

ELMENDORF AIR FORCE BASE

TOTAL ENVIRONMENTAL RESTORATION CONTRACTS

A SUCCESS STORY

TERC WORKS



Asbestos removal from building housing a navigational aid.

Located adjacent to Anchorage, Elmendorf AFB is the largest U.S. Air Force installation in Alaska. During 50 years of supporting various changing missions, this 13,000-acre reservation had accumulated many obsolete or structurally unsound facilities. Base engineers requested support from the U.S. Army Corps of Engineers to demolish several of these excess facilities.

In September 1996, the Alaska District tasked Jacobs Engineering, its TERC contractor, with developing a general work plan for the demolition and debris removal of 18 contaminated buildings and a contracting strategy that maximized the use of local small disadvantaged businesses. During the winter, small businesses and small disadvantaged businesses were contracted to perform asbestos surveys, inventory hazardous materials, and inspect structural integrity to ensure worker safety during demolition.



Based upon this information, competitive solicitation packages were developed, segmenting the work to allow maximum participation by the local business community. To accelerate the process and



Maximum use was made of local small disadvantaged businesses.

minimize architect-engineer costs, the TERC contractor solicited the most expensive portion of the project, structural demolition, as a performance specification rather than a detailed requirements package.

To ensure the use of safe work practices, the TERC contractor mentored subcontractors as they developed site-specific work plans to supplement the general project work plan. Structural demolition was performed by two small disadvantaged construction firms that maintained flexible schedules to respond to changing site conditions and military considerations in restricted areas. Unforeseen site conditions — such as underground hydraulic oil tanks, fuel storage tanks, and water wells, all requiring removal and closure — were quickly incorporated into the contractors' work scopes.

Project was finished below budget and ahead of schedule.

Through the combined efforts of the TERC contractor and its subcontractors, building demolition field work was completed 2 weeks ahead of schedule and for \$24,000 under the government's estimate. The decision to recycle materials produced additional savings in excess of \$52,000.

This TERC contracting effort was so successful that the Air Force requested the demolition of three additional buildings in 1998, with more buildings to be added as funding becomes available.

ALASKA DISTRICT

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