



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District I

Item Creation Date: 8/23/2017

HAS - Accept Work - Construction Manager-At-Risk (CMAR) with Hensel Phelps for Projects at HOU

Agenda Item#:

Summary:

NOT A REAL CAPTION

RECOMMENDATION from Director of Houston Airport System for approval of final contract amount of \$31,580,678.52 and acceptance of work on contract with **HENSEL PHELPS CONSTRUCTION COMPANY/CBIC CONSTRUCTION & DEVELOPMENT, LLC (JOINT VENTURE)** for pre-construction services and construction services for the realigned Terminal Roadway, Satellite Utilities Plant, and New Fire Protection System at William P. Hobby Airport (HOU) - **DISTRICT - GALLEGOS**

Background:

RECOMMENDATION:

Pass a motion to approve the final contract amount of \$31,580,678.52, or 1.6% over the original construction contract amount of \$31,077,275.00 and under the 5.8% contingency, accept work, close the contract, and authorize final payment. Pre-Construction Services - Project Nos. 597A, 685, and 692 (WBS # A-000310-0005-3-01, WBS # A-000592-0001-3-01, and WBS # A-000614-0001-3-01); and, Construction Services for the Realigned Terminal Roadway, Satellite Utilities Plant, and New Fire Protection System at William P. Hobby Airport (HOU) - Project Nos. 685 and 692 (WBS # A-000592-0002-4-01-01 & WBS # A-000614-0003-4-01-01 and WBS # A-000592-0005-4-01-01 & WBS # A-000614-0004-4-01-01) - Contract No 4600012424

SPECIFIC EXPLANATION:

The contractor, Hensel Phelps Construction Company/CBIC Construction & Development, LLC (Joint Venture), has completed all the work required under the contract in the amount of \$31,580,678.52, which includes Change Orders 1 to 82 with a net total of \$581,543.52. The changes were primarily due to circumstances that were unforeseen at the time of design.

The scope of work included the following:

Pre-Construction Services

- Constructability Reviews of the Roadways and Satellite Central Utilities Plant
- Site Utilization Plan
- Integrated Master Schedule for the Garage, Roadways and the Satellite Central Utilities Plant
- Bid Packaging Strategy for the Roadways and the Satellite Central Utilities Plant
- Estimate Staffing Costs and other General Conditions Costs for the Construction Phase of the Roadways and Satellite Central Utilities Plant
- Prepare GMP for Roadways and Satellite Central Utilities Plant

Amendment No. 1 Guaranteed Maximum Price (GMP) for the Construction Phase Services

Realigned Terminal Roadway:

- Demolition and construction of all main utilities including electrical service, natural gas, water, sanitary sewer, storm sewer, fiber optic and telephone cabling
- New concrete roadway alignment to the west and south of the new garage
- Extended passenger drop-off curb
- Increased number of lanes

Satellite Utilities Plant:

- New 23,680 sq. ft. structure
- Three new hot water boilers for heating entire terminal area
- Main electrical switchgear room and ancillary equipment to serve entire terminal area
- Site for future chillers, cooling towers, emergency power and ancillary equipment
- New utility tunnel to connect the Satellite Utilities Plant to Hobby International Terminal
- Installation of water line, high voltage power line and communication lines in new tunnel

Amendment No. 2 Guaranteed Maximum Price (GMP)

- New Fire Protection System Construction Services to support the five-gate FIS facility and potential future expansion of the five-gate FIS facility
- Additional funding for Pre-Construction Services

The increase in Construction Services also included additional General Conditions costs associated with the increased scope of construction and the extension of the approved construction schedule.

The original term of the project was 458 calendar days, and change orders added a total of 49 calendar days.

During construction, the project was managed and inspected by HAS personnel.

MWDBE Compliance:

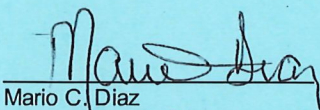
Project No. 685 Terminal Loop Road Pre-Construction Services achieved 19.64% participation toward a 10% goal, earning an "Outstanding" rating in MWDBE Compliance by the HAS Office of Business Opportunity.

Project No. 685 Terminal Loop Road Phase I Construction Services achieved 27.68% participation toward a 31.92% goal, earning a "Satisfactory" rating in MWDBE Compliance by the HAS Office of Business Opportunity.

Project No. 692 Satellite Utilities Plant Phase I Construction Services achieved 22.06% participation toward a 18.86% goal, earning an "Outstanding" rating in MWDBE Compliance by the HAS Office of Business Opportunity.

It is now requested that City Council pass a motion to approve the final contract amount of \$31,580,678.52, or 1.6% over the original construction contract amount of \$31,077,275.00 and under the 5.8% contingency, accept work, and authorize final payment.

Director's Signature:


Mario C. Diaz
Houston Airport System

Prior Council Action:

12/11/2013 (O) 2013-1154

04/16/2014 (O) 2014-0330

12/03/2014 (O) 2014-1035

Amount of Funding:

No additional funding required.

PRIOR APPROPRIATIONS:

12/11/2013 \$ 1,053,637.00 HAS Consol 2011 AMT Constr Fund (8205)

12/11/2013 \$ 10,600.00 Airport Improvement Fund (8011)

04/16/2014 \$ 31,070,835.00 HAS Consol 2011 AMT Constr Fund (8205)

04/16/2014 \$ 321,942.00 Airport Improvement Fund (8011)

12/03/2014 \$ 1,356,811.00 HAS Consol 2011 AMT Constr Fund (8205)

12/03/2014 \$ 21,294.00 Airport Improvement Fund (8011)

TOTAL \$ 33,835,119.00

Contact Information:

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ATTACHMENTS:

Description	Type
Accept Work - Projects at HOU with Hensel Phelps (CMAR) - Previous RCA	Backup Material
Accept Work - Projects at HOU with Hensel Phelps (CMAR) - Previous Ordinance	Backup Material
Accept Work - Projects at HOU with Hensel Phelps (CMAR) - Final Invoice	Backup Material
Accept Work - Projects at HOU with Hensel Phelps (CMAR) - OBO Documentation- PreConstruction	Backup Material
Accept Work - Projects at HOU with Hensel Phelps (CMAR) - OBO Documentation-Construction	Backup Material
Accept Work - Projects at HOU with Hensel Phelps (CMAR) - OBO Documentation - Satellite Utilities Plant	Backup Material
Accept Work - Projects at HOU with Hensel Phelps (CMAR) - Texas Secretary of State Documentation	Backup Material
Accept Work - Projects at HOU with Hensel Phelps (CMAR) - Texas Comptroller Documentation	Backup Material
Accept Work - Projects at HOU with Hensel Phelps (CMAR) - Texas Secretary of State Documentation	Backup Material