



AGENDA MEMORANDUM

Action Item for the City Council Meeting September 19, 2023

DATE: September 19, 2023
TO: Peter Zanoni, City Manager
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Demolition of Aircraft East General Aviation Hangar One at CCIA

CAPTION:

Motion authorizing execution of a service agreement with Coastal Bend Demolition, Inc., of Corpus Christi, in an amount not to exceed \$226,500.00, for the demolition of Aircraft East General Aviation Hangar One at CCIA, with FY2024 funding from the 4610 Fund.

SUMMARY:

The East General Aviation Hangar One is a concrete aircraft hangar and office space that has housed flight schools, cargo operators, fixed based operators, and other businesses since its construction in 1961.

The hangar has not been properly maintained in recent decades and has deteriorated to an unsafe condition, and cost analysis recommended demolition of the hangar rather than replacement. The City of Corpus Christi and Texas Historical Commission entered a Memorandum of Agreement to mitigate the negative historical impacts of the demolition.

Once demolished, the property parcel will become valuable real estate for aeronautical development at CCIA for maintenance operators, fixed based operators, maintenance repair and overhaul operations, or other functions.

BACKGROUND AND FINDINGS:

Hangar One was built in 1961 using reinforced concrete; the space consists of 20,000 square feet of hangar space and 8,000 square feet of office space. It functioned primarily as an aviation

hangar with office space until March 2020 when Signature Flight Support ceased operations, at which point full use and maintenance reverted to the City.

At that time, several concrete spalls and pop-outs indicated more failures could occur in the future, which is a potential safety hazard for personnel and aircraft. The structure was no longer watertight and wooden framing members, infill panels, and sub-structures were rotting. Following structural assessments performed in March 2020 and September 2021, Hangar One was determined to be unsafe and structurally unstable for airport use.

The cost to remediate the existing structure was estimated to be \$8 million. Remediation was also discouraged because of the absence of doors on the hangar, which would further increase the cost, and the vaulted design reduced the useable floor space by forty percent. Alternatively, the cost to demolish the hangar was estimated to be \$300,000 and the cost to construct a new hangar was estimated to be \$4 million.

In June 2023, the City finalized a Memorandum of Agreement with the Texas Historical Commission and agreed to take certain actions to mitigate the negative impact to demolition. Actions included documenting a survey and archival prints of the building, installing a memorial sign for the hangar, and documenting a historical account of the hangar on the airport website and Texas State Historical Association Handbook of Texas.

PROCUREMENT DETAIL:

Finance & Procurement conducted a competitive Request for Bid process to obtain bids for the demolition of Aircraft East General Aviation Hangar One. The City received six responsive, responsible bids, Staff is recommending award to the lowest responsive, responsible bidder, Coastal Bend Demolition, Inc.

ALTERNATIVES:

Alternatives include remediating the hangar at an estimated cost of \$8 million.

FISCAL IMPACT: The FY24 operating budget includes funding for this project up to \$300,000.

FUNDING DETAIL:

Fund: 4610
Organization/Activity: 35010 – Development & Construction
Department: 53
Project # (CIP Only):
Account: 530220 – Demolition/Clean Up

RECOMMENDATION:

LIST OF SUPPORTING DOCUMENTS:

Service Agreement
Bid Tabulation