

Purchase Request #3
Regular Board Meeting June 1, 2026
Consideration of Delegation of Authority to Contract for Central Campus
Fine Arts Center (C13) HVAC Replacement

ADMINISTRATION RECOMMENDATION/REPORT

The administration recommends that the Board of Trustees authorize the Chancellor or her designee to negotiate and award a contract for replacement of the Heating, Ventilation, and Air Conditioning (HVAC) system at the Central Campus Fine Arts Center (C13).

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 April 2, 2026, the Chancellor's designee approved the competitive sealed proposal (CSP) solicitation method for this construction project.

CSP #26-13 was issued on April 29, 2026, to procure construction services for this project. Detailed project plans were prepared by ACR Engineering, Inc. in accordance with Texas Government Code §2269.152. Proposals will be received and evaluated by a team comprised of representatives from capital projects and ACR Engineering, Inc.

IMPACT OF THIS ACTION

Approval of this action will authorize the Chancellor or her designee to negotiate and execute a contract with the highest ranked respondent so that construction can be expedited.

BUDGET INFORMATION (INCLUDING ANY STAFFING IMPLICATIONS)

Pending successful contract negotiations, the cost of this project is not expected to exceed \$613,000. The project will be funded from the 2015 Bond Program deferred maintenance line.

MONITORING AND REPORTING TIMELINE

Construction activities will begin upon the execution of a contract and are expected to be completed by March 2027. This project will be managed by capital projects staff.

ATTACHMENTS

None

RESOURCE PERSONNEL

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

CSP 26-13
Bldg C13 South Air Handler Replacement
Attachment 1 – Tabulation

QUALIFICATIONS

#	Vendors	Section 1: Firm Experience	Section 2: Personnel Experience	Section 3: Safety	Section 4: Financial	Section 5: References	Section 6: Exceptions to T&C	Total Points
	<i>Total Points</i>	<i>20</i>	<i>15</i>	<i>10</i>	<i>5</i>	<i>5</i>	<i>5</i>	<i>60</i>
1	HTX Industries, LLC	18.49	13.00	8.26	4.67	4.83	5.00	54.25
2	ELS Construction, Inc	16.00	10.25	6.58	4.33	4.67	5.00	46.83
3	Lange Mechanical Services LP	18.37	12.00	7.57	3.67	-	5.00	46.61
4	Decker Mechanical	14.59	12.00	7.12	4.00	4.17	5.00	46.88
5	Sullivan Contracting Services	16.51	10.00	6.80	4.00	4.33	5.00	46.64
6	Gurry Mechanical	4.00	4.00	4.96	2.50	4.44	5.00	24.90

FINAL SCORES

#	Vendors	Qualification Score	Section 6: Price Proposal	Price Value	Final Score
	<i>Total Points</i>	<i>60</i>	<i>40</i>		<i>100</i>
1	HTX Industries, LLC	54.25	32.52	\$727,000.00	86.77
2	ELS Construction, Inc	46.83	35.56	\$664,881.00	82.39
3	Lange Mechanical Services LP	46.61	27.51	\$859,348.00	74.12
4	Decker Mechanical	46.88	25.64	\$922,186.00	72.52
5	Sullivan Contracting Services	46.64	25.64	\$922,244.00	72.28
6	Gurry Mechanical	24.90	40.00	\$591,054.00	64.90