

AGENDA



Recommendation for Council Action (CMD)

Austin City Council	Item ID:	30119	Agenda Number	7.
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Meeting Date:	February 13, 2014
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Department:	Contract Management
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Subject

Authorize the use of the construction manager-at-risk method of contracting for construction of the new Terminal 7 Gate Expansion Project at the Austin-Bergstrom International Airport in accordance with Texas Government Code Chapter 2267.

Amount and Source of Funding

[Redacted]

Fiscal Note

There is no unanticipated fiscal impact. A fiscal note is not required.

Purchasing Language:	[Redacted]
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Prior Council Action:	[Redacted]
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For More Information:	Shane Harbison, 512-530-6652; Lynda Williams, 512-974-3066; Felecia Shaw, 512-974-6017.
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Boards and Commission Action:	January 14, 2014 - Approved by the Austin Airport Advisory Commission on a 3-1 vote with Commissioner Murphy abstaining.
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Related Items:	[Redacted]
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MBE / WBE:	This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program).
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Additional Backup Information

Recent growth patterns have suggested that ABIA will need additional space for both passengers utilizing the terminal and aircraft parking at the terminal gates as soon as 2015. Currently, ABIA has 24 contact gates which have boarding bridges that service airplanes parked at each gate. The terminal is nearing its service capacity of 11 million total passengers.

In keeping with the recommendations in both the 2003 and 2008 Master Plan and Master Plan Phasing Projects, respectively, the new space will be added to the eastern end of the existing terminal facility. This expansion will “balance” the terminal and provide much needed space for the ever-expanding passenger and aircraft operational numbers. The east terminal gate expansion will provide new holding room space, concessions, restroom facilities, concourse circulation space, and additional terminal renovations. It will also provide the added terminal footprint that will be able to accommodate seven to eight additional aircraft parking spaces on the apron for both domestic and international airline operations, and new detention and water quality ponds to support the new apron. The expanded terminal will be able to accommodate approximately 4 million additional passengers per year for a total of 15 million annual passengers – an increase of 27% that will provide a passenger level of service through 2025.

It is estimated that the total budget for the expansion/renovations and the apron and water quality pond will be approximately \$200,000,000. We anticipate the expansion to consist of the following:

- approximately 70,000+ sq. ft. on new terminal concourse space
- 7 new loading bridges and passenger hold rooms
- approximately 12,000 sq. ft. of concessions space
- international gate(s) capability (flexible international/domestic gates) on concourse level
- new restrooms on concourse level
- several airline operations offices on apron level
- potential of new baggage carousels on apron level
- new passenger technology improvements

The Construction Manager-At-Risk (CMAR) method is a project delivery method where the City will contract with an architect/engineer to perform design services and separately contract with CMAR to perform preconstruction and construction phase services. The role of the CMAR goes beyond performing general contractor services. The Construction Manager 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 and to optimize the design and control costs and budgets, and to provide quality assurance-quality control. After design, and before the CMAR begins construction, the City will negotiate and execute a Guaranteed Maximum Price for the remainder of the work, including actual construction.

A CMAR firm will be selected by a City-staffed evaluation panel that will evaluate and score proposals based on published evaluation criteria to determine the highest ranked proposer. As set forth in Texas Government Code Chapter 2267, the City will select a CMAR firm that will provide the “best value” to the City for preconstruction and construction services for the project.