CONSOLIDATED RENTAL CAR CENTER
Austin-Bergstrom International Airport - Austin, TX

CONRAC SOLUTIONS

PROJECT TEAM:
Mark Pfeffer – Principal Manager
Bob O'Neil – Project Manager
John Steiner – Project Counsel
Kody Nelson – Facility Manager
DWA Architects
Austin Commercial

OWNER'S REPRESENTATIVE:
Shane Harbinson
City of Austin Department of
Aviation
(512) 530-6552

PROJECT SIZE:
$162 million design-build cost
1.6 M square feet
12 car washes
48 fuel positions
11 RAC brands

PROJECT SCHEDULE:
Pre-Development: 2011 - 2012
Financing: Jan. 2013
Construction: March 2013 - May
2015
Tenant Improvements:
April 2015 - Sept. 2015
Operations: Oct. 2015 - Present

This project is constructed to LEED © Silver standards
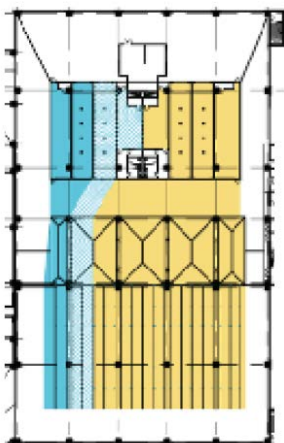
DEVELOPER | PROJECT MANAGER | OPERATOR

The Austin-Bergstrom International Airport (AUS) housed 11 rental car concessionaires (RACs) at in-terminal counters, with ready and return on the top level of an existing parking garage.

The AUS RACs sought out Conrac Solutions Project Delivery, previously operating as Pfeffer Development, to develop a near-terminal CONRAC on terms agreeable to both the RACs and the City of Austin. Mark Pfeffer assembled a team that included Anchorage Rental Car Center veterans Bob O'Neill, design-build construction manager, and John Steiner, project counsel for negotiation and document drafting.

The core team employed a highly collaborative process, working with the RACs to achieve joint decisions with the City and airport, and to document terms in a manner satisfactory to the parties and capable of special facility bond financing. Bringing together an effective design, firm pricing and advantageous financing, the project was completed on schedule, within budget and opened to the public Oct. 1, 2015.

ABIA CONRAC Facility - Exterior

Hertz
2 wash bays
12 fuel positions
72 stacking spaces

Dollar
1 wash bay
2 fuel positions
12 stacking stations

Thrifty
1 wash bay
2 fuel positions
12 stacking stations

ABIA CONRAC Facility – Customer Service Building (CSB)