



# CITY COUNCIL

## AGENDA REQUEST

<b>AGENDA OF:</b>	<b>05-23-17</b>	<b>AGENDA REQUEST NO:</b>	<b>III-A</b>
<b>INITIATED BY:</b>	<b>KAREN RAMIREZ <i>KR</i></b> <b>MANAGEMENT ASSISTANT II</b>	<b>RESPONSIBLE DEPARTMENT:</b>	<b>ASSISTANT CITY MANAGER'S OFFICE</b>
<b>PRESENTED BY:</b>	<b>MARTIN NICHOLAS</b> <b>BOARD PRESIDENT</b> <b>SUGAR LAND HERITAGE FOUNDATION</b>	<b>DIRECTOR:</b>	<b>N/A</b>
	<b>KAREN RAMIREZ</b> <b>MANAGEMENT ASSISTANT II</b>	<b>ADDITIONAL APPROVAL:</b>	<b>N/A</b>

**SUBJECT / PROCEEDING:** AUTHORIZE CONSTRUCTION CONTRACT WITH ROSENBERGER CONSTRUCTION FOR THE SUGAR LAND HERITAGE MUSEUM & VISITOR CENTER, MU1506, IN THE AMOUNT OF \$567,480.00

**EXHIBITS:** CONTRACT AND CONSULTANT'S RECOMMENDATION OF AWARD

CLEARANCES	APPROVAL
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<b>LEGAL:</b>	<b>MEREDITH RIEDE, <i>MRR</i></b> <b>CITY ATTORNEY</b>	<b>EXECUTIVE DIRECTOR:</b>	<b>N/A</b>
<b>PURCHASING:</b>	<b>TODD REED <i>(R)</i></b> <b>PURCHASING MANAGER</b>	<b>ASSISTANT CITY MANAGER:</b>	<b>MIKE GOODRUM <i>MWG</i></b>
<b>BUDGET:</b>	<b>JUSTIN ALDERETE <i>JL</i></b> <b>BUDGET OFFICER</b>	<b>ASSISTANT CITY MANAGER:</b>	<b>N/A</b>
		<b>CITY MANAGER:</b>	<b>ALLEN BOGARD <i>MWG</i> /FOR AB</b>

BUDGET
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<b>EXPENDITURE REQUIRED: \$</b>	<b>567,480</b>
<b>CURRENT BUDGET: \$</b>	<b>533,937</b>
<b>ADDITIONAL FUNDING: \$</b>	<b>50,000</b>

RECOMMENDED ACTION
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Authorize the execution of a construction contract with Rosenberger Construction, LLC for the build-out of the Sugar Land Heritage Museum and Visitor Center in the amount of \$567,480.00.

## EXECUTIVE SUMMARY

On February 21, 2017 City Council approved the design of the Sugar Land Heritage Museum and Visitor Center, the Operational Agreement between the City and Heritage Foundation and Ordinance No. 2085 amending the 2016-2017 Budget relating to Sugar Land 4B Corporation budget matters, specifically reallocating \$75,000.00 to Public Art.

In late March and early April, the Sugar Land Heritage Museum and Visitor Center construction build-out project was advertised with the City's consultant, Gensler, estimating the budget at \$498,933.00. Bids were opened on April 13, 2017 and two bids were received. The first bid was from CZS Developers, LLC in the amount of \$600,000.00. The second bid was from Rosenberger Construction, LLC at \$609,180.00. CZS Developers, LLC was deemed non-responsive due to an incomplete bid package. Funding for this project is available from CIP MU1506 with a fund balance of \$533,937.00. The City's consultant determined acceptable modifications to various line items that reduced the contract amount with Rosenberger Construction, LLC down to \$567,480.00. Additional funding for this project in the amount of \$50,000.00 is available from the CIP Fund Balance to account for the difference.

Additionally, Board President, Martin Nicholas, will provide City Council with an update on Sugar Land Heritage Foundation's fundraising efforts for the construction of the museum exhibits.

Staff recommends that City Council authorize the execution of a construction contract with Rosenberger Construction, LLC for the construction build-out of the Sugar Land Heritage Museum and Visitor Center, MU1506, in the amount of \$567,480.00.

## EXHIBITS

**CITY OF SUGAR LAND**  
**STANDARD CONTRACT FOR SMALL CONSTRUCTION PROJECTS**  
(Rev. 1-20-17)

**I. Signatures.** By signing below, the parties agree to the terms of this Contract:

**CITY OF SUGAR LAND**

**CONTRACTOR:**

**By:**

**By: Kent J. Rosenberger**

**Date:**

**Date: 5-18-2017**

**Title:**

**Title: CEO**

**Company: Rosenberger Construction, LLC**

APPROVED AS TO FORM:

**II. General Information and Terms.**

**Project:** Construction and Renovation of the Sugar Land Heritage Museum and Visitor Center

**Contractor:** Rosenberger Construction, LLC

**Maximum Contract Amount:** \$567,480.00

**Effective Date of Contract:** On the latest date of the dates executed by both parties

**Date to Begin Work:** Date specified in Notice to Proceed

**Substantial Completion:** Contractor must achieve Substantial Completion within **90** Calendar Days from date specified in Notice to Proceed, as the time may be adjusted by Change Order

**Final Completion:** Contractor must complete the Punch List within **30** Calendar Days from Substantial Completion

**Contract Parts:** This Contract consists of the following parts:

- I. Signatures.
- II. General Information and Terms
- III. Standard Contractual Provisions
- IV. Additional Terms or Conditions
- V. Additional Contract Documents

**III. Standard Contractual Provisions.**

A. Contractor's Services. The Contractor will perform and provide all labor, materials, equipment, services, and work necessary to construct, erect, install, equip, and complete the Project described in

711 Louisiana Street  
Suite 300  
Houston TX 77002  
USA

Tel 713.844.0000  
Fax 713.844.0001

**Gensler**

May 19, 2017

Mr. Mike Goodrum  
Assistant City Manager  
City of Sugar Land  
2700 Town Center Blvd.  
Sugar Land, TX 77479

**Subject: Sugar Land Heritage Museum and Visitor Center**

Dear Mr. Goodrum:

In accordance with your instructions, bids were opened and read on April 13, 2017, for construction of the above referenced project. A copy of the bid tabulation is attached.

We have examined the bids and find one of them to be complete and in order. The references and financial statements have been checked. We therefore recommend award of the contract to Rosenberger Construction, LLC, in the amount of \$567,480.00

This contract amount includes acceptable modifications, as follows:

- Simplification of the ceiling treatment at the clerestory windows
- Updated specification for sealing the concrete floor
- Substitution of equivalent light fixtures
- Substitution of painted wood doors in lieu of plastic laminate
- Reduction of contingency allowance from 10% to 5%

Attached is the Certificate of Interested Parties (Form 1295) completed by the contractor recommended for the award of the above referenced project.

Please do not hesitate to call if you have any questions or comments.

Sincerely,



Barry Moore, FAIA  
Project Manager