




# College Station Independent School District

*Success...each life...each day...each hour*

## MEMORANDUM

To: Amy Drozd, Chief Financial Officer

From: Jon Hall, Executive Director of Facilities 

Date: March 6, 2023

Subject: Consider approval of award of the Natatorium Renovations project to Marek Brothers Construction in the amount of \$2,100,000 utilizing 2021 Bond Funds.

## BACKGROUND

In November 2021, College Station ISD voters passed a bond issue for \$78.125 million for renovations to district facilities and other items. Specifically, Proposition D for \$2,969,270 was passed exclusively for the renovation of the Natatorium facility, which is part of the College Station Middle School campus.

VLK Architects prepared design documents and specifications for this work after coordination meetings with Athletic Director Kevin Starnes, Assistant Athletic Director Megan Symank, Tiger Swim Coach Jenny Marquardt, and Executive Director of Facilities Jon Hall.

This project is being processed as purchasing cooperative bid project. Proposals were solicited from four approved purchasing cooperative members, namely SpawGlass Construction, Aggieland Construction, RAVA Construction, and Marek Brothers Construction. Bid day was March 2, 2023, and three of the firms submitted proposals at that time. Results were as follows:

Aggieland Construction	\$2,515,000
Marek Brothers Construction	\$2,100,000
RAVA Construction	\$2,696,000

After receiving these proposals, they were reviewed by Executive Director of Facilities Jon Hall, Assistant Director of Facilities Rene Ramirez and VLK Architect Melissa Fleming to confirm that each proposal was complete with all required scope covered as per our design documents. All three proposals were complete without exception.

Based on that review, the best value for the district was determined to be the proposal from Marek Brothers Construction for \$2,100,000. Please see recommendation letter from VLK Architects and the three proposals from Marek Brothers Construction, Aggieland Construction, and RAVA Construction attached for reference.

**Jon Hall**  
Executive Director for Facilities

1812 Welsh Avenue  
College Station, TX 77840  
979-764-5400 -- [www.csisd.org](http://www.csisd.org)

**Amy Drozd**  
Chief Financial Officer



## College Station Independent School District

---

*Success...each life...each day...each hour*

This is well within our remaining budget for construction of \$2,525,640 after previously spending \$165,048 on a boiler replacement for that facility already.

This project would commence in April of 2023 and continue through the summer until completion early in the fall semester.

### **RECOMMENDATION**

It is recommended that the College Station Independent School District Board of Trustees consider approval of award of the Natatorium Renovations project to Marek Brothers Construction in the amount of \$2,100,000 utilizing 2021 Bond Funds.

**Jon Hall**  
*Executive Director for Facilities*

1812 Welsh Avenue  
College Station, TX 77840  
979-764-5400 -- [www.csisd.org](http://www.csisd.org)

**Amy Drozd**  
Chief Financial Officer



March 3, 2023

Mr. Jon Hall  
Executive Director of Facilities  
College Station Independent School District  
1812 Welsh  
College Station, Texas 77840

Reference: CSMS Natatorium Renovations  
College Station ISD  
VLK Architects Project No. 22-108.00

Dear Mr. Hall:

On Thursday, March 2, 2023, proposals based on a purchasing cooperative procurement method were received from three (3) general contractors by College Station ISD and VLK Architects for the CSMS Natatorium Renovations project. VLK Architects has reviewed and evaluated the proposals per the scope and specifications outlined within the proposal documents dated February 15, 2023.

Based on the review and evaluation of the submitted proposals, VLK Architects hereby recommends that the College Station Independent School District Board of Trustees award the construction contract to Marek Brothers Construction, Inc., based on exhibiting the best value to the District. This recommendation is for acceptance of their Proposal in the amount of Two Million, One Hundred Thousand Dollars (\$2,100,000.00).

Marek Brothers Construction, Inc. is a College Station-based general contractor well qualified to execute the requirements of this contract.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Melissa E. Fleming, AIA  
Principal





CSMS NATATORIUM RENOVATIONS  
COLLEGE STATION ISD  
PROJECT NO. 22-108.00

Member of



MAREK BROTHERS CONSTRUCTION, INC.  
15797 F.M. 2154 | COLLEGE STATION, TX 77845  
PHONE | (979) 696-5562

March 2, 2023

Mr. Jon Hall  
Executive Director of Facilities  
College Station Independent School District  
1812 Welsh Ave.  
College Station, Texas 77840

Re: CSMS Natatorium Renovations  
Project No. 22-108.00

Dear Mr. Hall,

Thank you for considering Marek Brothers Construction, Inc. as your contractor. We have worked long and hard to establish a name synonymous with integrity, honesty, and customer satisfaction. We welcome the challenge to add you to our list of satisfied customers.

