



# ***Construction Contract for the Environmental Laboratory Project***

***Presented by  
Tiffany Malzahn  
Environmental & Compliance Manager***



## ***Project Purpose***

- **Construct New Environmental Laboratory Building and New Boat Storage/Workshop Building.**
- **Expand analytical and sample volume capabilities**
- **Improve operational efficiency**
- **Ensure ability and readiness to adapt to future regulatory requirements**



# ***Laboratory Features***

- **10,880 square foot building with 3,500 square-feet for future growth**
- **Laboratory exhaust system with fume hoods, canopy hoods, and snorkels**
- **Gas distribution system**
- **Centralized chemical waste neutralization system**
- **HVAC system with zoning, designed to maintain constant temperature for each work area and humidity levels  $\geq 60\%$**
- **Deionized water treatment and distribution system**
- **Dedicated emergency generator**
- **Waste storage room**



# ***Boat Storage/Workshop Building Features***

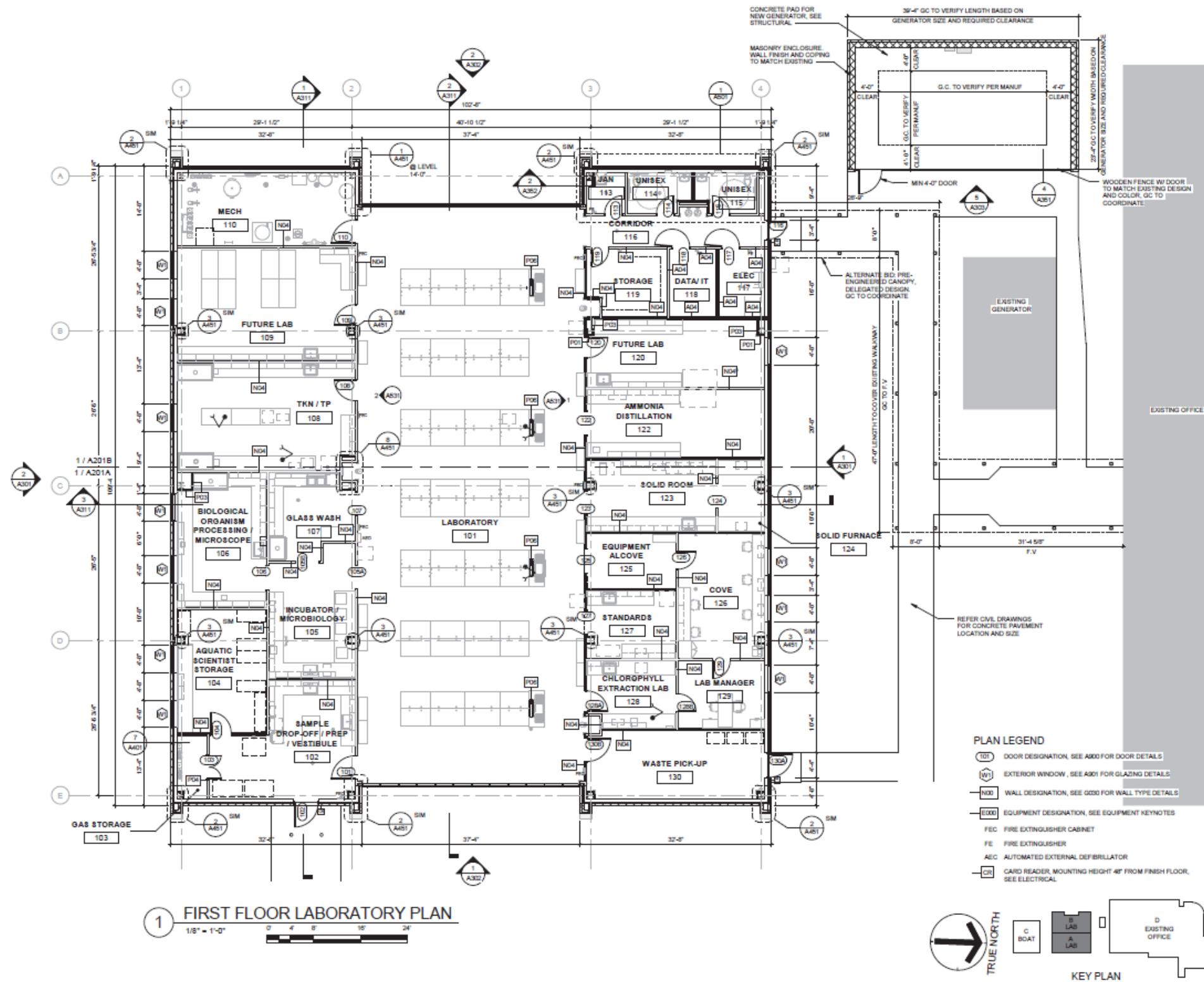
- **6,090 square foot building**
- **Enclosed storage for four boats**
- **Covered parking for four trucks**
- **Workshop**
- **Sediment Testing Laboratory**
- **HVAC and ventilation system for workshop and sediment testing laboratory**



