

**A RESOLUTION BY
TRANSPORTATION COMMITTEE**

A RESOLUTION AUTHORIZING THE AVIATION GENERAL MANAGER OR HIS DESIGNEE TO ISSUE A CONSTRUCTION AUTHORIZATION TO HOLDER-MOODY-BRYSON-BENCHMARK, A JOINT VENTURE, FOR ENABLING WORK ON PROJECT NUMBER FC-5621, CONCOURSE "C" MIDPOINT EXPANSION AT HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT IN AN AMOUNT NOT TO EXCEED \$9,000,000. ALL SERVICES WILL BE CHARGED TO AND PAID FROM THE ACCOUNT NUMBERS LISTED; AND FOR OTHER PURPOSES.

WHEREAS, the City of Atlanta ("City"), as owner and operator of Hartsfield-Jackson Atlanta International Airport ("H-JAIA"), has undertaken a major expansion program to accommodate increasing passenger traffic; and

WHEREAS, the City executed Contract FC-5621, Concourse "C" Midpoint Expansion, pursuant to Resolution 12-R-1275, which authorized Holder-Moody-Bryson-BenchMark, a Joint Venture, to provide Pre-Construction and General Contractor Services ("Project"); and

WHEREAS, the City would like to begin construction on enabling work in support of the Project, FC-5621, Concourse "C" Midpoint Expansion.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, that the Aviation General Manager is authorized to issue a Construction Authorization with Holder-Moody-Bryson-BenchMark, a Joint Venture, on behalf of the Department of Aviation, in an amount not to exceed \$9,000,000 for the Project.

BE IT FURTHER RESOLVED, that the Contractor is expected to achieve substantial completion of the Project within 350 calendar days from the date of the Notice to Proceed.

BE IT FURTHER RESOLVED, that all contracted work will be charged to and paid as follows: \$2,340,000 from PTAE0: 18101352 (Terminal Improvements) H0350050 (Concourse C Midpoint Expansion) 550281248 (DOA CP AMT GARBS 93EA) 5414002 (Facilities Other than Buildings) and FDOA: 5502 (Airport Renewal and Extension Fund)) 180201 (DOA Aviation Capital Planning & Development) 5414002 (Facilities Other than Bldgs) 7563000 (Airport) 101352 (Terminal Improvements) 81248 (DOA CP AMT GARBS 93EA); \$1,260,000 from PTAE0: 18111302 (Concourse Projects) H0350050 (Concourse C Midpoint Expansion) 552622067 (2012A GARBS Non -AMT) 5414002 (Facilities Other than Buildings) and FDOA: 5526 (2012A GARBS Non-AMT) 180201 (DOA Aviation Capital Planning & Development) 5414002 (Facilities Other than Bldgs) 7563000 (Airport) 111302

(Concourse Projects) 22067 (2012A GARBS Non-AMT); and \$5,400,000 from PTAE0: 18111302 (Concourse Projects) H0350050 (Concourse C Midpoint Expansion) 552822068 (2012C GARBS AMT) 5414002 (Facilities Other than Buildings) and FDOA: 5528 (2012C GARBS AMT) 180201 (DOA Aviation Capital Planning & Development) 5414002 (Facilities Other than Bldgs) 7563000 (Airport) 111302 (Concourse Projects) 22068 (2012C GARBS AMT).

BE IT FINALLY RESOLVED, BE IT FINALLY RESOLVED, that this Construction Authorization will not become binding on the City, and the City will incur no liability or obligation under it until it has been executed by the Aviation General Manager or his Designee, approved by the City Attorney as to form, and delivered to Holder-Moody-Bryson-BenchMark, a Joint Venture.

FC-5621; CONCOURSE 'C' MIDPOINT EXPANSION, HOLDER- MOODY-BRYSON-BENCHMARK ("HMBB"), A JOINT VENTURE

The Concourse "C" Midpoint Expansion project will substantially improve passenger circulation as well as improve customer service levels with additional passenger amenities including new and larger Food & Beverage outlets and mixed retailing. The total renovation/expansion area is approximately 52,000 square feet. Two new escalators banks from the APM will be included in this project along with 2 new elevators to assist with concession deliveries which will allow the two existing elevators that go between the APM level and the Concourse level to be used exclusively for passengers.

FC-5621, CONCOURSE "C" MIDPOINT EXPANSION

Authorizing Resolution: 12-R-1275

Adopted: October 1, 2012

Approved: October 10, 2012

Contract Term: 330 calendar days from Notice to Proceed

TEAM INFORMATION FOR HMMB

Joint Venture comprised of:

1. Holder Construction Company, LLC
2. C.D. Moody Construction Company, INC
3. Bryson Constructors
4. BenchMark Management, LLC (FBE)

FC-5621; CONCOURSE 'C' MIDPOINT EXPANSION, HOLDER- MOODY-BRYSON-BENCHMARK ("HMBB"), A JOINT VENTURE

1. Holder Construction Company

Holder Construction was started in 1960 and provides quality construction services. Services provided are Pre-Construction, Construction, Building Information Modeling, Planning and Design Support, Sustainable Services, Safety & Risk Management, MEP Support and Commissioning, and Building Information Exchange.

