



## FINANCIAL SERVICES DEPARTMENT

# Central Procurement – Capital Contracting Airport Advisory Commission Brief



# Agenda



- Organizational Structure
- Procurement Methods
- Contract Requirements
- Current Projects
- Upcoming Projects
- Questions



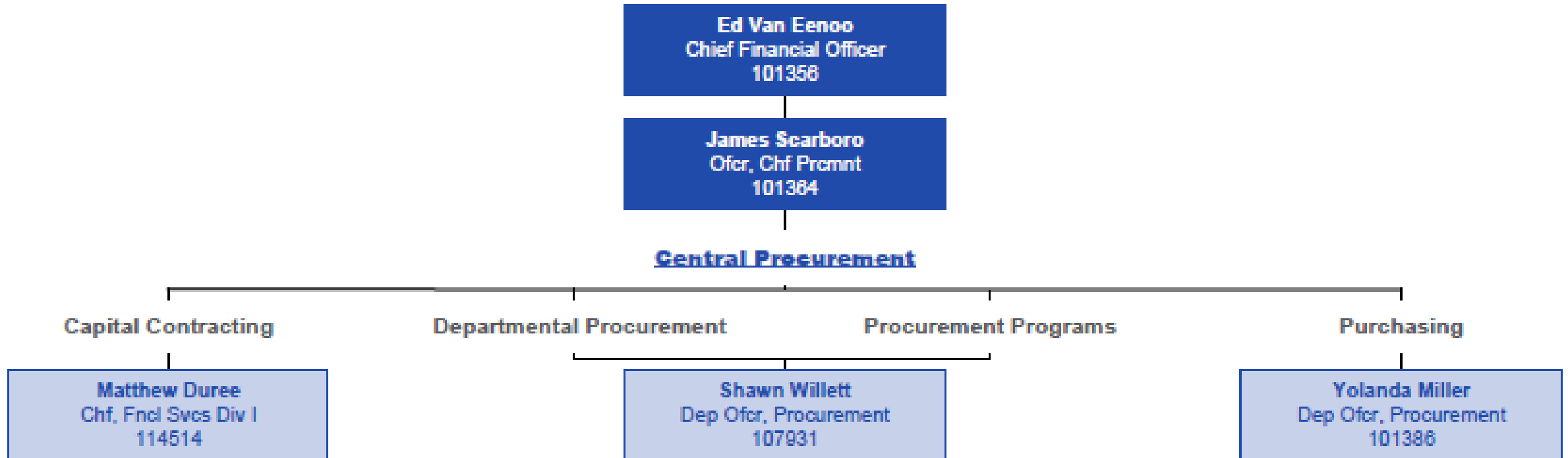
# Organizational Structure



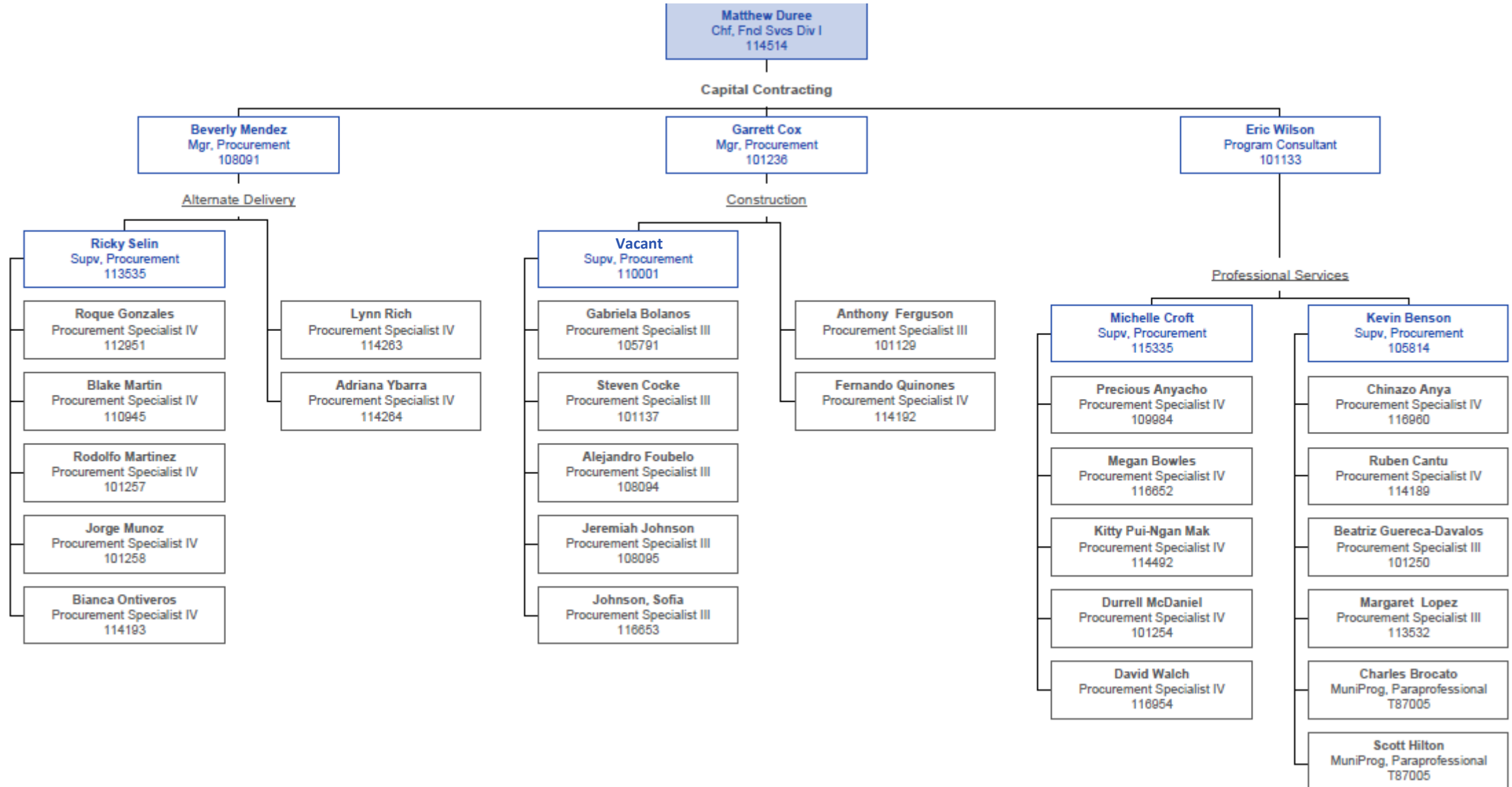
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# Central Procurement Organizational Chart