# ***Exterior Schematic***







**Gresham Smith**  
GreshamSmith.com  
505 N Akard Street  
Suite 3210  
Dallas, TX 75201  
214.350.1500  
Texas Registration  
No. F-003629

**Brazos River Authority**

**Brazos River Authority  
Environmental  
Laboratory Complex**  
4600 Cobble Drive, Waco, Texas 76710

ISSUE FOR BID

REGISTERED ARCHITECT  
STATE OF TEXAS  
2024

Revision		
No.	Date	Description

**LABORATORY FLOOR  
PLAN**

**A201**

45535.00  
09.13.2023

This Line is 3 inches When Printed Full Size



## ***Bid Process & Timeline***

- **Bid Advertisement - November 15, 2023**
- **Mandatory Pre-Bid/Site Visit Meetings - November 28 or 30, 2023**
- **Bids Due - January 9, 2024, at 10:00 a.m.**
- **Bid Opening - January 9, 2024, at 10:30 a.m.**
- **Notice of anticipated award – January 23, 2024**



# ***Project–Specific Bidder Qualifications***

- **Principal contact must have construction management experience overseeing construction for at least a minimum of two laboratories of similar size containing comparable equipment over the last ten years.**
- **CONTRACTOR shall comply with manufacturer qualifications for various items of equipment as stated in the Technical Specifications.**





# ***Contractor Selection***

- **Two Bids Received**
  - **Mazanec Construction Co. Inc.**
  - **John W. Erwin General Contractor Inc.**
- **Gresham Smith**
  - **Reviewed both bids**
  - **Evaluated compliance with project-specific bidder qualifications**
  - **Checked references**
  - **Both bidders qualified**
  - **Both bids conforming**



# ***Bid Summary***

<b>Bid Item</b>	<b>Gresham Smith EOPCC</b>	<b>Mazanec Construction Co. Inc.</b>	<b>John W. Erwin General Contractor Inc.</b>
<b>Total of Bid Items</b>	<b>\$9,914,011*</b>	<b>\$9,855,995</b>	<b>\$11,892,944</b>
<b>Total with 10% for contingency</b>		<b>\$10,841,595</b>	<b>\$13,082,239</b>

\*AACE Level 1 OPCC +15% Accuracy - \$11,401,113  
AACE Level 1 OPCC -10% Accuracy - \$8,922,610



**“BE IT RESOLVED that the Board of Directors of the Brazos River Authority hereby authorizes the General Manager/CEO to execute a contract with Mazanec Construction Company, Inc. for construction services required to complete the Environmental Laboratory and Boat Storage/Workshop Buildings Project for an amount not to exceed \$11,348,585.”**

**“BE IT FURTHER RESOLVED that the Board of Directors of the Brazos River Authority hereby authorizes the General Manager/CEO to approve Change Orders as deemed appropriate by the General Manager/CEO, subject to the aforementioned not to exceed value and applicable law.”**

**“BE IT FURTHER RESOLVED that the Board of Directors of the Brazos River Authority hereby authorizes the General Manager/CEO to expend up to an additional \$265,000 for ancillary equipment and expenses for the completion of the project.”**



# Brazos

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RIVER AUTHORITY