

A G E N D A



Recommendation for Council Action (CCO)

Austin City Council		Item ID:	57563	Agenda Number	8.
Meeting Date:	May 19, 2016				
Department:	Capital Contracting Office				
Subject					
Authorize negotiation and execution of a Construction Manager at Risk Agreement with AUSTIN COMMERCIAL, LP, for preconstruction phase services for the parking and office space project at the Austin Bergstrom International Airport, in an amount of \$998,406 with a contingency of \$201,594 for a total contract amount not to exceed \$1,200,000.					
Amount and Source of Funding					
Funding is available in the Fiscal Year 2015-2016 Capital Budget of the Department of Aviation.					
Fiscal Note					
A fiscal note is attached.					
Purchasing Language:	Best Value to the City of Austin of four offers received.				
Prior Council Action:	November 19, 2015 - Council approved negotiations and execution of a contract with Pierce, Goodwin, Alexander and Linville for design services. March 26, 2015 - City Council authorized use of Alternative Delivery Method.				
For More Information:	Rolando Fernandez, 512-974-7749; Sarah Torchin, 512-974-7141; Lucy Bonee 512-974-7967; Burton Jones, 512-974-7278; Vincent M. LeMond, 512-974-5632.				
Boards and Commission Action:	May 10, 2016 - Recommended by the Airport Advisory Committee on a 9-0-2 vote with Commission Members Albert Black and Luke Legate absent.				
Related Items:					
MBE / WBE:	This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 4.83% MBE and 2.23% WBE participation for the Preconstruction Phase Services. Prior to entering into the Construction Phase, the City will establish MBE /WBE goals for construction				

	and the Construction-Manager-at-Risk will submit a Compliance Plan meeting the construction goals or documentation detailing their Good Faith Efforts to meet the established goals.
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Additional Backup Information	
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<p>The continued and anticipated growth of the airport operations has necessitated the need for additional public parking and additional new office space. This project is to construct a new 5,000 to 7,500 space public parking garage with ABIA administration offices in the area of Lot A which is convenient to the Terminal Building. Currently, many administrative offices are housed in the mezzanine level of the Terminal. Moving existing administrative offices from the mezzanine level of the Terminal will free up space for revenue-generating lease space for airline and customer use. Additionally, Department of Aviation staff currently housed in other buildings may also be moved to the new office space. It is estimated that the total construction budget for the new parking garage and office space will be approximately \$120,000,000.</p>	
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<p>The Construction Manager at Risk method is a project delivery method where the City will contract with an architect/engineering firm to perform design services and separately contract with a Construction Manager at Risk to perform preconstruction and construction phase services. On November 19, 2015 Council approved negotiations and execution of a contract with Pierce, Goodwin, Alexander and Linville for the design services. The professional services agreement with Pierce, Goodwin, Alexander and Linville and their team started the design and project definition phase on April 12, 2016.</p>	
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<p>The project includes two major elements: the parking garage and administration offices. Therefore, it is our expectation that the project will have two Guaranteed Maximum Price proposal approvals. This RCA is to request funding authorization in the amount not-to-exceed \$1,200,000 for Preconstruction Phase Services.</p>	
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<p>Following Council authorization, the City will negotiate and execute a contract with Austin Commercial, LP for Preconstruction Phase Services. Austin Commercial, LP will begin collaborating with the City and the design firm throughout the design development to include constructability and scope reviews for optimal design; control of costs; preparation of budgets and schedules; construction trade outreach; and procurement of construction.</p>	
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<p>The top-ranked Construction Manager at Risk firm was selected by a City-staffed review panel that evaluated and scored proposals based on published evaluation criteria to determine the highest ranked proposer. The City selected the Construction Manager at Risk firm that will provide the "best value" to the City for preconstruction and construction services for the Project in accordance with Government Code 2269. The Construction Manager at Risk methodology is considered an alternative project delivery method when compared to traditional design-bid-build methodology for capital projects. Key features of this methodology include the ability to evaluate and select a qualified Construction Manager who offers the best value for the City. This is achieved through a prescribed two-step evaluation and selection process based on published evaluation criteria. The two-steps consist of Step One - Request for Qualifications, and Step Two - Request for Proposals.</p>	
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<p>In brief, a City-staffed evaluation panel evaluates, scores, and short-lists firms who responded to the Step One - Request for Qualifications. The short-listed offerors are requested to participate in Step Two - Request for Proposals. Following evaluations of proposals and interviews, the short-listed firms are ranked. The top-ranked firm becomes the recommended Construction Manager.</p>	
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<p>The top-ranked construction manager at risk firm provided a Minority-owned Business Enterprise and Women-owned Business Enterprise Compliance Plan for Preconstruction Phase Services that met the goals of the solicitation and was approved by the Small and Minority Business Resources Department.</p>	
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<p>Subcontracting opportunities will arise during the Construction Phase of this project; however, the specific scopes and magnitude of the construction work cannot be determined until design has been sufficiently completed. Prior to entering</p>	
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into the Construction Phase, the City will establish Minority-owned Business Enterprise and Women-owned Business Enterprise goals for construction and the construction manager at risk firm will submit a Compliance Plan meeting the construction goals or documentation detailing their Good Faith Effort(s) to meet the established goals.

TOP RANKED FIRM:

Austin Commercial, Austin, Texas

SECOND RANKED FIRM:

Hensel Phelps Construction Company, Austin, Texas

This project is located within zip code 78719 (District 2). The project will be managed by the Public Works Department and the Department of Aviation.