

**Meeting Date (?)** 11/24/2015

**Subject Matter\* (?)** Asbestos Abatement and Demolition Contract  
This must match rolling agenda entry

**Department of Origin\*** ENGINEERING DEVELOPMENT

**Submitted By\*** W. Paul Kaspar

**Type of Meeting\***  BCD  Special  Regular

**Classification\***  Public Hearing  Consent  Statutory  Regular

**Ordinance\***  None  First Read  Second Read  First & Only Read

**Strategic Initiative\***  Public Safety  Service  
 Economic Development  Infrastructure  
 Quality of Life

**Agenda Item Description\*** Consider awarding a construction contract for Asbestos Abatement and House Demolition at 6 locations on Maloney Avenue and Lawrence Street (Future Fire Station 2 Location), City Project Number 700-D0-1206, to Inland Environments Ltd. for the not to exceed amount of \$59,744.00.

**Summary Statement \***

The City Council has granted previous authorization for staff to move forward with acquisition of land for the relocation of Fire Station #2 and staff has acquired all required properties. Many of the acquired properties have older homes located on them. These homes were surveyed for asbestos and were found to contain levels of asbestos that require remediation prior to demolition. The contract for consideration will perform the required remediation and demolish the homes in preparation for construction of the new fire station. As previously discussed, the Fire Department needs to relocate the current facility further north from its existing location to improve response times. This location with quick available access to Texas Avenue, Cavitt Avenue, and South College Avenue meets that objective.

This contract will enable the removal, proper disposal of, and documentation of the disposal of all asbestos containing materials identified as exceeding acceptable material chrysotile concentrations at six (6) older homes located on Maloney Avenue and Lawrence Street. These materials include drywall texture and joint compound, exterior transite siding, linoleum, window glazing, mastic, and exterior stucco. Additionally, after the remediation is complete the contractor will provide reports and notifications required by Federal and State Agencies, demolish the existing houses to ground level, dispose of the debris, and clean up the site.

On October 22, 2015, the City opened bids for RFB #15-079, "Asbestos Abatement and House Demolition at six (6) Locations on Maloney Avenue and Lawrence Street (Future Fire Station 2 Location)." Seven (7) responsible bids were received. The bidders ranged in price from \$110,742.32 to \$59,744.00. The engineers estimate for this project was \$75,319.00. The low bid was submitted by Inland Environments Ltd. in the amount of \$59,744.00, which is 20.6% below the engineers estimate. The apparent low bidder provides a good value to the City of Bryan and staff recommends awarding the contract to Inland Environments Ltd.

The current project amount based on latest cost data:

Project Component -Budgeted Amount -Expenses/Encumbrances

ROW Acquisition -\$ 1,000,000.00 - \$ 815,620.00  
Design and Construction - \$ 7,067,900.00 - \$ 617,900.00  
Furniture/Fixtures/Equipment (FF&E) - \$150,000.00 - \$0  
Total -\$ 8,217,000.00 -\$ 1,433,520.00

This contract is proposed for funding under the ROW Acquisition budget item and increases the updated cost to \$875,364.00 and is within budget parameters. This should be the final cost toward the budgeted land acquisition cost.

**Staff Analysis & Recommendation \***

Staff recommends authorizing the Mayor to execute the construction contract for Asbestos Abatement and House Demolition at six (6) locations on Maloney Avenue and Lawrence Street (Future Fire Station 2 Location), City Project Number 700-D0-1206, to Inland Environments Ltd. for the not to exceed amount of \$ 59,744.00. The project will complete the site acquisition and preparation for construction of the new Fire Station #2.

**Options \***

- (In Suggested Order of Staff Preference)
1. Award the Construction Contract.
  2. Do not award the Construction Contract and provide direction to staff.

**Funding Source \***

2010 Bond Funds – Fund 368

**Attachments**

Attachments Fire Station Home Demo.pdf 2.55MB

Please detail attachments and note attachments available for viewing in City Secretary's Office:

1. Bid Tab Summary and Site map (pdf document)
2. Construction Contract is available for viewing in the City Secretary's office.

**Dept. Head Signature**

JAYSON E. BARFNECHT // 09/18

Deputy City Manager  
Signature

*Hugh R. Walker*

City Manager Signature

A stylized, handwritten signature in black ink, appearing to be the initials 'LD' with a long horizontal stroke extending to the right.

City Attorney Signature

*Janis K. Hampton*