# Capital Contracting Organizational Chart





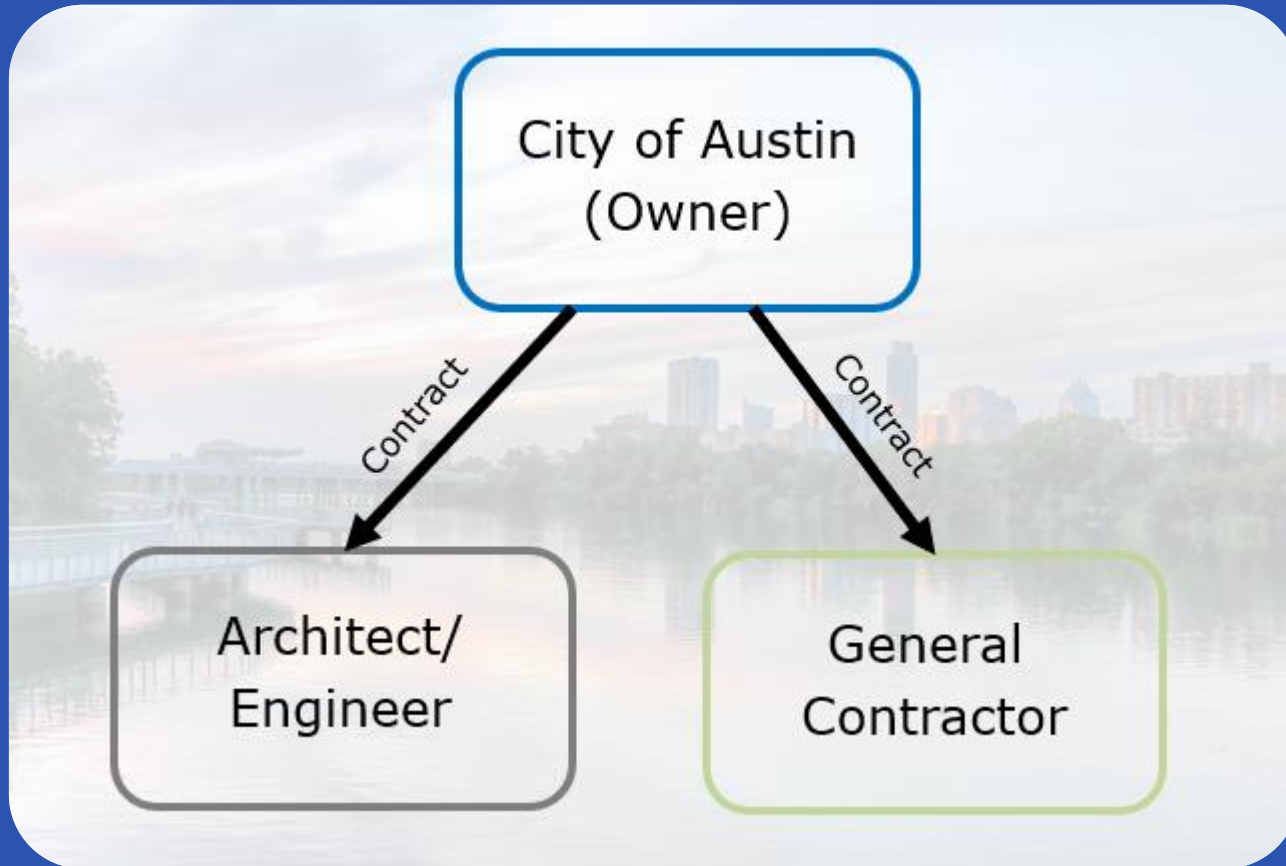
# Procurement Methods



