

AGENDA



Recommendation for Council Action (CCO)

Austin City Council	Item ID:	50979	Agenda Number	7.
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Meeting Date:	October 15, 2015
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Department:	Capital Contracting Office
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Subject

Authorize negotiation and execution of an amendment to the professional services agreement with M. ARTHUR GENSLER, JR. and ASSOCIATES INC., dba GENSLER to provide professional services for the Austin Bergstrom International Airport Terminal/Apron Expansion and Improvements Project in the amount of \$18,000,000 for a total contract amount not to exceed \$36,000,000. Related to Item # 6.

Amount and Source of Funding

Funding is available in the Fiscal Year 2015-2016 Capital Budget of the Aviation Department.

Fiscal Note

A fiscal note is attached.

Purchasing Language:	Staff recommendation was the most qualified firm out of five firms evaluated through the City's qualification-based selection process. This amendment is for professional design fees.
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Prior Council Action:	
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For More Information:	Robert Pirtle, 512-974-7234; Janice White, 512-530-6388; Rolando Fernandez, 512-974-7749; Sarah Torchin, 512-974-7141.
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Boards and Commission Action:	To be reviewed by the Austin Airport Advisory Commission on October 13, 2015.
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Related Items:	
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MBE / WBE:	This contract was awarded in compliance with City Code Chapter 2-9B (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 15.80% MBE and 15.80% WBE participation.
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Additional Backup Information

The Austin Bergstrom International Airport growth patterns have suggested that the Airport will need additional space for both passengers utilizing the terminal concourse and aircraft parking at the terminal gates. Currently, the Airport has 24 contact gates which have boarding bridges that service airplanes parked at each gate. The terminal concourse level, which consists of approximately 300,000 square feet, is nearing its service capacity.

The 2003 and 2008 Master Plan and Master Plan Phasing Projects recommended that the new space be added to the eastern end of the existing terminal facility. The expansion would add nine gates that will balance the terminal and provide approximately 70,000 square feet (a 23% increase) of new hold room space, concessions, restroom facilities, and concourse circulation space. It would also accommodate seven to eight additional aircraft parking spaces on the apron for both domestic and international airline operations. This near-term expansion will provide an approximate 30% increase in aircraft operational capacity. The expanded terminal will accommodate approximately 4 million additional passengers per year for a total of 15 million annual passengers – an increase of 27%.

In August 2014, Gensler and Associates was approved by City Council to begin Preliminary Design Services to include project scoping and project definition for the Terminal Expansion and Terminal Improvements project. In October 2014, Hensel Phelps Construction Company was selected as the Construction Manager-at-Risk responsible for preconstruction phase and construction phase services for the Terminal Expansion and Improvements Project. The terminal expansion will include gate expansion on the concourse level and apron level. The terminal improvements will consist of enhancements to the ticket lobby, roof inspections and replacements, electrical distribution infrastructure, airline radio infrastructure, terminal security system, bag claim level infrastructure, and terminal public address system replacement.

Through the process of project scoping and project definition, the apron and airside portions of the overall project were expanded to comply with Federal Aviation Administration requirements and to accommodate a request from the City's airline partners to add additional overnight aircraft parking positions, and a remote de-icing position. Together with the terminal expansion and improvements, the Construction Cost Limitation for the project is \$276,000,000 plus \$13,000,000 Owner contingency for a total not-to-exceed amount of \$289,000,000. By separate agenda item, Council action is requested to authorize additional funding for the Construction Manager-at-Risk agreement with Hensel Phelps Construction Company responsible for preconstruction and construction services for the Terminal Expansion and Improvements Project.

Aviation staff continues to work with the Federal Aviation Administration to apply for grants for the apron expansion and airside construction portion of the overall project. The process for accepting Federal Aviation Administration grants consists of accepting and executing the grant within a short timeframe. In an effort to make the federal funding process more efficient and to maximize the federal grant participation by the Federal Aviation Administration for the overall project construction, the project team (City, Gensler and Associates, and Hensel Phelps) anticipates the apron and terminal expansion and improvements project to be accomplished in five major phases.

This request for Council authorization is for additional funding for all remaining design services required for the project. The work will be sequenced to allow on-going operations of the Airport Terminal Building for the duration of terminal expansion construction. The sequence of work contains the following separate Guaranteed Maximum Price for five distinct designated phases of the overall project as follows:

- Phase 1: Demolition of an unused regional corrosion control facility building which must be removed before the project can begin and to allow for construction of the new aircraft de-Icing facility.
- Phase 2: Construction of Apron Expansion Area A to accommodate apron and taxiways suitable for large, international flight aircraft
- Phase 3: Construction of Apron Expansion Area B to extend the apron and taxiway to the east side of the new Terminal Building.
- Phase 4: Construction of Apron Expansion Area C to extend the apron and taxiway to accommodate larger, international aircraft to taxi to the new Terminal Expansion Building.

Phase 5: Construction of the Terminal Expansion project and multiple improvement sub-projects inside the existing terminal building.

Participation goals stated in the original Request for Qualification (RFQ) solicitation were 1.90% African American; 9.00% Hispanic; 4.90% Native/Asian; and 15.80% WBE. The participation goals for the additional funding will remain the same.

This change order has been approved by the City's Change Control Committee. The Change Control Committee was established to comply with Council Resolution No. 20120126-048, which required the establishment of consistent criteria and process to evaluate contractual changes for all contracts administered by the Contract Management Department. The Change Control Committee is comprised of management-level subject matter experts.

This project is located in zip code 78719 (District 2) and is managed by the Aviation Department.

Gensler is located in Austin, TX