Domicile:

Holder Construction Company
3333 Riverwood Parkway SE
Suite 400
Atlanta, GA 30339
Phone: 770.988.3000
Fax: 770.988.3042

Contact:

David W. Miller
3333 Riverwood
Suite 400
Atlanta, GA 30339

Legal Structure:

Limited Liability Company

Major Offices:

Atlanta, Georgia
Charlotte, North Carolina
Dallas, Texas
Washington, D.C.
Phoenix, AZ

**FC-5621; CONCOURSE 'C' MIDPOINT EXPANSION, HOLDER-
MOODY-BRYSON-BENCHMARK ("HMBB"), A JOINT
VENTURE**

2. **C.D. Moody Construction Company, Inc.**

Established in 1988, C.D. Moody Construction Company, Inc. is an award-winning general contracting and construction management firm specializing in aviation, collegiate, commercial, K-12, municipal, nonprofit, and retail facilities, as well as historic renovations. C.D. Moody Construction Company is ranked as one of Atlanta's Top 25 Commercial Contractors and Top 100 Private Companies by Atlanta Business Chronicle.

Domicile:

C.D. Moody Construction Company, Inc.
6017 Redan Road
Lithonia, Georgia 30058
Phone: 770.483.7778
Fax: 770.482.7727

Contact:

C. David Moody, Jr.
6017 Redan Road
Lithonia, Georgia 30058

Legal Structure:

Incorporated

Major Offices:

Atlanta, Georgia

**FC-5621; CONCOURSE 'C' MIDPOINT EXPANSION, HOLDER-
MOODY-BRYSON-BENCHMARK ("HMBB"), A JOINT
VENTURE**

3. **Bryson Constructors, Inc.**

Bryson Constructors is a full-service contractor that assists clients offering a complete range of service which include:

- a. Preconstruction: Design assistance, scheduling & critical path reporting, phase project management, estimating & budgeting controls, LEED certification management, value engineering subcontractor qualifications.
- b. Construction: Scheduled maintenance, self-performance activities, quality control program, safety risk management, LEED certification management, subcontractor management, change management.
- c. Post-Construction: Certificate of occupancy, as-built documentation commissioning/warranty programs.

Domicile:

Bryson Constructors, Inc.
2847 Main Street
East Point, GA 30344
Office: 404.762.1000
Fax: 404.762.1056

Contact:

Steven Barnes
2847 Main Street
East Point, GA 30344

Legal Structure:

Incorporated

Major Offices:

Atlanta, Georgia

**FC-5621; CONCOURSE ‘C’ MIDPOINT EXPANSION, HOLDER-
MOODY-BRYSON-BENCHMARK (“HMBB”), A JOINT
VENTURE**

4. BenchMark Management, LLC (FBE)

BenchMark Management, LLC is a design, construction administration, program management, resident inspection, and engineering consulting firm that specialize in municipal sewer collection and treatment, water distribution, and stormwater management projects in Metropolitan Atlanta. The Company is headquartered in Atlanta, Georgia and is certified with Dekalb County as Local Small Business Enterprise LSBE Consulting Firm.

The Company is certified by the City of Atlanta and Fulton County as a minority and women-owned business and by Georgia DOT as a Disadvantaged Business Enterprise. Founded in November 2003 with two full-time employees, BenchMark currently employs 25 project managers and engineers.

Domicile:

BenchMark Management, LLC
100 Peachtree Street
Suite 1900
Atlanta, GA 30303
Phone: 404.581.9656
Fax: 404.581.0158

Contact:

Jan Prisby Bryson
100 Peachtree Street
Suite 1900
Atlanta, GA 30303

Legal Structure:

Limited Liability Company

Major Offices:

Atlanta, Georgia

Part II: Legislative White Paper: (This portion of the Legislative Request Form will be shared with City Council members and staff)

A. To be completed by Legislative Counsel:

Committee of Purview:

Caption:

Council Meeting Date:

Requesting Dept.:

FAC Confirmed by:

B. To be completed by the department:

1. Please provide a summary of the purpose of this legislation (Justification Statement).

The Concourse C Midpoint Expansion project will substantially improve passenger circulation as well as improve customer service levels with additional passenger amenities including new and larger Food & Beverage outlets and mixed retailing. The total renovation/expansion area is approximately 52,000 square feet. Two new escalators banks from the Automated People Mover (APM) will be included in this project along with two new elevators to assist with concession deliveries which will allow the two existing elevators that go between the APM level and the Concourse level to be used exclusively for passengers.

This Resolution establishes the necessary funding to support enabling work (Advance Package) associated with the expansion of Concourse C. Advance Package work to generally include utility relocations around the expanded building footprint, piers and foundations, sub-grade utilities, and related enabling work.

