

Subject: Approval of a resolution authorizing the Executive Director or their designee to (i) negotiate, award, and execute a design-build construction contract with Kiewit Austin Partnership a Joint Venture between Kiewit Building Group, Inc. and Austin Commercial, LP for all design and construction services for the operations and maintenance facility elements of Austin Light Rail, (ii) authorize commencement of the Phase 1A work as defined in such contract, and (iii) provide funding for the Phase 1A work in an amount not to exceed \$25,000,000.

Fiscal Impact: Funding for this contract is included in Fiscal Year 2025-26 Budget as amended by Austin Transit Partnership (“ATP”) Board at its April 15, 2026 Board Meeting (Action Item 7).

Executive Summary: ATP staff recommends: (i) the award of a design-build contract for all design and construction services for the operations and maintenance facility elements of Austin Light Rail to Kiewit Building Group, Inc. and Austin Commercial, LP (“KAP”); (ii) authorization to proceed with the Phase 1A work under that contract; (iii) funding for the Phase 1A work in an amount not to exceed \$25,000,000.

The Phase 1A work will include activities relating to the following: mobilization; scope development; design, schedule, and cost review; coordination of project interfaces; and advancement of design work to a level that is of sufficient detail to allow for ATP and partner feedback and support preliminary permitting review for the project. Phase 1 of the awarded contract will initially be paid on a time and materials basis and subject to the not to exceed amount for the Phase 1A activities.

In Resolution ATP-2025-007, the ATP Board of Directors delegated its authority under Section 2269.056(a) of the Texas Government Code to consider construction projects associated with the Austin Light Rail Implementation Plan, as permitted under Subchapter H of the Texas Government Code (“Subchapter H”). The Executive Director has determined that procuring the operations and maintenance facility for Austin Light Rail through a design-build delivery method provides the best value for ATP.

ATP conducted this procurement in accordance with Subchapter H, which requires a two-step process starting with a Request for Qualifications (“RFQ”) to identify select qualified respondents to participate in the second step, a Request for Proposals (“RFP”).

On August 20, 2025, ATP issued an RFQ seeking responses in the form of Statements of Qualifications (“SOQ”) from interested respondents. On September 22, 2025, ATP received seven SOQs and evaluated each based on the respondent’s past performance and experience, and the past performance of their key staff members. After a thorough evaluation, which included input from City of Austin and Capital Metropolitan Transportation Authority (“CapMetro”) staffs, ATP determined that four respondents were qualified to move to the second step of the procurement process.



Austin Transit Partnership

On October 21, 2025, ATP issued the RFP to the four previously qualified respondents. On January 23, 2026, ATP received proposals from three RFQ respondents. An evaluation team consisting of technical experts from ATP, the City of Austin, and CapMetro evaluated the written technical proposals and determined that two of the three respondents were in the competitive range based on proposed approaches the work as detailed in the RFP. ATP conducted and evaluated collaborative behavioral assessments and interviews with the two respondents in the competitive range. Following these evaluations, ATP opened and scored the each respondent's cost proposal. KAP was identified as the highest-ranking respondent.

On October 3, 2025, the United States Department of Transportation issued an Interim Final Rule related to the Disadvantaged Business Enterprise Program ("DBE") and instructed grant recipients to remove DBE goals from all advertised but not awarded solicitations. This procurement met all requirements of the October 3, 2025, Interim Final Rule.



**RESOLUTION OF THE AUSTIN TRANSIT PARTNERSHIP
BOARD OF DIRECTORS**

STATE OF TEXAS
COUNTY OF TRAVIS

ATP-2026-012

WHEREAS, Austin Transit Partnership (“ATP”) issued a request for qualifications for design and construction services for the operations and maintenance facility elements of Austin Light Rail on August 20, 2025 and received statements of qualifications in response from seven respondents, four of which were determined by ATP to be qualified for participation in the solicitation; and

WHEREAS, ATP subsequently issued a request for proposals for design and construction services for Austin Light Rail on October 21, 2025 to the four qualified respondents and received proposals from three of those respondents; and

WHEREAS, ATP evaluated and scored the technical proposals and determined that two of the qualified respondents were in the competitive range, then conducted collaborative behavioral assessments and interviews with the two respondents in the competitive range, and evaluated and scored their cost proposals; and

WHEREAS, upon evaluation of the respondents and their cost proposals, ATP determined that Kiewit Austin Partnership, a Joint Venture between Kiewit Building Group, Inc. and Austin Commercial, LP was the highest ranked respondent; and

WHEREAS, ATP recommends award of the contract for design and construction services for the operations and maintenance facility for Austin Light Rail to Kiewit Austin Partnership, a Joint Venture between Kiewit Building Group, Inc. and Austin Commercial, LP; and

WHEREAS, ATP staff has recommended that Kiewit Austin Partnership, a Joint Venture between Kiewit Building Group, Inc. and Austin Commercial, LP commence performance of the Phase 1A Work (as defined in such contract);

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of ATP that the Executive Director, or their designee, is hereby authorized to (i) negotiate, award, and execute a contract with Kiewit Austin Partnership, a Joint Venture between Kiewit Building Group, Inc. and Austin Commercial, LP for design and construction services for the operations and maintenance facility elements of Austin Light Rail, (ii) authorize the commencement of the Phase 1A work under that contract, and (iii) fund the Phase 1A work in an amount not to exceed \$25,000,000.00.



Austin Transit
Partnership

BE IT FURTHER RESOLVED by the Board of Directors of ATP that the Executive Director or their designee is authorized to take any other actions that may be required to effectuate and enforce the terms and conditions of the contract and the Phase 1A Work.

Lee Crawford,
Secretary of the Board

Date