



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 10/2/2018

District E

Item Creation Date: 9/11/2018

HAS - Design-Build Contract with Texas Sterling-Banicki, JV LLC for Spaceport Development Infrastructure at EFD

Agenda Item#:

Background:

RECOMMENDATION:

Enact an Ordinance approving a Design-Build Agreement with Texas Sterling-Banicki, JV LLC and appropriate the necessary funds to finance the cost of this project. Project No. 779 (WBS Nos: A-000629-0003-4-01-01; A-000629-0002-4-01-01)

SPECIFIC EXPLANATION:

The Houston Airport System (HAS) has identified a significant need for additional infrastructure, including streets, water, wastewater, electrical power distribution facilities, and communications facilities, to support development of Houston Spaceport at EFD.

On June 16, 2017 and June 23, 2017, a Request for Qualifications (RFQ) was advertised in accordance with City policy. On July 27, 2017, Statements of Qualification (SOQ) were received from the following four (4) firms:

1. Griffin Partners, Inc.
2. Burns and McDonnell
3. Texas Sterling-Banicki, JV LLC
4. Boyer, Inc.

The evaluation committee (EC) comprised of five (5) voting members, an alternate, an observer, and a chairperson from Supply Chain Management reviewed and evaluated the four (4) Statements of Qualifications (SOQs) using the following selection criteria:

Proposal Technical Evaluation:

- Project Approach (10 points)
- Anticipated Problems (10 points)
- Proposed Solution to Anticipated Problems (10 points)
- Ability to Meet Schedules (10 points)
- Conceptual Engineering Design/Comments on Design Criteria Package (10 points)

Proposal Technical Maximum Score (50 Points)

Proposal Cost Maximum Score (50 Points)

Total Maximum Score (100 Points)

Texas Sterling-Banicki, JV LLC was selected by the Committee as the most qualified firm to enter into an agreement for the Design-Build Services for Infrastructure for Spaceport Development at Ellington Airport (EFD).

The Spaceport Infrastructure Design-Build Services firm will perform services for the Project under two phases. The infrastructure will include interior streets, stormwater drainage, water and wastewater lines, power and communications duct banks, and gas service lines.

Phase I (Preconstruction Phase and Design Services) and Phase 2 (Construction Phase Services) will commence shortly after award of the contract upon issuance of a Notice to Proceed (NTP). Both Phases as well as Cash Allowance item work will all be completed as part of the Infrastructure for Spaceport Development project. Preconstruction Phase and Design Services and Construction Phase Services comprise a total Lump Sum value of \$13,157,028.00. The budget for Cash Allowance items, requiring the City Engineer's approval through Letters of Authorization (LOA), is \$4,060,000; of that, \$3,200,000 is for an electrical infrastructure agreement with CenterPoint Energy. All Design-Build work is being presented as a total contract value of \$17,217,028 for City Council approval. Finally, Contingency and Material Testing/Owner-Controlled Contingency total \$1,608,986, bringing the total appropriation to \$18,826,014.00.

Houston Airport System & CenterPoint Electric Agreement

Upon completion of the scope of work definition and negotiation of costs to support the installation of necessary electrical infrastructure with CenterPoint Energy, HAS will return to City Council to request approval of an amendment to the Contract terms and conditions to support the electrical infrastructure installation. Costs for this are included in the Cash Allowance budget, as indicated above, so no additional funds will be requested.

Testing Services Contract:

Testing services will be provided by Tolunay-Wong Engineers, Inc. under Contract No. 4600012368.

Project Costs: The total amount to be appropriated is as follows:

\$13,157,028.00 Pre-Construction and Design Services & Construction Phase Services
\$ 4,060,000.00 Cash Allowances
\$ 1,332,874.00 Contingency
\$ 276,112.00 Material Testing/Owner Controlled Contingency
\$18,826,014.00 Total Appropriation

EDA Grant Program:

This project is eligible for federal funding through a U.S. Department of Commerce Economic Development Administration (EDA) grant (\$1,000,000.00). The scope to be executed under the terms of the grant are limited to the design and construction of critical communications and IT infrastructure to support the development of the Houston Airport System (HAS) education and incubation hub and additional future development.

DBE Participation:

The Disadvantaged Business Enterprise (DBE) goal for this contract is 27.3%. Texas Sterling-Banicki, JV LLC has committed to achieving 28.04% DBE participation using the following firms:

Certified Firm	Type of Work	Amount	%
GMJ Paving	Asphalt, paving & concrete work	\$ 312,480.00	1.81%
Emerald Standard	Electrical Installation	\$ 3,664,760.00	21.29%
HT&J	Drainage & storm water design	\$ 40,000.00	0.23%
Ferguson Consulting	Electrical & tele-communication design & coordination	\$ 316,750.00	1.84%
H&E Aggregate	Aggregate 60% credit	\$ 202,512.60	1.18%
KMA Contractor's Services	Reinforced concrete pipe 60% credit	\$ 170,878.80	0.99%
Aviles Engineering Corp	Lab testing of concrete soil, asphalt & geotechnical services	\$ 120,000.00	0.70%
TOTAL		\$ 4,827,381.40	28.04%

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 this case, the contractor and/or its sub-contractors will provide benefits for some employees and pay into the Contractor Responsibility Fund for others in compliance with City policy.

Hire Houston First:

Hire Houston First (HHF) does not apply to this procurement because it involves the use of federal funds and is subject to specific procurement rules of the federal government.

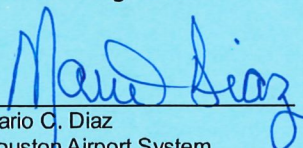
CIP Fiscal Note:

This item is considered to be a capital project. This appropriation is for a Design-Build Agreement with Texas Sterling-Banicki JV, LLC for design-build services for infrastructure for Spaceport Development at Ellington Airport (EFD).

There is no impact to the FY19 Adopted Operating Budget for this item. Therefore, no fiscal note is required as stated in the Financial Policy Ord. 2014-1078 as an Operating Budget Item.

See attached Form A.

Director's Signature:


Mario C. Diaz
Houston Airport System

Andy Icken
Chief Development Office

Amount of Funding:

\$ 18,826,014.00 HAS Arpt Improvement (8011)

Contact Information:

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