When the design of the Midpoint Expansion reaches the 60% design development level, the General Contractor (Holder-Moody-Bryson-Benchmark, a Joint Venture) will propose a Guaranteed Maximum Price (GMP), which will include Advance Package, to construct the midpoint expansion. When the GMP is accepted by the City, the Department of Aviation will return to City Council to gain approval for the balance of the funding necessary to complete the project.

2. Please provide background information regarding this legislation.

Concourse C was opened in 1980 and was designed to accommodate dramatically fewer passengers than the airport is experiencing today. Current concession space on Concourse C is extremely inadequate; this project will bring Concourse C up to Department of Aviation standards for concession space; comparable to

Concourse "C" was opened in 1980 and was designed to accommodate dramatically fewer passengers than the airport is experiencing today. Current concession space on Concourse "C" is extremely inadequate; this project will bring Concourse "C" up to Department of Aviation standards for concession space; comparable to Concourses "A", "B", and "D". Also, as part of this project, the vertical transportation between the APM and the Concourse level will be improved with the addition of two escalator banks.

Concourses A, B, and D. Also, as part of this project, the vertical transportation between the APM and the Concourse level will be improved with the addition of two escalator banks.

3. If Applicable/Known:

- (a) **Contract Type (e.g. Professional Services, Construction Agreement, etc):** Construction Authorization
- (b) **Source Selection:** N/A
- (c) **Bids/Proposals Due:** N/A
- (d) **Invitations Issued:** N/A
- (e) **Number of Bids:** N/A
- (f) **Proposals Received:** N/A
- (g) **Bidders/Proponents:** N/A
- (h) **Term of Contract:** N/A

4. Fund Account Center (Ex. Name and number):

\$2,340,000 from PTAE0: 18101352 (Terminal Improvements) H0350050 (Concourse C Midpoint Expansion) 550281248 (DOA CP AMT GARBS 93EA) 5414002 (Facilities Other than Buildings) and FDOA: 5502 (Airport Renewal and Extension Fund)) 180201 (DOA Aviation Capital Planning & Development) 5414002 (Facilities Other than Blogs) 7563000 (Airport) 101352 (Terminal Improvements) 81248 (DOA CP AMT GARBS 93EA); \$1,260,000 from PTAE0: 18111302 (Concourse Projects) H0350050 (Concourse C Midpoint Expansion) 552622067 (2012A GARBS Non -AMT) 5414002 (Facilities Other than Buildings) and FDOA: 5526 (2012A GARBS Non-AMT) 180201 (DOA Aviation Capital Planning & Development) 5414002 (Facilities Other than Blogs) 7563000 (Airport) 111302 (Concourse Projects) 22067 (2012A GARBS Non-AMT); and \$5,400,000 from PTAE0: 18111302 (Concourse Projects) H0350050 (Concourse C Midpoint Expansion) 552822068 (2012C GARBS AMT) 5414002 (Facilities Other than Buildings) and FDOA: 5528 (2012C GARBS AMT) 180201 (DOA Aviation Capital Planning & Development) 5414002 (Facilities Other than Blogs) 7563000 (Airport) 111302 (Concourse Projects) 22068 (2012C GARBS AMT).

5. Source of Funds: Example: Local Assistance Grant PFC's, GARB's

6. Fiscal Impact: \$9,000,000

7. Method of Cost Recovery:

Examples:

This Legislative Request Form Was Prepared By: Tommy Thomas, Jr., P&D Contracts

TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: CANDACE L. BYRD

Dept.'s Legislative Liaison: Anita Williams

Contact Number: 404-530-6600

Originating Department: Aviation

Committee(s) of Purview: Transportation

Chief of Staff Deadline: 3/08/13

Anticipated Committee Meeting Date(s): 3/27/13

Anticipated Full Council Date: 4/15/13

Legislative Counsel's Signature: Kristen Rectenwald *Kristen M Rectenwald*

Commissioner's Signature: [Signature]

Chief Financial Officer: N/A

Chief Information Officer Signature (for IT Procurements) N/A

Chief Procurement Officer Signature: [Signature]

CAPTION

A RESOLUTION AUTHORIZING THE AVIATION GENERAL MANAGER OR HIS DESIGNEE TO ISSUE A CONSTRUCTION AUTHORIZATION TO HOLDER-MOODY-BRYSON-BENCHMARK, A JOINT VENTURE, FOR ENABLING WORK ON PROJECT NUMBER FC-5621, CONCOURSE "C" MIDPOINT EXPANSION AT HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT IN AN AMOUNT NOT TO EXCEED \$9,000,000. ALL SERVICES WILL BE CHARGED TO AND PAID FROM THE ACCOUNT NUMBERS LISTED; AND FOR OTHER PURPOSES.

**FINANCIAL IMPACT: (if any) \$9,000,000
Mayor's Staff Only**

Received by CPO: 2/18/13
(date)

Received by LC from CPO: _____
(date)

Received by Mayor's Office: [Signature] 3-5-13
(date)

Reviewed by: [Signature]
(date)

Submitted to Council: _____
(date)