Marek Brothers works to provide efficient project management techniques to ensure a quality product for our customers. Over the last 30 years, our company has worked on a variety of commercial projects including ground-up construction, renovations, office buildings, outdoor facilities, and higher education buildings.

After reviewing the scope of work for this project, we believe that it fits well within our area of expertise and are confident that we can complete all deliverables within the allocated time frame.

We look forward to the opportunity to contribute to the completion of your project. If you have any further questions, please do not hesitate to contact me at 979-696-5562 office / 832-247-8577 cell or [brian.mcmullin@marekbrosbcs.com](mailto:brian.mcmullin@marekbrosbcs.com).

Sincerely,

Brian A. McMullin, Owner

Proposal Amount & Schedule of Values

DESCRIPTION	TOTAL PRICE
Division 01 - General Requirements	\$ 367,051
Division 02 - Existing Conditions	\$ 56,410
Division 03 - Concrete	\$ 45,030
Division 04 - Masonry	\$ 17,875
Division 05 - Metals	\$ 60,126
Division 06 - Wood, Plastics and Composites	\$ 12,124
Division 07 - Thermal and Moisture Protection	\$ 11,400
Division 08 - Openings	\$ 83,516
Division 09 - Finishes	\$ 197,055
Division 10 - Specialties	\$ 76,499
Division 11 - Equipment	\$ -
Division 12 - Furnishings	\$ 497
Division 13 - Special Construction	\$ 644,955
Division 14 - Conveying Equipment	\$ -
Division 21 - Fire Suppression	\$ -
Division 22 - Plumbing	\$ 10,198
Division 23 - Heating, Ventilating, and Air Conditioning (HVAC)	\$ 259,920
Division 25 - Integrated Automation	\$ -
Division 26 - Electrical	\$ 221,147
Division 27 - Communications	\$ -
Division 28 - Electronic Safety and Security	\$ -
Division 31 - Earthwork	\$ 31,692
Division 32 - Exterior Improvements	\$ 4,503
Division 33 - Utilities	\$ -
Division 34 - Transportation	\$ -
Division 44 - Pollution Control Equipment	\$ -
Division 45 - Industry-Specific Manufacturing Equipment	\$ -
<b>BASE PROPOSAL AMOUNT</b>	<b>\$ 2,100,000</b>

**CSMS NATATORIUM RENOVATIONS  
COLLEGE STATION ISD  
PROJECT NO. 22-108.00  
Clarifications**

Acknowledgement of Addenda #1, #2

Acknowledgment of inclusion of \$200,000 in owner contingency

Pricing Includes the following allowances due to lack of Geotechnical report available:

Helical pile installation \$ 7,300

Soil Retention System Design/Engineering \$ 5,000

Soil Retention System Installation \$ 12,500

Engage Geotechnical Engineering firm for soil testing -- Drilling, Testing, and Reporting \$3,000

Includes \$ 10,000 allowance for roof curb patching – detail not provided

Possible \$22,500 VE for ASI ilo Scranton on benches and lockers



## **Aggieland Construction**

PO Box 271

Wellborn, TX 77881

Bids@aggielandconstruction.com

---

### **Proposal**

---

#### **Project: CSMS Natatorium Renovations**

**Client: College Station ISD**

**Project Location: College Station, TX**

**Date: March 2, 2023**

Dear Mr. Jon Hall,

*We are pleased to offer our proposal for all labor and material per Drawings and Specs Dated February 15, 2023, by VLK Architects, INC. We acknowledge addendums 1 & 2. Please see below for inclusions:*

#### **SCOPE INCLUSIONS:**

---

- **General Conditions**
  - Per plans and specs
  - Supervision
  - Bonds
  - Insurance
  - Dumpsters
  - Temporary fencing of laydown and work area
  - Daily clean-up of work area
  - Equipment
- **Architectural**
  - Per plans and specs
- **Structural**
  - Per plans and specs
- **Mechanical**
  - Per plans and specs



- **Plumbing**
  - Per plans and specs
- **Electrical**
  - Per plans and specs
- **Pool Aquatics**
  - Per plans and specs

**CLARIFICATIONS:**

---

- Pricing assumes work will be scheduled in an efficient manner with one mobilization and minimal interruptions.
- Pricing includes the receipt and completion of a single punch list.
- Parking/staging area to be provided on the east side of the building in the parking lot.
- Detailed construction schedule to be provided within 21 days of the contract date per sec. 01 32 16 – 1.2.

