



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District I

Item Creation Date: 11/22/2023

HAS – Construction Contract with FMG Construction Group, LLC for the HOU Restroom Renovations Phase 3 Project; Project No. 209B

Agenda Item#:

Background:

RECOMMENDATION:

Enact an ordinance approving and authorizing a Construction Contract with FMG Construction Group, LLC for the HOU Restroom Renovations Phase 3 Project at William P. Hobby Airport (HOU) (Project No. 209B) and appropriating \$4,240,850.00 from the Airports Renewal and Replacement Fund (8010).

SPECIFIC EXPLANATION:

The Houston Airport System (HAS) is undertaking the phased renovation of public restrooms at William P. Hobby Airport (HOU). The improvements will enhance the overall passenger experience, modernize restroom standards, and help maintain HOU’s 5-Star rating.

On July 22, 2020, City Council enacted Ordinance 2020-635 approving a Construction Contract with Gonzalez Group, LP for Phase 1 of the HOU Restroom Renovation Project (Project No. 209). The first phase upgraded four public restrooms (two sets) near Gates 40-43 and 45-47.

On May 3, 2023, City Council enacted Ordinance 2023-309 approving a Construction Contract with FMG Construction Group, LLC for Phase 2 (Project No. 209A). Phase 2 which is currently underway, includes eight restrooms in the East Concourse near Gates 20-23, 24-27, and 28-32.

It is now requested that City Council authorize Phase 3 (Project No. 209B), which includes three sets of restrooms (men, women, and family) and janitor’s closets located on Level 2 Departures, pre-security.

Bids:

An Invitation to Bid (ITB) was advertised in the *Houston Chronicle* on April 28 and May 5, 2023. Four bids were received on June 23, 2023, as follows:

<u>Company</u>	<u>Bid Total</u>
1. Azteca Designs and Construction	\$2,410,000.00
2. FMG Construction Group, LLC	\$3,679,000.00
3. The Gonzalez Group, LLC	\$4,148,490.00
4. Patriot Contracting, LLC	\$4,951,061.00

Because this project is anticipated to be grant funded, a Disadvantaged Business Enterprise (DBE) goal is required. Azteca submitted a DBE participation plan not in compliance with DBE program goal and Good Faith Efforts requirements; after an analysis by the Office of Business Opportunity, the company’s Pre-Bid Good Faith Efforts Request was denied.

FMG Construction Group, LLC is recommended for award based on its low responsive bid meeting specifications.

Demolition of the existing interior finishes and interior architecture is required prior to the commencement of the renovation work, which includes the following elements:

- Floor, Wall, and Ceiling Finishes;
- Counters, Sinks, Soap Dispensers, and Tile Back-Splash;
- Flooring and Stall Design;
- New Toilet Accessories;
- New Signage;
- Mechanical, Electrical, and Plumbing (MEP) Renovations Work; and
- Temporary Secure Construction Screen Walls.

Professional Engineering Design Services are provided by RDLR Architects.

The term of this project is 545 days. The reconstruction process will be coordinated and phased to minimize operational restrictions and passenger inconvenience.

In the future, City Council will be asked to approve two additional contracts for HOU Restroom Renovations Phases 4 and 5.

Project Costs:

\$3,679,000.00 Construction Services
\$ 551,850.00 Contingency (15%)
\$ 10,000.00 Materials Testing Services
\$4,240,850.00 TOTAL

FAA Federal Grant Program:

HAS is pursuing grant funding from the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) for this project.

Materials Testing Services:

Materials Testing Services will be performed by Geotest Engineering, Inc. under Contract Number 4600016475.

Hire Houston First (HHF):

Hire Houston First does not apply to this expenditure, because it involves the use of federal funds and is subject to specific procurement rules of the federal government.

Pay or Play:

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 contractor will exercise the "Play" option.

DBE Participation:


The DBE advertised goal for this project is 5%. FMG Construction Group, LLC has committed to 9.58% DBE participation utilizing the following certified firm:

Company Name	Type of Work	Amount	%
Integrity Electrical Systems DBA Division 16 Electrical Contractors	Electrical	\$352,448.20	9.58%
TOTAL		\$352,448.20	9.58%


Fiscal Note:

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

Director's Signature:



 DocuSigned by:



 219BB453A1504CE

 Mario C. Diaz

 Houston Airport System



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 E405371A27C1498

 Andy Icken

 Chief Development Officer

Amount and Source of Funding:

\$4,240,850.00
Airports Renewal and Replacement Fund
Fund 8010

Contact Information:

Todd Curry 281/233-1896
Gary High 281/233-1987