

A RESOLUTION BY TRANSPORTATION COMMITTEE ESTABLISHING THE COMPENSATION LIMIT FOR THE HARTSFIELD ATLANTA CONSTRUCTION MANAGERS, LLC, A LIMITED LIABILITY CORPORATION OF JACOBS FACILITIES, INC., MHR INTERNATIONAL, INC., AND SMITH REAL ESTATE SERVICES, INC. TO PROVIDE CONSTRUCTION MANAGEMENT SERVICES, UNDER CONTRACT FC-7217-00A, DURING THE THIRD YEAR OF THE SECOND FIVE-YEAR RENEWAL TERM IN A TOTAL NOT TO EXCEED AMOUNT OF \$4,800,000.00; ALL SERVICES WILL BE CHARGED TO AND PAID FROM PTAE0: 18111310 (OTHER DIRECT COSTS PROJECT) 200 (TASK) 550291249 (DOA R N E 9999) 5212001 (CONSULTING/PROFESSIONAL SERVICES) AND FDOA: 5502 (AIRPORT RENEWAL AND EXTENSION FUND) 180201 (DOA AVIATION CAPITAL PLANNING & DEVELOPMENT) 5212001 (CONSULTING/PROFESSIONAL SERVICES) 7563000 (AIRPORT) 111310 (OTHER DIRECT COSTS PROJECT) 91249 (DOA R N E 9999); AND FOR OTHER PURPOSES.

Review List:

Patricia E McIver	Completed	01/02/2014 2:16 PM
Kristen M. Rectenwald	Completed	01/02/2014 2:29 PM
Information Technology	Skipped	01/02/2014 12:14 PM
Miguel Southwell	Completed	01/02/2014 2:35 PM
Procurement	Completed	01/02/2014 3:42 PM
Adam Smith	Completed	01/02/2014 4:24 PM
Mayor's Office	Completed	01/03/2014 12:12 PM
Office of Research and Policy Analysis	Completed	01/07/2014 5:32 PM
Transportation Committee	Pending	
Atlanta City Council	Pending	
Mayor's Office	Pending	

Certified by Presiding Officer	Certified by Clerk
Mayor's Action <i>See Authentication Page Attachment</i>	

LEGISLATION HISTORY - BLUE BACK

A RESOLUTION BY TRANSPORTATION COMMITTEE ESTABLISHING THE COMPENSATION LIMIT FOR THE HARTSFIELD ATLANTA CONSTRUCTION MANAGERS, LLC, A LIMITED LIABILITY CORPORATION OF JACOBS FACILITIES, INC., MHR INTERNATIONAL, INC., AND SMITH REAL ESTATE SERVICES, INC. TO PROVIDE CONSTRUCTION MANAGEMENT SERVICES, UNDER CONTRACT FC-7217-00A, DURING THE THIRD YEAR OF THE SECOND FIVE-YEAR RENEWAL TERM IN A TOTAL NOT TO EXCEED AMOUNT OF \$4,800,000.00; ALL SERVICES WILL BE CHARGED TO AND PAID FROM PTAE0: 18111310 (OTHER DIRECT COSTS PROJECT) 200 (TASK) 550291249 (DOA R N E 9999) 5212001 (CONSULTING/PROFESSIONAL SERVICES) AND FDOA: 5502 (AIRPORT RENEWAL AND EXTENSION FUND) 180201 (DOA AVIATION CAPITAL PLANNING & DEVELOPMENT) 5212001 (CONSULTING/PROFESSIONAL SERVICES) 7563000 (AIRPORT) 111310 (OTHER DIRECT COSTS PROJECT) 91249 (DOA R N E 9999); AND FOR OTHER PURPOSES.

WHEREAS, the City of Atlanta (the “City”) and Hartsfield Atlanta Construction Managers, LLC (HACM), entered into Contract No. FC-7217-00A to provide construction management services (“Services”) to facilitate expansion and improvements at Hartsfield-Jackson Atlanta International Airport (“Contract”), pursuant to Resolution 00-R-1479, adopted November 6, 2000 and approved by the Mayor on November 14, 2000; and

WHEREAS, the initial term of the Contract with HACM was five (5) years with two (2) five- year renewal options to be exercised at the sole discretion of the City; and

WHEREAS, the City renewed the Contract for the first five-year renewal period, effective September 26, 2006, pursuant to Resolution 06-R-1912 and renewed the Contract for the second five-year renewal period, effective September 26, 2011, pursuant to Resolution 11-R-1255; and

WHEREAS, the third year of the second five-year renewal began on September 26, 2013 and will continue through September 25, 2014; and

WHEREAS, the Contract provides that the compensation limit shall be legislatively established on an annual basis, and it has been determined to be in the City’s best interest to establish a compensation limit for the third year of the second five-year renewal in an amount not to exceed \$4,800,000.00.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, that the compensation limit for the third year of the second five-year renewal term, with HACM, is established in a total not to exceed amount of \$4,800,000.00.

