



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District B

Item Creation Date: 8/19/2020

HAS - Amendment No. 1 to the Design Build Agreement with J.E. Dunn Construction Company for the Vehicle Maintenance Facility at IAH; Project No. 740

Agenda Item#:

### **Background:**

### **RECOMMENDATION:**

Enact an ordinance approving and authorizing Amendment No. 1 to the Design Build Agreement with J.E. Dunn Construction Company for the Vehicle Maintenance Facility (VMF) at George Bush Intercontinental Airport/Houston (IAH) and appropriating the necessary funds to finance the cost of these services. (Project No. 740)

### **SPECIFIC EXPLANATION:**

On January 29, 2020, City Council approved Ordinance 2020-80, approving and authorizing a Design Build Agreement with J.E. Dunn Construction Company and appropriating the sum of \$1,754,237.25 for Phase 1 Pre-Construction and Design Services.

The Design Build Agreement for a Vehicle Maintenance Facility (VMF) (formally named the "General Services Facility") consists of a two-phased approach:

The Phase 1, Pre-Construction and Design Services Phase of the project has been completed. It is now requested that City Council approve the Phase 2, Construction Services Phase.

The VMF will be shared by five Houston Airport System entities, to include Vehicle Maintenance, Airside Operations (OPS), Supply Chain Management (SCM), Office of Business Opportunity (OBO), and Shuttle Bus Maintenance.

The overall Construction Services Guaranteed Maximum Price (GMP) includes the following:

- Construction of an approximately 51,000-square-foot VMF building, covered exterior work area, mechanical yard, tire storage, trash enclosure, and associated site concrete paving;
- Construction of landscaping, a fenced and lighted gravel vehicle hold yard (100,000 sf), 17.5 acre-foot detention pond, wayfinding signage, and parking that accommodates 176 vehicles;
- Allowances provided include;
  - CenterPoint Gas & Power Utilities - \$350,000.00
  - Temporary Utilities - \$37,325.00
  - City Building Permit - \$71,128.00
- An Internal Contingency of \$1,263,336.00 is also included.

Quality Assurance Material Testing services will be provided through use of GSD Testing Lab contract with Geotest Engineering, Inc., Outline Agreement # 4600014040.

Commissioning Services to be provided by Texas A&M Engineering Experiment Station (TEES) (Contract 4600015484) will include:

- Building Start-Up;
- Equipment Testing;
- Equipment Operational and Performance Demonstration;
- System(s) Testing, Calibration, and Balancing;
- Training of Owner Personnel in Operation and Maintenance (O&M);
- Provision and Delivery of O&M Manuals;
- Provision and Delivery of Warranties and/or Maintenance Agreements for Equipment and Systems;
- Coordination with Owner's Representatives for Acceptance of Facilities, Equipment, and Systems;
- When necessary, Coordination of "Partial Occupancy" by Owner with Ongoing Contracted Construction Work;
- Assurance that all systems and equipment performs and can be operated and maintained in conformity with the design intent and the owner's/user's needs.

### **Project Costs:**

Phase 2 Construction Services GMP	\$21,744,942.00
Material Testing Services (1.75%)	\$ 174,589.00
Commissioning Services	\$ 250,000.00
Civic Art	\$ 380,536.00
<b>TOTAL</b>	<b>\$22,550,067.00</b>

**M/WBE Participation:**

The Minority/Women Business Enterprise (M/WBE) goal for this agreement is 38% (28% MBE and 10% WBE). J.E. Dunn Construction Company is achieving 37.42% participation toward the 38% goal. The HAS Office of Business Opportunity will continue to monitor this agreement and is confident the goal will be met by the contractor.

The Phase 2 participation plan will be using the following subcontractors:

Firm	Certification Type	Description of Work	%	Amount
Steven R. Hill Construction Co., Inc.	MBE	Building and Site Concrete	6.92%	\$1,504,749.98
Pyramid Masonry & Construction, Inc.	SBE	Masonry Contractor	0.93%	\$202,227.96
Martinez Millworks Incorporated	WBE	Millwork Installation	0.37%	\$80,456.28
A-1 Striping & Paving Company	SBE	Pavement Markings	0.16%	\$34,791.90
Oxford Builders, Inc.	MBE	Carpentry	0.11%	\$23,919.43
Coastal Supplies and Services Corp.	WBE	Doors and Frames Hardware	0.71%	\$ 154,389.08
MS Glass, LLC	MBE	Glass and Glazing Contractor	0.64%	\$ 139,167.62
Texas Premier Drywall Systems, LLC	SBE	Drywall	3.05%	\$ 663,220.73
Laser Acoustics , Inc.	SBE	Acoustical Ceiling	0.29%	\$ 63,060.33
Milam & Co. Painting, Inc.	MBE	Painting/Wall Covering	1.03%	\$ 223,972.90
Intex United, Inc.	SBE	Fabrication/Installation of Signage & Graphics	0.42%	\$ 91,328.75
Kauffman Company	SBE	Fire Sprinkler Systems	1.06%	\$ 230,496.38
EDH Plumbing Contractors , LLC	MBE	Plumbing	3.34%	\$ 726,281.06
Emerald Standard Services, Inc	MBE	Electrical	13.92%	\$ 3,026,895.92
Preferred Technologies , LLC	MBE	Cable Laying CCTV Services	0.83%	\$ 180,483.01
George Meeks LandPRO, Inc.	MBE	Landscaping Services	0.71%	\$ 154,389.08
Diosa Procurement, LLC	WBE	Administrative Management and Consulting Services	1.25%	\$ 271,811.77
Grant Equipment Inc.	SBE	AC Equipment Wholesaler	0.43%	\$ 93,503.25
Competitive Choice, Inc.	WBE	Plumbing/Heating Equipment & Supplies	0.18%	\$ 39,140.89
TLC Trucking & Contracting, Inc.	WBE	Asphalt Paving & Chip and Seal	0.23%	\$ 50,013.36
Jimerson Underground, Inc.	WBE	Water/Sewer Line & Related Structure Construction	3.59%	\$ 780,643.41
Canalco, Inc	MBE	Roofing, Siding & Insulation Material Merchant Wholesalers	0.18%	\$ 39,140.89
<b>TOTAL</b>			<b>40.35%</b>	<b>\$ 8,774,083.98</b>

**CIP Fiscal Note:**

No significant Fiscal Operating impact is anticipated as a result of this project.

**Director's Signature:**

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RaB

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*Mario Diaz*  
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Mario C. Diaz  
Houston Airport System

Andy Icken  
Chief Development Officer

**Prior Council Action:**

01/29/20 (O) 2020-80

**Amount of Funding:**

\$22,169,531.00 HAS - Consolidated 2011 AMT Fund (8205)

\$ 380,536.00 HAS - Airports Improvement Fund (8011)

\$22,550,067.00 TOTAL

**Contact Information:**

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