**EXCLUSIONS:**

---

- Data/network cabling by CSISD
- Sales Tax
- Testing by owner
- Engineering and Design
- Permit and associated fees.
- Fire alarm and Fire suppression by CSISD
- Abatement
- Handling or removal of any hazardous material
- Overtime
- Davis Bacon Wages
- Liquidated damages

*\*The proposed price includes a \$200,000.00 owners' contingency. \**

**Proposed Price:    \$2,515,000.00**

---

*Thank you for the opportunity. If there is anything else we can do for you, please let us know.*



3/2/2023

---

Megan Jones

---

Date

---

Authorized Signature

---

Date

\*HUB certification #1465359949900

\*JOC TAMU/SSC Service Solutions

\*JOC Choice Partners #21/039MR -01

\*Prices are good for 30 days

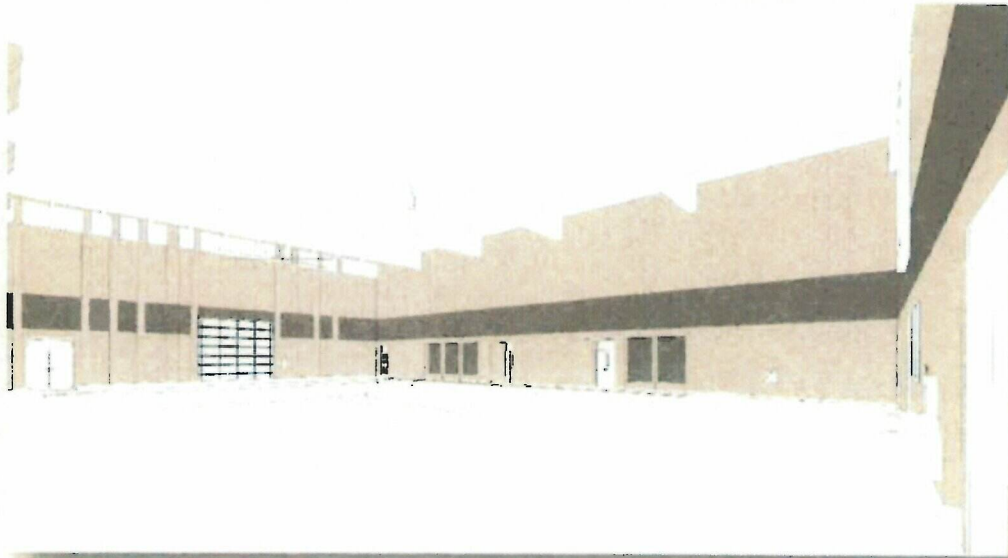


**RAVA**  
CONSTRUCTION

## **Bid Proposal**

CSMS Natatorium Renovations  
College Station Independent School District

Attn: Jon Hall, Director of Facilities



# Table of Contents

Proposal Letter .....	2
Bid Bond .....	3-5
Insurance Letter .....	6

3/2/2023

Mr. Hall  
College Station Independent School District

Please accept this proposal on behalf of RAVA Construction for the **CSMS Natatorium Renovations** project. Below you will find the scope of work detailed for our base bid, inclusions, and exclusions.

Our proposal is based on the contract documents – Specifications dated February 15<sup>th</sup>, 2023, Drawings dated February 15<sup>th</sup>, 2023, Addendum #1 dated February 27<sup>th</sup>, 2023 and Addendum #2 dated March 1<sup>st</sup>, 2023.

RAVA Construction would love to be considered as the general contractor for this project. With prior experience specific to commercial pools and our expertise in the water/waste water market, we believe we would be a great asset to this project. We appreciate the opportunity and look forward to hearing back.

Base Proposal .....	\$ <u>2,496,000.00</u>
Owner Contingency Allowance per 01 21 00 .....	\$ <u>200,000.00</u>
<b>Total Lump Sum Price .....</b>	<b>\$ <u>2,696,000.00</u></b>