

**Purchase Request #4**  
**Regular Board Meeting August 11, 2025**

**Consideration of Delegation of Authority to Contract for Roof Refurbishment, C10 & C4**

**ADMINISTRATION RECOMMENDATION/REPORT**

The administration recommends that the Board of Trustees authorize the Chancellor or her designee to negotiate and approve a contract with the firm that provides the best value for roof refurbishment at the Central Campus East Classroom Building (C4) and Central Plant (C10).

**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 June 26, 2025, the Chancellor's designee approved the competitive sealed proposals (CSP) methodology for roof refurbishment of buildings C4 and C10. Detailed project plans and specifications developed by Huitt-Zollars, Inc. were used as part of the documentation package required for public solicitation of construction proposals.

CSP 25-36 was issued on July 14, 2025, to solicit construction services for this project in accordance with the Texas Government Code §2269.151. Each response received will be evaluated by a team comprised of representatives from capital projects and Huitt-Zollars, Inc. The evaluation and ranking of the submittals will be based on criteria published in the solicitation.

**IMPACT OF THIS ACTION**

Approval of this request will authorize a contract to make minor repairs to the end-of-life modified bitumen roofs of buildings C4 and C10, and then to prime and coat these roofs with a material that will extend their lives for an additional twenty years.

**BUDGET INFORMATION (INCLUDING ANY STAFFING IMPLICATIONS)**

Pending successful contract negotiations, the estimated expenditure for this project is \$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 and services are expected to be completed by November 30, 2025. This project will be managed by capital projects staff.

**ATTACHMENTS**

None

**RESOURCE PERSONNEL**

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**CSP #25-36**  
**Roof Refurbishment, C4 & C10**  
**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>	<i>15</i>	<i>15</i>	<i>10</i>	<i>5</i>	<i>5</i>	<i>5</i>	<i>55</i>
1	Brazos Urethane Inc.	7.76	9.58	8.40	3.00	2.67	4.33	<b>35.74</b>
2	F.W. Walton, Inc.	12.57	12.50	8.60	4.67	2.67	4.33	<b>45.34</b>
3	Atlas Universal Roofing, Inc.	13.40	13.58	8.16	5.00	4.67	5.00	<b>49.81</b>
4	Brazos Commercial Roofing	8.16	9.25	7.09	2.83	3.33	4.33	<b>34.99</b>
5	Texas Liqua Tech Services, Inc.	11.24	12.13	7.42	3.67	3.33	4.33	<b>42.12</b>
6	Advantage USAA Inc.	8.74	9.50	6.89	3.33	3.00	4.33	<b>35.79</b>
7	Tadco Roofing LLC	6.78	7.00	6.96	3.83	2.67	4.33	<b>31.57</b>
8	Rosehill Roofing And Restoration	7.62	8.17	8.05	2.67	3.00	4.33	<b>33.84</b>
9	CR Systems, Inc.	9.05	9.25	6.49	3.67	4.17	4.33	<b>36.96</b>
10	Roofing Solutions, LLC	7.51	7.50	7.17	3.33	3.60	4.33	<b>33.44</b>
11	Achilles Roofing & Exterior	7.68	9.17	6.03	3.33	0.37	4.33	<b>30.91</b>
12	ELS Construction, Inc.	7.01	6.00	6.19	2.67	4.00	4.33	<b>30.20</b>
13	Argio Roofing & Construction	7.49	8.25	6.00	2.33	3.83	4.33	<b>32.23</b>
14	Concord Commercial Services	0.11	0.10	2.37	0.37	3.61	4.33	<b>10.89</b>
15	Prestige Building Group	6.00	0.10	1.97	2.67	1.33	4.33	<b>16.40</b>

**FINAL SCORES**

#	Vendors	Qualification Score	Price Score	Price Value	Final Score
	<i>Total Points</i>	<i>55</i>	<i>45</i>		<i>100</i>
1	Brazos Urethane Inc.	35.74	45.00	\$ 133,322.00	<b>80.74</b>
2	F.W. Walton, Inc.	45.34	28.58	209,919.00	<b>73.92</b>
3	Atlas Universal Roofing, Inc.	49.81	23.76	252,463.00	<b>73.57</b>
4	Brazos Commercial Roofing	34.99	38.07	157,577.00	<b>73.06</b>
5	Texas Liqua Tech Services, Inc.	42.12	23.44	255,899.00	<b>65.56</b>
6	Advantage USAA Inc.	35.79	27.42	218,800.00	<b>63.21</b>
7	Tadco Roofing LLC	31.57	30.79	194,862.00	<b>62.36</b>
8	Rosehill Roofing And Restoration	33.84	25.03	239,657.33	<b>58.87</b>
9	CR Systems, Inc.	36.96	20.67	290,279.00	<b>57.63</b>
10	Roofing Solutions, LLC	33.44	21.36	280,900.00	<b>54.80</b>
11	Achilles Roofing & Exterior	30.91	22.22	270,000.00	<b>53.13</b>
12	ELS Construction, Inc.	30.20	22.28	269,246.00	<b>52.48</b>
13	Argio Roofing & Construction	32.23	16.78	357,500.00	<b>49.01</b>
14	Concord Commercial Services	10.89	23.53	255,022.85	<b>34.42</b>
15	Prestige Building Group	16.40	9.97	602,000.00	<b>26.37</b>