BE IT FURTHER RESOLVED, that all services will be charged to and paid from PTAE0: 18111310 (Other Direct Costs Project) 200 (Task) 550291249 (DOA R N E 9999) 5212001 (Consulting/Professional Services) and FDOA: 5502 (Airport Renewal and Extension Fund) 180201 (DOA Aviation Capital Planning & Development) 5212001 (Consulting/Professional Services) 7563000 (Airport) 111310 (Other Direct Costs Project) 91249 (DOA R N E 9999).

AND FINALLY BE IT RESOLVED, that the Chief Financial Officer for the City is directed to pay all invoices pursuant to the foregoing upon receipt of requisitions therefore from the Aviation General Manager.

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: 12/27/13

Anticipated Committee Meeting Date(s): 1/15/14

Anticipated Full Council Date: 1/21/14

Legislative Counsel's Signature: Kristen Rectenwald *Kristen H 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 ESTABLISHING THE COMPENSATION LIMIT FOR THE HARTSFIELD ATLANTA CONSTRUCTION MANAGERS, LLC, A LIMITED LIABILITY CORPORATION OF JACOBS FACILITIES, INC., MHR INTERNATIONAL, INC., AND SMITH REAL ESTATE SERVICES, UNDER CONTRACT FC-7217-00A, DURING THE THIRD YEAR OF THE SECOND FIVE-YEAR RENEWAL TERM IN A TOTAL NOT TO EXCEED AMOUNT OF \$4,800,000; ALL SERVICES WILL BE CHARGED TO AND PAID FROM PTAEO: 18111310 (OTHER DIRECT COSTS PROJECT) 200 (TASK) 550291249 (DOA R N E 9999) 5212001 (CONSULTING/PROFESSIONAL SERVICES) AND FDOA: 5502 (AIRPORT RENEWAL AND EXTENSION FUND) 180201 (DOA AVIATION CAPITAL PLANNING & DEVELOPMENT) 5212001 (CONSULTING/PROFESSIONAL SERVICES) 7563000 (AIRPORT) 111310 (OTHER DIRECT COSTS PROJECT) 91249 (DOA R N E 9999); AND FOR OTHER PURPOSES.

FINANCIAL IMPACT: (if any) \$4,800,000

Mayor's Staff Only

Received by CPO: 12/17/13
(date)

Received by LC from CPO: _____

Received by Mayor's Office: 12.16.13
(date)

Reviewed by: [Signature]
(date)

Submitted to Council: _____
(date)

Attachment: HACM Funding 2014 XMT (14-R-3016 : HACM Funding 2014)

Legislative White Paper

Committee of Purview: Transportation

Caption:

A RESOLUTION ESTABLISHING THE COMPENSATION LIMIT FOR THE HARTSFIELD ATLANTA CONSTRUCTION MANAGERS, LLC, A LIMITED LIABILITY CORPORATION OF JACOBS FACILITIES, INC., MHR INTERNATIONAL, INC., AND SMITH REAL ESTATE SERVICES, UNDER CONTRACT FC-7217-00A, DURING THE THIRD YEAR OF THE SECOND FIVE-YEAR RENEWAL TERM IN A TOTAL NOT TO EXCEED AMOUNT OF \$4,800,000; ALL SERVICES WILL BE CHARGED TO AND PAID FROM PTAE0: 18111310 (OTHER DIRECT COSTS PROJECT) 200 (TASK) 550291249 (DOA R N E 9999) 5212001 (CONSULTING/PROFESSIONAL SERVICES) AND FDOA: 5502 (AIRPORT RENEWAL AND EXTENSION FUND) 180201 (DOA AVIATION CAPITAL PLANNING & DEVELOPMENT) 5212001 (CONSULTING/PROFESSIONAL SERVICES) 7563000 (AIRPORT) 111310 (OTHER DIRECT COSTS PROJECT) 91249 (DOA R N E 9999); AND FOR OTHER PURPOSES.

