



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 11/5/2025

ALL

Item Creation Date: 10/21/2025

SR1658222694 - Disaster Mitigation with Restoration Services - ORDINANCE

Agenda Item#: 30.

Summary:

NOT A REAL CAPTION

ordinance appropriating \$2,000,000.00 out of the Airports Renewal and Replacement Fund; approving and authorizing a Derivative Agreement in an amount not to exceed \$10,000,000.00 between the City of Houston and **COTTON COMMERCIAL USA, INC.** through Choice Partners Cooperative for the restoration and build-back services at George Bush Intercontinental Airport/Houston (IAH), William P. Hobby Airport (HOU), Ellington Airport (EFD), and other Houston Airport System (HAS) buildings - 5 years

Background:

SR1658222694 – Approve an ordinance appropriating \$2,000,000.00 out of the Airports Renewal and Replacement Fund (8010); approve and authorizing a Derivative Agreement in an amount not to exceed \$10,000,000.00 between the City of Houston and Cotton Commercial USA, Inc. through Choice Partners Cooperative for a five (5) year contract term, for the restoration and build-back services at George Bush Intercontinental Airport/Houston (IAH), William P. Hobby Airport (HOU), Ellington Airport (EFD), and other Houston Airport System (HAS) buildings.

SPECIFIC EXPLANATION:

The Director of the Houston Airport System and the Chief Procurement Officer recommend that City Council approve an ordinance appropriating **\$2,000,000.00** out of the Airports Renewal and Replacement Fund (8010); approve and authorizing a Derivative Agreement in an amount not to exceed \$10,000,000.00 between the City of Houston and **Cotton Commercial USA, Inc.** through Choice Partners Cooperative for a **five (5) year contract term**, for the restoration and build-back services at George Bush Intercontinental Airport/Houston (IAH), William P. Hobby Airport (HOU), Ellington Airport (EFD), and other Houston Airport System (HAS) buildings. In future years, it is anticipated that additional appropriations totaling no more than \$8,000,000.00 will be requested from the Airports Renewal and Replacement Fund (8010).

The scope of work requires the Contractor to provide all labor, materials, equipment, permits, transportation, insurance, and management required to perform emergency and non-emergency restoration and build-back services. Services include, but are not limited to:

- Water damage restoration
- Fire and smoke restoration
- Abatement services for mold, asbestos, lead or other hazmat
- Moisture Control Services
- Restoration Services
- Microbial Remediation
- Debris Removal and Demolition
- Electric Restoration and Telecommunications Recovery
- Industrial Equipment Restoration
- Media Recovery
- Project Management
- Pre-Catastrophe Registration
- Document, Books, & Vital Records Recovery
- HVAC Decontamination & Cleaning

Emergency Response Requirements:

- Available 24 hours per day, 7 days per week, 365 days per year
- Two-hour mobilization requirement for emergencies
- Emergency work authorized with a pre-approved not-to-exceed amount
- Non-emergency work requires a Letter of Authorization (LOA)
- Work completion timeframe: up to 180 days per LOA, unless otherwise approved

Due to unforeseen or unpreventable events, HAS facilities may sustain significant damage to infrastructure and building systems. This contract allows for immediate mobilization following severe events to provide emergency response, restoration, and reconstruction. These services are essential to ensure airport operations resume quickly, minimizing operational disruptions and safeguarding critical airport functions.

This recommendation is made pursuant to subsection 271.102(c) of the Texas Local Government Code, which provides that "a local

government that purchases goods or services from a cooperative purchasing program or organization satisfies any state law requiring the local government to seek competitive bids for the purchase of the goods or services.

M/WBE Participation:

This service was issued as a goal-oriented contract with a 34 % M/WBE participation level. Cotton Commercial USA, Inc., has submitted a plan indicating that it will utilize the below-named companies as their certified M/WBE subcontractors.

Company Name	Type of Work	Percentage %
ABG Contracting Group, LLC.	Roofing contractors	5%
Alvites Plumbing, Inc.	Utility line (i.e., sewer, water), construction; Plumbing contractors	3%
Baez Electrical	Electrical Contractors	3%
Clan Rayo Construction	Framing contractors; Acoustical ceiling tile and panel installation; Drywall installation; Painting (except roof) contractors; Flooring Contractors; Cabinetry work performed at the construction site	6%
MEK Interiors & Floor, LLC.	Flooring Contractors	5%
Milam & Co. Painting, Inc.	Drywall and Insulation Contractors, Painting and Wall Covering Contractors	6%
Toltec Drywall Finish Services, LLC.	Drywall & Insulation Contractors	6%
TOTAL		34%

Pay or Play Program:

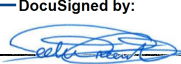
This procurement is exempt from the City's 'Pay or Play' Program because the department is utilizing a purchasing cooperative for this purchase.

Hire Houston First:

This procurement is exempt from the City's Hire Houston First ordinance. Bids/ proposals were not solicited because the department is utilizing an Interlocal/ Cooperative Purchasing Agreement for this purchase.

Fiscal Note:

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

DocuSigned by: 	
6121834A077C41A... Jedediah Greenfield Chief Procurement Officer	Department Approval Authority Signature

Amount and Source of Funding:

Estimated Spending Authority			
Department	FY2026	Out Years	Total
Houston Airport System	\$2,000,000.00	\$8,000,000.00	\$10,000,000.00

Amount and Sourcing of Funding:

\$2,000,000.00 Airports Renewal and Replacement Fund - Fund 8010

Contact Information:

Name:	Dept./Division	Phone Number
Barbara Fisher, Division Manager	Finance/SPD	832.393.8722
Yesenia Chuca, Deputy Assistant Director	Finance/SPD	832.393.8727
Jedediah Greenfield, Chief Procurement Officer	Finance/SPD	832.393.9126

ATTACHMENTS:

Description	Type
Certification of Funds-SR1658222694	Financial Information
OBO Contract Specific Request - SR1658222694	Backup Material
MWSBE Construction Participation Plan -SR1658222694	Backup Material
Certificate of Insurance - SR1658222694	Backup Material
Cooperative Justification Form - SR1658222694	Backup Material
Form 1295 Certificate - SR1658222694	Backup Material
Ownership Form - SR1658222694	Backup Material

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Tax Delinquent Report - SR1658222694

Drug Policy Compliance Forms- Exhibit C-E - S1658222694

Texas Secretary of State - SR1658222694

Signed coversheet

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Backup Material

Backup Material

Backup Material

Signed Cover sheet