

STATE OF TEXAS  
COUNTIES OF GREGG, RUSK, UPSHUR AND SMITH  
KILGORE JUNIOR COLLEGE DISTRICT

The Kilgore Junior College District Property Committee of the Board of Trustees met at 9:00am, Monday, December 2, 2013 in the Stewart McLaurin Administration Building, R.E. "Sonny" Spradlin Executive Board Room. The Property Committee has 3 members who were all present:

Charles Hale, President of the Board  
Brian Nutt  
Larry Woodfin, Chairman of the Property Committee

C.B. Scooter Griffin was also present.

**Larry Woodfin called the meeting to order at 9:02a.m.**

**Section I.** on the Agenda was Action Items

- A. To consider the selection of an asbestos abatement contractor for the old Liberal Arts Building per authorization of the full board at the November 11, 2013 regular board meeting.

**Duane McNaney and Dan Beach explained the process of selecting the best bid. Based on the bid information from ERI Consultants, Inc., administration recommended the property committee approve Air Quality Associates, Inc as the asbestos abatement contractor. Larry Woodfin called for the vote. All three members of the Property Committee of the Board of Trustees voted in favor of Air Quality Associates, Inc. for abatement at \$101,300.**

- B. To consider the selection of a demolition contractor for the old Liberal Arts Building per authorization of the full board at the November 11, 2013 regular board meeting.

**Duane McNaney and Dan Beach were available to answer any questions. Based on the bid information from ERI Consultants, Inc., administration recommended the property committee approve K-K Mobbs as the demolition contractor. Larry Woodfin called for the vote. All three members of the Property Committee of the Board of Trustees voted in favor of awarding the bid to K-K Mobbs for demolition at \$166,536.**

**Exhibit on next page**

Exhibit



ERI CONSULTING, INC.

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Ph: (903) 534-5001 Fax: (903) 534-8701  
TBPE Firm # F-1787  
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November 27, 2013

Kilgore College  
Mr. Duane McNaney  
VP of Finance and CFO  
1100 Broadway Blvd.  
Kilgore, TX 75662  
(903) 983-8107  
[dmcnaney@kilgore.edu](mailto:dmcnaney@kilgore.edu)

**RE: ES#13-768 / 13-769 - Asbestos Abatement & Demolition Contract Recommendations,  
Old Liberal Arts Building, Kilgore College, Kilgore, Texas**

Dear Mr. McNaney:

Please find attached a bid evaluation spreadsheet for the demolition project, and the bid tabulation for the asbestos abatement project.

Air Quality Associates, Inc. is the apparent low bidder on the asbestos abatement project. We have spoken with AQA. They are comfortable with their bid and are prepared to enter into a contract with Kilgore College. AQA has performed numerous projects for ERI in the past, we are confident in their ability to complete the project. ERI Consulting, Inc. recommends the College enter into a contract with Air Quality Associates, Inc. in the amount of \$101,300.00.

The three apparent low bidders on the demolition project are K-K Mobbs of Kilgore, Texas; Aglyn Number Four LLC, Longview, Texas; and Air Quality Associates, Inc. of Tyler, Texas. We have spoken with each of these contractors about their bids. We have reviewed the contractor's pre-qualification statements. We have checked their references, reviewed their equipment lists, and verified their financial ability to complete the project.

The two lowest bidders are extremely close. Both K-K Mobbs and Aglyn Number Four are qualified, capable, and would be a good value for the College on this contract. We have spoken with both K-K Mobbs and Aglyn Number Four. They are both comfortable with their bids, and are prepared to enter into contracts with Kilgore College. K-K Mobbs has better project history on demolition projects of similar size and scope. K-K Mobbs also is the low bidder, based on the items outlined in the proposal page, and anticipated by the engineer.

Based on our review of the contractors, and given the fact they are the low bidder, ERI Consulting, Inc. recommends the College enter into a contract with K-K Mobbs in the amount of \$166,536.00.

We should note that the second low bidder, Aglyn Number Four, has lower unit costs for fill dirt and top soil. Barring any unforeseen circumstances, the engineer is comfortable the quantities he has estimated and used to evaluate the bids are sufficient for this project. However, it is possible, if conditions require additional fill, Aglyn could end up being the lowest overall cost. Based on what we know at this time, we still believe K-K Mobbs' bid represents the best value to the College.

13768 769 Bid letter

Exhibit cont.

ERI Consulting, Inc.

Mr. McNaney  
November 27, 2013  
page 2 of 2

Note there was a typo on our proposal page with regard to Item 2d (Alternate 4). The intent of the proposal page was to procure a unit cost for grubbing out concrete piers in excess of 4 feet below the finished floor of the building. Due to the way the proposal page was worded, there was confusion on the bidders' part as to whether we wanted a lump sum price or the unit price. We clarified this in our Addendums.

Unfortunately three of the bidders still submitted what was obviously a lump sum price. One of those bidders, K-K Mobbs, was among the three low bidders we evaluated further. We contacted K-K Mobbs late in the day of the bid opening. We have received an email from them clarifying their unit cost price. That is the unit cost price shown on the bid evaluation form. It is important to note this item is not included in the calculation for the contract amount. The engineer does not anticipate much, if any, additional grubbing 4 foot below the finished floor called for in the specifications.

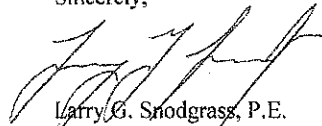
There will be adjustments in quantities which will impact the final contract amount. These are due to unknowns, primarily conditions underneath the slab. Quantities could potentially vary on Items 2e, 2f, and Leveling Materials, as well as Item 2d. Kilgore College maintenance staff and the engineer will verify quantities in the field. As on all of our demolition projects, we recommend you budget a contingency in the amount of 10% of the contract price to cover these unknowns.

As discussed previously with Kilgore College staff, unfortunately the parking lot to the northeast of the building will be damaged during demolition activities. Engineer has specified measures to limit this damage, but given the saturated soils in the area, as well as the overall poor condition of the parking lot materials, damage will occur. We have a provision in the specifications for the demolition contractor to provide gravel and materials to temporarily repair damage so that the parking lot is useable for a limited amount of time. The College should plan on parking lot repairs at completion of demolition.

Also, as previously discussed, the demolition contract is set up in working days. Weather will be a significant variable. This could push the final completion date into late April.

In summary, I am pleased with the bids and confident in our recommendations. We appreciate this opportunity to serve Kilgore College. Please contact me if you have any questions, or further directions.

Sincerely,



Larry G. Snodgrass, P.E.  
President

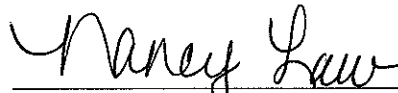
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Attachments

13768 769 Bid letter

**Section II.** on the Agenda was Adjournment

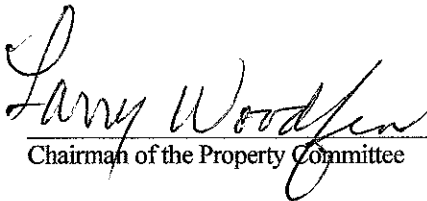
**Larry Woodfin adjourned the meeting at 9:32a.m.**

Respectfully submitted,



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Nancy Law, Recording Secretary  
Kilgore College Board of Trustees



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Chairman of the Property Committee