

Agenda Item Details

Meeting	Apr 11, 2023 - Bryan City Council Second Regular Meeting
Category	6. 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	C. Approval of a proposed contract with Don Jackson Construction, Inc., and adoption of a Reimbursement Resolution for new hangar construction at Coulter Airfield in an amount not to exceed \$5,484,879
Type	Action (Statutory)
Preferred Date	Apr 11, 2023
Absolute Date	Apr 11, 2023
Fiscal Impact	Yes
Dollar Amount	5,484,879.00
Budgeted	No
Budget Source	Future Bonds/Reimbursement Resolution (General Fund)
Goals	Service Infrastructure Economic Development

Summary:

The demand for hangar space at Coulter Airfield continues to be highly sought after. Currently, vacant hangars are not available, with all box hangars and t-hangars occupied and leased since July 2017. To accommodate high hangar demand in 2018, construction was completed on one (1) box hangar and one (1) 10-unit t-hangar. All hangars were immediately occupied upon construction completion. Currently, the wait list comprised of individuals interested in leasing a hangar at Coulter Airfield exceeds forty (40+).

To meet high demand for hangar space and in anticipation of increased use of Coulter Airfield as a business gateway into Bryan, staff has advocated for increased hangar availability. Additional t-hangars will accommodate increasing general aviation presence in the Brazos Valley. Similarly, additional box hangars will assist in meeting customer service needs of business travelers flying into Coulter Airfield in small-to-medium-sized executive aircraft. Staff discussions focused on the addition of two (2) large box hangars, five (5) connected box hangars, and one (1) 10-unit t-hangar.

After multiple discussions, staff took the discussion of more hangars at Coulter Airfield to the Bryan Business Council (BBC). The BBC minutes from the April 12, 2022, Joint Workshop Meeting state..."Coulter Airfield projects were highlighted to include construction of an executive lounge (BBC funded) and new hangar construction (City funded). At the request of the 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 to the BBC, staff issued a Request for Qualifications (RFQ) for Design/Build Services (RFQ #22-058) for a 10-unit t-hangar, a 70'x60' box hangar, a 140'x100' box hangar with internal office space, and a 5-unit set of connected 45'x40' box hangars. Six (6) companies responded to RFQ #22-058: 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 evaluated all six (6) responses. Don Jackson Construction, Inc. was selected by the committee. To

further evaluate construction options, Don Jackson Construction, Inc. submitted a proposal for Pre-Construction Phase Services. The City Council approved and entered into a Professional Services Contract for Design/Build Services for Coulter Field Airport Hangar Project on October 16, 2022, for a total cost of \$164,055. If the City Council decides to not move forward with the Design/Build project, reimbursement Resolution No. 4013, dated October 11, 2022, will reimburse payment of the professional service contract from the City's General Fund.

Don Jackson Construction, Inc. has provided a Guaranteed Maximum Price (GMP) of \$5,648,934 for construction of hangars at Coulter Airfield. Less the \$164,055 professional services contract amount, the total hangar construction services phase will cost \$5,484,879. Details are provided within the Guaranteed Maximum Price Explanation attached to this Council Action Form.

Staff Analysis and Recommendation:

To accommodate the growing need for hangar space at Coulter Airfield and to continue to grow Bryan's airport as an economic development tool and asset, staff recommends entering into the proposed Contract with Don Jackson Construction, Inc. and authorizing the proposed Reimbursement Resolution from the General Fund, as part of this Council Action Form.

Options:

1. Approve the proposed Contract with Don Jackson Construction, Inc. and proposed Reimbursement Resolution
2. Do not approve the proposed Contract with Don Jackson Construction, Inc. and proposed Reimbursement Resolution
3. Modify the proposed Contract with Don Jackson Construction Inc. for approval, which may require future consideration and action by the City Council and additional negotiations with the firm along with future consideration of the proposed Reimbursement Resolution

Attachments:

1. Proposed Contract for RFQ#22-058 Coulter Airfield Hangar Design Build-Don Jackson Construction
2. Proposed Reimbursement Resolution for Construction Phase of Design/Build Hangar Project
3. Reimbursement Resolution No. 4013 for Professional Services Contract for Design/Build Services (approved October 11, 2022)
4. Coulter Airfield Guaranteed Maximum Price (GMP) Explanation 2023

[RFQ#22-058-CONTRACT - Coulter Airfield Hangar Design Build-Don Jackson Construction.pdf \(767 KB\)](#)

[RES_ Reimbursement Coulter Airfield Construction Design Build Hangar Project.pdf \(146 KB\)](#)

[BCC - RES - 4013 - 2022-10-11.pdf \(979 KB\)](#)

[Coulter Airfield GMP Explanation 2023.pdf \(1,482 KB\)](#)

[Coulter Airfield Contract for Construction Phase of Design Build Hangar Project_RC 3-30-2023_FINAL.docx \(27 KB\)](#)