Council Meeting Date: 1/21/14

Legislation Title: Hartsfield Atlanta Construction Managers Five-Year Renewal

Requesting Dept.: Aviation

Contract Type: Professional Services

Source Selection: Bid

Bids/Proposals Due: N/A

Invitations Issued: N/A

**Number of Bids/
Proposals Received:** N/A

Bidders/Proponents: N/A

Background:

The purpose of this legislation is to establish the compensation limit for Hartsfield Atlanta Construction Managers for the third year of the second five-year renewal term of the Contract.

Provide construction management services for the Noise Insulation Program, the Concourse C Midpoint Expansion, the Concessions Renovations Program, other Central Passenger Terminal Complex (CPTC) projects, Airfield projects, upgrades to Information Services Division (ISD) facilities, Support Facilities and other projects in accordance with contract FC-7217-00A as assigned as part of the Hartsfield-Jackson Development Program (H-JDP)

and the Department of Aviation repair and renewal program (projects listed in Section 2 below).

As approved for individual projects, the general scope of services may include any or all of the following:

- Implement H-JDP Policies & Procedures
- Provide planning, programming, and design related support as requested, including constructability reviews, construction logistics, estimating and scheduling support
- Construction safety coordination
- Coordination of contractor Quality Control and implementation
- Construction Quality Assurance
- Construction schedule monitoring
- Monitor and report on construction costs
- Maintain Resident Inspection staff for each assigned project
- Provide construction coordination for public utility company relocations
- Provide construction contract administration, management and related services
- Manage changes to construction contracts.
- Reporting and coordination with other HJDP entities
- Provide construction contract document control
- Monitor contractor EBO compliance
- Provide post-construction administration, punch-list, claims analysis, legal support, etc.

Many of the below list of projects are shared responsibilities between the two consultant CM firms and the DOA CM staff for FY 2014:

- Landside / Airside
 - ✓ North Deicing Facility
 - ✓ Airport Inbound Roadway Improvement
 - ✓ Airfield Pavement Repair Maintenance Improvements 2013
 - ✓ Airfield Pavement Repair Maintenance Improvements 2014
 - ✓ Runway 26R Protection Zone
 - ✓ Airfield LED Lighting
 - ✓ Ramps 5 & 6 Pavement Replacement
 - ✓ Taxiway Pavement Replacement
- CPTC
 - ✓ Concourse C Midpoint Expansion – expansion and renovation of the center-point of Concourse C
 - ✓ Vertical Transportation
 - ✓ West Crossover Improvements
 - ✓ Flight Path Art Program
 - ✓ APM Systems Upgrades
- DOA Facilities

Attachment: HACM Funding 2014 XMT (14-R-3016 : HACM Funding 2014)

- ✓ Noise Insulation – noise insulation of public and private property around HJAIA within the 67 DNL noise level
- ✓ Concessions Renovation Program
- ✓ South Cargo Buildings Re-roof
- ✓ Parking Deck Joint Seals 2013/2014
- ✓ North Cargo Facilities Roof Replacement
- ✓ North Cargo Precast Exterior Wall Panel Joint Seals
- ✓ Other smaller projects

- Other Support Functions:

- ✓ Office of Contract Compliance (OCC) support – diversity monitoring for the EBO and DBE programs
- ✓ Construction Support Services - oversight and management of all construction projects

Source of Funds: Airport Renewal and Extension Fund

Fiscal Impact: \$4,800,000

Term of Contract: Five (5) years

Method of Cost Recovery: Reimbursed through project funds (PFC's, GARBS, Grants)

Approvals:

DOF: yes

DOL: yes

Prepared By: Anita Williams

Contact Number: 404-382-2313

Attachment: HACM Funding 2014 XMT (14-R-3016 : HACM Funding 2014)

FC-7217-00A, Construction Management Services; Hartsfield Atlanta Construction Managers, LLC.

Provide construction management services for the Noise Insulation Program, the Concourse C Midpoint Expansion, the Concessions Renovations Program, other CPTC projects, Airfield projects, upgrades to ISD facilities, Support Facilities and other projects in accordance with contract FC-7217-00A as assigned as part of the Hartsfield-Jackson Development Program (H-JDP) and the Department of Aviation repair and renewal program.

