



## **AGENDA MEMORANDUM**

First Reading Ordinance for the City Council Meeting February 23, 2021  
Second Reading Ordinance for the City Council Meeting March 16, 2021

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**DATE:** February 23, 2021

**TO:** Peter Zaroni, City Manager

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<p><b>Demolition of Aircraft Hangar One at the Corpus Christi International Airport (CCIA)</b></p>
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**CAPTION:**

Ordinance authorizing a four-month service agreement with Lindamood Inc., for an amount not to exceed \$212,378.00 for demolition of Aircraft Hangar One at the Corpus Christi International Airport; appropriating funds from the unreserved fund balance of the Airport Capital Reserves; and amending the budget.

**SUMMARY:**

This item recommends a four-month service agreement to demolish Aircraft Hangar One at Corpus Christi International Airport (CCIA). The demolition project will be overseen by Asset Management.

**BACKGROUND AND FINDINGS:**

The CCIA is owned, operated, and maintained by the City of Corpus Christi and located in Nueces County, Texas. CCIA is made up of over 2,700 acres; 1,100 acres being inside the Airport Operations Area (AOA) and classified as a non-hub, commercial service airport.

The East GA Hangar No. 1 is a single-story hyperbolic paraboloid arch concrete facility constructed in the early 1960's. The facility served primarily as a hangar with office space to the East Side Fixed Base Operations (FBO) serving the general aviation community. The Facility had been under lease and managed by Signature Flight Support up until their departure in March 2020.

The hangar roof and foundation are constructed with reinforced concrete. The end walls are metal panels. The total size is approximately 28,000 SF allocated to open hangar space and 8,000 SF for administrative offices. The concrete roof has a fully adhered membrane covering. Severe structural cracks were discovered in the roof structure during visual field investigations in 2020. Age, and recent damage from Hurricane Harvey have revealed multiple distresses in the building structure including:

- Building structure include several concrete spalls and pop-outs which indicate that future spalls or pop-outs could occur which is a potential safety hazard for personnel and aircraft.
- No longer being watertight resulting in developments of mold and mildew.
- Fiberglass infill panels between the concrete sub-structures are disintegrating.
- Wooden framing member is rotting.
- Cracked concrete floor inadequately sloped floor allowing water to migrate into the hangar.
- Most of the exposed interior steel framing is also corroding.

With several deficiencies noted, including the potential for safety hazards from future pop-outs and spalls, the airport has closed the facility from public entry. The Hangar is several decades old and there are several concerns with the overall building, its usability, and serviceability. Considering both the cost and the risk of unknown performance of our 60+ year old facility, the city staff and our A/E consultant recommend demolishing the structure.

Contracts and Procurement conducted a competitive Request for Bid process and received eight bids and is recommending award to the lowest, responsive, responsible bidder, Lindamood, Inc.

### **ALTERNATIVES:**

Repairing the hangar would cost more than building a new structure.

### **FISCAL IMPACT:**

The fiscal impact for Aviation in FY 2021 is \$212,378.00 for a four-month service agreement.

### **FUNDING DETAIL:**

Fund:	4610 Airport
Organization/Activity:	35030 Airport Parking/Transportation
Mission Element:	274 TranAirport 2012A Debt Svs
Project # (CIP Only):	n/a
Account:	530000 Professional Services

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing a four-month service agreement with Lindamood, Inc.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Bid Tabulation  
Service Agreement