

Date of Board Meeting: August 18, 2026

Subject: Construction Change Orders for Bay City Skilled Trades Facility

Recommendation: Approve construction change orders, including architectural and engineering services, for the Bay City Skilled Trades Facility.

Background and Rationale:

Following the onboarding of skilled trades faculty, the College has identified several opportunities to better align the facility with current instructional needs and future workforce training programs.

The proposed changes include electrical and mechanical revisions, installation of additional welding booths, lighting improvements, structural modifications, and conversion of existing laboratory space. Changes are proposed in support of the development of industry-related training needs for the Pipefitting, Plumbing, and Electrical programs, slated for launch in January 2027. The change orders also include the architectural and engineering services necessary to redesign construction documents and coordinate required permitting.

The proposed change orders include:

- BLS Change Orders = \$139,282
- Abel Design Change Order = \$11,750

Approval of this item will authorize the College to proceed with the proposed change orders, associated design services, and contingency necessary to complete the Bay City Construction Trades Facility Phase II project in a manner that best supports the College's expanding workforce education initiatives.

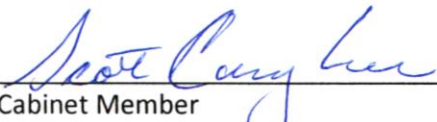
Budgetary Implications: \$151,100 (Special state appropriations – Skilled Trades)

Strategic Priority Alignment:

☒ Student Success	☐ Community Impact
☒ Resource Optimization	☐ Institutional Excellence

Resource Personnel: Jason Novak, Executive Director of Facilities Management
Scott Cunningham, Vice President of Finance & Administration

Approval:



Cabinet Member

8/06/2026

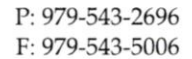
Date



President

08/06/26

Date



\$1,308,570.00

[illegible]



FACILITIES PLANNING . DESIGN . CONSTRUCTION
207 Fahrenthold Street, El Campo, Texas 77437
Office: (979) 543-2696 . Fax: (979) 543-5006
www.blsconstruction.com

Proposal Request

Project Names: Wharton County Jr College
Location: 911 Boling Hwy, Wharton, Tx 77488
Contractor: BLS Construction
Address: 207 Fahrenthold, El Campo, Texas 77437

PPA No.: _____
Proposal Request No.: 8
Date: 7.31.2026
Phone: 979.543.2696

The Contractor is hereby directed to make the following changes in the Contract:

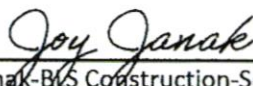
ITEM NO.	DESCRIPTION/UNIT BREAKDOWN/UNIT COSTS (Indicate Critical Path Schedule impact for each Item)	COST (Indicate + or -)
Scope of work changes per WCJC requested changes		
	Electrical: Change to lights, add transformer and additional wiring	\$ 17,000.00
	Hose reels and supports - total of 8	\$ 19,000.00
	Structural Steel: Steel for transformer support	\$ 10,452.00
	Labor for structural steel installation for transformer - Allowance	\$ 5,000.00
	Changes to ceiling/ceiling grid-open to deck in room 30	\$ (10,441.52)
	Wall paint to deck in Pipe Fitting Lab	\$ 2,449.44
	Additional Dry Fall Ceiling Paint in Pipe Fitting lab	\$ 4,477.62
	Changes to fire sprinkler system in room 30 - Allowance	\$ 5,000.00
	Charge for fire sprinkler engineering - Allowance	\$ 3,000.00
	Changes to fire alarm system in room 30-Allowance	\$ 2,000.00
	General conditions: Construction superintendent, dumpster, insurance, additional 75 calendar days	\$ 31,875.00
	Owners contingency	\$ 25,000.00
	SUBTOTAL FROM ATTACHED SHEETS (IF ANY)	\$ 114,812.54
	Overhead & Profit @ 10% =	\$ 11,481.25
	P&P Bond @ 2.5% =	\$ 3,157.34
	TOTAL COST (This Change Order Only) =	\$ 129,451.14

Change in Contract Duration/Time by This Change Order: (Increase) BY (75) CALENDER DAYS.

