



PROJECT SIZE

- \$162M budget
- 1.6M square feet
- 12 car washes
- 48 fuel positions
- 1,876 rent-a-car spaces
- 10 RAC brands

Austin-Bergstrom International Airport ConRAC Facility

CONSOLIDATED RENT-A-CAR CENTER

Austin-Bergstrom International Airport
Austin, TX



PROJECT TEAM

- Mark Pfeffer – Principal
- Bob O’Neill – Design & Construction
- John SteinerHain – Legal
- Kirsti Beattie – Site Operations Lead
- DWA Architects – Architect
- Austin Commercial – Design Builder

AIRPORT REPRESENTATIVE

Shane Harbinson
City of Austin Department of Aviation
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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) rent-a-car concessionaires (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.

Since opening, part of the facility’s ground-level employee parking lot has been transitioned to a Ground Transportation Center and now provides passengers access to taxis and transportation network companies—Uber and Lyft.



This project is constructed to LEED © Silver standards