



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District E

Item Creation Date: 12/4/2023

HAS - Design-Build Contract with Flintco, LLC for Design-Build Services for the Texas Southern University (TSU) Flight Academy at Ellington Airport (EFD); Project No. 1030

Agenda Item#:

Background:

RECOMMENDATION:

Enact an ordinance approving and authorizing a Design-Build Contract with Flintco, LLC for the Texas Southern University (TSU) Flight Academy at Ellington Airport (EFD) (Project No. 1030) and appropriating \$5,500,000.00 from the Airports Improvement Fund (8011).

SPECIFIC EXPLANATION:

The RFQ for the TSU Flight Academy at EFD (Project No. 1030) was posted on the Houston Airport System (HAS) website and advertised in the *Houston Chronicle* and *Houston Business Journal* on August 18 and 25, 2023. Seven (7) responses were received to the RFQ (Step One) from the following firms:

- Tellepsen Builders, L.P.
- Flintco, LLC
- SpawGlass Construction Corp.
- Holt Construction
- Griffin Partners
- JE Dunn Construction
- Azteca Enterprises

The Evaluation Committee scored the submittals based on the published criteria, and the four (4) highest-ranking firms were short-listed for further consideration for award, and advanced to Step Two, the Request for Proposals (RFP) process. The shortlisted firms were invited to submit Technical and Cost Proposals, and three (3) proposals were received. SpawGlass Construction Group Corp. withdrew and did not submit a Proposal. Following review of the Proposals, the two (2) highest ranking firms were invited for oral presentations.

Tellepsen Builders, L.P. and Flintco, LLC participated in oral presentations and were given an opportunity to submit their best and final offers. Both firms were invited to provide clarifications for the Proposals to not exceed the approved budget for the project. Following oral presentations, Tellepsen was ranked first. But, following further negotiations, a representative from Tellepsen Builders, L.P. confirmed and acknowledged that HAS and Tellepsen Builders, L.P. were at a mutual impasse. Negotiations with the second ranked firm, Flintco, were successful, and Flintco is recommended for award.

The scope for the project includes hangar to accommodate fifteen (15) Class 1 airplanes with future accommodation for Class 2 aircraft. The total square footage of hangar will be 24,000 square feet. The academy will house classrooms, offices, and restrooms. All facilities will be code compliant with fire suppression system and heating/cooling and ventilation as required. A concert apron abutting the hangar (east) will connect to an existing north/south connector taxiway. Off-street parking will comply with code. Site utilities will be brought to the building from existing locations nearby. Detention will be provided as well.

The duration of the project is 365 days from the date of the Notice to Proceed.

It is now requested that City Council award a Design-Build Contract to Flintco, LLC for the TSU Flight Academy at EFD (Project 1030). Under a separate action, City Council will be asked to approve a Lease Agreement with TSU for the land associated with the new facility.

Project Costs

Pre-Construction Services	\$ 375,336.00
Construction Services Guaranteed Maximum Price:	\$ 4,963,847.00
Civic Art (1.75%)	\$ 93,435.70
Materials Testing	\$ 25,000.00
<u>Contingency</u>	<u>\$ 42,381.30</u>
TOTAL	\$ 5,500,000.00

Materials Testing Services:

Materials Testing Services will be performed by Terracon Consultants, Inc. under Contract Number 4600016497.

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, Flintco, LLC, has opted to comply with the provisions of the Pay or Play Program by exercising BOTH options in compliance with City policy.

M/WBE Participation:

The MWBE design goal for this project is 26%. Flintco, LLC. has committed to fulfilling this goal using the following certified subcontractor:

Firms	Type of Work	Classification	Amount	%
Team Plus Build, LLC	Design	MBE	\$	26%

The construction goal will be 30% (23% MBE and 7% WBE). Flintco, LLC. has committed to fulfilling 30% toward the goal using the following OBO Certified firms with percentages to be identified prior to issuance of Construction Notice to Proceed.

Name	Certification	Work Element	%
Andrade Concrete	MBE	Concrete/Earthwork	TBD
Milam 7 Co. Painting	MBE	Painting	TBD
MEK Interiors & Floors	WBE	Flooring	TBD
EDH Plumbing	MBE	Plumbing	TBD
Washington and Sons	MBE	HVAC	TBD
Total M/W/SBE Participation			30%

Capital Fiscal Note:

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

Director's Signature:

DocuSigned by:


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 Mario C. Diaz
 Houston Airport System

 Andy Icken
 Chief Development Officer

Amount and Source of Funding:

\$5,500,000.00
 Airports improvement Fund
 Fund 8011

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