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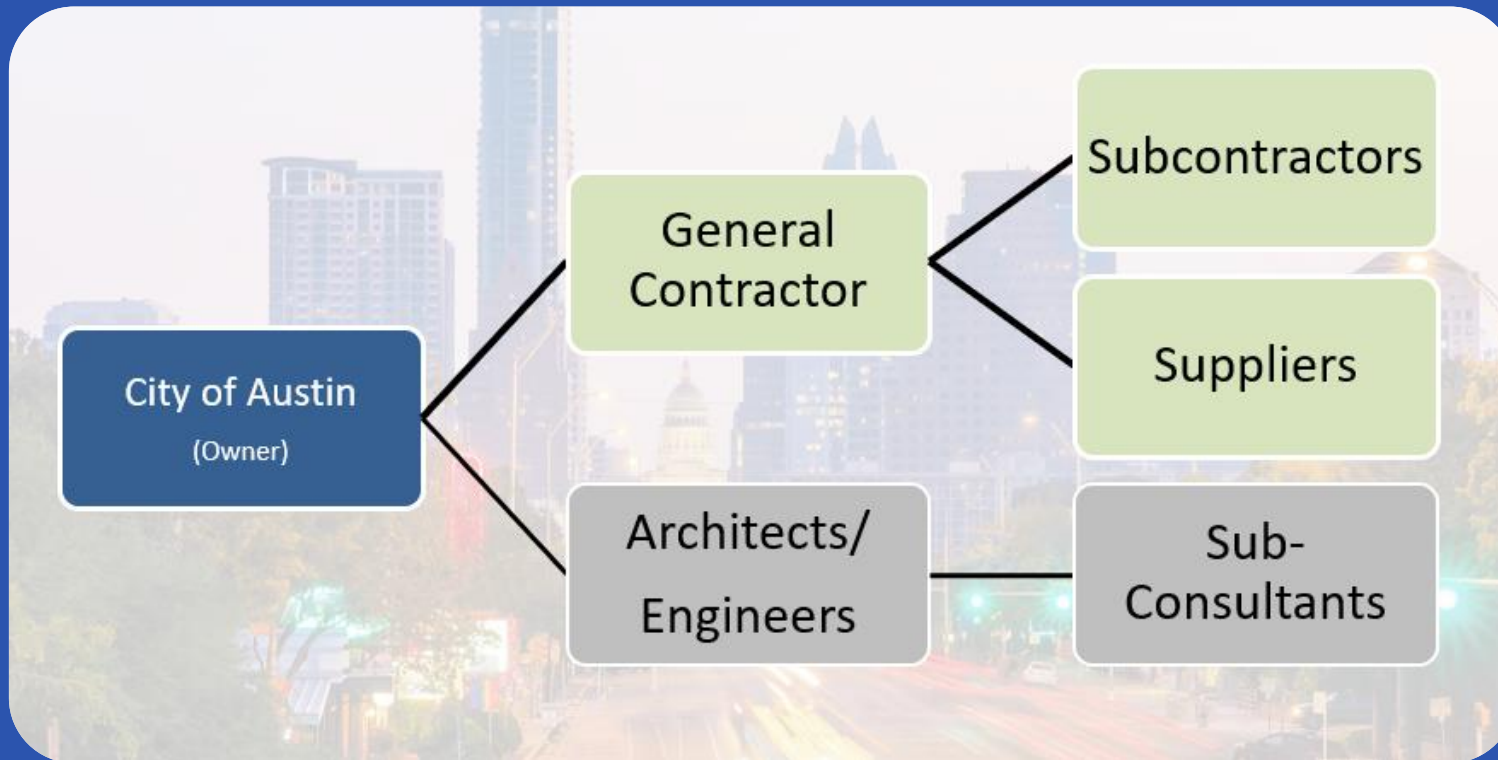
# Design/Bid/Build



