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# **PRE-BID CONFERENCE**

## **INVITATION TO BID (ITB)**

**PN 466B IAH-Terminal B Garage, 3<sup>rd</sup> & 4<sup>th</sup>  
Levels Rehab**

**SOLICITATION NO. HJA-IAHTBGR-2022-007**

**Jorge Ardines  
Sr. Procurement Specialist  
Houston Airports**

**Thursday, February 10, 2022, 10:00 AM  
MS Teams Tele-Conference via link:**

**<https://bit.ly/3nHYDro>**

# List of Attendees

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Please fill-in the following on the “Q&A” area of MS Teams:

Company Name: \_\_\_\_\_

Name of Participant: \_\_\_\_\_

Telephone No: \_\_\_\_\_

Email Address: \_\_\_\_\_

Participating as: Prime \_\_\_ or Sub-Contractor \_\_\_\_\_

# Pre-Bid Conference Agenda



- I. Opening Remarks  
Alfredo “Al” Oracion  
Division Manager
- II. Solicitation Overview  
Jorge Ardines  
Sr. Procurement Specialist, HAS
- III. Office of Business Opportunity  
Eduardo Mejia/Janice Ruley  
HAS OBO
- IV. Project Scope and Overview  
Roger Hebert, Project Manager
- V. Questions/Answers

# Procurement Process Reminder

## Quiet Period

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- The Quiet Period begins on the date the solicitation is advertised and extends until an award recommendation appears on a City Council Agenda, or a City Council Committee Meeting Agenda.
- Only the designated procurement specialist, [Jorge Ardines](#) should be contacted during this time.

# Disclaimer:

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This document serves to aid interested Vendors doing business with the City of Houston (City). This document does not constitute legal advice or bind the City in any manner. Anything stated at this pre-bid conference is not intended to change any terms and/or conditions stated in the advertised solicitation document. Any authorized changes will be made in writing in the form of a letter clarification or addendum issued by Supply Chain Management.

## **SOLICITATION PURPOSE:**

**HAS IAH - Terminal B Garage, 3 & 4 Levels Rehab (PN466B): Invitation to Bid (ITB):** This procurement request will enable HAS to solicit and procure a construction contractor. The awardee will complete the rehabilitation and reconstruction of deteriorated areas in Terminal B Parking Garage at George Bush Intercontinental (IAH).

# Solicitation Overview (Continued)

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**QUESTIONS AND REQUESTS FOR ADDITIONAL  
INFORMATION ARE DUE BY:**

**Thursday, February 17, 2022, 3:00 P.M., CST**

**SOLICITATION DUE DATE AND TIME:**

**Thursday, March 17, 2022, 10:30 A.M., CST**

# Hire Houston First



This Procurement is subject to the Hire Houston First Program, which gives a preference to certain local bidders in award of the Procurement.

A company must be designated as a City Business (CB) or Local Business (LB) under the Hire Houston First Program prior to Submission.

- 5 Points: For Proposer firm designated as a Hire Houston First “City Business” (CB);
- 3 Points: For Proposer firm designated as a Hire Houston First “Local Business” (LB);
- 0 Points: For Proposer firm not designated as either a “City Business” (CB) or a “Local Business” (LB)



# ADDITIONAL INFORMATION AND SPECIFICATION CHANGES

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## **ADDENDA:**

**Responses to questions received from potential Bidder(s) and any changes to the scope shall be confirmed in writing and will be posted to the HAS website ([www.fly2houston.com](http://www.fly2houston.com)) prior to submittal due date.**

# Procurement Timeline

<b>Description</b>	<b>Scheduled Date</b>
→ Advertisement of Solicitation	01/28/22
→ Pre-Bid Conference and Site Visit	02/10/22
→ Deadline for Submission of Questions	02/17/22
→ Bid Due Date	03/17/22
→ City Council Agenda Date (Estimated)	05/18/22
→ Contract Start Date (Estimated)	06/09/22

# Submittal Procedures

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**Provide sealed bids, in triplicate, one (1) original** bid signed in **BLUE** ink and marked “original” and **two (2) copies** of the bids.

