



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 5/10/2016

District B

Item Creation Date: 4/12/2016

HAS - Amend Manhattan Construction Company CMAR Agreement

Agenda Item#: 22.

Summary:

ORDINANCE approving and authorizing amendment no. 7 to the construction management at risk agreement between the City of Houston and **MANHATTAN CONSTRUCTION COMPANY** for Terminal D Phase 5 construction services at George Bush Intercontinental Airport/Houston (Project No. 500n; contract No. 4600010038); containing provisions relating to the subject; and declaring an emergency.

Background:

Enact an ordinance to approve Amendment No. 7 to the Construction Management at Risk Agreement with Manhattan Construction Company to modify the scope of work to include construction services not included in previous Amendments.

SPECIFIC EXPLANATION:

On December 9, 2009, City Council approved a Construction Management at Risk Agreement with Manhattan Construction Company for the Mickey Leland International Terminal (MLIT) improvements and construction of a new North Concourse. The initial appropriation was for preconstruction phase services, including but not limited to construction document review and revisions, value engineering, budget and cost consulting, and developing a Critical Path Project schedule for each phase and for the overall project.

On December 21, 2011, City Council approved Amendment No. 1 to approve the Guaranteed Maximum Price (GMP) for Phase I, Construction of Gate 12A modifications and improvements. Phase I work included the replacement of the Passenger Loading Bridge (PLB) at Gate 12 with a new unit capable of serving the U1 doorway on an Airbus A380-800, a new prefabricated walkway to connect the new PLB to the terminal building, a new structural floor slab and access doorway within the terminal to facilitate access to the new walkway and PLB, 2 new pre-conditioned air units, 2 ground power units to supply 400hz power to the aircraft, a new potable water supply, upgrade of the electrical system associated with Gate 12, purchase and installation of 2 double hydrant jet fuel pits, re-striping of aprons and taxiway approaches, and purchase and installation of 8 new Visual Display Guidance Systems (VDGS) complete with structural supports and Airport Operations Data Base software integrated with the HAS operational computer systems.

On October 10, 2012, City Council approved Amendment No. 2 to provide funding for Phase IIA GMP. Phase IIA consisted of refurbishing and "freshening" of the departure level, sterile corridor, and boarding piers of Mickey Leland International Terminal (MLIT). The work involved painting of all hard surfaces (walls, doors and moldings), replacement of all carpeted flooring areas, re-lamping of light fittings, replacement of handrails with stainless steel, meeting ADA regulations for height and location, renovation of the boarding counters at Gates D11 and D12 and the rearrangement of seating to provide adequate hold room capacity for the Airbus A380-800.

On August 28, 2013, City Council approved Amendment No. 3 and provided funding for Phase IIB GMP. Phase IIB included the demolition of existing Flight Information Display System (FIDS) throughout Mickey Leland International Terminal (MLIT) and provided new FIDS monitors and supports; furnished and installed six new PC Air and 400Hz units at Gates D2, D4, D5, D7, D9, and D11; furnished and installed three new VDGS units at Gates D6, D8, and D10; upgraded electrical power within the Terminal to accommodate the new PC Air and 400Hz units; and upgraded the finishes and furniture in the shared airline lounge.

On July 16, 2014, City Council approved Amendment No. 4 and provided funding for Phase III GMP. Phase III included the purchase of equipment, materials and preconstruction services for replacement of the Passenger Loading Bridges (PLBs) at Gates D9 and D9A with two new bridges to serve an Airbus A380-800, two new prefabricated walkways to connect the new PLBs to the terminal buildings, new structural floor slabs and access doorways within the terminal to facilitate access to the new walkways and PLBs, two new pre-conditioned air units, two ground power units to supply 400hz power to the aircraft, a new potable water supply, upgrade of the electrical system associated with Gate D9, and purchase and installation of two double hydrant jet fuel pits. It also included the long lead material for restroom improvements and preconstruction services.

On August 20, 2014, City Council approved Amendment No. 5 and provided funding for Phase IIIB GMP. Phase IIIB GMP included construction services for the installation of the items purchased in Amendment No. 4

On December 17, 2014, City Council approved Amendment No. 6 and provided funding for Phase IV GMP. Phase IV GMP included: capacity increasing upgrades to the existing Baggage Handling System necessary to accommodate recent and upcoming increases in traffic through the Mickey Leland International Terminal (MLIT); lighting improvements needed to improve the space, which has been slowly darkened over time with the build-out of the FIS and Terminal E buildings directly adjacent to the terminal; ticket and gate counters

in poor condition that have surpassed their serviceable life. The Ticket Counter scope included replacement and rearrangement of bulkhead and back wall details in the ticketing lobby for an updated aesthetic, as well as new scale wells, new counters and new common use inserts in the counters; the replacement of aging and damaged terrazzo floor covering in the ticketing level.

It is now requested that City Council approve Amendment No. 7, allowing the additional work to the existing Manhattan Construction contract, to include: signage upgrades within Terminal D and the Federal Inspection Services (FIS) facilities to improve directional wayfinding for passengers throughout the terminal buildings; reconfiguration of TSA Checkpoint and related architectural elements, equipment, data and electrical on the ticketing level of Terminal D, to make room for new TSA equipment being deployed to IAH on May 1, 2016. Previously appropriated funding for Phase IV will be used to cover the cost of these additional scopes of work.

