



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District B

Item Creation Date: 11/17/2021

HAS - Additional Appropriation and Amendment No. 2 (GMP) to the CMAR Services Contract with Austin Gilbane for the MLIT Project at IAH; Project No. 826

Agenda Item#:

Background:

RECOMMENDATION:

Enact an ordinance approving and authorizing Amendment No. 2 to the Construction Management-at-Risk (CMAR) Services Contract with Austin Gilbane Joint Venture (AGJV) to accept the Guaranteed Maximum Price (GMP) for the Mickey Leland International Terminal (MLIT) Project at IAH and appropriating \$135,719,510.00 (Project No. 826).

SPECIFIC EXPLANATION:

On May 10, 2017, City Council enacted Ordinance 2017-335, approving a Construction Manager-at-Risk (CMAR) Services Contract with Austin Gilbane Joint Venture (AGJV) in the amount of \$5,502,000.00 for Phase 1 Pre-Construction Services and Civic Art. On October 31, 2018, City Council adopted Ordinance 2018-876, appropriating an additional \$24,486,921.00 for additional Phase 1 Pre-Construction Services and initial Enabling and Early Works Packages. On November 18, 2020, City Council adopted Ordinance 2020-975, appropriating an additional \$52,515,893.00 for additional MLIT Enabling and Early Works Packages. On April 27, 2021, City Council adopted Ordinance 2021-301, appropriating \$150,759,008.00 for MLIT CMAR Phase 2 Construction.

The project will replace the Old Terminal C North (OCN) Pier and refurbish the Terminal D and C-D Connector facilities. The proposed MLIT will be planned for 13 wide-body gates, including 2 gates for A380 aircraft. The existing Terminal D ticketing and curb facilities will be closed once the Terminal D carriers have relocated to the new International Central Processor. The Design and Construction of this project must be progressed in multiple phases to allow continuation of passenger services in the existing Terminal facilities and integration with the New Pier D-West being constructed as part of this Project by the MLIT CMAR. To support this multi-phased approach, the Enabling and Early Works are comprised of multiple Component Guaranteed Maximum Price (CGMP) Amendments to the MLIT CMAR in support of the preferred delivery schedule.

This request establishes the Guaranteed Maximum Price (GMP) of \$355,345,684.00, which will incorporate all previous appropriated works to date to include:

1. Enabling and Early Works comprised of multiple Component Guaranteed Maximum Price (CGMP) Amendments to the MLIT CMAR in support of the preferred delivery schedule
2. MLIT Pier D West & Sterile Corridor
3. Terminal D and C-D Connector Re-life and Refurbishment
4. Early Works for Checked Baggage Inspection System (CBIS) Building

The packages requested in this appropriation include:

1. Enabling work for Checked Baggage Inspection System (CBIS)/Checked Baggage Resolution Area (CBRA) facility maintaining exiting from Terminal D
2. Foundations and Utilities work package for the CBIS/CBRA facility
3. CBIS/CBRA Facility Core and Shell Package

The MLIT CMAR shall 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.

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

This item was part of a presentation to the City Council Economic Development Committee Meeting on September 15, 2021.

Project Costs:

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

Cost Type	Previous Appropriations	Committed	Remaining Uncommitted	This Appropriation
CMAR	\$223,725,642.00	\$213,703,473.97	\$10,022,168.03	\$131,620,042.00
Civic Art Fund	\$2,227,405.00	\$2,227,405.00	\$0.00	\$1,436,790.00
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Reserve	\$5,000,000.00	\$0.00	\$5,000,000.00	\$0.00
Engineering Materials Testing & Inspections	\$2,310,775.00	\$2,310,775.00	\$0.00	\$2,662,678.00
TOTAL AMOUNT	\$233,263,822.00	\$218,241,653.97	\$15,022,168.03	\$135,719,510.00

The \$355.3M GMP amount is reflected in the CMAR row in the table above (Previous Appropriations + This Appropriation columns). All costs for the MLIT Project, including this appropriation request, are included in the overall \$1.3B ITRP budget.

Civic Art:

As part of this Appropriation, \$1,436,790.00 will be included for the City's Civic Art Fund. Further funding for Civic Art will be included in the subsequent appropriation request for Phase 2 Construction Services.

Engineering Materials Testing & Inspections:

As part of this Appropriation, \$2,662,678.00 will be included for the Engineering Materials Testing & Inspections under the following contracts:

QC Laboratories: Contract No: 4600016496	\$887,559.34
Raba Kistner, Inc.: Contract No: 4600016488	\$887,559.33
Professional Service Industries, Inc.: Contract No: 4600016498	\$887,559.33
Total Engineering Materials Testing & Inspections:	\$2,662,678.00

FAA AIP Grant Program:

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

MWBE Participation:

The Minority/Women Business Enterprise (MWBE) goal for the Phase 1 Pre-Construction Services portion of this contract was 10%. AGJV achieved 13.77% toward the 10% Pre-Construction Services goal.

The MWBE goal for the Phase 2 Construction Services, including Enabling and Early Works, is 30% (MBE 23%, WBE 7%). Currently, the MWBE participation for construction is 5.64%; however, only a very small percentage (approximately 8.66%) of Phase 2 work has been performed. 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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JS

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Mario Diaz
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Mario C. Diaz
Houston Airport System

Andy Icken
Chief Development Officer

Prior Council Action:

- 05/10/2017 (O) 2017-335
- 10/31/2018 (O) 2018-876
- 11/18/2020 (O) 2020-975
- 04/27/2021 (O) 2021-301

Amount and Source of Funding:

- \$100,000,000.00 HAS 2021A AMT Bond for ITRP Fund (8061)
- \$ 34,282,720.00 IAH PFC Capital Projects Fund (8054)
- \$ 1,436,790.00 HAS Airports Improvement Fund (8011)
- \$135,719,510.00 TOTAL APPROPRIATION

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