



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 10/29/2019

District K

Item Creation Date: 10/11/2019

25DSGN118 – Architectural Contract – Brave / Architecture, Inc. New Westbury  
Neighborhood Library

Agenda Item#: 25.

**Background:**

**RECOMMENDATION:** Approve professional architectural services contract and appropriate funds for the project.

**SPECIFIC EXPLANATION:** The General Services Department (GSD) recommends that City Council approve a professional architectural services contract with Brave / Architecture, Inc. to perform design and construction phase services for a new Westbury Neighborhood Library for the Houston Public Library (HPL). HPL desires to build this new library to replace the Meyer Neighborhood Library which remains closed due to damages sustained during Hurricane Harvey, and the Frank HPL Express Library which operates out of a leased space.

On October 12, 2018 and October 19, 2018, GSD advertised a Request for Qualifications containing selection criteria that ranked respondents on experience, key personnel experience, key personnel's office location, design implementation, proposed design team consultants, and community engagement. The Statements of Qualifications (SOQ) were due on December 6, 2018 and 12 firms responded. GSD evaluated the respondents and interviewed the five highest ranked firms. Brave / Architecture, Inc. ranked highest in combined scores from the SOQ evaluation and interview and offers the best value for the City based on the advertised criteria.

**PROJECT LOCATION:** 5505 Belrose Dr., Houston, TX 77035

**PROJECT DESCRIPTION:** The scope of services includes architectural services necessary to design, document and administer the construction contract for the new Westbury Neighborhood Library. The project will combine the service areas of the Meyer Neighborhood Library and Frank HPL Express Library. The new facility will be constructed with energy efficient mechanical, electrical and plumbing systems and will meet all current environmental and LEED™ (Leadership in Energy and Environmental Design) standards.

**SCOPE OF CONTRACT AND FEE:** The contract provides for a Basic Services Fee to be paid as a lump sum and certain Additional Services to be paid on a reimbursable basis.

\$ 1,106,455.00	Basic Services Fee
\$ 292,320.00	Additional Services Fee
<u>\$ 28,100.00</u>	Reimbursable Expenses
<b>\$ 1,426,875.00</b>	<b>Total Contract Services</b>
<u>\$ 24,970.00</u>	Civic Art (1.75%)
<b>\$ 1,451,845.00</b>	<b>Total Funding</b>

**M/WBE INFORMATION:** A 26.67% M/WBE goal has been established for this contract. The architect has submitted the following certified firms to achieve the goal:

Firm	Work Description	Amount	% of Contract
Gradient Group, LLC	Civil Engineering Services	\$ 66,550	4.66%
Asakura Robinson Company LLC	Landscape Architectural Services	\$ 61,200	4.29%
Infrastructure Associates, Inc.	MEP Engineering Services	\$103,750	7.27%
Matrix Structural Engineers, Inc.	Structural Engineering Services	\$ 64,800	4.54%
GræeNexus Consulting, LLC	LEED Commissioning & Consulting Services	\$ 49,800	3.49%
4b Technology Group, LLC	Security and IT Services	\$ 34,441	2.42%
	<b>Total</b>	<b>\$380,541</b>	<b>26.67%</b>

**PAY OR PLAY PROGRAM:** The proposed contract requires compliance with the City's 'Pay or Play' Ordinance regarding health benefits for employees of City contractors. In this case, the architect elects to play; providing health benefits to eligible employees in compliance with City policy.

**CIP FISCAL NOTE:** The five-year projected operating and maintenance costs for this project are noted below:

**Capital Project Information:** See attached Form A for a breakdown of capital costs.

**Estimated Fiscal Operating Impact**

Project	FY 20	FY 21	FY 22	FY 23	FY 24	Total
New Westbury Neighborhood Library	N/A	N/A	N/A	\$50,000	\$50,000	\$100,000
WBS No: E-000262-0001-3						

**DIRECTOR'S SIGNATURE/DATE:**

DocuSigned by:

*C.J. Messiah, Jr.* 10/16/2019

C. J. Messiah, Jr.  
General Services Department

Rhea Lawson, Ph.D.  
Houston Public Library Department

**Amount of Funding:**

\$ 1,451,845.00 Public Library Consolidated Construction Fund (4507)

**Contact Information:**

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Council Liaison  
Phone: 832.393.8023

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*JLN*

**ATTACHMENTS:**

**Description**

- 25DSGN118 - Maps
- 25DSGN118 - Tax Delinquent
- 25DSGN118 - Form 1295
- 25DSGN118 - CIP Form A
- 25DSGN118 - Form A Fair Campaign
- 25DSGN118 - Form B Fair Campaign

**Type**

- Backup Material
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