



Recommendation for Action

File #: 22-2632, Agenda Item #: 28.

9/1/2022

Posting Language

Authorize negotiation and execution of a Construction Manager at Risk Agreement with Austin Bridge & Road, LP for preconstruction and construction services for the AEDP Airfield Infrastructure project in an amount not to exceed \$165,000,000.

[Note: This contract will be awarded in compliance with the requirements of 49 CFR Part 26 and City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 11.12% DBE participation].

Lead Department

Financial Services Department.

Managing Department

Public Works Department.

Fiscal Note

Funding is available in the Capital Budget of the Department of Aviation.

Purchasing Language:

Best Value to the City of three offers received.

Prior Council Action:

June 16, 2022 - Council authorized negotiation and execution of a professional services agreement with RS&H Inc.

October 14, 2021 - Council authorized use of Construction Manager at Risk Alternative Delivery Method.

For More Information:

Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749, Beverly Mendez, 512-974-3596, or the Project Manager, Burton Jones, 512-974-7278.

Council Committee, Boards and Commission Action:

August 9, 2022 - Recommended by the Airport Advisory Commission on a 10-0 vote with Secretary Hendricks absent.

Additional Backup Information:

Austin-Bergstrom International Airport (AUS) announced an Airport Expansion and Development Program (AEDP) to accommodate the needs of a growing Central Texas population. AUS forecasts the need for 20 additional gates in a new concourse planned for the midfield area directly south of the existing terminal requiring reconfiguration of the current midfield taxiways. The AEDP Airfield Infrastructure project will establish new midfield taxiways to preserve airfield connectivity. The project includes demolition of existing

infrastructure and construction of new airfield taxiway pavement, aircraft rated bridge structures, service roads, utilities, reconfiguration of the south campus drainage, security improvements, and updates to the airfield lighting and signage systems. Due to current economic conditions, the previously communicated project budget of \$130,000,000 is now estimated at \$165,000,000. As part of the overall AEDP, related program construction may be added to the Construction Manager at Risk firm's scope of work. AUS will return to council for additional authority for any additional work.

Prior to entering into the Construction Phase, the City will establish Disadvantaged Business Enterprise (DBE) 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.

Additional subcontracting opportunities will also arise during the Construction Phase of this project; however, the specific scopes of the construction work cannot be determined until design has been sufficiently completed.

The Construction Manager at Risk method is a project delivery method where the City will contract with an architect/engineer to perform design services and separately contract with a Construction Manager at Risk firm to perform preconstruction and construction phase services. The role of the Construction Manager at Risk firm goes beyond performing general contractor services. The Construction Manager firm 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 Construction Manager firm begins construction, the City will negotiate and execute Guaranteed Maximum Price packages for the remainder of the work, including actual construction.

The Construction Manager firm is recommended by a City-staffed evaluation panel that evaluated and scored proposals based on published evaluation criteria to determine the highest ranked proposer. As set forth in Government Code Chapter 2269, the City will select a construction manager firm that will provide the "best value" to the City for preconstruction and construction services for the project.

The AEDP Airfield Infrastructure project is considered an enabling project for the AEDP program to prepare for development of Concourse B and the tunnel between the two concourses. The construction of the new taxiways will enable the closure of the existing midfield taxiways while maintaining aircraft access to both ends of the runways and cross airport travel for both cargo and general aviation aircraft. If the item is not approved, the delivery of the new concourse will be delayed accommodating phasing that can maintain aircraft circulation throughout each step of the delivery of the new concourse and supporting infrastructure.

The contract allows 730 calendar days for completion of this project. This project is located within zip code 78719 (District 4).

Austin Bridge & Road, LP, is located in Irving, Texas.

Strategic Outcome(s):

Safety, Mobility, Government that Works for All.