



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 10/4/2016

District B

Item Creation Date: 7/11/2016

HAS – Amendment No. 8 to Manhattan Construction Agreement

Agenda Item#: 16.

Summary:

AN ORDINANCE APPROPRIATING THE SUM OF \$9,137,292.00 OUT OF THE AIRPORTS IMPROVEMENT FUND AND APPROVING AND AUTHORIZING AMENDMENT NO. 8 TO THE CONSTRUCTION MANAGEMENT AT RISK AGREEMENT BETWEEN THE CITY OF HOUSTON AND MANHATTAN CONSTRUCTION COMPANY FOR TERMINAL D PHASE 6 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. 8 to the Construction Management at Risk Agreement with Manhattan Construction Company to modify the scope of work to include construction services not specifically included in previous Amendments and appropriate funds in the amount of \$9,137,292.00 in support of the additional construction services.

SPECIFIC EXPLANATION:

The Construction Management at Risk (CMAR) Agreement with Manhattan Construction Company for Terminal D at George Bush Intercontinental Airport (IAH) was approved by City Council in December 2009 to support two distinct IAH objectives. First, the CMAR Agreement supported the performance of preconstruction services, and the renovation of the existing international Terminal D facility. Secondly, the CMAR agreement supports the improvements and capital renewal of critical assets in support of on-going operation of Terminal D until replacement facilities have been constructed. Subsequent to the December 9, 2009 City Council approval of the CMAR Agreement, additional planning and programming identified a more effective design and construction approach, the new Mickey Leland International Terminal (MLIT). Therefore, the complete renovation of Terminal D as originally contemplated will not be pursued. Instead, separate design and CMAR services in support of the MLIT are being procured. Until the MLIT has been designed, constructed and placed in service, incremental and/or interim upgrade and replacement of critical Terminal D customer services systems are required to increase terminal capacity and/or replace critical assets that are operating beyond service life. This ordinance approves Amendment No. 8 to the CMAR Agreement for specific additional Terminal D improvements as identified below.

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 preconditioned 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.

On Wednesday May 25, 2016, City Council approved Amendment No. 7, approving the additional work to the existing Manhattan Construction contract, to include: temporary signage upgrades within Terminal D and the Federal Inspection Services (FIS) facilities to improve directional way finding 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 was used to cover the cost of these additional scopes of work.

It is now requested that Council approve Amendment No. 8 allowing additional construction scopes of work to the existing Manhattan CMAR Agreement; the appropriation requested by this action supports the renovation of restrooms in Terminal D located adjacent to gates D6 and D7, as well as the restrooms located on the east and west sides of the ticketing level. In addition, this action funds the completion of a baggage belt extension to serve the west ticket counters, the infrastructure to support adding a 5th security checkpoint queuing lane, the installation of 4 bin return systems and the removal, reinstallation and testing of TSA equipment in support of the security checkpoint queuing modifications. This action also provides funding for the purchase and installation of new ground power units to serve aircraft at the gates, the installation of a new elevator and the refurbishment of an elevator cab that provides service to the American Express Centurion Lounge located in Terminal D, and the modification to repurpose an underutilized area to serve as the interim program management office in support of the IAH Terminal Redevelopment Program in Terminal D.

ENGINEERING SERVICES TESTING CONTRACT:

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

FISCAL NOTE:

O&M funding for this item is included in the FY17 Adopted Operating Budget and the expected amount of O&M expense is considered to be immaterial.

Estimated Fiscal Operating Impact

Project	FY17	FY18	FY19	FY20	FY21	FY17-21 Total
WBS # A-000483-0016-4-01-01	\$8,400	\$16,200	\$16,100	\$7,500	\$7,100	\$55,300

This item is a capital project. The attached Form A includes funding information and the required fiscal notes associated with a capital project.

Capital Project Information

See attached Form A

PROJECT COSTS:

The total amount to be appropriated for Amendment No. 8 is as follows:

\$9,137,292.00	<u>Construction Services Costs</u>
\$9,137,292.00	Total Appropriation


M/WBE/DBE Goal:

The contractor is currently achieving 27.56% participation toward the 33.00% goal and will use the following certified subcontractors for this portion of the project:

Firms	Type of Work	Amount
MEK (SBE, WBE)	Flooring	\$119,432
Aeco	Walls	\$520,700
Ideal Finishes (SBE, DBE, WBE)	Paint	\$4,276
Fish	Milwork	\$141,470
Aeco	Ceilings	\$187,200
TAG Electric Company, L.P. (MBE, SBE)	Electrical	\$1,335,888
	Plumbing	\$453,325
		\$2,762,291

Since the project commenced, the delivery of work has been re-phased impacting M/WBE composition. The current amendment No. 8 has an M/WBE spend of 30.23% that is based upon cost of work ready to be performed. This will increase the overall achievement on this contract. 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

Chief Economic Development Officer's
Signature:

Andy Icken
Office of the Mayor

PAY OR PLAY:

The contractor has 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	07/16/14 (O) 2014-0708
12/21/11 (O) 2011-1189	08/20/14 (O) 2014-0791
10/10/12 (O) 2012-0899	12/17/14 (O) 2014-1180
08/28/13 (O) 2013-0776	05/25/16 (O) 2016-0409

PRIOR APPROPRIATIONS:

12/09/09.....	\$ 3,515,246.00
HAS Consd2004 AMT (8203)	
12/09/09.....	\$ 61,517.00
HAS Apt Improvement (8011)	
12/21/11.....	\$ 2,062,992.00
HAS Apt Improvement (8011)	
12/21/11.....	\$ 3,900,000.00

HAS Fund (8006)	
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)	
07/16/14.....	\$ 3,866,110.00
HAS Arpt Improvement (8011)	
08/20/14.....	\$ 6,609,969.00
HAS Arpt Improvement (8011)	
12/17/14.....	\$14,667,092.00
HAS Arpt Improvement (8011)	
05/25/16.....	\$ 0
N/A	
TOTAL	\$ 43,906,341.00

Amount of Funding:

\$9,137,292.00 HAS Aprt Improvement (8011)

Contact Information:

Rhonda Arnold 281/233-1618
 Robert Barker 281/233-1953

ATTACHMENTS:

Description	Type
HAS – Amendment No. 8 to Manhattan Construction Agreement - Ordinance	Ordinance/Resolution/Motion
HAS – Amendment No. 8 to Manhattan Construction Agreement - Amendment	Contract/Exhibit
Insurance Documentation	Backup Material
Previous RCAs	Backup Material
Previous Ordinances	Backup Material
Pay or Play Form	Backup Material
Fair Campaign Form A	Backup Material
Fair Campaign Form B	Backup Material
Conflict of Interest	Backup Material
Contractor Participation Plan	Backup Material
OBO Documentation - Performance to Date	Backup Material
Affidavit of Ownership	Backup Material
Delinquent Tax Report	Backup Material
Secretary of State Documentation	Backup Material
State Comptroller Documentation	Backup Material
GMP	Backup Material
SAP Documentation	Backup Material
MOD Form	Backup Material