No additional appropriation is being requested at this time.

PAY OR PLAY: N/A

ENGINEERING SERVICES TESTING CONTRACT:

Engineering testing services have been provided as part of the previous appropriation by Geotech Engineering and Testing contract number 4600012369.

No additional appropriation is being requested for testing services at this time.

PROJECT COSTS:

No additional appropriation is being requested at this time.

DBE PARTICIPATION:

This contract has a thirty-three percent (33%) MBE/WBE/SBE participation goal which is comprised of fifteen percent (15%) MBE, one percent (1%) WBE and seventeen percent (17%) SBE participation goals. The contractor is currently achieving 22% participation

toward the 33% goal and will use the following certified subcontractors for this portion of the project.

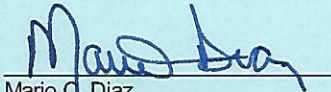
| Firms | Type of Work | Amount | % |
|-------------------------------------|--------------|------------|--------|
| Aggregate Technologies (SBE) | | \$ 6,825 | .48% |
| Ideal Finishes, Inc.(SBE,DBE,WBE) | | \$ 84,624 | 6.17% |
| Intex United (SBE) | | \$ 191,086 | 13.99% |
| TAG Electric Company, L.P.(MBE,SBE) | | \$ 476,350 | 34.88% |
| TOTAL | | \$ 567,799 | 55.52% |

The initial appropriation approved by Council was for pre-construction services, which the contractor has performed in-house. The additional appropriation for Phase I was primarily for purchase of a Passenger Loading Bridge and related equipment; therefore due to limited capacity for subcontracting, the participation on Phase I was set at fifteen percent (15%).

This Construction Management at Risk Agreement was originally based on an estimated construction value of \$188 million. Since the project commenced, the scope of the Mickey Leland International Terminal (MLIT) renovations was reduced to a construction value of approximately \$29 million. However, purchase of capital equipment such as Passenger Loading Bridges and Baggage Handling Systems, was not reduced proportionately, making it difficult to achieve the original participation goal.

The HAS Office of Business Opportunity has and will continue to work with the contractor to identify additional opportunities for subcontracting.

Director's Signature:



Mario C. Diaz
Houston Airport System

PAY OR PLAY: The contractor complied with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors.

HIRE HOUSTON FIRST: This contract was approved prior to the passage of the Hire Houston First Ordinance.

Prior Council Action:

| | |
|------------------------|------------------------|
| 12/09/09 (O) 2009-1273 | 08/28/13 (O) 2013-0776 |
| 12/21/11 (O) 2011-1189 | 07/16/14 (O) 2014-0708 |
| 10/10/12 (O) 2012-0899 | 12/17/14 (O) 2014-1180 |
| 08/20/14 (O) 2014-0791 | |

Amount of Funding:

| | | |
|-----------------------------|----|---------------|
| 12/09/09..... | \$ | 3,515,246.00 |
| HAS Consd2004 AMT (8203) | | |
| 12/09/09..... | \$ | 61,517.00 |
| HAS Aprt Improvement (8011) | | |
| 12/21/11..... | \$ | 3,900,000.00 |
| HAS 98BAMT Const (8006) | | |
| 12/21/11..... | \$ | 2,062,992.00 |
| HAS Aprt Improvement (8011) | | |
| 10/10/12..... | \$ | 2,355,918.00 |
| HAS Revenue (8001) | | |
| 8/28/13..... | \$ | 5,463,130.00 |
| HAS Aprt Improvement (8011) | | |
| 8/28/13..... | \$ | 95,605.00 |
| HAS Aprt Improvement (8011) | | |
| 8/28/13..... | \$ | 1,308,762.00 |
| HAS Revenue (8001) | | |
| 07/16/2014..... | \$ | 3,866,110.00 |
| HAS Aprt Improvement (8011) | | |
| 08/20/14..... | \$ | 6,609,969.00 |
| HAS Aprt Improvement (8011) | | |
| 12/17/14..... | \$ | 14,667,092.00 |
| HAS Aprt Improvement (8011) | | |
| TOTAL..... | \$ | 43,906,341.00 |

Contact Information:

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|---------------|--------------|
| Rhonda Arnold | 281/233-1618 |
| Jeffrey Brown | 281/233-1909 |

ATTACHMENTS:

| Description | Type |
|---|-----------------------------|
| HAS - Amend Manhattan Construction Company CMAR Agreement - Ordinance | Ordinance/Resolution/Motion |
| HAS - Amend Manhattan Construction Company CMAR Agreement - Amendment No. 7 | Contract/Exhibit |
| Ord. No. 2009-1273 | Backup Material |
| Ord. No. 2011-1189 (1st Amendment) | Backup Material |
| Ord. No. 2012-899 (2nd Amendment) | Backup Material |
| Ord. No. 2013-776 (3rd Amendment) | Backup Material |
| Ord. No. 2014-708 (4th Amendment) | Backup Material |
| Ord. No. 2014-791 (5th Amendment) | Backup Material |
| Ord. No. 2014-1180 (6th Amendment) | Backup Material |
| Previous Ordinances | Backup Material |

