
Agenda Item 6A

April 19, 2022

SUBJECT:

Authorization for the Administration to Negotiate and Execute a Contract for Mechanical Contractor Services Related to the Building Automation System Upgrades on the Blinn-Bryan Campus

RECOMMENDATION:

That the Board authorize the Administration to negotiate and execute a contract with Gowan/Garrett Inc. for mechanical contractor services related to the building automation system upgrades on the Blinn-Bryan Campus.

RATIONALE:

This authorization will allow the Administration to negotiate and execute a contract with Gowan/Garrett Inc. for mechanical contractor services related to the building automation system upgrades on the Blinn-Bryan Campus.

Board Policy CF (LEGAL) allows for the use of a preapproved procurement list through an interlocal contract with the State for certain purchases valued at or above \$50,000. Using this process, the College received three proposals from mechanical contractors. A committee reviewed and scored these proposals. Based on the committee's score of the proposals, the Administration recommends that the Board authorize the Administration to negotiate and execute a contract with Gowan/Garrett Inc. for \$465,000 for mechanical contractor services related to the building automation system upgrades on the Blinn-Bryan campus.

The chiller replacement and building automation systems upgrades on the Blinn-Bryan Campus were originally presented as one project with an estimate of \$900,000. Due to a long lead time for the chiller, these projects were separated. The combined proposals for the chiller replacement and building automation systems upgrades are under the \$900,000 estimate. The schedule for the project allows for the project to begin construction in May of 2022 and to be completed by the fall of 2022.

BUDGETARY CONSIDERATIONS:

Funds for this project are available from unrestricted cash.

RESOURCE PERSONNEL:

Richard O'Malley, Assistant Vice Chancellor, Facilities, Planning, and Construction
Mark Feldhake, Executive Director, Facilities, Planning, and Construction

ATTACHMENTS:

Attachment A: Blinn-Bryan Campus Building Automation System Upgrades Mechanical Contractor Tabulation

Respectfully Submitted by:

A handwritten signature in black ink that reads "Richard Cervantes". The signature is written in a cursive style with a large, prominent initial 'R'.

Richard Cervantes, CPA
Vice Chancellor, Business and Finance/CFO

A handwritten signature in blue ink that reads "Mary Hensley". The signature is written in a cursive style with a large, prominent initial 'M'.

Mary Hensley, Ed.D.
Chancellor

**Blinn-Bryan Campus Building Automation System Upgrades
Mechanical Contractor Tabulation**

General Contractor	Base Bid	Interlocal Contract¹
Gowan/Garrett Inc.	\$465,000	Choice Partners
AW Mechanical	\$505,000	Choice Partners
CFI Mechanical, Inc.	\$692,563	Choice Partners

¹ Board Policy CF (Legal) allows for the use of an interlocal contract for purchases valued at or above \$50,000.00.

Agenda Item 6B

April 19, 2022

SUBJECT:

Authorization for the Administration to Negotiate and Execute a Contract for Mechanical Contractor Services Related to the Chiller Replacement on the Blinn-Bryan Campus

RECOMMENDATION:

That the Board authorize the Administration to negotiate and execute a contract with R.E.C. Industries, Inc. for mechanical contractor services related to the chiller replacement on the Blinn-Bryan Campus.

RATIONALE:

This authorization will allow the Administration to negotiate and execute a contract with R.E.C. Industries, Inc. for mechanical contractor services related to the chiller replacement on the Blinn-Bryan Campus.

On March 29, 2022, the College District received four proposals in response to the request for proposal for mechanical contractor services. A committee reviewed and scored the proposals. Based on the committee's score of the proposals, the Administration recommends that the Board authorize the Administration to negotiate and execute a contract with R.E.C. Industries, Inc. for \$412,298 for mechanical contractor services related to the chiller replacement on the Blinn-Bryan Campus.

The chiller replacement and building automation systems upgrades on the Blinn-Bryan Campus were originally presented as one project with an estimate of \$900,000. Due to a long lead time for the chiller, these projects were separated. The combined proposals for the chiller replacement and building automation systems upgrades are under the \$900,000 estimate.

R.E.C Industries, Inc. has indicated a 294-day lead time for the chiller, with an anticipated completion in the spring of 2023.

BUDGETARY CONSIDERATIONS:

Funds for this project are available from unrestricted cash.

RESOURCE PERSONNEL:

Richard O'Malley, Assistant Vice Chancellor, Facilities, Planning, and Construction
Mark Feldhake, Executive Director, Facilities, Planning, and Construction

ATTACHMENTS:

Attachment A: Blinn-Bryan Campus Chiller Replacement Mechanical Contractor Tabulation

Respectfully Submitted by:

A handwritten signature in black ink that reads "Richard Cervantes". The signature is written in a cursive, flowing style.

Richard Cervantes, CPA
Vice Chancellor, Business and Finance/CFO

A handwritten signature in blue ink that reads "Mary Hensley". The signature is written in a cursive, flowing style.

