

Agenda Item Details

Meeting	Mar 10, 2026 - Bryan City Council Second Regular Meeting
Category	6. Statutory (Automatic Approval) Agenda - This agenda consists of items previously approved by Council action such as adoption of items that are part of an approved budget or capital improvement projects, first and only readings of ordinances, interlocal agreements, or action that is required by law or delegated to the City Manager. Items may be removed from the statutory agenda for separate consideration at the request of two Councilmembers.
Subject	B. Approval of a Contract for Request for Proposal No. 26-005 "Renovation of Fire Station No. 4" with Aggieland Construction, LTD, in an amount not to exceed \$309,900.
Type	Action (Consent)
Preferred Date	Mar 10, 2026
Absolute Date	Mar 10, 2026
Fiscal Impact	Yes
Dollar Amount	309,900.00
Budgeted	No
Budget Source	General Fund
Goals	Infrastructure Public Safety Quality of Life

Summary:

The existing heating, ventilation, and air conditioning (HVAC) system at City of Bryan Fire Station No. 4 has been identified as being under-sized for the space resulting in a negative pressure environment. Consequently, mold developed along duct lines due to condensation above lay in ceiling spaces. In preparation for construction activities to be coordinated to address the inefficient mechanical system, a required asbestos survey prior to construction activities identified elevated concentrations within mastic adhesive on the underside of floor tiling throughout the facility.

Following the mitigation of mold and asbestos abatement services, renovations are necessary to allow the facility to be occupied by Fire Department personnel. The facility's apparatus bay is not affected by mitigation activities and remains operational. The Fire Department personnel have relocated to temporary housing adjacent to the facility allowing them to remain on location.

Staff contracted with local mechanical and architectural firms to provide construction documents for the required renovations. The scope of work consists of complete replacement of the HVAC mechanical system, new windows, spray insulation to attic spaces, new flooring throughout, electrical lighting upgrades, new lay-in and sheetrock ceilings, fresh paint, improved accessibility in restrooms, and improved accessible parking. The work also will provide climate control capabilities in the Personal Protective Equipment (PPE) storage space adjacent to the apparatus bay. Alternate pricing has been provided to upgrade the apparatus bay lighting to LED fixtures similar to the new interior installations for the City's consideration, which will be determined as work progresses. Minor general carpentry work will be conducted by internal staff while space is unoccupied.

A Request for Proposal (RFP) was issued on December 9, 2025, with proposals being due January 15, 2026. Seven (7) responses were received with one (1) proposal not being considered due to the vendor providing an incomplete scope of work. Evaluation criteria consisted of the proposed cost, qualifications/experience, methodology including technical approach and clear understanding of scope of work, project timeline, and vendor references. Following review by the City's evaluation team of all proposals submitted, Aggieland Construction, LTD of College Station was determined to have provided the best value to the City.

The total cost to date of \$83,363 is itemized below (does **not** include the proposed contract amount being considered with this Council Action Form):

- Mold/Asbestos testing/third-party mitigation protocols \$3,100
- Mold Mitigation: \$7,720
- Asbestos Mitigation: \$8,600
- Temporary Housing/Associated expenses for mobilization: \$27,400
- Design Services (Architectural/Mechanical): \$31,880
- Facility Services Hourly Staff Labor (work orders): \$4,663

The anticipated timeline for renovations to be complete once the contractor is provided with a notice to proceed is one-hundred forty (140) calendar days. Pending final date of contract execution, substantial completion is projected to be reached the first week of August 2026, dependent on weather and other factors.

Staff Analysis and Recommendation:

With the need to upgrade the mechanical system to address the negative pressure environment that resulted in mold development and following asbestos abatement, construction services provided at a fair market price by an experienced firm is recommended to meet the requirements of this renovation project.

After extensive review of all proposals submitted for this RFP, staff recommends the City Council approve the proposed contract with Aggieland Construction, LTD for Request for Proposal No. 26-005 "Renovation of Fire Station No. 4" in an amount not to exceed \$309,900.

Options:

- 1) Approve the proposed contract with Aggieland Construction, LTD for Request for Proposal No. 26-005 "Renovation of Fire Station No. 4" in an amount not to exceed \$309,900.
- 2) Do not approve the proposed contract and provide staff with direction.

Attachments:

- 1) Proposed Contract (RFP No. 26-005)

[RFP 26-005 CONTRACT FOR RENOVATIONS OF FIRE STATION.pdf \(2,403 KB\)](#)