



Recommendation for Action

File #: 23-1306, **Agenda Item #:** 12.

3/23/2023

Posting Language

Authorize execution of a construction contract for Austin Film Society Lead Remediation with 1 Priority Environmental Services, LLC for a total contract amount not to exceed \$169,660.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program). No goals were established for this solicitation].

Lead Department

Financial Services Department.

Managing Department

Austin Resource Recovery.

Fiscal Note

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 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, Roslyn Kygar, 512-974-3533.

Council Committee, Boards and Commission Action:

February 8, 2023 - Unanimously recommended by the Zero Waste Advisory Commission on a 7-0 vote with four absences.

Additional Backup Information:

The City 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 AFS. 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. These improvements to the building safeguard the health and safety of all occupants, including City staff and the public, by controlling their potential exposure to lead-based paint. The AFS holds community events and utilizes the building for movies and television shows with active working sets. 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 first and second floor door frames by removing and priming paint, and remediation of east and west stairwell risers by removing 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.

Staff contacted contractors who attended the pre-bid meeting but chose not to bid the project. Feedback received indicated that contractor's current workload and other competing priorities were the reasons they decided not to bid.

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

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).

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

Strategic Outcome(s):

Safety, Health and Environment.