

## A G E N D A



## Recommendation for Council Action (CCO)

Austin City Council

Item ID:

67565

Agenda Number

5.

Meeting Date:

March 23, 2017

Department:

Capital Contracting Office

## Subject

Approve funding for the Austin Bergstrom International Airport Parking Garage and Administration Offices construction manager-at-risk contract with AUSTIN COMMERCIAL, LP, for the contractual construction cost limitation in an amount not to exceed \$220,000,000. (District 2)  
 Related to Item(s): 2, 3, 6, 7

## Amount and Source of Funding

Funding is available in the Fiscal Year 2016-2017 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:**

May 19, 2016 - Council approved preconstruction phase services for the Austin Bergstrom International Airport Terminal/Parking Garage and Administration Offices Construction Manager-at-Risk contract.

November 19, 2015 - Council approved a contract with Pierce, Goodwin, Alexander and Linville (dba PGAL) for design services.

March 26, 2015 - Council approved the use of the Construction Manager-at-Risk Alternative Delivery Method.

**For More  
Information:**

Rolando Fernandez, 512-974-7749; Sarah Torchin, 512-974-7141; Vincent M. LeMond, 512-974-5632; Burton Jones, 512-974-7278; Robert Mercado, 512-530-2515.

**Boards and  
Commission  
Action:**

March 14, 2017 - Recommended by the Airport Advisory Commission on a vote of 7-0-1 with Commissioner Sepulveda absent.

<b>Related Items:</b>	
<b>MBE / WBE:</b>	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.
<b>Additional Backup Information</b>	
<p>Austin Bergstrom International Airport is experiencing unprecedented growth in both international and domestic air service. Passenger traffic levels exceeded projections in 2016, and as passenger volumes grow so does the demand for airport parking. This continued and anticipated growth of the airport has necessitated the need for additional public parking and new office space.</p> <p>This project involves the construction of a new 6,000 space public parking garage with highly desirable, protected spaces, a 70,000 square foot administration office building adjacent to the new garage, and improvements to the entrances to the long term and close-in parking lots to improve traffic flows and new overhead signage on Presidential Boulevard.</p> <p>The new parking lot will be located in the vicinity of Lot A, east of the present consolidated rental car facility and conveniently located near the terminal building. Currently, many administrative offices are housed in the mezzanine level of the terminal. By moving existing administrative offices from the mezzanine level of the terminal, the airport will be able to free up space for revenue-generating parking for airline and customer use. Additionally, the Department of Aviation staff currently housed in other buildings will be moved to the new office space.</p> <p>This request is for funding authorization in the amount not to exceed \$220,000,000 for Construction Phase Services.</p> <p>The Construction Manager-at-Risk method is a project delivery method where the City contracts with an architect/engineer to perform design services with a Construction Manager-at-Risk to perform preconstruction and construction phase services. The role of the Construction Manager-at-Risk goes beyond performing general contractor services. The Construction Manager-at-Risk is under contract early in the design process to perform key preconstruction phase services such as collaborating with the City and the design team on scope and constructability to optimize the design and control costs and budgets, and to provide quality assurance-quality control. After design, and before the Construction Manager-at-Risk begins construction, the City will negotiate and execute a Guaranteed Maximum Price for the remainder of the work, including actual construction.</p> <p>On November 19, 2015, Council approved negotiations and execution of a contract with Pierce, Goodwin, Alexander and Linville (dba PGAL) for the design services. The professional services agreement with PGAL and their team started the design and project definition phase on April 12, 2016.</p> <p>On May 19, 2016, Council selected Austin Commercial, LP as the Construction Manager-at-Risk for the preconstruction phase. Austin Commercial, LP began collaborating, via preconstruction services, with the City and the design firm for design development to include constructability and scope reviews for optimal design, control of costs, preparation of budgets and schedules, construction trade outreach, and ultimately the procurement of construction. This Council authorization will allow the City will negotiate and execute a contract with Austin Commercial, LP for Construction Phase Services.</p> <p>Austin Commercial LP, as the 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 goal of the</p>	

solicitation and was approved by the Small and Minority Business Resources Department. Additional subcontracting opportunities will also 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 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.

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.