
BOARD AGENDA ITEM

Information/Discussion _____

Future Action _____

Action x

Item: Pine Grove Boiler Replacement

Submitted by: Russell Bray

Date: 7/7/26

Recommended by: Kevin Philipps *KP*

Board Meeting date: 7/20/26

RECOMMENDATION:

It is recommended that the Kent ISD School Board approve the purchase and installation of new boilers at Pine Grove Learning Center by Owen Ames Kimball as Construction Manager, with A&B Mechanical Contractors and Hillard Electric as subcontractors, for a total of \$639,977. This amount includes general conditions, builder's risk insurance, preconstruction fee, construction manager fees, and contingency. Pleune Service Company's bid was rejected due to previous negative experiences at both KCTC West and Lincoln School. In both instances, poor workmanship led to additional expenses to Kent ISD.

<u>Mechanical Vendor</u>	<u>Base Bid</u>
Pleune Service Company (REJECTED)	\$352,483.00
A&B Mechanical Contractors	\$408,700.00
Vander Hyde Mechanical	\$410,580.00
Hurst Mechanical	\$440,511.00

<u>Electrical Vendor</u>	<u>Base Bid</u>
Hillard Electric	\$12,210.00
Excel Electric	\$13,490.00
Vander Hyde Mechanical	\$21,743.00

BACKGROUND:

This site experienced a non-repairable failure on two of its three boilers this last winter, prompting this work. Part of the replacement of the boilers is to upgrade to more efficient models and a more efficient design for the system. This work will be paid for utilizing building improvement capital outlay funds.

Attached:

Award Summary



**Kent Intermediate School District
Pine Grove Learning Center Boiler Replacment
Award Summary
June 26, 2026**



	Bid Category	Contractor	Base Bid	Alternate P-1: Water heater replacement and related domestic water and gas piping, plus associated electrical work.	Total Award
1	Mechanical/Plumbing	A&B Mechanical Contractors, Inc.	349,600	59,100	408,700
2	Electrical	Hillard Electric	9,740	2,470	12,210
	General Conditions	Owen-Ames-Kimball Co.	90,000		90,000
	Builders Risk	Owen-Ames-Kimball Co.	5,000		5,000
	Preconstruction Fee	Owen-Ames-Kimball Co.	2,007	272	2,279
	CM Fee	Owen-Ames-Kimball Co.	18,064	2,448	20,512
		Subtotal	474,411	64,290	538,701
	Building Contingency		47,441	6,429	53,870
		Billing Subtotal	521,852	70,719	592,571
	Furnishings		NIC		NIC
	Abatement		NIC		NIC
	Technology		NIC		NIC
	A&E Fees		41,748	5,658	47,406
	Total		563,600	76,377	639,977