

Purchase Request #5
Regular Board Meeting August 11, 2025
Consideration of Approval to Contract for Plumbing Services

ADMINISTRATION RECOMMENDATION/REPORT

The administration recommends that the Board of Trustees approve a contract with American Mechanical Services and Flow Tech Plumbing LLC for plumbing services for the facilities services department.

BACKGROUND

The facilities services department is responsible for the operation, maintenance, and repair of the College's plumbing systems across all campuses and facilities. This includes a wide range of plumbing infrastructures such as water distribution systems, sanitary and storm sewer lines, backflow prevention systems, water heaters, pumps, and associated fixtures and equipment.

While routine maintenance and minor repairs are performed by in-house staff, there is an ongoing need for qualified plumbing contractors to supplement internal capabilities. These services are particularly critical for larger-scale projects that exceed the scope of daily operations, complex repairs requiring specialized equipment or expertise, and emergency situations that may arise throughout the year and demand immediate response.

Request for proposals (RFP) 25-28 was issued on May 29, 2025, to procure plumbing services, which complies with the competitive procurement requirements per Texas Education Code §44.031(a). Five responses were received and evaluated by a team comprised of representatives from the facilities services department who determined the proposals submitted by American Mechanical Services and Flow Tech Plumbing LLC will provide the best value to the College.

IMPACT OF THIS ACTION

Engaging a licensed and experienced plumbing service provider through this RFP will ensure the College maintains safe, efficient, and code-compliant plumbing systems, while also enabling timely execution of planned projects and unplanned repairs with minimal disruption to campus operations.

Award of this contract will provide comprehensive plumbing services to support the College's facilities services department when in-house resources are unavailable, insufficient, or when the scope of work exceeds the College's capacity to self-perform.

BUDGET INFORMATION (INCLUDING ANY STAFFING IMPLICATIONS)

The estimated annual expenditure is \$500,000 and will be funded from the facilities services department's 2025-2026 operating budget and subsequent year budgets.

MONITORING AND REPORTING TIMELINE

The initial one-year award term will commence on September 1, 2025, through August 31, 2026, with four one-year renewal options.

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ATTACHMENTS

Attachment 1 - Tabulation

RESOURCE PERSONNEL

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**RFP 25-28
Plumbing Services
Attachment 1 – Tabulation**

QUALIFICATIONS

#	Vendors	Section 1: Firm Experience	Section 2: Personnel Experience	Section 3: Project Understanding	Section 4: List of Equipment	Section 5: References	Section 6: Exceptions to T&C	Total Points
	<i>Total Points</i>	<i>10</i>	<i>15</i>	<i>20</i>	<i>10</i>	<i>10</i>	<i>5</i>	<i>70</i>
1	TDIndustries, Inc.	7.20	10.80	14.40	3.40	5.60	1.60	43.00
2	Flow Tech Plumbing LLC	6.20	8.40	12.40	4.60	5.80	4.00	41.40
3	American Mechanical Services	5.00	7.80	8.80	4.40	5.20	4.00	35.20
4	Way Engineering LTD	6.60	9.30	12.00	6.00	4.40	4.20	42.50
5	Modern Plumbing Company Inc.	0.80	1.20	0.80	8.60	8.60	3.80	23.80

FINAL SCORES

#	Vendors	Qualification Score	Price Score	Final Score
	<i>Total Points</i>	<i>70</i>	<i>30</i>	<i>100</i>
1	American Mechanical Services	35.20	28.16	63.36
2	Flow Tech Plumbing LLC	41.40	21.96	63.36
3	TDIndustries, Inc.	43.00	20.14	63.14
4	Way Engineering LTD	42.50	19.84	62.34
5	Modern Plumbing Company Inc.	23.80	24.80	48.60