



City of Austin

Recommendation for Action

File #: 25-1334, **Agenda Item #:** 11.

10/23/2025

Posting Language

Authorize an amendment to the scope of the contract with JE Dunn/Turner, a joint venture, for the Austin Convention Center Redevelopment and Expansion Project (the Expansion Project) to include delivery of an Austin Energy district chilling plant, infrastructure upgrades and modifications for Capital Metro and Austin Water, improvements to the adjacent right-of-way, and other planned construction activities for the Expansion Project. The chilling plant and right-of-way improvements are not part of the Expansion Project but are being included in the contract for project delivery efficiency and coordination. The amendment is in the amount of \$450,000,000 for a total contract amount not to exceed \$1,650,000,000. Funding: \$207,000,000 is available in the Capital Budget of Austin Energy, \$1,500,000 is available in the budget of Austin Transportation and Public Works and \$241,500,000 is available in the Capital Budget of Austin Convention Center. Approval of this item does not increase the overall project budget of the Expansion Project. Total contract authority for the Convention Center portion of this construction contract after this action will be \$1,441,500,000.

Lead Department

Austin Financial Services.

Managing Department

Austin Capital Delivery Services.

Amount and Source of Funding

Funding in the amount of 241,500,000 is available in the Capital Budget of the Austin Convention Center.

Funding in the amount of 207,000,000 is available in the Capital Budget of Austin Energy.

Funding in the amount of \$1,500,000 is available in the Capital Budget of Austin Transportation and Public Works.

Purchasing Language:

Contract Amendment.

MBE / WBE:

This contract was previously awarded in compliance with City Code 2-9A (Minority-Owned and Women-Owned Business Enterprise Procurement Program). Current participation to date is 0.69% MBE and 0.08% WBE.

Prior Council Action:

June 10, 2021 - Council approved construction manager at risk methodology.

October 19, 2023 - Council approved preconstruction and construction services for the Austin Convention Center Redevelopment project with JE Dunn/Turner, a joint venture.

For More Information:

Direct questions regarding this Recommendation for Council Action to the Austin Financial Services- Central Procurement at FSDCentralProcurementRCAs@austintexas.gov or 512-974-2500.

Additional Backup Information:

This item requests an amendment to the existing contract scope with JE Dunn/Turner, the firm currently performing construction of the Convention Center Redevelopment and Expansion Project (the Expansion Project). The amendment is designed to ensure continued construction of the Expansion Project consistent with the \$1.66 billion overall Expansion Project budget, and - to improve delivery efficiency, enhance coordination with partner agencies, and maintain schedule alignment - add authorization for JE Dunn/Turner to construct additional downtown infrastructure projects.

Background

The contract with JE Dunn/Turner was originally approved by City Council in October 2023. At the time of execution, the contract was intended to only support early project phases, including planning, demolition, and initial construction of the new convention center. With design now in its the final stages, staff seeks Council approval to commit budgeted funds to the construction contract consistent with the \$1.66 billion overall Expansion Project budget.

Demolition of the existing facility is approximately 95% complete, and the Expansion Project has entered the initial phase of construction while concurrently excavating the six city blocks designated for the new facility. This action aligns contract authority with the total approved project budget-which remains unchanged-enabling the project to proceed on schedule and within budget.

Additional Construction Projects

Several enabling and downtown infrastructure projects were planned independently of the Expansion Project and are being incorporated into the contract with JE Dunn/Turner to maintain schedule alignment, enhance coordination, and improve delivery efficiency. These additions expand the construction contract scope with JE Dunn/Turner, but do not increase the overall Expansion Project budget.

The additional construction projects will be funded by the sponsoring departments and agencies or are incorporated into the existing budget for the Expansion Project. The included improvements will provide essential infrastructure supporting both the Convention Center and downtown Austin's long-term development.

This Request for Council Action includes:

- **Austin Convention Center Expansion Project (\$241,500,000):** Consistent with the \$1.66 billion overall Expansion Project budget. Continued excavation, vertical construction, and the negotiation and execution of remaining construction bid packages; CapMetro Red Line infrastructure upgrades and modifications, construction of a new bus stop, and power for a new bike-share station; Infrastructure upgrades, including waterline, sanitary sewer line improvements, and wastewater system upgrades.
- **Austin Energy (\$207,000,000) :** This project was planned independently of the Expansion Project, but it is being completed through this contract for purposes of efficiency and expediency. Funding will be provided by Austin Energy and include preconstruction and construction services for a new stand-alone District Chilling Plant #4.1, to be constructed on property adjacent to the Austin Convention Center. This facility will replace the decommissioned District Chilling Plant #4, supply the necessary chilled water to customers in the Austin Energy's Downtown District, and install a new network power duct bank necessary to remove transformers from the existing Convention Center.
- **Austin Transportation and Public Works (\$1,500,000) :** This project was planned independently of the Expansion Project, but it is being completed through this contract for purposes of efficiency and expediency. Construct and modify adjacent city streets to incorporate new two-way bike lanes and other safety and mobility enhancements within the existing right-of-way. Funding for this project is

provided by Austin Transportation and Public Works.

This contract amendment does not affect the overall project budget for the Expansion Project but will bring contract authority in line with the total project budget and address additional independent projects at the same time in order to ensure maximum efficiency and use of funds.

This project is located within District 9.

AUTHORIZATION HISTORY

AMOUNT	DATE	DESCRIPTION
\$1,200,000,000.00	10/19/23	(Council) - Initial Contract Authority
\$74,000.00	10/19/23	(Administrative Authority) - City Managers Authority
\$450,000,000.00	07/24/25	Proposed (Council) - Additional Construction Services Authority
\$1,650,074,000.00		<i>Total Contract Authorization</i>

CONTRACT HISTORY

AMOUNT	DATE	DESCRIPTION
\$6,184,562.07	04/18/24	Pre-Construction Phase Services
\$19,580,342.65	01/13/25	SA #1 - GMP1 Utilities and Enabling Work and CCIP Reimbursement
\$231,689,453.19	03/31/25	SA #2 - GMP2 Demo, Excavation, Utility cut and cap Diaphragm Wall and Steel
\$275,995.84	05/27/25	CO #1 - to GMP1 Full Encirclement Hot Tap and AE Duct Bank Add
\$1,426,382.20	05/29/25	Excavation CO #1 - to GMP2- add salvage alternates CO #2 - to GMP2
\$147,490.76	06/27/25	- add alternate salvage of metal rails CO #3 - to GMP2 - add traffic
\$1,037,872.41	08/25/25	control scope and add infrastructure protection CO #2 - to GMP1 - add
\$10,177.85	09/04/25	pipe caps & bypass
\$260,352,276.97		<i>Total Contract History</i>

AUTHORIZATION HISTORY

AMOUNT	DATE	DESCRIPTION
\$1,200,000,000.00	10/19/23	(Council) - Initial Contract Authority
\$74,000.00	10/19/23	(Administrative Authority) - City Managers Authority
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\$259,156,735.95 *Total Contract History*