



## Recommendation for Action

**File #:** 23-1155, **Agenda Item #:** 7.

3/23/2023

### **Posting Language**

Authorize execution of a construction contract for the Airport Expansion and Development Program Building Demolition project with STR Constructors, LLC, in the amount of \$3,482,852 plus a \$522,428 contingency, for a total contract amount not to exceed \$4,005,280.

[Note: This contract will be awarded in compliance with the requirements of 49 CFR Part 26 (Disadvantaged Business Enterprise Program) and City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 26.87% DBE].

### **Lead Department**

Financial Services Department.

### **Managing Department**

Public Works Department.

### **Fiscal Note**

Funding is available in the Capital Budget of the Department of Aviation. The project is eligible for partial federal grant reimbursement through the FAA.

### **Purchasing Language:**

Lowest responsive bid of six bids received through a competitive Invitation for Bids solicitation.

### **For More Information:**

Respondents to this solicitation, and their representatives, shall direct inquiries to Shawn Willett, 512-974-2021, Garrett Cox, 512-974-9423, or the Project Manager, Mari Boren, 512-784-7267.

### **Council Committee, Boards and Commission Action:**

March 8, 2023 - Recommended by the Airport Advisory Commission on a 7-0-2 vote with Commissioners Todd and Owens abstaining and Commissioners Saulmon and V. Sepulveda absent.

### **Additional Backup Information:**

The work consists of the demolition of 39 buildings and structures on the south campus of Austin Bergstrom International Airport (ABIA) that no longer serve an operational need for the Department of Aviation. The facilities to be demolished include aircraft hangars, office buildings, storage buildings, temporary buildings, carports, and miscellaneous structures identified in the plans. The work includes removal of the facilities to the slab level and disconnection of utilities throughout the site.

The majority of facilities to be demolished are original to Bergstrom Air Force Base. The buildings were identified for removal in the original site plan for the airport in the 1990's. The buildings are currently abandoned and in a general state of disrepair. They were evaluated by the State Historic Preservation Office and the City of Austin Historic Preservation Office and determined to have no historical significance. All buildings were tested and abated for known asbestos containing materials in 2022. Other structures to be

removed are located in the planned pathway of new midfield taxiways.

This demolition project is part of the Airport Expansion and Development Program (AEDP). The AEDP projects will improve the passenger experience, meet the rising demand for air service, and enhance operations in accordance with the ABIA Master Plan. Phase 1 of the expansion program includes constructing a new midfield concourse and connecting tunnel, modifying the aircraft apron and constructing new midfield taxiways. The building demolition project will enable the development of the new midfield taxiways and clear obsolete structures from the south side of the airport property.

This item includes one allowance. The allowance of \$10,000 will be used to address the cost of the demolition permit. An allowance is an amount that is specified and included in the construction contract or specifications for a certain item of work whose details are not yet determined at the time of bidding.

Due to the potential for encountering issues with existing underground utilities which are over 50 years old and have limited record data, a 15% contingency in funding has been included to allow for the expeditious processing of any change orders. A contingency is an additional amount of money added to the construction budget to cover any unforeseen construction costs associated with the project. By authorizing the additional contingency funding, Council is authorizing any change orders within the contingency amount.

This project is located on airport property south of the air traffic control tower. A phasing plan has been developed that includes a roadway detour when necessary to direct the public away from the select building demolition locations and provide continued access for the air traffic control tower. Any temporary utility impacts will be coordinated with airport tenants in advance of construction.

If this contract is delayed, it could potentially affect or delay the progression of the AEDP projects in the surrounding area of the airport.

The contract allows 270 calendar days for completion of this project. This project is located within zip code 78719 (District 2).

STR Constructors, LLC is located in Liberty Hill, Texas.

**Strategic Outcome(s):**

Safety, Mobility.