

## Central Unit Background

- 259-acre site to serve as light industrial business park, western access for SLRA, public safety training center
- City began working with the State in 2007 to fulfill the vision; prison closed in 2011 and City acquired the property in 2016
- Staff has worked on issues pertaining to drainage, access, and business park feasibility
- Overview provided to SLDC in February



## Photo & Video Documentation

---

- The former Central Prison Unit opened in 1930, but traces its roots back even further as the Imperial State Prison
- The property played an important role in the history of Sugar Land
- Staff has worked with the Sugar Land Heritage Foundation on the preservation of historic artifacts and creation of a historic record
- The City's Communications Department has been working to develop a photo and video archive of the Central Unit
- Some examples are available for viewing; work is still in progress

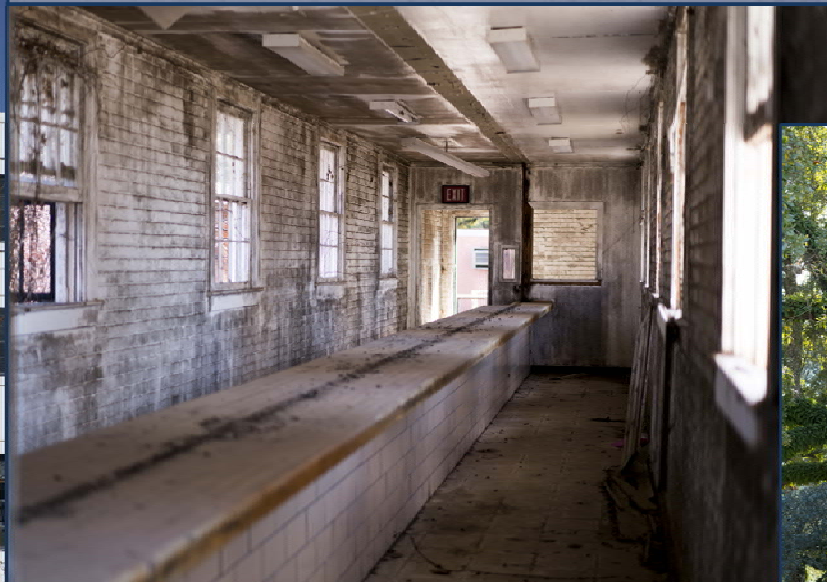


## Example of Video Documentation

---



# Examples of Photo Documentation





## Examples of Photo Documentation





# Examples of Photo Documentation







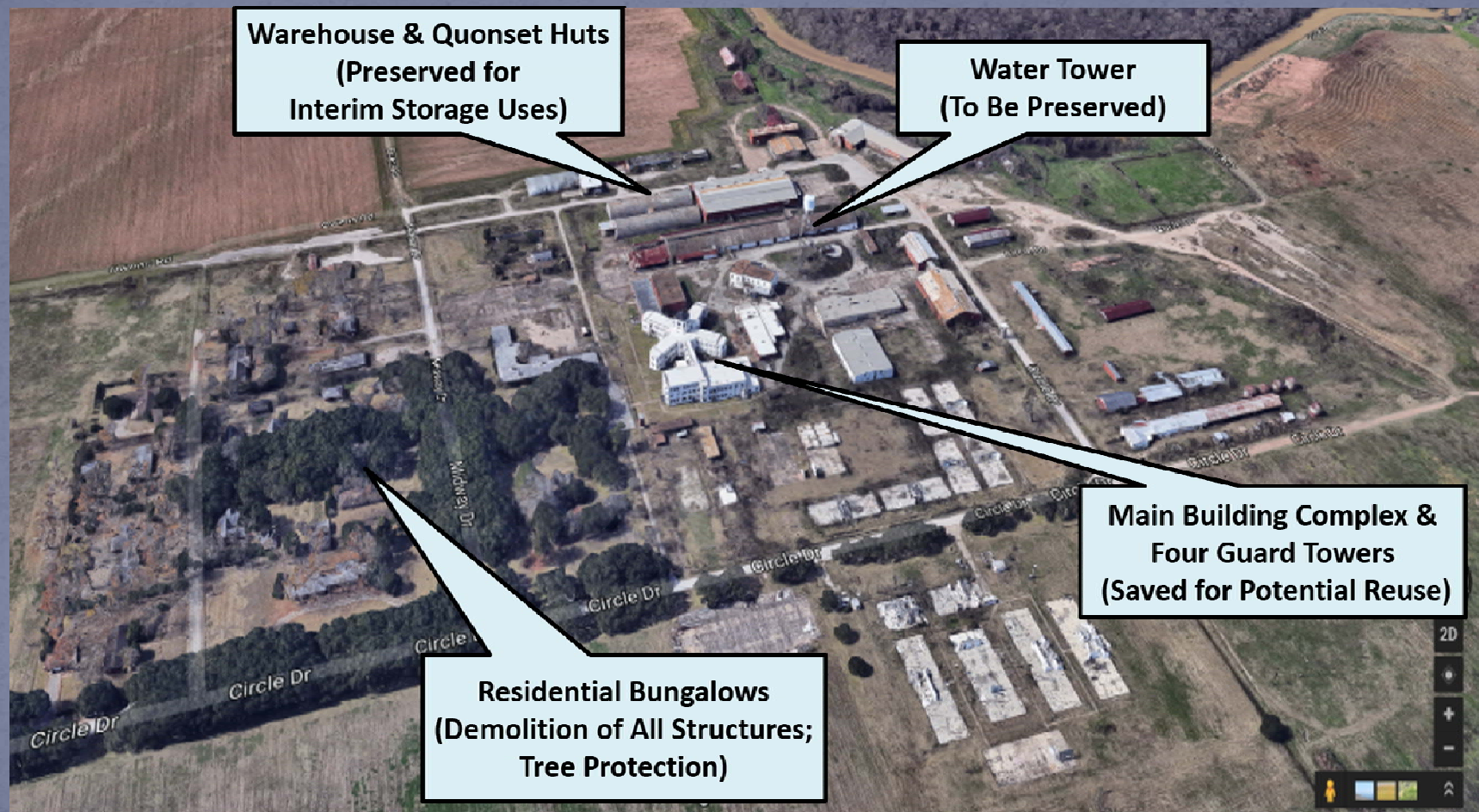
# **Construction Contract**

## Project Scope

---

- Asbestos abatement of all buildings
- Demolition and removal of structures
- Removal of utilities, slabs and foundations
- Complete removal of basements
- Roads to remain, connected driveways to be removed
- Removal of 6 selected wood trusses for potential re-use
- Demolition to a depth of 2 feet below grade
- Rough grading of the entire site
- Construction Schedule is 6 months, Est. completion 10/1/18





## Engineering Firm

---

- Environmental Engineer: ESE Partners
- ESE Partners have been involved with the site since 2014
- Project bidding documents created during the Fall of 2017
- Project Tasks:
