

Purchase Request #3
Regular Board Meeting September 8, 2025
Consideration of Delegation of Authority to Contract for
North Campus Student Center Plumbing Repairs

ADMINISTRATION RECOMMENDATION/REPORT

The administration recommends that the Board of Trustees authorize the Chancellor or her designee to negotiate and approve a contract for the repair of sanitary sewers on the east side of the North Campus Slovacek Student Center (N-12).

BACKGROUND

At the August 11, 2025 meeting, the Board approved an allocation of capital project funds in the amount of \$179,000 for the repair of the N-12 sanitary sewer. The intent was to utilize the College's existing plumbing services contractor; however, upon further examination of the contractor's proposal, the cost of those repairs exceeded the approved budget and the College elected to both increase the amount budgeted for repairs and to change the method of procurement to allow for more competitive pricing.

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 August 21, 2025, the Chancellor's designee approved the competitive sealed proposals (CSP) methodology for plumbing repairs to N-12. Detailed project plans were prepared by C. D. Smith, PE for documentation purposes in accordance with 10 Texas Administrative Code §1.212(b) and 22 Texas Administrative Code §1.212(b).

IMPACT OF THIS ACTION

Approval of this action will authorize the Chancellor or her designee to approve a contract with the highest ranked respondent so that construction can be expedited to minimize adverse impacts on the Fall semester student experience.

BUDGET INFORMATION (INCLUDING ANY STAFFING IMPLICATIONS)

Pending successful contract negotiations, the estimated expenditure for this project is not expected to exceed \$500,000 (including contingency funds) and will be funded from the deferred maintenance line of the 2015 Bond Program.

MONITORING AND REPORTING TIMELINE

Construction activities will begin upon the execution of a contract. This project will be managed by capital projects staff.

ATTACHMENTS

None.

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RESOURCE PERSONNEL

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CSP 26-06
Buildings N12 Sanitary Sewer Repair
Attachment 1 – Tabulation

QUALIFICATIONS

#	Vendors	Section 1: General (00 45 16)	Section 2: History & Experience (00 45 16)	Section 3: Safety (00 45 16)	Section 4: Financial (00 45 16)	Section 5: References (00 45 16)	Section 6: Exceptions to T&Cs (00 45 16)	Total Points
	<i>Total Points</i>	20	15	10	5	5	5	60
1	Modern Plumbing Company Inc.	16.00	13.00	8.01	4.00	4.00	5.00	50.01
2	Millennium Project Solutions	16.00	10.50	7.85	4.00	3.67	5.00	47.02

FINAL SCORES

#	Vendors	Qualification Score	Section 6: Price Proposal	Price Value	Final Score
	<i>Total Points</i>	60	40		100
1	Modern Plumbing Company Inc.	50.01	40.00	\$ 101,262.82	90.01
2	Millennium Project Solutions	47.02	9.90	408,969.19	56.92