

Agenda Item Details

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| Meeting | Oct 11, 2022 - Bryan City Council Second Regular Meeting |
| Category | 7. Statutory (Automatic Approval) Agenda - This agenda consists of items previously approved by Council action such as adoption of items that are part of an approved budget or capital improvement projects, first and only readings of ordinances, interlocal agreements, or action that is required by law or delegated to the City Manager. Items may be removed from the statutory agenda for separate consideration at the request of two Councilmembers. |
| Subject | K. Approval of a professional services contract with Don Jackson Construction, Inc., to provide design/build services for new hangar construction at Coulter Airfield in an amount not to exceed \$164,055 |
| Type | Action (Statutory) |
| Preferred Date | Oct 11, 2022 |
| Absolute Date | Oct 11, 2022 |
| Fiscal Impact | Yes |
| Dollar Amount | 164,055.00 |
| Budgeted | No |
| Budget Source | Future Bond Funds |
| Goals | Service Infrastructure Economic Development |

Summary:

The demand for hangar space at Coulter Airfield continues to be high. Currently, vacant hangars are not available. To accommodate high hangar demand, construction was completed in 2018 on one (1) box hangar and a 10-unit t-hangar. All hangars were immediately occupied upon completion. Presently, a hangar waiting list comprised of individuals interested in leasing a hangar at Coulter Airfield exceeds forty (40+) individuals.

To meet the high demand, and in anticipation of increased use of Coulter Airfield as a business gateway into Bryan, staff recommends construction of new hangars. Additional t-hangars will accommodate the increasing general aviation presence in the Brazos Valley. Additional box hangars can assist in meeting customer service needs of business travelers flying into Coulter Airfield in small to medium-sized executive aircraft. Customer targeted staff discussions have focused on the addition of two (2) large box hangars, five (5) connected box hangars, and a 10-unit t-hangar.

Staff introduced the topic of constructing additional hangars at Coulter Airfield to the Bryan Business Council. An excerpt from the minutes of the Bryan Business Council April 12, 2022 joint workshop meeting with the City Council states, "Coulter Airfield projects were highlighted to include construction of an executive lounge (BBC funded) and new hangar construction (City funded). At the request of City Management, the BBC reviewed the proposed hangar construction project. The BBC recommends to the City Council that the proposed hangar construction project move forward in light of current needs and anticipated economic impact."

In response, a Request for Qualifications (RFQ) for Design/Build Services (RFQ #22-058) was released. Specifically, RFQ #22-058 requested qualifications in design and construction of one 10-unit t-hangar, one 70'x60' box hangar, one 140'x100' box hangar with internal office space, and one 5-unit connected 45'x40' box hangars. Six (6) companies responded to the RFQ: Aggieland Construction, Christensen Building Group, LLC, Don Jackson Construction, Inc., MBC Management, PGAL Inc, and SpawGlass Construction Corporation. A selection committee comprised of City staff reviewed and evaluated the six (6) responses. Don Jackson Construction, Inc. was selected by the review committee. Consequently, Don Jackson Construction, Inc. submitted a proposal for Pre-Construction Phase Services.

This contract will authorize Don Jackson Construction, Inc. to provide design services at Coulter Airfield. The design services performed will allow Don Jackson Construction, Inc. to give the City a guaranteed maximum construction cost. After the City receives the guaranteed maximum construction cost, the City Council may consider a separate construction contract to build the proposed hangars at recommended locations on Coulter Airfield property. The design/pre-construction phase totals \$164,055.

A separate reimbursement resolution is being considered as a companion item on the October 11, 2022, City Council agenda for the \$164,055 in design costs from the General Fund to be reimbursed by future bond funds. If the City Council reviews the resulting design/build recommendations and decides to not move forward with the Design/Build project, the reimbursement resolution for use of future bonds funds will not be invoked and costs for design services will be paid from the General Fund.

Staff Analysis and Recommendation:

To accommodate the growing need for hangar space and to continue to grow Coulter Airfield as an economic development tool and asset, staff recommends entering into the professional services contract with Don Jackson Construction, Inc.

Options:

1. Approve professional services contract with Don Jackson Construction, Inc.
2. Modify professional services contract with Don Jackson Construction, Inc. for approval at a future City Council meeting
3. Do not approve professional services contract with Don Jackson Construction, Inc.

Attachments:

1. Professional services contract with Don Jackson Construction, Inc., signed agreement will be in the City Secretary's office for viewing

[Contract for Design w attachment A,B.pdf \(831 KB\)](#)