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## Agenda Item 6B

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December 4, 2025

**SUBJECT:**

Authorization for the Administration to Negotiate and Execute a Guaranteed Maximum Price for Building 1 on the Blinn-Waller Campus

**RECOMMENDATION:**

That the Board authorize the Administration to negotiate and execute a Guaranteed Maximum Price with SpawGlass Construction Corp. for Building 1 on the Blinn-Waller Campus.

**RATIONALE:**

On December 3, 2025, SpawGlass Construction Corp. presented a Guaranteed Maximum Price (GMP) of \$54,600,000 to construct Building 1 on the Blinn-Waller Campus. This GMP cost and soft cost budget of \$13,400,000 fall within the \$68,000,000 budget for the project. Upon approval by the Board, a GMP amendment to the construction contract will be generated. Construction is scheduled to begin in January 2026, with a projected substantial completion date of June 2027 and an anticipated occupancy in August 2027.

The project will include the construction of a three-story, 82,000 square foot building located at the South-West corner of the Blinn-Waller campus along FM 2920 / Waller-Tomball Rd. The building will house a student lobby, police desk and office, student services suite, disability services suite, multi-purpose meeting room, esports arena, academic technology office, campus data center, shipping/receiving space, mail room, custodial spaces, building storage, maintenance spaces, library/learning center, (16) lecture classrooms, (8) natural and physical science labs, faculty office suite, administration office suite, open study spaces, study pods, and meeting rooms. Site amenities will include two campus entry drives from FM 2920 / Waller-Tomball Rd., visitor parking, student parking, and staff parking.

**BUDGETARY CONSIDERATIONS:**

Funds for this project are available from unrestricted cash and 2026 series bond funds.

**RESOURCE PERSONNEL:**

Mark Feldhake, Assistant Vice Chancellor, Facilities, Planning, and Construction  
Jessica Gaida, Director, Facilities, Planning, and Construction

**ATTACHMENTS:**

N/A