  - Asbestos Survey
  - Technical/Engineering Specifications and Procurement Support
  - ACM Abatement Monitoring Support
  - Archeological Scrape Monitoring
  - Reporting (Final written report of abatement activities)



## Bidding

---

- Project advertised to bid January 3 & 10, 2018
- Bids due on January 31, 2018 utilizing the City's invitation to Bid (ITB) process
- Base Bid includes Asbestos Abatement and Demolition
- Alternates Include:
  - Archeological Scrape
  - Demolition of Basements in selected buildings
  - Transportation and disposal of drums containing hazardous wastes
  - Separating, removing and salvaging wood trusses

## Bid Tab

		Alternate Bid Items				
Bidding Agency	Total Base Bid	Archeological Scrape	Demolition of basements	Transportation and disposal of drums	salvaging trusses	Total
GRANT MACKAY	\$1,017,586	\$5,100	\$15,000	\$450	\$20,000	\$1,057,686
AAR, INC	\$1,155,000	\$4,500	\$11,000	\$450	\$7,500	\$1,178,000
CHERRY	\$1,118,615	\$4,601	\$30,675	\$1,002	\$46,015	\$1,199,906
RNDI COMPANIES	\$1,229,998	\$6,890	\$23,600	\$185	\$15,000	\$1,275,488
D.H. GRIFFIN	\$1,283,020	\$11,000	\$52,000	\$5,200	\$10,500	\$1,356,520
INLAND ENVIRONMENTS	\$1,288,880	\$9,880	\$21,727	\$525	\$1,500	\$1,321,987
J.T.B. SERVICES	\$1,320,189	\$210/HR	\$5,185	\$3,000	\$21,280	\$1,346,654
SABRE DEMOLITION	\$1,627,000	\$2,917	\$135,652	\$2,440	\$8,688	\$1,774,257
ERSI	NON-RESPONSIVE					



## Budget

---

CIP MU1806 Overall Budget	\$1,400,000
<u>Construction contract / alternates</u>	<u>(\$1,057,686)</u>

Remaining funds for Contingency, fees, misc. costs, Eco. Dev. purposes	\$342,314
---	-----------

## Recommendation

---

**Authorize the construction contract with the Grant Mackay Company for the Asbestos Abatement and Demolition of the Central Unit Prison, CIP MU1806, in the amount of \$1,057,686.**





Questions