
Agenda Item 6B

September 20, 2016

SUBJECT:

Authorization for the Administration to Award and for the District President/CEO to Execute a Contract with Dudley Construction, Ltd. for the Blinn College, Bryan Campus Landscaping Improvements

RECOMMENDATION:

That the Board authorize the administration to award and for the District President/CEO to execute a contract with Dudley Construction, Ltd. for the Blinn College, Bryan Campus Landscaping Improvements.

RATIONALE:

The proposed project is Phase I of an overall Bryan Campus beautification plan to improve the landscaping around the buildings, improve the lighting in these areas, and provide additional seating and community spaces in the courtyards between buildings. This will help to reduce the quantity of students congregating in the corridors of the buildings, improve student safety, and provide a more pleasing experience on campus.

Phase I of this project consists of four areas:

1. Administration Building;

Prior to renovation of the Administration Building in the summer of 2015, the landscaping in front of the building became overbearing in relation to the building. It was removed to allow access to the front of the building so that repairs to windows and renovation of the façade could be completed. This project will provide landscaping and an upgraded sprinkler system around the building. The plantings are designed to be smaller in nature to complement the building in front and taller in other areas to screen the dock and dumpster areas.

2. Parking Lot at Mod 2:

Landscaping around the new parking lot behind the Mod 2 building will serve a dual purpose. In the past, Blinn has had a problem with students jumping the curb and entering/exiting campus along 29th street. In addition to improving the overall appearance in these areas, the landscaping will provide a natural fence, preventing students from entering and exiting at unauthorized locations, improving safety, and reducing maintenance costs. The project also will include additional site lighting in the parking lot. Landscaping in the islands of the parking lot will satisfy an agreement with the City of Bryan that was made at the time the College received City approval to build the parking lots.

3. Berm on the Northwest Side of Campus:

Staff have identified an ongoing issue with maintaining grass on the berm between the campus

and the residential areas to the west of campus. The existing soil does not promote the growth of grass which has resulted in numerous bare areas along the length of the berm. Additionally, soil washes into the parking lot, street, and storm drains. This project will regrade the berms, bring in better soil to mix with the existing soil, and place sod to establish grass. The project also will include sprinkler upgrades in these areas.

4. Soil improvements:

Poor soil quality is causing areas in the courtyards and around buildings to have bare spots, similar to the berms. Staff plan to address this issue in the same manner as the berms.

The work to be performed in areas 3 and 4 above is the first step to provide better community space in the courtyards and around buildings. Subsequent phases will include improved gathering spaces, additional landscaping, seating, and lighting upgrades.

BUDGETARY CONSIDERATIONS:

The estimated cost of the project is \$327,450 and will be funded from the 2013 Bond Funds.

RESOURCE PERSONNEL:

Shawn Welch, Director of Facilities, Bryan Campus

ATTACHMENTS:

Attachment A: Bid Tabulation Sheet

Attachment B: Arkitex Studio Recommendation Letter

Respectfully Submitted By:



Karen Buck
Vice President, Administration and Operations



Mary Hensley, Ed.D.
District President/CEO

Tuesday, August 30, 2016

Shawn Welch
Director of Facilities, Brazos County
Blinn College
2423 Blinn Boulevard
Bryan, TX 77802

Re: Blinn College Bryan Campus Landscape Improvements

Dear Shawn,

Bids were received on August 23, 2016, for Blinn College Bryan Campus Landscape Improvements. Dudley Construction Ltd provided the only bid. This bid was within 9% of the project budget.

Dudley Construction has performed work for Blinn College before. They were the contractor for the summer renovations and addition of modular buildings on the Bryan campus in the summer of 2014. They were also the contractor for the Central Administration Relocation from the Bryan Campus to the Tejas Center, completed in the spring of 2015. They have performed well and without problem on both of these projects.

As we have discussed, the current construction climate is quite busy in the Bryan-College Station area, and we have seen this effect the level of participation in project bids. It seems that many contractors are simply too busy. We believe that this is why only one bid was received.

This project is mostly landscape work. Though we received only one general contractor bid for this project, Dudley Construction did receive 4 bids from landscape subcontractors, which is a good level of participation. This provides good price competition for the majority of the project.

With this in mind and the fact that the bid received is from a reputable contractor, The Arkitek Studio Inc recommends that Blinn College accept Dudley Construction's bid of \$327,450.00

Sincerely,



Eva M. Read-Warden, AIA
Principal



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