

LEAD REMEDIATION SERVICES 1 PRIORITY ENVIRONMENTAL SERVICES SOLICITATION # (IFB 6100 CLMC952)

ZWAC: 02/08/2023

Council: March 2023

OVERVIEW

1. Requested Contract Term, Authorization, and Current Budget

i **Length of contract and total authorization:** Construction contract for AFS Lead Remediation, with 1 Priority Environmental Services, LLC in the amount of \$187,563 with no contingency for a total contract amount not to exceed \$187,563.

ARR current fiscal year budget: Funding is available in the Fiscal Year 2022 – 2023 Operating Budget of Austin Resource Recovery.

2. Solicitation Information

i Solicitation No: IFB 6100 CLMC952
of bids received: 1
of non-responsive bids received:
Length of time solicitation was out on the street: 9 weeks
Was the time extended? Yes
Issued date: November 14, 2022
Closed date: January 12, 2023

3. Previous/Current Contract Information

i Previous contract: No
Contract number:
Contract length and authorization:
Contract actual spend:
Current status:
Contract execution date:
Contract expiration date:

4. Financial Analysis

i Estimated Unit Cost: NA – Project based
Basis: NA
Cost Comparison: NA
Estimated Annual Spend: \$62,521.00

5. Notes/Other

i The City of Austin acquired the former Texas National Guard Armory at the Former Robert Mueller Municipal Airport in 1999. The Armory Hangar was constructed in the 1960s, and lead-based paint was commonly used at the time. Lead-based paint present in the building has deteriorated over time, is in poor condition, and needs to be remediated. The Austin Film Society (AFS) has a long-term lease and is using the property as a film studio. Austin Resource Recovery currently has EPA Brownfields grant funding that can be used for the remediation.

The purpose of this project is to remediate lead-containing paint at the city-owned building, Armory Hangar that is on a long-term lease to the Austin Film Society. The executed contract will allow the selected lead remediation contractor to abate varying levels of lead-containing paint found within and outside the building. The lead-based paint remediation will occur over a three-year period as the space becomes available during breaks in film production. The improvements to the building safeguards the health and safety of all occupants including City staff and the public, by controlling their potential exposure to lead-based paint. The Austin Film Society utilizes the building for movies and television shows with active working sets and holds community events. Remediating the high levels of lead will allow the film production employees and the public that visit to safely utilize the space by reducing potential exposure to lead-based paint.

This contract will include award of alternate bid items for the remediation of east and west stairwell railings by removing and priming paint, remediation of 1st and 2nd floor door frames by removing and priming paint, remediation of east and west stairwell risers by removing and priming paint, and remediation of structural components by stabilizing and priming paint. An alternate bid is a specified item of the construction work that is priced separately and may be awarded as part of the contract if the bids come within the specified budget.

REVIEWED AND APPROVED FOR ZWAC

	Name	Date
Compiled By:	Victoria Rieger	01/27/2023
Reviewed By:		
End-user/Contract Manager:	Christine Whitney	1/30/2023

COUNCIL DATE: March 23, 2023

Posting Language

Authorize execution of a construction contract for AFS Lead Remediation, with 1 Priority Environmental Services, LLC in the amount of \$187,563 with no contingency for a total contract amount not to exceed \$187,563.

[Note: This contract will be awarded in compliance with City Code Chapter B (Minority Owned and Women Owned Business Enterprise Procurement Program) No goals were established for this solicitation.]

Amount and Source of Funding

Funding is available in the Fiscal Year 2022 – 2023 Operating Budget of Austin Resource Recovery.

Purchasing Language:

Lowest responsive bid of one bid received through a competitive Invitation for Bid solicitation.

Prior Council Action:

N/A

For More Information:

Respondents to this solicitation, and their representatives, shall direct inquiries to Garrett Cox, 512-974-9423, or the Project Manager, Roslyn Kygar, 512-974-3533.

Council Committee, Boards and Commission Action:

February 8, 2023 – To be reviewed by the Zero Waste Commission.

Additional Backup Information:

The City of Austin acquired the former Texas National Guard Armory at the Former Robert Mueller Municipal Airport in 1999. The Armory Hangar was constructed in the 1960s, and lead-based paint was commonly used at the time. Lead-based paint present in the building has deteriorated over time, is in poor condition, and needs to be remediated. The Austin Film Society (AFS) has a long-term lease and is using the property as a film studio. Austin Resource Recovery currently has EPA Brownfields grant funding that can be used for the remediation.

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The Capital Contracting Division of the Financial Services Department reached out to various Prime Contractors authorized to do business with the City. This was done through email, and phone calls to Prime Contractors who attended the mandatory Pre-Solicitation Meeting for AFS Lead Remediation Project - CLMC952. All vendors contacted replied via email explaining the reason(s) they decided not to bid for this project.

There will be no impact to the surrounding community as all work will occur on City property that is not open to the public.

If approval of this contract is delayed or deferred, the City would be unable to address the environmental concern and risks potential exposure of staff and the public to elevated concentrations of lead-based paint. Additionally, grant funds would fail to be spent which could cause issues with continued grant funding.

The contract allows 993 calendar days for completion of this project. This project is located within zip code 78723 (District #9). The project will be managed by Austin Resource Recovery.

1 Priority Environmental Services, LLC, is located in Universal City, Texas.

Strategic Outcome(s)

Safety, Health and Environment