENDATION: The General Services Department recommends approval of final contract amount of \$1,544,883.35 and acceptance of work on the contract with Gadberry Construction Company, Inc., for Central Library Plaza Improvements - 9.86 % over the original contract amount and under the approved 10% contingency.

**SPECIFIC EXPLANATION:** On August 24, 2016, by Ordinance No. 2016-0624, City Council awarded a construction contract to Gadberry Construction Company, Inc. for the Central Library Plaza Improvements, and authorized the director to approve change orders up to 10% of the original contract amount. The General Services Department recommends that City Council approve the final contract amount of \$1,544,883.35, or 9.86% over the original contract amount, accept the work and authorize final payment to Gadberry Construction Company, Inc.

**PROJECT LOCATION:** 500 McKinney Street, Houston, Texas

**PROJECT DESCRIPTION:** The project scope consisted of selected demolition, new stage with steel and glass canopy, surrounding decks, hardscape, adjacent landscaping, ornamental fencing and gates, and associated electrical and lighting.

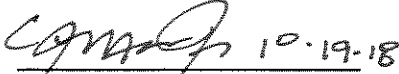
Lauren Griffith, Inc. was the design consultant for the project.

**CONTRACT COMPLETION AND COST:** The contractor completed the project within 246 days: the original contract time of 150 days, plus 96 days approved by Change Orders. The final cost of the project, including Change Orders, is \$1,544,883.35, an increase of \$138,714.35 over the original contract amount.

**PREVIOUS CHANGE ORDERS:** Change Orders No. 1-3 completed additional concrete demolition; redesigned and modified storm drainage systems; installed additional waterproofing; completed steel handrail modifications; adjusted mounting heights for lighting; engraved pavers for inspection; completed electrical modifications; installed steel fasteners and brackets for grating; installed additional spacers at paving; and added compensable and non-compensable days to the contract duration.

**M/WBE PARTICIPATION:** The contract contained an 18% MBE goal and 10% WBE goal. The contractor submitted documentation of its Good Faith Effort to the Office of Business Opportunity (OBO). OBO reviewed the Good Faith Effort and determined that a reduced MBE goal of 17.18%, WBE goal of 4.71% and SBE goal of 0.25% were appropriate for this project, as described in the attached correspondence. According to OBO, the contractor achieved 18.66% MBE participation, 4.30% WBE participation and 0% SBE participation and was assigned a satisfactory rating.

**DIRECTOR'S SIGNATURE/DATE:**

 10-19-18

C. J. Messiah, Jr.  
General Services Department

\_\_\_\_\_  
Rhea Brown Lawson, Ph.D.  
Houston Public Library

**Prior Council Action:**

Ordinance No. 2016-0624; Dated August 24, 2016

**Amount of Funding:**

No Additional Funding Required

**Previous Funding:**

\$ 551,000.00 Public Library Consolidated Construction Fund (4507)  
\$ 446,474.00 Contributed Capital Project Fund (4515) HPL Foundation  
\$ 517,929.00 Reimbursement of Equipment/Projects Fund (1850)  
**\$1,515,403.00 Total**

**Contact Information:**

Jacquelyn L. Nisby  
Council Liaison  
Phone: 832.393.8023

**ATTACHMENTS:**

**Description**

MAPS

TAX DELIQUENCY

CERTIFICATE OF FINAL COMPLETION

FINAL CONSENT OF SURETY

PREVIOUS RCA's & ORD.

Signed RCA

CHANGE ORDERS

FINAL PAY ESTIMATE

OBO Clearance

**Type**

Backup Material

Backup Material

Backup Material

Backup Material

Backup Material

Signed Cover sheet

Backup Material

Backup Material

Backup Material



**CITY OF HOUSTON**  
**OFFICE**  
of  
**BUSINESS OPPORTUNITY**

**Interoffice**  
**CORRESPONDENCE**

**To:** Richard A. Vella  
 Assistant Director  
 Real Estate, Design & Construction

**From:** Marsha E. Murray  
 Deputy Director

**Date:** 9/7/2018

**CC:** Christel Coleman, Project Manager

**Subject:** Closeout Evaluation for: Central Library  
 Plaza Improvements - 4600013997 - None

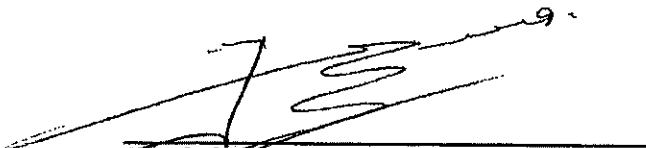
The above project was awarded to Gadberry Construction Company, Inc.. The work was completed on May 05, 2017 and the clearance request was received on September 06, 2018.

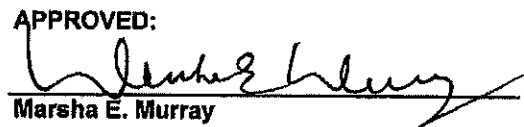
Final Audit and Evaluation by the Contract Compliance Section was assessed for compliance with the MWSDBE goal and Labor/EEO provisions of the contract.

Here are the ratings assessed for this project regarding Goal and Labor / EEO Compliance:

<u>Goal</u>	<u>MBE</u>	<u>WBE</u>	<u>SBE</u>	<u>DBE</u>	<u>Total</u>
Advertised	18.00%	10.00%	0.00%	0.00%	<b>28.00%</b>
Award	17.18%	4.71%	0.25%	0.00%	<b>22.14%</b>
Actual	18.66%	4.30%	0.00%	0.00%	<b>22.95%</b>

	<u>Outstanding</u>	<u>Satisfactory</u>	<u>Unsatisfactory</u>
Labor / EEO Compliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MWSDBE Compliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MWSDBE "GFE"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

  
 \_\_\_\_\_  
 Isaiah Osazuwa  
 Division Manager or Designee

**APPROVED:**  
  
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 Marsha E. Murray  
 Deputy Director



Council Members: Brenda Stedig \*\* Jerry Davis \*\* Efen R. Cohen \*\* Dwight Boydins \*\* Dave Martin \*\* Steve La \*\* Greg Travis \*\* Karla Cisneros \*\* Robert Gallegos \*\*  
 Mike Lester \*\* Martha Castex-Tatum \*\* Mike Knox \*\* David W. Robinson. \*\* Michael Kubosh \*\* Amanda Edwards \*\* Jack Christie \*\* Controller: Chris Brown