

Purchase Request #2
Regular Board Meeting October 12, 2026
Consideration of Approval of Additional Funds for South Campus
Library (S10) Roof Refurbishment

ADMINISTRATION RECOMMENDATION/REPORT

The administration recommends that the Board of Trustees approve additional funding for the roof refurbishment at the South Campus Library (S10).

If the administration and the highest ranked firm are unable to agree to an executable contract, the administration requests delegation to discontinue negotiations and proceed to negotiate with the next highest-ranking firm(s) until a contract is reached or all proposals are rejected. This action will authorize the Chancellor or her designee to approve a contract preventing extended delays with the award of this project.

BACKGROUND

On June 1, 2026, the Board delegated authority to the Chancellor to contract with the firm that would provide the best value for roof refurbishment at S10.

Competitive sealed proposal (CSP) #26-15 was issued on August 18, 2026, to procure construction services, in accordance with the Texas Government Code §2269.151. Four responses were received and evaluated by a team comprised of representatives from capital projects and Huitt-Zollars. The evaluation and ranking were based on criteria published in the solicitation, resulting in Brazos Urethane, Inc. as the highest ranked firm, pending successful negotiations. However, each response exceeded the funding of \$1,000,000 initially approved by the Board, therefore, an increase to that amount is required to move forward with negotiations and contracting for the construction services. A separate budget increase for the additional amount required of \$1,200,000 is included in this month's Board agenda package (Action Item XI).

IMPACT OF THIS ACTION

Approval of this action will authorize the Chancellor or her designee to complete negotiations and execute a contract so that construction can be expedited. Construction services include removal of failing roof drains beneath the building and rerouting them through exterior walls to protect the building's structural integrity.

BUDGET INFORMATION (INCLUDING ANY STAFFING IMPLICATIONS)

In June 2026, the Board approved an estimated expenditure of \$1,000,000 for the roof refurbishment at S10. This request will increase the approved amount by \$1,200,000 for a total estimated expenditure of \$2,200,000. The significant cost estimate increase is related to the additional complexity of the project as the detailed scope was developed for the CSP, and the price proposals received from the vendors. This expenditure will be funded from 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 in June 2027. This project is managed by capital projects staff.

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ATTACHMENTS

Attachment 1 - Tabulation

RESOURCE PERSONNEL

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

CSP #26-15
Building S10 Roof Refurbishment
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>15</i>	<i>15</i>	<i>5</i>	<i>5</i>	<i>5</i>	<i>5</i>	<i>50</i>
1	Brazos Urethane Inc.	13.75	13.25	4.73	4.18	4.83	5.00	45.74
2	Atlas Universal Roofing, Inc.	13.35	13.75	4.45	4.25	5.00	5.00	45.80
3	Scott+Reid General Contractor*	11.60	10.50	4.80	3.17	4.42	0.00	34.49
4	American Mechanical Services (AMS)**	0.00	0.00	2.73	1.33	4.67	5.00	13.73

*Scott+Reid did not accept the SJC T&Cs

**AMS did not submit written qualification (Sections 1-2)

FINAL SCORES

#	Vendors	Qualification Score	Section 6: Price Proposal	Price Value	Final Score
	<i>Total Points</i>	<i>50</i>	<i>50</i>		<i>100</i>
~~1~~	~~Brazos Urethane Inc.~~	~~45.74~~	~~50.00~~	~~\$1,060,616.00~~	95.74
2	Atlas Universal Roofing, Inc.	45.80	29.13	\$1,820,556.00	74.93
3	Scott+Reid General Contractor*	34.49	24.04	\$2,205,681.17	58.53
4	American Mechanical Services (AMS)**	13.73	25.25	\$2,100,000.00	38.98

Brazos Urethane Inc. declined the award of CSP; award extended to Atlas Universal Roofing, Inc.