- Most Commonly Used
- Lowest Cost, Responsive/Responsible Bidder Awarded

# Competitive Sealed Proposal

## Team Structure

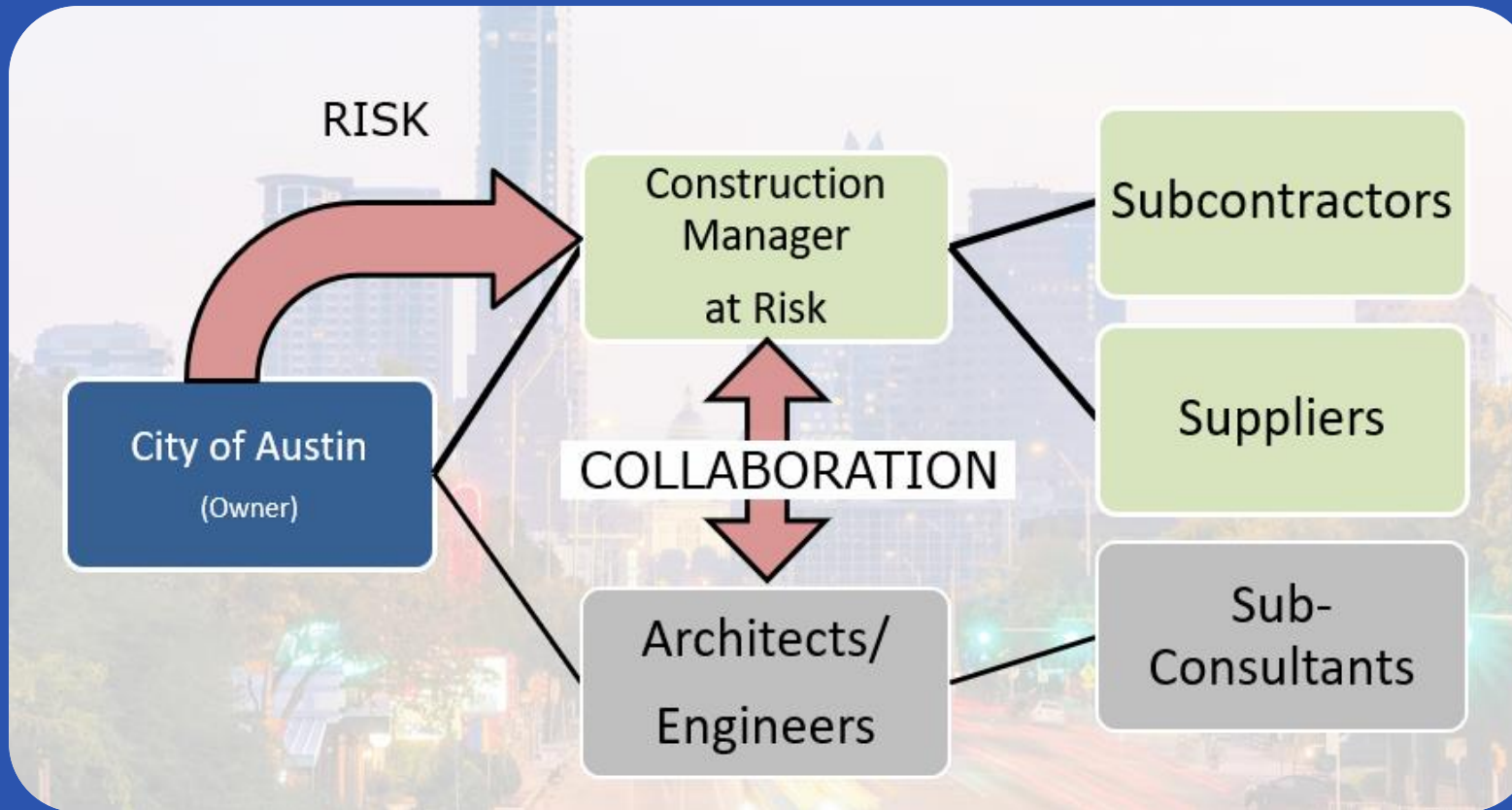


- Most similar to traditional (Design/Bid/Build)
- Contractor selected by Best Value
- Cost proposals are clarified and can be negotiated for changes in scope or schedule