Bid(s) will be received by the City Secretary of the City of Houston, in the City Hall Annex, Public Level, 900 Bagby, Room P101, Houston Texas 77002 until **10:30 A.M., (CST) on Thursday, March 17, 2022.**

Please include the phrase **“ITB No.: HJA-IAHTBGR-2022-007, PN466B IAH-Terminal B Garage, 3<sup>rd</sup> & 4<sup>th</sup> Levels Rehab ”** in the subject line and provide all applicable contact information.

# Bid Form

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- ✈ Submit signed Document 00410 Bid Form, Parts A and B with required 10% Security Deposit and required bid supplements. **Initial each page of Bid Form Part B.**
- ✈ Offer is open to acceptance and is irrevocable for **180 calendar days** from Bid Date.

The forms to be submitted with the bid are listed in the Document 00410A.

Within 10 workdays after receipt of **Notice of Intent to Award**, successful Bidder shall execute and deliver to HAS documents indicated by an “X” in section 4.0 – A. REQUIREMENTS OF BIDDER in Document 00495 (Post Bid Procedures).

It is **extremely** important for you to pay close attention to The Office of Business Opportunity's presentation.

We have been unsuccessful in approving a vendor's plan on past project(s), due to issues with the MWBE plans that have been previously submitted. Please reach out to OBO directly if you have any questions regarding the specified goals and or documents needed to be in full compliance with requirements.

## HAS Office of Business Opportunity

[has.obo@houstontx.gov](mailto:has.obo@houstontx.gov)



## Diversity Requirements

**The MWBE Goal on the Design-Bid-Build Services for this project is 20% (MBE 14% & WBE 6%)**

## Certification

- Participating Firms Must Be Certified MWSBE
- Firms **Must Be Certified MWSBE At Time Of Bid Submission**. If Not Certified MWSBE, They Will Not Be Counted Towards Contract Participation.
- Questions About Certification, Visit <http://www.houstontx.gov/obo> Or By Phone (832) 393-0600.

## **PAY OR PLAY PROGRAM**

### Pay or Play (POP) Forms

On July 1, 2007, the Pay or Play (POP) program was implemented by the Mayor, through Executive Order 1-7, in an effort to promote a work environment that supports a quality workforce for employees working on City contracts, and to enhance fairness in the City's bidding process for contracts.

It is the policy of the City of Houston to require certain contractors to either; contribute a designated amount to be used to offset the costs of providing healthcare to uninsured people in the Houston/Harris County area (PAY), or to require certain contractors to provide to certain employees a minimum level of healthcare benefits (PLAY). The Office of Business Opportunity serves as the Administrator of the POP program. Please view the POP Presentation and Pay or Play Program Requirements for more details about the program.

For questions or more information regarding the POP program please contact Gracie Orr at 832.393.0633. If you already know which department will be administering your contract, we strongly encourage you to call that department's POP liaison for information & questions.

## PAY OR PLAY PROGRAM

PAY OR PLAY (POP) FORMS	
POP-1	City of Houston Pay or Play Acknowledgement -- Filled out and submitted with <b>bid packet</b> . Contractor acknowledges POP Program and agrees to comply if they are the successful bidder
POP-2	City of Houston Certification of Compliance with Pay or Play Program -- Filled out and submitted by the <b>successful bidder (Contractor/Subcontractor)</b> . Contractor chooses how they will participate in the POP Program (updated 04.03.2013)
POP-3	City of Houston Pay or Play Program List of Subcontractors -- Filled out and submitted by the <b>successful bidder (Contractor)</b> . List of all subs participating on the project
POP-4	City of Houston Pay or Play Program Contractor / Subcontractor Waiver Request Filled out and submitted by the Department that has the contract. Used as a request for a particular contract that qualifies for a waiver <b>(Waived upon OBO approval)</b>
POP-5	City of Houston Pay or Play Program Contractor / Subcontractor Reporting Form (Pay Option) Filled out and submitted on a monthly basis by the Contractor that will be participating in the "Pay Option". (updated 12.27.2012)
POP-6	City of Houston Pay or Play Program Department Quarterly Update -- Filled out and submitted by the Department POP Liaison on a quarterly basis. Used to report current POP Contracts. (updated 12.27.2012)
POP-7	City of Houston Pay or Play Program Contractor/Subcontractor Reporting Form (Play Option) - Filled out and submitted on a quarterly basis by the Contractor that will be participating in the "Play Option". (updated 04.03.2013)
POP-8	City of Houston Pay or Play Program Employee Waiver Request -- Filled out by the Contractor or Subcontractor/Employee in effort to request that an employee is waived from the POP Program requirements <b>(Waived upon OBO approval)</b> (updated 04.03.2013)
POP-9	City of Houston Pay or Play Self-Insured Request -- Filled out and submitted by a Contractor that is requesting to be considered a self-insured company <b>(Granted upon OBO approval)</b>

