



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District B

Item Creation Date: 10/15/2024

HAS – Construction Contract with The Gonzalez Group, LP for the IAH Terminal D Restroom Renovation at Multiple Gates Project; Project No. 971

Agenda Item#:

Background:

RECOMMENDATION:

Enact an ordinance appropriating \$4,546,575.00 out of the Airports Improvement Fund (8011) and approving and authorizing a Construction Contract with The Gonzalez Group, LP for the Terminal D Restroom Renovation at Multiple Gates Project at George Bush Intercontinental Airport/Houston (IAH) (Project No. 971).

SPECIFIC EXPLANATION:

The Houston Airport System (HAS) is undertaking the phased renovation of the public restrooms located in Terminal D 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 Project includes the renovation of seven existing Terminal D restrooms (3 women's, 2 men's, and 2 family restrooms), a janitor's closet, and the nursery/mother's room near Gate D14. Demolition of the existing interior finishes and interior architecture will be completed prior to the commencement of new work. The scope of work includes 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 (MEP) 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 Restrooms Design Guidelines within the HAS Design Standards Manual.

Bids:

An Invitation to Bid (ITB) was advertised in the *Houston Chronicle* on 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. Three bids were received and tabulated as follows:

Company	Bid Total
1. The Gonzalez Group, LP	\$4,085,000.00
2. FMG Construction Group, LLC	\$4,096,059.00
3. Joeris General Contractors, LLC	\$4,467,000.00

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

The term of this project is 355 calendar days.

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

Project Costs:

\$4,085,000.00 Construction Services
 \$ 408,500.00 10% Contingency
 \$ 53,075.00 Materials Engineering & Testing Services
 \$4,546,575.00 **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 Terminals Program (ATP).

Construction Materials Engineering & Testing Services Contract:

Construction 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 compliance with the policy, The Gonzalez Group, LP will exercise the "Play" option.

Hire Houston First:

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 and assigned DBE goal for this project is 6%. The Gonzalez Group, LP has committed to 6% participation utilizing the following certified firm:

Firms	Type of Work	%
Chavez Service Companies, Inc. (DBE)	Remodeling Services	6%

Fiscal Note:

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

Director's Signature:

DocuSigned by:

Jim Szczesniak

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Jim Szczesniak
Houston Airport System

Amount and Source of Funding:

\$4,546,575.00
Airports Improvement Fund
Fund 8011

Contact Information:

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

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GH