



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District B

Item Creation Date: 11/7/2024

HAS - Construction Contract with FMG Construction Group, LLC for the IAH Terminal D Sterile Corridor Restrooms Renovation Project; Project No. 971A

Agenda Item#:

Background:

RECOMMENDATION:

Enact an ordinance appropriating \$2,402,305.00 out of the Airports Improvement Fund (8011) and approving and authorizing a construction contract with FMG Construction Group, LLC for the Terminal D Sterile Corridor Restroom Renovation Project at George Bush Intercontinental Airport/Houston (IAH) (Project No. 971A).

SPECIFIC EXPLANATION:

The Houston Airport System (HAS) is undertaking the renovation of the public restrooms located in the Terminal D Sterile Corridor 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 2 existing restrooms (1 women's and 1 men's) and a janitor's closet located on the Mezzanine Level of Terminal D. The project also includes the construction of a new ADA-compliant access ramp to the restrooms. 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 one phase and will be coordinated to minimize operational restrictions and passenger inconvenience.

All restrooms will be renovated based on HAS Modular Restroom Guideline Standards 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. Two bids were received and tabulated as follows:

Firm	Total Bid Price
FMG Construction Group, LLC	\$2,152,830.00
Joeris General Contractors, LLC	\$2,319,000.00

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

The term of this project is 293 calendar days.

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

Project Costs:

\$2,152,830.00	Construction Services
\$ 215,283.00	10% Contingency
<u>\$ 34,192.00</u>	<u>Materials Engineering & Testing</u>
\$2,402,305.00	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, FMG Construction Group, LLC 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 DBE goal for this project is 6%. FMG Construction Group, LLC has committed to 8.66% participation utilizing the following certified firms:

Firm	Type of Work	%
Admiral Commercial Electric	Electrical	7.50%
EZ Demolition	Demolition	1.16%
	TOTAL	8.66%

Fiscal Note:

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

Director's Signature:

DS
GH

DocuSigned by:

Jim Szczesniak

219BB463A1504CE...

Jim Szczesniak
Houston Airport System

Amount and Source of Funding:

\$2,402,305.00
Airports Improvement Fund
Fund 8011

Contact Information:

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