# Project Scope and Overview

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## **INFRASTRUCTURE**

**ROGER HEBERT / PROJECT MANAGER**

**HOUSTON AIRPORTS  
INFRASTRUCTURE DIVISION**

**ARCHITECT  
Daniel Ortiz / RDLR**

# Project Scope and Overview

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## PROJECT OVERVIEW:

**Terminal B Garage, 3<sup>rd</sup> & 4<sup>th</sup> Levels Rehab project consists of replacing existing expansion joints, restoration of walls and waterproofing traffic coat, structural repairs. It also includes the replacement of corroded electrical conduits and new light fixtures.**

# Project Scope and Overview

## Project Scope

- The main architectural issue noted in the existing assessment was the failure of the traffic parking coating at both levels of the garage. There appeared to have been some patching done after the initial evaluation at level 3, but the system failed and required total replacement.
- The failed traffic coating is the leading cause of water infiltration, but the expansion joints, and expansion joint covers, have also failed and are leaking. The water breached these systems has caused deterioration throughout the garage. All traffic coatings and expansion joints will have to be replaced and new striping and traffic markings applied on traffic coatings.
- The third source of water infiltration is the open staircases between levels 3 and 4. The drains at the bases of these stairs are full of debris and cannot keep up with demand during major rain events. There is evidence of these areas filling with water and leaking into the facility. All the doors in the stairways need replacement due to failed hardware and rust damage. A new enclosure will need to be built over the stairs at level 4 to protect the stairs. The existing stairs and stairways will need to be cleaned, resurfaced, and repainted. Railings and stair nosings will need to be replaced.
- All paint throughout the garage has failed due to moisture. In addition, the cementitious coating on the stair enclosure walls is cracking and failing. Walls will require resurfacing, and repainting throughout the garage.

# Project Scope and Overview

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## Notable:

- Questions?
- Quiet Period
- Thank You and



Good luck



# Project Site Visit

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**Site Visit:** A site visit will take place Thursday, February 10, 2022, at 1:30 P.M. (CST). Attendees meet at IAH-Terminal B Baggage Level near HPD Office. The site visit is the only opportunity for bidders to see the site before Bid Due Date.

# Project Site Visit

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## Reminder to participants:

**FOR THE HEALTH SAFETY OF OUR EMPLOYEES AND VISITORS, ALL INDIVIDUALS PARTICIPATING IN THE SITE VISIT MUST WEAR FACE COVERS THAT COVER THE NOSE AND MOUTH.**

**IF YOU ARE DISPLAYING SYMPTOMS OF COVID-19 AS DEFINED BY THE CENTERS FOR DISEASE CONTROL AND PREVENTION (CDC), WHICH INCLUDE HAVING A FEVER, DRY COUGH, SHORTNESS OF BREATH, CHILLS, REPEATED SHAKES WITH CHILLS, MUSCLE PAIN, HEADACHE, SORE THROUGHT OR A LOSS OF TASTE AND/OR SMELL, DO NOT PARTICIPATE IN THE SITE VISIT.**

# QUESTIONS...

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- **In order to be official, questions must be in writing and submitted to Jorge Ardines via email:**  
[jorge.ardines@houstontx.gov](mailto:jorge.ardines@houstontx.gov)
- **Answers will be posted in HAS website as Addendum:**  
<https://www.fly2houston.com/biz/opportunities/solicitations/102/>

**THANK YOU**