Mary Hensley, Ed.D.
Chancellor

Blinn-Bryan Campus Chiller Replacement Mechanical Contractor Tabulation

General Contractor	Committee Composite Score¹
R.E.C. Industries, Inc.	96.8
ACO Mechanical	82.4
Gowan/Garrett Inc.	Rejected Proposal – No Addenda Acknowledged
CFI Mechanical, Inc.	Rejected Proposal – No Addenda Acknowledged

¹ Blinn’s purchasing department issued addenda #1 to vendors via email on 3/24/2022. Vendors were to acknowledge receipt of this addenda on their bid form. Addenda #1 modified the electrical requirements for the chiller.

Agenda Item 6C

April 19, 2022

SUBJECT:

Authorization for the Administration to Negotiate and Execute a Contract for General Contractor Services Related to the Access Control and Interior Finish Upgrades on the Blinn-Bryan Campus

RECOMMENDATION:

That the Board authorize the Administration to negotiate and execute a contract with Aggieland Construction for general contractor services related to the access control and interior finish upgrades on the Blinn-Bryan Campus.

RATIONALE:

This authorization will allow the Administration to negotiate and execute a contract with Aggieland Construction for general contractor services related to the access control and interior finish upgrades on the Blinn-Bryan Campus.

On March 29, 2022, the College District received four proposals in response to the request for proposal for general contractor services. A committee reviewed and scored the proposals. Based on the committee's score of the proposals, the Administration recommends that the Board authorize the Administration to negotiate and execute a contract with Aggieland Construction for \$619,000 for general contractor services related to the access control and interior finish upgrades on the Blinn-Bryan Campus.

Aggieland Construction's proposal for \$619,000 is under the \$800,000 estimate for the project.

Aggieland Construction has indicated an anticipated completion of the interior finish upgrades by August of 2022, and a 100-day lead time for access control hardware with an anticipated completion in November of 2022.

BUDGETARY CONSIDERATIONS:

Funds for this project are available from unrestricted cash.

RESOURCE PERSONNEL:

Richard O'Malley, Assistant Vice Chancellor, Facilities, Planning, and Construction
Mark Feldhake, Executive Director, Facilities, Planning, and Construction

ATTACHMENTS:

Attachment A: Blinn-Bryan Campus Access Control and Interior Finish Upgrades General Contractor Tabulation

Respectfully Submitted by:

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Richard Cervantes, CPA
Vice Chancellor, Business and Finance/CFO

A handwritten signature in blue ink that reads "Mary Hensley". The signature is written in a cursive style with a large, prominent initial "M".

Mary Hensley, Ed.D.
Chancellor

**Blinn-Bryan Campus Access Control and Interior Finish Upgrades
General Contractor Tabulation**

General Contractor	Committee Composite Score
Aggieland Construction	92.6
MBC Management	80.2
Vaughn Construction	75.0
Dudley Construction	69.0

Agenda Item 6E

April 19, 2022

SUBJECT:

Authorization for the Administration to Seek Proposals for the Demolition of Existing Structures and to Seek Qualifications for Engineering Services Related to the Design of a Parking Lot Expansion on the Blinn-Brenham Campus

RECOMMENDATION:

That the Board authorize the Administration to seek proposals for demolition of Holleman, Memorial, and Solons Halls, and to seek qualifications for engineering services related to the design of a parking lot expansion at the existing site of Solons Hall on the Blinn-Brenham Campus.

RATIONALE:

The district facility master plan identified a phase 1 project to demolish Holleman, Memorial, and Solons Halls. The master plan estimates the cost of this project at \$487,000. The estimated schedule for the project allows for the demolition to be completed by the fall of 2022.

Upon Board approval, the Administration will seek proposals for demolition contractor services related to the Holleman, Memorial, and Solons Halls on the Blinn-Brenham Campus. Once the Administration receives, reviews, and tabulates the proposal, the Administration will present a recommendation to the Board of Trustees for approval.

The district facility master plan has also identified a phase 2 project to expand the parking lot at the existing site of Solons Hall. The master plan estimates the cost of this project at \$1,260,000. The estimated project schedule allows for this project to be completed in the spring of 2023.

Upon Board approval, the Administration will seek qualifications for engineering services related to the design of a parking lot expansion at the existing site of Solons Hall on the Blinn-Brenham Campus. Once the Administration receives, reviews, and tabulates the qualifications, the Administration will present a recommendation to the Board of Trustees for approval.

BUDGETARY CONSIDERATIONS:

Funds for this project are available from unrestricted cash.

RESOURCE PERSONNEL:

Richard O'Malley, Assistant Vice Chancellor, Facilities, Planning, and Construction
Mark Feldhake, Executive Director, Facilities, Planning, and Construction

ATTACHMENTS:

N/A

Respectfully Submitted by:

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Richard Cervantes, CPA
Vice Chancellor, Business and Finance/CFO

A handwritten signature in blue ink that reads "Mary Hensley". The signature is written in a cursive style with a large, prominent initial "M".

Mary Hensley, Ed.D.
Chancellor