

Agenda Item Details

Meeting	Apr 14, 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	I. Consideration of a Contract Agreement for Request for Qualifications (RFQ) No. 26-015 "Design/Build Services for the Replacement of Existing HVAC System for City of Bryan Fire Station No. 2" with SpawGlass Construction Corp. in an amount not to exceed \$1,450,000
Type	Action (Statutory)
Preferred Date	Apr 14, 2026
Absolute Date	Apr 14, 2026
Fiscal Impact	Yes
Dollar Amount	1,450,000.00
Budgeted	No
Budget Source	General Fund

Summary:

Construction of City of Bryan Fire Station No. 2 began in 2016 and was occupied by Fire Department personnel in September 2018. The Fire Station requires replacement of its heating, ventilation, and air conditioning (HVAC) system due to the failure of the original LG Variable Refrigerant Flow (VRF) system installed during construction of the facility. The Fire Station is currently operating using temporary equipment consisting of a 25-ton portable HVAC unit powered by a 100-kW diesel generator to maintain climate control and allow uninterrupted Fire Department operations.

The exact cause of the system's premature failure has not been definitively identified. Possible contributing factors include early system activation during construction, manufacturing defects, design or installation issues, the complexity and sensitivity of VRF systems, or a combination of these factors. While minor issues were initially resolved through service repairs and warranty replacements, failures became more frequent and severe over time. Despite involvement from multiple vendors and consultants, a long-term solution was never identified, and the system ultimately failed in October 2024.

Since the Fire Station opened, the HVAC system has experienced repeated coil leaks, compressor failures, and refrigerant loss. Temporary cooling equipment was first deployed in June 2021. Multiple repair attempts, including replacing evaporator coils with coated units and engaging certified LG service providers, were unsuccessful in resolving the ongoing issues.

From April 2019 to present, the City has spent \$459,093 on HVAC-related expenses, including repairs, replacement parts, service contracts, temporary cooling equipment, and generator fuel. Additionally, City staff attempted to work with the original architect and contractor to address problems, but ultimately after consulting with external legal and subject matter experts, staff recognized a replacement system is the best option to resolve ongoing problems.

To address the issue permanently, the City issued Request of Qualifications (RFQ) No. 26-015 for design-build services to replace the existing HVAC system. Four (4) firms submitted qualifications: R.E.C. Industries, Inc., SpawGlass Construction Corp., E3 Entegral Solutions, Inc., and PATH Company, LLC. Based on evaluation criteria including qualifications, experience, project approach, and references, SpawGlass Construction Corp. of College Station was determined to provide the best value to the City.

The proposed project includes design and installation of a new Direct Expansion (DX) split HVAC system to replace the existing VRF system. The system will feature non-proprietary components that are widely available, improved redundancy so failure of one unit will not impact the entire facility, gas-fired furnaces to reduce electrical demand, and two Dedicated Outdoor Air System (DOAS) units to improve ventilation and air conditioning efficiency. The project will also include demolition of the existing system, necessary plumbing and electrical modifications, installation of exterior equipment pads, and restoration of any building finishes affected by construction.

The anticipated Guaranteed Maximum Price (GMP) for the project is \$1,450,000, including \$155,137 in pre-construction services and a construction phase fee of \$125,304. Following completion of the design and bid proposal stage, the final GMP will be confirmed and presented to the City for acceptance. If approved, the project is anticipated to reach substantial completion by July 2027, assuming a Notice to Proceed is issued by August 28, 2026.

Staff Analysis and Recommendation:

After multiple repair attempts and consultant evaluations failed to identify a reliable long-term solution, staff recommends approval of the design-build agreement with SpawGlass Construction Corp. to replace the HVAC system at City of Bryan Fire Station No. 2.

Options:

1. Approve the proposed contract for Request for Qualifications (RFQ) No. 26-015 "Design/Build Services for the Replacement of Existing HVAC System for City of Bryan Fire Station No. 2" with SpawGlass Construction Corp. in an amount not to exceed \$1,450,000.
2. Do not approve the proposed contract agreement and provide staff with direction.

Attachments:

1. Proposed Contract Agreement

[6I - RFQ 26-015 Design and Build Services for City of Bryan Fire Station No. 2.pdf \(23,516 KB\)](#)