# Construction Manager at Risk

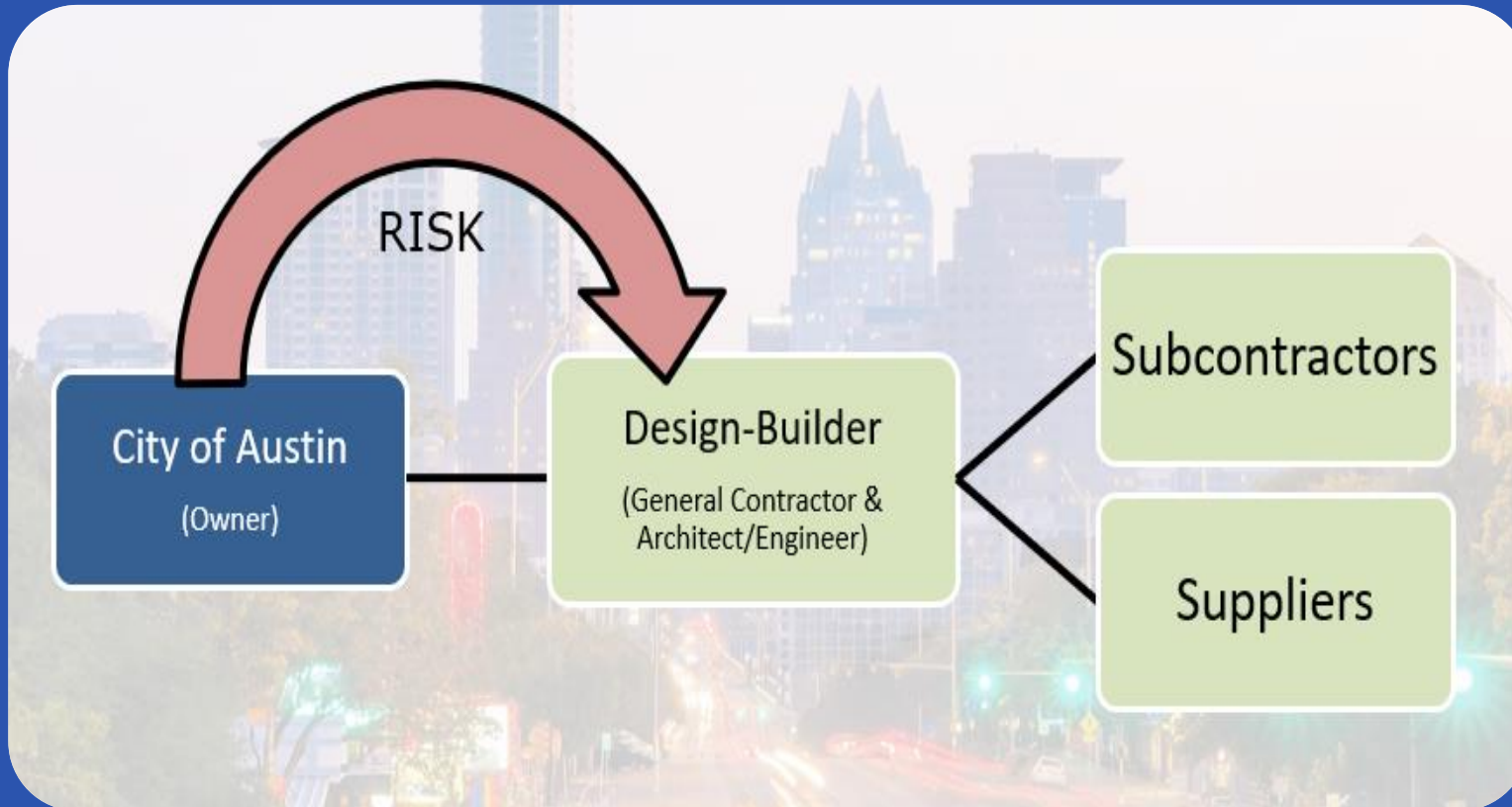
## Team Structure



- Contractor selected by Best Value
- Construction Manager (CM) is on-board during design phase to collaborate on constructability and cost savings
- CM is responsible for construction

