

Purchase Request #1
Regular Board Meeting October 7, 2024
Consideration of Delegation of Authority to Contract for
North Campus Welcome Center Renovation

ADMINISTRATION RECOMMENDATION/REPORT

The administration recommends that the Board of Trustees authorize the Chancellor or her designee to negotiate and approve a contract with the firm that provides the best value for the North Campus Welcome Center renovation project.

BACKGROUND

On February 1, 2021, the Board authorized the delegation of authority to approve the method of procurement best suited for each construction or renovation project. On July 17, 2024, the Chancellor's designee approved the competitive sealed proposals (CSP) method for this project. Detailed plans and specifications developed by Huitt-Zollars, Inc. were used as part of the documentation package in accordance with Texas Government Code §2269.151.

CSP #25-01 was issued on July 22, 2024, to procure construction services for this project with proposals due to the College on August 13, 2024. Ten responses were received, and a team comprised of representatives from capital projects and Huitt-Zollars, Inc. will complete the evaluations and negotiations. The evaluation and ranking of the submittals are based on criteria published in the solicitation.

IMPACT OF THIS ACTION

The Welcome Center project is a partial interior renovation of the two-story 38,863 square foot building, with a focus on approximately 6,000 square feet. The scope includes selective demolition and reconfiguration of student services office suite spaces with new interior walls and finishes, as well as modifications to the HVAC system, lighting, and fire protection.

Approval of this action will authorize the Chancellor or her designee to contract with a firm that provides best value and maintain the timeline for project completion. The evaluation team will first attempt to negotiate a contract with the highest ranked firm. If unsuccessful, the College will end negotiations with the highest ranked firm and proceed with the next ranked firm(s) until a contract is successfully negotiated or all proposals are rejected.

BUDGET INFORMATION (INCLUDING ANY STAFFING IMPLICATIONS)

The estimated expenditure for this contract is \$1,000,000.

MONITORING AND REPORTING TIMELINE

Construction activities will begin upon approval of a budget by the Board and execution of a contract for services. This project will be monitored by capital projects personnel, with completion anticipated in Summer 2025.

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ATTACHMENTS

None

RESOURCE PERSONNEL

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CSP #25-01
Welcome Center Renovation, Bldg N6
Attachment 1 – Tabulation

QUALIFICATIONS

#	Vendors	Section 1: General	Section 2: History & Experience	Section 3: Safety	Section 4: Financial Letter	Section 5: References	Section 6: Exceptions to T&Cs	Total Points
	<i>Total Points</i>	<i>20</i>	<i>20</i>	<i>10</i>	<i>10</i>	<i>5</i>	<i>5</i>	<i>70</i>
1	ANDRES Construction Services	14.67	17.33	8.50	8.17	4.83	5.00	58.50
2	E Contractors USA LLC	17.20	15.33	7.15	9.17	1.33	4.93	55.11
3	DT Construction, IP	17.27	14.33	7.63	8.83	2.75	4.83	55.64
4	TUCON, LLC	16.27	15.07	6.83	9.20	4.83	4.83	57.03
5	CMC Development & Construction	10.93	14.67	6.80	7.50	0.34	4.33	44.57
6	Noble Texas Builders	13.47	12.00	8.13	8.00	3.33	4.67	49.60
7	General Commercial Solutions,	13.20	10.00	6.33	7.50	2.67	4.33	44.03
8	PMGR Development Corp	8.67	8.67	6.00	4.00	3.50	4.33	35.17
9	Key HTX	10.40	10.00	6.33	5.67	3.33	4.83	40.56
10	Venus Supplies & Constructions	3.33	2.67	1.00	1.33	0.34	4.00	12.67

FINAL SCORES

#	Vendors	Qualification Points	Price Points	Final Points	Base Proposal
	<i>Total Points</i>	<i>70</i>	<i>30</i>	<i>100</i>	
1	ANDRES Construction Services	58.50	13.46	71.96	\$ 993,904.00
2	E Contractors USA LLC	55.11	16.35	71.46	818,000.00
3	DT Construction, IP	55.64	14.72	70.36	908,600.00
4	TUCON, LLC	57.03	13.11	70.14	1,020,000.00
5	CMC Development & Construction	44.57	17.83	62.40	750,000.00
6	Noble Texas Builders	49.60	11.27	60.87	1,186,912.00
7	General Commercial Solutions,	44.03	13.04	57.07	1,025,303.56
8	PMGR Development Corp	35.17	17.55	52.72	762,000.00
9	Key HTX	40.56	11.42	51.98	1,171,493.66
10	Venus Supplies & Constructions	12.67	30.00	42.67	445,786.00