



Recommendation for Action

**File #:** 19-2622, **Agenda Item #:** 12.

8/22/2019

**Posting Language**

Authorize the revision of the Construction Cost Limitation related to the New Information Technology Building Construction Manager-At-Risk contract with Austin Commercial, LP to add \$5,000,000 in funding for a revised Construction Cost Limitation not to exceed amount of \$35,000,000. Related to Item #11.

[Note: This contract was awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 6.00% DBE participation.]

**Lead Department**

Capital Contracting Office

**Managing Department(s)**

Public Works Department

**Fiscal Note**

Funding is available in the Fiscal Year 2018-2019 Capital Budget of the Department of Aviation.

**Purchasing Language:**

Original contract was awarded through a qualifications-based selection process.

**Prior Council Action:**

August 9, 2018 - Council authorized the negotiation and execution of a Construction Manager-at-Risk agreement and approved the Construction Cost Limitation of \$30,000,000 for the New Information Technology Building.

November 9, 2017 - Council authorized use of Construction Manager-at-Risk Alternative Delivery Method.

**For More Information:**

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or [AgendaOffice@austintexas.gov](mailto:AgendaOffice@austintexas.gov).

NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749 or Beverly Mendez, 512-974-3596.

**Council Committee, Boards and Commission Action:**

To be reviewed by the Airport Advisory Committee on August 13, 2019

**Additional Backup Information:**

The original Information Technology Building at Austin-Bergstrom International Airport was constructed by the Air Force in 1952. In order to provide a modern and expanded facility to allow for at least 20 years of growth, a new Information Technology Building is being built. This new facility is mission critical and will be the primary location of the Airport's telecommunications, data and computer centers and supporting technical staff.

This Recommendation for Council Action revises the Construction Cost Limitation (CCL) to provide funding authorization for the renovation and expansion of the Information Technology building.

An initial project budget of \$30M was established to engage a Construction-Manager-at-Risk (CMR). After several months of programming and completion of 100% Schematic Design, the construction cost estimate came in higher due to the extensive mechanical, electrical and security required to meet reliability and redundancy necessary for the critical nature of these operations. This is a continuous operation facility running vital airport telecommunication, computer and data functions. The main computer room will remain in place and be operational throughout construction. The data center will need to be relocated during construction to a temporary location with all of the required back-up utilities for reliability.

The CCL is not the contract amount, but rather a budget threshold for which the final contract amount shall not exceed without prior Council approval. The CCL is an amount which includes all work performed by the Construction Manager consisting of preconstruction phase services and construction phase services, including fees and construction contingencies.

This project is located within zip code 78719 (District 2).

Austin Commercial LP is located in Austin, Texas.