

## CIP EXPENSE DETAIL

**DATE OF COUNCIL CONSIDERATION:**  
**CONTACT DEPARTMENT(S):**

8/7/14  
Aviation

**SUBJECT:** Authorize negotiation and execution of a professional services agreement with M. Arthur Gensler, Jr., and Associates Inc. dba Gensler (staff recommendation) or one of the other qualified responders to RFQ Solicitation No. CLMP146 to provide architectural services for the Austin Bergstrom International Airport Terminal/Apron Expansion and Improvements Project in an amount not to exceed \$18,000,000.00

Funding is available in the Fiscal Year 2013-2014 Capital Budget of the Aviation Department.

### CURRENT YEAR IMPACT:

<b>Department:</b>	<b>Aviation</b>
Project Name:	Terminal - Apron Expansion and Improvements Project
Fund/Department/Unit:	4910-8107-3288 Department of Aviation
Funding Source:	Airport Capital Fund
Current Appropriation:	400,000.00
Unencumbered Balance:	18,345,000.00
Amount of This Action:	(18,000,000.00)
Remaining Balance:	<u>345,000.00</u>
 Total Amount of this Action	 <u><u>18,000,000.00</u></u>

### ANALYSIS / ADDITIONAL INFORMATION:

The Austin Bergstrom International Airport (ABIA) 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 as soon as 2015. Currently, ABIA 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, respectively, completed for the airport recommended new space should be added to the eastern end of the existing terminal facility. The expansion would "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 to name a few. It could 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%.

The selected consultant will provide architectural design consulting services for Terminal Expansion and Terminal Improvements. The services were combined to maximize utilization of the trade contractors and minimize the overall impacts of the construction efforts to passengers and business partners. The Terminal Expansion will include gate expansion on the Concourse Level and Apron Level. The Terminal Improvements will consist of improvements to the ticket lobby, roof (inspections and replacements), hold room business centers, electrical distribution infrastructure, airline radio infrastructure, security checkpoint exit lane, terminal security system, bag claim level infrastructure, and terminal public address system replacement.

The selected consultant will work in concert with the construction manager at risk and city staff to deliver the terminal/apron expansion and improvements projects.

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This authorization provides for funding of services related to design services.

This request allows for the development of an agreement with the qualified responder that Council selects. If the City is unsuccessful in negotiating a satisfactory agreement with the selected responder, negotiations will cease with that provider. Staff will return to Council so that Council may select another qualified responder and authorize contract negotiations with this provider.

Participation goals stated in the solicitation were 1.90% African American; 9.00% Hispanic; 4.90% Native/Asian; and 15.80% WBE. The recommended firm provided a MBE/WBE Compliance Plan that met the goals of the solicitation and was approved by the Small and Minority Business Resources Department. The alternate firm provided a MBE/WBE Compliance Plan that met the goals of the solicitation and was approved by the Small and Minority Business Resources Department.

Notification of issuance of a Request for Qualifications (RFQ) for the subject services was sent to 3035 firms on February 21, 2014. The RFQ was obtained by 232 firms and 5 submitted qualification statements. None of the firms were certified MBE/WBE firms. Of the 5 firms evaluated, 3 firms were short-listed and interviewed. Interviewing of the short-listed firms results in the following recommendation.

**RECOMMENDED FIRM:** M. Arthur Gensler, Jr., and Associates Inc. d.b.a. Gensler

**ALTERNATE FIRM:** PGAL

M. Arthur Gensler, Jr., and Associates Inc. dba Gensler is located in Austin, Texas.  
PGAL is located in Austin, Texas.