# Design-Build

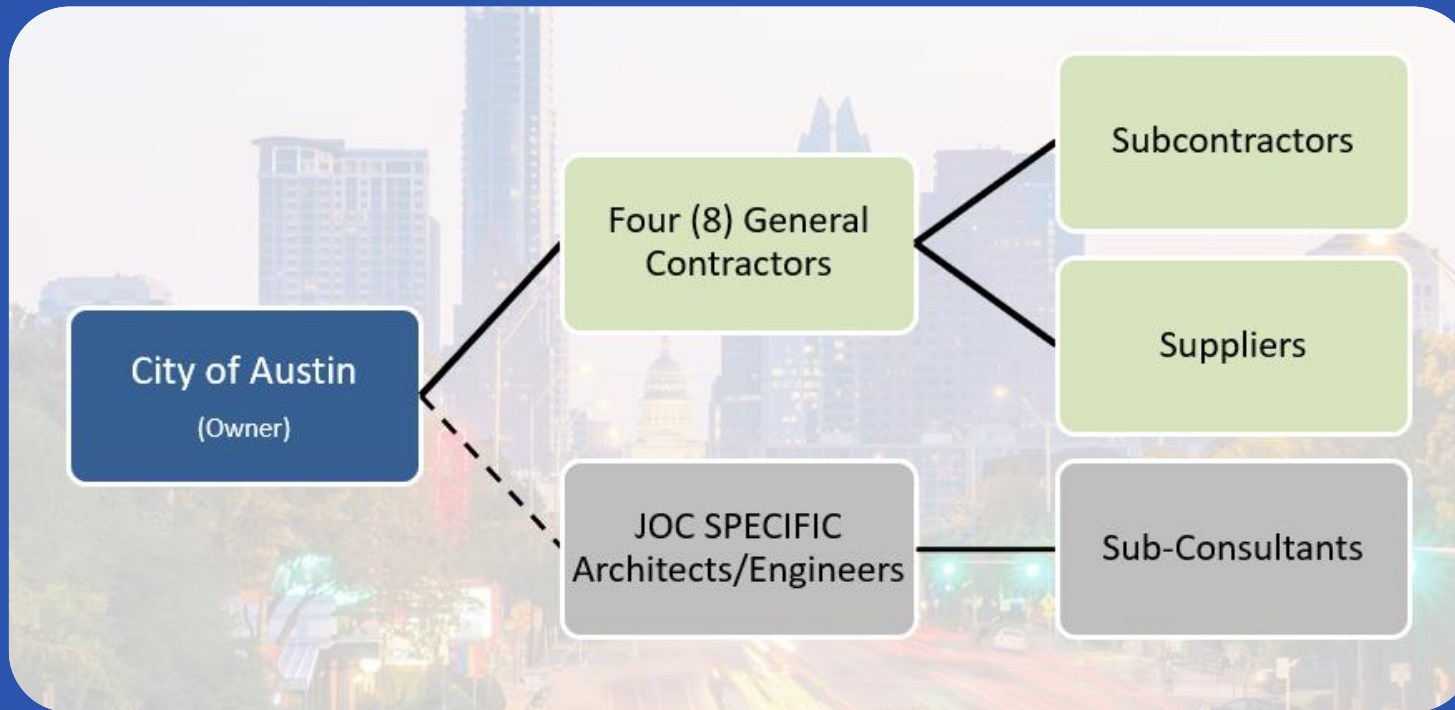
## Team Structure



- Design-Build is a single firm to perform both design and construction
- Contractor selected by Best Value
- Construction starts before design is complete (saves time)
- Professional Engineer represents the Owner

# Job Order Contracting

## Team Structure



- Contractor selected by Best Value
- Multiple Contractors on a Rotation List
- Unit Price Book for cost control
- Used for time-sensitive, minor construction, renovation or repair work of facilities
- Used for projects less than \$300,000



# Contract Requirements



# Wage Compliance – Section 00830



- Establishes current prevailing
- Current \$20 minimum wage
- Total Wage/Fringe benefit amounts
- Spells out recognized job classifications
  - No “helper” class
  - DOL-Registered Apprentices
  - No TDLR Apprentices without DOL-Registration as well
- Certified Payroll & Employee Certifications
- Registered apprentices
- Random site visits
- Contractor is responsible for providing a prevailing wage compliance software or application for this project, such as LCPtracker, eMars, or equivalent.

## Bidding Requirements, Contract Forms and Conditions of the Contract

### WAGE RATES AND PAYROLL REPORTING

Section 00830

#### 1. PAYMENT

##### 1.1 Classification Definitions, Building and Heavy and Highway

**1.1.1** Definitions for Building Construction and Heavy and Highway classifications shall conform to the current “Occupational Information Network (O\*NET)” as approved by the U.S. Department of Labor. For interpretive guidance, the Core Task list in O\*NET will be used to make prevailing wage determinations. Final classification of workers will be made by the OWNER.

##### 1.2 Minimum Wages

**1.2.1** Workers on Project shall be paid not less than wage rates, including fringe benefits, as published by the Department of Labor (DOL) or the \$20.00 minimum wage required by City of Austin Ordinance No. 20160324-015, whichever is higher. The Total Minimum Wage required can be met using any combination of cash and non-cash qualified fringe benefits provided the cash component meets or exceeds the \$20.00 minimum wage required.

**1.2.2** Such wage rates shall be used throughout the Contract. If a classification is to be used, which is not listed in the attached wage rates, CONTRACTOR shall submit to OWNER rates and classification proposed for use, for approval, prior to performance of the Work.

