

Purchase Request #2
Regular Board Meeting November 4, 2024

Consideration of Approval to Contract for Design-Build for Generation Park Clean Room

ADMINISTRATION RECOMMENDATION/REPORT

The administration recommends that the Board of Trustees approve a contract for design-build (DB) with TECHspace for an International Standards Organization (ISO) 7 clean room at the Generation Park campus for the biotechnology department.

BACKGROUND

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 July 17, 2024, the Chancellor's designee approved the DB procurement method for this project. The solicitation under DB #25-04 utilized a two-step procurement process in accordance with the Texas Government Code §2269.251.

A request for qualifications (RFQ), the first step of the process, was issued on September 3, 2024, and submittals were received from two firms. Evaluation of the submittals was based on criteria published in the RFQ. Both firms were invited to participate in the second step of the process which included submission of their costing methodology and an interview with the evaluation team, comprised of representatives from facilities services and Huitt-Zollars. Each step was evaluated and ranked using a numerical assessment. TECHspace received the highest overall score.

IMPACT OF THIS ACTION

The issuance of a contract to TECHspace will allow for the turnkey design and installation of a modular cleanroom meeting the needs of external clients for employee certifications at the biotechnology department. In addition, the modular nature of this structure will allow it to be moved to another location at a future date.

BUDGET INFORMATION (INCLUDING ANY STAFFING IMPLICATIONS)

The total expenditure for this contract should not exceed \$250,000. This project will be funded from the 2015 Bond Program.

MONITORING AND REPORTING TIMELINE

Every effort will be made to manage this project to allow the cleanroom to be operable in the summer of 2025. This project will be monitored by capital projects staff.

ATTACHMENTS

Attachment 1 – Tabulation

RESOURCE PERSONNEL

Chuck Smith	281-998-6341	charles.smith@sjcd.edu
Genevieve Scholes	281-998-6349	genevieve.scholes@sjcd.edu

DB #25-04
Clean Room, Generation Park
Attachment 1 – Tabulation

QUALIFICATIONS

#	Vendors	Qualification 1 General	Qualification 2 Literature	Qualification 3 Performance	Qualification 4 References	Qualification Score
	<i>Total Points</i>	<i>40</i>	<i>20</i>	<i>20</i>	<i>20</i>	<i>100</i>
1	TECHspace	34.67	17.33	19.33	16.00	87.33
2	ACH Engineering Inc	22.67	14.00	10.00	14.67	61.34

FINAL SCORES

#	Vendors	Qualification Score	Costing Methodology Score	Interview Score	Final Score
	<i>Total Points</i>	<i>40%</i>	<i>30%</i>	<i>30%</i>	<i>100%</i>
1	TECHspace	34.93	30.00	26.17	91.10
2	ACH Engineering Inc	24.54	1.97	18.50	45.01