NEW CONTRACT COMPLETION DATE: No change

Signature-Owner

Date


Joy Janak-BLS Construction-Senior Project Manager

7.31.2026
Date

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Proposal RequestProject Names: **Wharton County Jr College**Location: **911 Boling Hwy, Wharton, Tx 77488**Contractor: **BLS Construction**Address: **207 Fahrenthold, El Campo, Texas 77437**

PPA No.:

Proposal Request No.: **9**Date: **8/3/2026**Phone: **979.543.2696**

The Contractor is hereby directed to make the following changes in the Contract:

ITEM NO.	DESCRIPTION/UNIT BREAKDOWN/UNIT COSTS (Indicate Critical Path Schedule impact for each Item)	COST (Indicate + or -)
	Scope of work: Chem Lab Work	
1	General Conditions (supervision, truck, fuel, dumpster, etc.) (40 days)	\$ 17,000.00
2	Electrical-Remove (18) lights and replace with new only	\$ 4,200.00
4	Remove ceiling and replace with new 2x2 ceiling grid and tile, paint (4) walls, demo misc	\$ 13,540.50
5	Roof work contingency for exhaust hood	\$ 3,500.00
6	Remove and cap hood on roof	Included
7	Millwork (3) islands-demo out and rear wall millwork demoed, demo gas, demo electrical in millwork	\$ 5,600.00
9	Remove VCT, install new epoxy bay floors, and install Polyurea Concrete Coating on floor	\$ 9,656.00
11	Leave E stop on wall	
12	(2) storage rooms off lab to remain as is	
13	Owners contingency for items not listed above	\$ 10,000.00
	SUBTOTAL FROM ATTACHED SHEETS (IF ANY)	\$ 63,496.50
	Overhead & Profit @ 10% =	\$ 6,349.65
	P&P Bond @ 2.5% =	\$ 1,746.15
	TOTAL COST (This Change Order Only) =	\$ 71,592.30

Change in Contract Duration/Time by This Change Order: (No Change) (Increase) (Decrease) BY (45) CALENDER DAYS.

NEW CONTRACT COMPLETION DATE: TBD

Signature-Owner

Date

William Key

8/3/2026

William Key-BLS Construction-President

Date

July 29, 2026

WORK AUTHORIZATION #03

PROJECT
WCJC CONSTRUCTION TRADES FACILITY PHASE 02
PROJECT LOCATION
4000 F BAY CITY, TX 77414

PROJECT NUMBER
23-100-058
CLIENT
WCJC

Services to be performed pursuant to the Original or Master Agreement dated:

FEE AND BASIS	ADG Fees:	Additional Fees:
	☒ Lump Sum of \$3,500.00	☒ Consultants (including 10% mark-up) \$ 8,250.00
	☐ Hourly	☐ Reimbursable Expenses \$ _____
	☐ Hourly, not to exceed \$ _____ without prior authorization	(estimate including 10% mark-up)
		☐ Other \$ _____
		TOTAL FEES: \$ 11,750.00

DATE SERVICES TO BEGIN ☐ Start Date:
☒ Immediately after Work Authorization approval

SERVICES PROJECTED TO BE COMPLETED NO LATER THAN THE FOLLOWING, IF INDICATED ☐ Completion Date:
☒ 3 weeks for all trades to complete after the Work Authorization is approved approval

SERVICES REQUESTED BY Jason Novak Date of Request 07.20.2026

ADG AUTHORIZATION BY  Date Signed 07.29.2026

STATEMENT OF JURISDICTION.

The Texas Board of Architectural Examiners, PO Box 12337, Austin, Texas 78711-2337 or 333 Guadalupe, Suite 2-350, Austin, Texas 78701-3942, 512-305-9000, has jurisdiction over complaints regarding the professional practices of persons registered as architects and interior designers in Texas.

Authorization is confirmed for ADG to perform the following services:

CLIENT NAME & SIGNATURE Date Signed

- Work Authorization Fees to include the redesign and documentation of all scope updates for Phase 02.
- CTF Phase 02 Scope updates:
 1. Pipefitting Room:
 - a. Rework equipment locations, add (2) welding booths
 - b. Remove ceiling and redesign the lighting layout to include high bay fixtures
 - c. Mechanical and Electrical revisions
 - d. Structural design updates
 2. High Voltage Room (previously the Carpentry Lab):
 - a. Remove all equipment
 - b. Ceiling and lighting to remain
 - c. Mechanical and Electrical revisions

- d. Structural design updates
- 3. Corporate Training space:
 - a. Remove the operable partition and replace with a 4" stud wall
 - b. Structural design updates
- 4. Permit and Construction Drawings
 - a. Revisions to the Issue for Construction set will be resubmitted to the city. Fee to include coordination time with the plan review team.
- 5. Submittals-
 - a. ADG to re-review several submittals including the Life Safety Plans and Lighting.
- 6. Note: This does not include any structural re-design fees, these will be established once the design has been updated.