



City of Austin

Recommendation for Action

File #: 24-4347, Agenda Item #: 32.

4/18/2024

Posting Language

Authorize negotiation and execution of a design-build contract for design and construction services for the Austin Bergstrom International Airport Central Utility Plant Relocation project with JE Dunn Construction Company, in an amount not to exceed \$162,000,000.

[Note: This contract will be awarded in compliance with 49 CFR Part 26 (Disadvantaged Business Enterprise Program and City Code Chapter 2-9A (Minority-Owned and Women-Owned Business Enterprise Procurement Program) by meeting the goals with 18.90% DBE participation].

Lead Department

Financial Services Department.

Managing Department

Capital Delivery Services.

Fiscal Note

Funding is available in the 2023-2024 Fiscal Year Capital Budget of the Department of Aviation.

Purchasing Language:

The Financial Services Department issued a Request for Qualifications (RFQS) 6100 CLMA051 for these services. The solicitation was issued on November 20, 2023, and closed on January 12, 2024. Of the six (6) offers received, the recommended contractor submitted the best evaluated responsive offer. A complete solicitation package, including a log of offers received, is available for viewing on the City's Financial Services website, Austin Finance Online. This information can currently be found at https://financeonline.austintexas.gov/afo/account_services/solicitation/solicitation_details.cfm?sid=139842.

Prior Council Action:

October 05, 2023 - Council approved on consent the Design-Build methodology, item 20, on a 9-0 vote.

For More Information:

Direct questions regarding this Recommendation for Council Action to the Financial Services Department - Central Procurement at: FSDCentralProcurementRCAs@austintexas.gov or 512-974-2500. Respondents to the solicitation and their Agents should direct all questions to the Authorized Contact Person identified in the solicitation.

Council Committee, Boards and Commission Action:

April 10, 2024 -Airport Advisory Commission.

Additional Backup Information:

This project is for a new, relocated, and expanded capacity Central Utility Plant facility that is needed to support the Airport Expansion Development Program (AEDP). This plant facility is important for future airport growth, efficiency, sustainability, risk, and cost reduction.

The existing Austin Bergstrom International Airport plant has been in operation since 1997. It serves approximately 965,000 square feet of the Barbara Jordan Terminal with cooling and heating. The existing plant is not sized to serve the anticipated future loads of the AEDP facilities and equipment cannot be added to the existing building.

The airport's Central Utility Plant Relocation project will have the goal of designing, constructing, and commissioning a new, appropriately sized plant facility and associated Thermal Energy Storage. It will utilize current efficiency technology, equipment, and operational processes to provide reliable, redundant, and resilient service for the existing and future cooling and heating loads. The scope of work includes a new plant facility building, site development, permitting, utility connections, chillers and cooling towers, boilers, pumps, variable frequency drives, electrical switchgear, chilled and hot water Thermal Energy Storage tanks, hydronic piping, controls, and monitoring systems, as well as building and systems commissioning. The plant facility's relocation site will be within existing airport land with access from the highway.

The Department of Aviation will be applying for Federal Grants through the Bi-Partisan Infrastructure Law including the Airport Infrastructure Grant, the Airport Terminal Program, and other Federal Grants.

The Design-Build contract is recommended for award to the Design-Builder providing the best value to the City, as established through a qualifications-based selection process. A design-build solicitation is a two-step process consisting of Request for Qualifications and Request for Additional Information. A diverse City-staffed Evaluation Panel comprised of technical experts, reviews, scores, and shortlists Design-Builder firms. The result of which is the selection of the highest-ranked firm. Council's authorization is requested to negotiate and execute an agreement with the highest ranked firm to begin design phase services. DBE goals are initially established for the design phase services only. When Design is sufficiently complete and prior to Construction Phase, DBE goals are established based on identified construction trades.

Authorization of the selected Design-Build team will allow this AEDP enabling project to move forward early to facilitate other AEDP construction improvements needed to address unprecedented passenger growth at AUS.

If this item is not approved, it will impact the airport's expansion and new AEDP facilities.

Construction must begin June 2025 and be substantially complete November 2027 for this project. This project is located within zip code 78719 (District 2).