



ABIA ConRAC Facility - Exterior

### PROJECT SIZE

- \$162M budget
- 1.6M square feet
- 12 car washes
- 48 fuel positions
- 12 RAC brands

# CONSOLIDATED RENT-A-CAR CENTER

Austin Bergstrom International Airport  
Austin, TX



### PROJECT TEAM

- Mark Pfeffer – Principal Manager
- Bob O’Neill – Project Manager
- John Steiner – Project Counsel
- Kody Nelson – Facility Manager
- DWA Architects
- Austin Commercial

### AIRPORT REPRESENTATIVE

Shane Harbinson  
City of Austin Department of Aviation  
(512) 530-6552  
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### PROJECT SCHEDULE

- Pre-Development: 2010 - 2012
- Financing: Jan. 2013
- Construction: 27 months
- Tenant Improvements: April 2015 - Sept. 2015
- Operations: Oct. 2015 - Present

### DEVELOPER | PROJECT MANAGER | OPERATOR

The Austin-Bergstrom International Airport (AUS) housed 11 rent-a-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 the team that is now Conrac Solutions Project Delivery 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 Rent-A-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 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.



This project is constructed to LEED © Silver standards