

Purchase Request #2
Regular Board Meeting March 7, 2022

Consideration of Approval to Contract for Central Campus Chiller Replacement

ADMINISTRATION RECOMMENDATION/REPORT

The administration recommends that the Board of Trustees approve a contract with HTX Industrial for the Central Campus chiller replacement project.

BACKGROUND

In June 2021 Energy Systems Associates completed the utility assessment report of each campus in preparation for the Texas State Energy Conservation Office's LoanSTAR Program. One finding in the report noted that three identical 700-ton chillers installed in 2001 were approaching the end of their anticipated useful life. The fourth chiller was replaced in 2009. Replacing the three oldest chillers with new equipment would be nominally fifteen percent more efficient than the existing units and were approved for inclusion in the project.

In October 2021 the Board approved a contract with the State Energy Conservation Office for a LoanSTAR loan that included eleven sub-projects including the replacement of these three chillers.

On January 10, 2022, the Chancellor's designee approved the competitive sealed proposals (CSP) methodology for the Central Campus chiller upgrade project. Detailed project plans and specifications developed by ACR Engineering, Inc. were used as the documentation package required for public solicitation of construction proposals in accordance with Texas Government Code §2269.151.

CSP #22-26 was issued on January 13, 2022, to procure construction services for this project. Three responses were received and evaluated by a team comprised of representatives from facilities services and ACR Engineering. The evaluation and ranking of the submittals were based on criteria published in the solicitation, and HTX Industrial received the highest overall score.

IMPACT OF THIS ACTION

Approval of this request will allow the College to contract for the replacement of three existing 21-year-old chillers in the fall of 2022 when peak chiller capacity is not required. The more efficient units coming into service will have an anticipated working life of 25 years.

BUDGET INFORMATION (INCLUDING ANY STAFFING IMPLICATIONS)

The maximum budget for this project per the LoneSTAR contract is \$1,831,680 including contingency funds and will be funded from the LoanSTAR Contract CL-380.

MONITORING AND REPORTING TIMELINE

Construction activities will begin upon execution of a contract for services and are expected to be completed approximately twelve (12) months following approval to proceed. This project will be monitored by capital projects/facilities services personnel and assistance from ACR Engineering.

ATTACHMENTS

Attachment 1 – Tabulation

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RESOURCE PERSONNEL

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

ATTACHMENT NO. 1

**CSP #22-26 Central Campus Chiller Upgrade, LoanSTAR
Evaluation Summary**

| Stated Criteria | Maximum Value | Gurry Mechanical | HTX Industrial | The Brandt Companies, LLC |
|-----------------------------------|----------------------|-------------------------|-----------------------|----------------------------------|
| General | 69 | 54 | 58 | 59 |
| History and Experience | 66 | 63 | 57 | 50 |
| Safety | 45 | 25 | 41 | 42 |
| Financial | 30 | 24 | 15 | 15 |
| Price Proposal | 90 | 90 | 89 | 72 |
| Total (100 x 3 Evaluators) | 300 | 256 | 260 | 238 |

Final Ranking

| | Vendor Name | Total Score | Base + Alternate Price Proposal |
|---|---------------------------|--------------------|--|
| 1 | HTX Industrial | 260 | 1,681,000 |
| 2 | Gurry Mechanical | 256 | 1,660,162 |
| 3 | The Brandt Companies, LLC | 238 | 2,064,392 |