

**Purchase Request #1  
Regular Board Meeting November 6, 2023  
Consideration of Delegation of Authority to Contract for  
Generation Park Expansion Building**

**ADMINISTRATION RECOMMENDATION/REPORT**

The administration recommends that the Board of Trustees authorize the Chancellor or her designee to approve a contract for the construction of an expansion building at the Generation Park campus.

**BACKGROUND**

In October 2023, the Board approved terms and conditions for revenue bonds to fund the construction of an expansion building at the Generation Park Campus. The building will initially house the new Center for Biotechnology, and ultimately become home to the campus' central plant and general services operations in later years as the campus builds out its master plan.

In February 2021, the Board authorized the delegation of authority to approve the method of procurement best suited for each construction or renovation project. On October 3, 2023, the Chancellor's designee approved the construction manager at risk (CMR) methodology for this project. Detailed project plans and specifications are being developed by Page Southerland Page in accordance with 22 Texas Administrative Code §1.212(b).

CMR 24-10 was issued on October 11, 2023, to procure construction services for this project in accordance with the Texas Government Code §2269.151. Each response received will be evaluated by a team comprised of representatives from capital projects and facilities services. Evaluation and ranking of the submittals and presentations will be based on criteria published in the solicitation.

**IMPACT OF THIS ACTION**

Approval of this action will authorize the Chancellor or her designee to award a contract to the highest scored respondent to CMR 24-10. This will allow the Construction Manager to provide constructability advice and design assistance to the architect. The effect of such advice is generally to reduce overall project cost and speed construction. Fast track construction is required by the terms of the loan agreement.

**BUDGET INFORMATION (INCLUDING ANY STAFFING IMPLICATIONS)**

The cost of this project should not exceed \$4,000,000. The project will be funded from the referenced revenue bonds.

**MONITORING AND REPORTING TIMELINE**

This project will be managed by capital projects staff. Construction is expected to be complete by March of 2025.

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**ATTACHMENTS**

None.

**RESOURCE PERSONNEL**

Chuck Smith	281-998-6341	charles.smith@sjcd.edu
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**CMR 24-10 Generation Park Expansion Building  
Final Score Sheet**

	<b>Score Description</b>	<b>Total</b>	<b>Qualifications (40%)</b>	<b>Pricing (30%)</b>	<b>Interview (30%)</b>
<b>1</b>	Tellepsen Builders, L.P.	92.59	37.27	29.90	25.42
<b>2</b>	Flintco, LLC	87.27	33.27	30.00	24.01
<b>3</b>	Anslow Bryant Construction	82.02	33.98	25.14	22.90
<b>4</b>	Brookstone, LP	81.94	31.74	29.43	20.77