FC-7217-00A, Construction Management Services

Authorizing Resolution: 00-R-1478

Adopted: November 6, 2000

Approved: November 14, 2000

Contract Term: Five year term, with two five year renewal options

Hartsfield Atlanta Construction Managers, LLC:

The Hartsfield Atlanta Construction Managers (HACM) is comprised of three firms: Jacobs Facilities, Inc. at 60% interest; MHR International, Inc. at 23% interest, a certified MBE firm; and Smith Real Estate Services, Inc. at 17% interest, a certified FBE firm. The overall mission of the HACM is to perform Construction Management Agency representing the interest of the owner. Responsibilities include project administration, contract management and administration, and project and office safety oversight, and EBO oversight.

Jacobs is responsible for overall management of the LLC and the HACM through a principal Manager of the LLC and a Construction Manager Executive (CME) responsible for daily operations of the HACM. Jacobs' responsibilities include administrative functions of the HACM, account management of the LLC and the HACM, operations management through the CME, project and office safety oversight, and project and contract management and administration through resident engineers, office engineers, and inspectors.

MHR International is responsible for several contract responsibilities, such as project management, contract administration, project inspection, and EBO compliance.

Smith Real Estate Services is responsible for several contract responsibilities, such as project management, contract administration, project inspection and administration support functions.

FC-7217-00A, Construction Management Services; Hartsfield
Atlanta Construction Managers, LLC.

Domicile:

Hartsfield Atlanta Construction Managers, LLC.
Hartsfield-Jackson Development Program
1255 South Loop Road
College Park, GA. 30337
(404) 530-5569

Contact:

Kirk Meredith
Hartsfield Atlanta Construction Managers, LLC.
Hartsfield-Jackson Development Program
1255 South Loop Road
College Park, GA. 30337
(404) 530-5569

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 purpose of this legislation is to establish the compensation limit for Hartsfield Atlanta Construction Managers for the third year of the second five-year renewal term of the Contract.

2. Please provide background information regarding this legislation.

Provide construction management services for the Noise Insulation Program, the Concourse C Midpoint Expansion, the Concessions Renovations Program, other Central Passenger Terminal Complex (CPTC) projects, Airfield projects, upgrades to Information Services Division (ISD) facilities, Support Facilities and other projects in accordance with contract FC-7217-00A as assigned as part of the Hartsfield-Jackson Development Program (H-JDP) and the Department of Aviation repair and renewal program (projects listed in Section 2 below).

As approved for individual projects, the general scope of services may include any or all of the following:

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- § Provide planning, programming, and design related support as requested, including constructability reviews, construction logistics, estimating and scheduling support
- § Construction safety coordination
- § Coordination of contractor Quality Control and implementation
- § Construction Quality Assurance
- § Construction schedule monitoring
- § Monitor and report on construction costs
- § Maintain Resident Inspection staff for each assigned project

Attachment: HACM Funding 2014 Request Form (14-R-3016 : HACM Funding 2014)

- § Provide construction coordination for public utility company relocations
- § Provide construction contract administration, management and related services
- § Manage changes to construction contracts.
- § Reporting and coordination with other HJDP entities
- § Provide construction contract document control
- § Monitor contractor EBO compliance
- § Provide post-construction administration, punch-list, claims analysis, legal support, etc.

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 - ü Other smaller projects
- Other Support Functions:
 - ü Office of Contract Compliance (OCC) support – diversity monitoring for the EBO and DBE programs
 - ü Construction Support Services - oversight and management of all construction projects

3. If Applicable/Known:

- (a) **Contract Type (e.g. Professional Services, Construction Agreement, etc):** Professional Services
- (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:** Five (5) years

4. **Fund Account Center** PTAE0: 18111310 (Other Direct Costs Project) 200 (Task) 550291249 (DOA R N E 9999) 5212001 (Consulting / Professional Serv) and FDOA: 5502 (Airport Renewal and Extension Fund) 180201 (DOA Aviation Capital Planning & Development) 5212001 (Consulting / Professional Serv) 7563000 (Airport) 111310 (Other Direct Costs Project) 91249 (DOA R N E 9999).

5. **Source of Funds:** R&E

6. **Fiscal Impact:** \$4,800,000

7. **Method of Cost Recovery:** Reimbursed through project funds (PFC's, GARBS, Grants)