**1.2.3** All laborers and mechanics working upon the Work for this Project shall be paid unconditionally and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by Secretary of Labor under the Copeland Act, Title 29, CFR, Part 3) full wages accrued and when due, computed at rates not

# Construction Training Program – Section 00840

- **Intent:** Train and develop a pool of qualified skilled and semi-skilled labors on City Construction Projects while promoting local economic opportunities.
- The number of trainees is based on the project budget as shown below:

Construction Budget	Trainee Requirement	Trainees must be a Current Enrollee, or Graduate* of a COA-Approved:
\$500K - \$2.5M	2	• Pipeline Organization or • DOL-Registered/Approved/Certified Apprenticeship, OJT, or Bilingual Training Program
Over \$2.5M - \$5M	4	• Pipeline Organization or • DOL-Registered/Approved/Certified Apprenticeship, OJT, or Bilingual Training Program
Over \$5M - \$10M	6	• Pipeline Organization or • DOL-Registered/Approved/Certified Apprenticeship, OJT, or Bilingual Training Program
Over \$10M	15% of Total Workforce	• DOL-Registered/Certified Apprenticeship or Bilingual Training Program for <b>Vertical (BC) Projects</b> • DOL-Approved/Certified OJT or Bilingual Training Program for <b>Horizontal (HH) Projects</b>

- Currently partner with 19 Pipeline Organizations and 13 DOL Programs
- An initial Training Plan is required prior to NTP being issued, and monthly Training Reports are submitted until substantial completion is met



# Consultant/Contractor Performance Evaluation

- **Purpose:** To provide a uniform method of evaluating, tracking, and reporting vendor performance to support high quality City projects.
- Through program administration, the City gathers and maintains performance evaluations for historical record and use in future contract award decisions. Scores are averaged over a rolling five-year period and once the five years have surpassed, scores will no longer factor into the average.
- Consultants are evaluated on 9 different criteria, while Contractors are evaluated on 10; both evaluations have a highest possible score of 30 points.
- Scores are considered on evaluated and non-evaluated procurements.
- A rebuttal and appeal process is established for vendors who do not agree with the individual score assessed

# Current & Upcoming Projects



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# Current Projects



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Project Name	Start Date	Procurement Method
AUS Cargo Development East	Jul-22	IFB
AEDP Building Demolition	May-23	IFB
Barbara Jordan Terminal (BJT) Vertical Circulation	Mar-22	JOC
Security Door Hardware Replacement	Jun-21	JOC
Security and Badging Office Remodel at AUS	Jan-23	JOC
WC2020.4 BJT Restroom Renovation	Jun-23	JOC
Airport Rescue & Fire Fighting (ARFF) Canopy	May-23	JOC
Surface Parking Phase I (Design)	Sep-23	RL
AEDP Airfield Infrastructure	TBD	PSA
AEDP Airfield Infrastructure	TBD	CMR
ABIA Terminal Centralized Baggage Handling System Design Criteria Manual	TBD	PSA
ABIA Terminal Centralized Baggage Handling System	TBD	DB
BJT Optimization - Construction	TBD	CMR



# Upcoming Projects



Project Name	Scheduled Start Date	Procurement Method
Reconfigure Planning and Development Building	Feb-23	IFB
Parallel Taxiway Delta	Apr-23	CMR
Stormwater Improvements Phase 2	Dec-23	IFB
Cargo Lane Reconstruction	TBD	IFB
AEDP Building Demolition	Oct-23	IFB - IDIQ
ABIA North Reclaimed Water Loop	Oct-23	IFB
Architectural and Engineering Services RL (Architectural)	Dec-23	PS - RL
Architectural and Engineering Services RL (Civil)	Dec-23	PS - RL
AUS Bldg Commissioning Services (Agent)	Dec-23	PSA
Utility Infrastructure Campus-Wide (Design)	Dec-23	PSA
AUS Construction Mtrl., Geotech, and Foresic Eng. Servs.	Mar-23	PS-RL
Arrivals and Departures Hall, Red Garage Demo, Roadways and Utilities (Design)	Mar-23	PSA
BJT Optimization Phase 2	TBD	CMR
New Central Utility Plant	TBD	DB
New Purple Parking Garage	TBD	DB
Concourse B, Tunnel & Apron	TBD	DB



# QUESTIONS?