



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District B

Item Creation Date: 9/20/2024

HAS – Construction Contract with The Gonzalez Group, LP for the Terminal A Restrooms Upgrade Project at IAH; Project No. 1009

Agenda Item#:

Background:

Recommendation:

Enact an ordinance approving and authorizing a Construction Contract with The Gonzalez Group, LP for the Terminal A Restrooms Upgrade Project at George Bush Intercontinental Airport/Houston (IAH) (Project No. 1009) and appropriating \$9,998,480.00 from the Airports Improvement Fund (8011).

Specific Explanation:

The Houston Airport System (HAS) is undertaking the phased renovation of public restrooms located in Terminal A at George Bush Intercontinental Airport/Houston (IAH). The improvements will enhance the overall passenger experience, modernize restroom standards, and help improve IAH's 4-Star rating.

The scope of work consists of the renovation of 25 existing Terminal A restrooms (nine men's, nine women's, and seven family rooms). The renovations include 9 janitor closets and one new assisted adult restroom on Level 2.

The work requires demolition of the existing interior finishes and interior architecture prior to the commencement of new work. The scope of work will include the following:

- Floor, wall, and ceiling finishes
- Counters, sinks, soap dispensers, tile back splash; mirrors
- Flooring
- Stall design
- New toilet accessories
- New signage
- Smart restroom accessories
- Mechanical, Engineering, and Plumbing renovation work; electrical, sprinkler system, and fire alarms
- Temporary Secure Construction screen walls
- ADA compliance

Construction will be executed in three phases and will be coordinated to minimize operational restrictions and passenger inconvenience.

All restrooms will be renovated based on the HAS Modular Restroom Guideline Standards within the HAS Design Standards Manual.

Bids:

An Invitation to Bid (ITB) was advertised in the *Houston Chronicle* April 5 and April 12, 2024. HAS also advertised the solicitation on the Airports Council International (ACI) website and through the *American Association of Airport Executives (AAAE) Aviation News Today* email publication distribution. Two bids were received and tabulated as follows:

| <u>Company</u> | <u>Bid Total</u> |
|------------------------------------|-------------------------|
| 1. The Gonzalez Group, LP | \$ 9,082,022.00 |
| 2. Joeris General Contractors, LLC | \$ 9,426,000.00 |

The Gonzalez Group, LP is recommended for award based on its low responsive, responsible bid meeting specifications.

The term of this project is 750 calendar days.

Professional Engineering Design Services are provided by RDLR Architects, Inc.

Project Costs:

| | |
|-----------------------|---------------------------------|
| \$9,082,022.00 | Construction Services |
| \$ 908,202.00 | 10% Contingency |
| \$ 8,256.00 | Materials Engineering & Testing |
| \$9,998,480.00 | TOTAL |

\$0,000,000.00 TOTAL

FAA Federal Grant Program:

A portion of the spending under this contract may be eligible for reimbursement by the Federal Aviation Administration (FAA) under the Airport Terminal Program (ATP) .

Materials Engineering & Testing Services:

Materials Engineering and Testing Services are being provided as part of the existing contract with 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, the contractor will exercise the "Play" option.

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.

DBE Participation:

The advertised DBE goal for this project is 7%. The Gonzalez Group, LP has committed to 7% DBE participation utilizing the following certified firm:

| Firms | Type of Work | % |
|--------------------------------|---------------------|-----------|
| Chavez Service Companies, Inc. | Remodeling Services | 7% |
| | TOTAL | 7% |

Capital Fiscal Note:

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

Director's Signature:

DocuSigned by:

Jim Szczesniak

219BB453A1504CE...

Jim Szczesniak
Houston Airport System

DS
GH

Amount and Source of Funding:

\$9,998,480.00
Airports Improvement Fund
Fund 8011

Contact Information:

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