



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District B

Item Creation Date: 10/29/2020

HAS - Additional Appropriation to the Construction Manager-at-Risk (CMAR) Services Contract with Hensel Phelps for the Enabling and Early Works Packages for the Federal Inspection Services (FIS) Renovation and Expansion Project at IAH; Project No. 828

Agenda Item#:

### **Background:**

#### **RECOMMENDATION:**

Enact an ordinance approving and authorizing an additional appropriation in the amount of \$44,515,968.00 for the Construction Manager-At-Risk (CMAR) Services Contract with Hensel Phelps Construction Co. for the Federal Inspection Services (FIS) Renovation and Expansion project for the Enabling and Early Works Packages. (Project No. 828)

#### **SPECIFIC EXPLANATION:**

On December 19, 2018, City Council adopted Ordinance 2018-1041, approving a Construction Manager-at-Risk (CMAR) Services Contract with Hensel Phelps Construction Co. for the Federal Inspection Services (FIS) Renovation and Expansion Project in the amount of \$28,880,750.00.

The FIS Renovation and Expansion Project will modernize and expand the existing FIS facility to remain competitive and allow for future international passenger growth. The current facility was designed prior to the U.S. Customs and Border Protection (CBP) merger into one group. The consolidation led to duplication of space and improper functional adjacencies. The existing FIS facility requires a major building systems renovation and expansion to meet passenger demand, aircraft up-gauging, current code requirements, and new CBP processing technologies.

The Design and Construction of this project must be progressed in multiple phases to allow continuation of passenger services in the existing FIS Building and integration with the New International Central Processor (ICP) being constructed as part of this Project by the FIS CMAR.

To support this multi-phased approach, the Enabling and Early Works will be comprised of multiple Component Guaranteed Maximum Price (CGMP) Amendments to the FIS CMAR in support of the preferred delivery schedule.

The packages requested in this appropriation include:

1. FIS Toll Plaza Garage C Traffic Reroute
2. FIS BHS Reroute Pkg 1- Tunnel & Roadway Realignment
3. D/E Garage & Helix Demolition
4. RIDF Radio Room Compound; Civil & Utilities Scope
5. Terminal D/E Garage Utility Relocation
6. Baggage Handling Services (BHS) Reroute Pkg 2 and Modifications - Allowance
7. Construction of Stormwater Detention for the ITRP Project - Allowance
8. Terminal E Temporary Closure – Allowance

The FIS CMAR Phase 2 Construction Services, including Enabling and Early Works, will provide all labor, materials, and equipment necessary and reasonable to complete the Scope of Work in accordance with City requirements and the terms of the Contract.

After the completion of the progressed design, there may be additional appropriation required for further Phase 2 Construction Services as CGMP Amendments, after which there will be a final request for additional appropriation for Phase 2 Construction Services as part of the total Guaranteed Maximum Price (GMP) proposal.

A portion of the spending under this contract may be eligible for reimbursement under either the FAA AIP or PFC programs.

#### **Project Costs:**

Appropriations to this Contract, including this Additional Appropriation, are as follows:

Cost Type	Previous Appropriation	Committed	Remaining Uncommitted	This Appropriation
CMAR Contract	\$28,127,937.00	\$9,885,327.00	\$18,242,610.00	\$43,071,633.00
Commissioning	\$0.00	\$0.00	\$0.00	\$0.00

Civic Art Fund	\$351,313.00	\$0.00	\$351,313.00	\$194,335.00
Owner's Reserve	\$0.00	\$0.00	\$0.00	\$1,250,000.00
Engineering Materials & Testing	\$401,500.00	\$0.00	\$401,500.00	\$0.00
<b>TOTAL APPROPRIATION</b>	<b>\$28,880,750.00</b>	<b>\$9,885,327.00</b>	<b>\$18,242,610.00</b>	<b>\$44,515,968.00</b>

**Civic Art:**

As part of this appropriation, \$194,335.00 will be included for the City's Civic Art Fund. Further funding for Civic Art will be included in subsequent appropriation requests for Phase 2 Construction Services.

**FAA AIP Grant Program:**

No grants have been applied for at this time. However, if applicable, grants may be applied for in the future.

**M/WBE Participation:**

The Minority/Women Business Enterprise (MWBE) goal for the Phase 1 Pre-Construction Services portion of this contract was 10%. Hensel Phelps achieved 13.9% toward the goal.

The MWBE goal for the Phase 2 Construction Services, including Enabling and Early Works, is 20% (MBE 15%; WBE 5%). Currently, the MWBE participation for construction early works and advance packages is 12.38%. This is however based on just 1% of the total cost of work having been expended to date. The HAS Office of Business Opportunity will continue to monitor this project and is confident the goal will be met by the contractor.

**CIP Fiscal Note:**

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

**Director's Signature:**

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*Mario Diaz*  
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Houston Airport System

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*Andy Feken*  
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Andy Feken  
Chief Development Officer

**Prior Council Action:**

12/19/2018 (O) 2018-1041

**Amount of Funding:**

\$ 44,321,633.00 Airport System Consolidated ITRP AMT Construction Fund (8207)  
\$ 194,335.00 Airports Improvement Fund (8011)  
**\$ 44,515,968.00 TOTAL APPROPRIATION**

**Contact Information:**

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