

UNIVERSITY OF HOUSTON SYSTEM

INTERNAL AUDIT REPORT

UNIVERSITY OF HOUSTON SYSTEM

CONSTRUCTION AND OTHER CONTRACTS  
REQUIRING BOARD OF REGENTS  
APPROVAL

Activity from October 1, 2019 to  
December 31, 2019

REPORT NO. AR2020-10




UNIVERSITY OF HOUSTON SYSTEM  
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## MEMORANDUM

**TO:** Mr. Jack B. Moore  
Chair, Audit and Compliance Committee

Dr. Renu Khator  
Chancellor/President, UHS/UH

**FROM:** Phillip W. Hurd   
Chief Audit and Compliance Executive

**DATE:** February 14, 2020

**SUBJ:** Internal Audit Report – Construction and Other Contracts Requiring Board of Regents Approval

I have attached for your review the final draft of the above referenced internal audit report. This report has been distributed to/discussed with key personnel of the University of Houston System. This report is summarized as follows:

### **Executive Summary:**

The internal audit review of procurement of construction and other contracts requiring Board of Regents approval covers the time period from October 1, 2019 through December 31, 2019. For each project, we review the following: 1. the solicitation documents posted on the State Comptroller's Electronic State Business Daily, the solicitation requirements checklist, subcontracting probability form, and the HUB subcontracting compliance form to determine whether the appropriate evaluation criteria was used by the Purchasing Department/selection team evaluation members; 2. the Purchasing Department's compilation of the selection team members' rankings of RFQ / RFP for clerical accuracy and agreement of evaluation criteria to RFQ / RFP and evaluation criteria provided to selected firms in instances where RFP's were not applicable; 3. the Purchasing Department's recommendation of RFQ / RFP evaluations to the VC/VP for reasonableness; 4. the VC/VP evaluation of the Purchasing Department's recommendation of RFQ / RFP for reasonableness; 5. the invitation to bid or sole source justification form, if applicable, for reasonableness/completion. We noted no unusual items or other matters that we considered non-compliant with university policies and procedures or state statutes.

This audit report is scheduled to be included in the agenda materials for the February 27, 2020, meeting of the Audit and Compliance Committee of the Board of Regents. Please let me know if you have any questions.

Attachments

University of Houston System  
Internal Auditing Department  
Construction and Other Contracts Requiring Board of Regents Approval  
October 1, 2019 through December 31, 2019

**Background:** UHS procures construction services under the provisions of the Texas Education Code, Sections 51.778 – 51.785. These statutes address the following construction contract methods: Design-Build, Construction Manager-Agent, Construction Manager-At-Risk, Construction Services through Competitive Sealed Proposals and Job Order Contracts. The UHS Facilities, Planning and Construction Department and the Purchasing Department have developed policies and procedures to help ensure compliance with these statutes. For major construction projects, UHS primarily uses the Design-Build and Construction Manager-At-Risk contract methods. The Internal Auditing Department reviews the construction RFQ / RFP evaluation process on an ongoing basis. The Internal Audit Department also reviews the procurement process for other contracts requiring Board of Regents approval (RFQ/RFP, Invitation to Bid, and Sole Source).

**Objective:** The objectives of this review are to determine whether UHS is complying with its policies and procedures and the Texas Education Code in selecting its contractors for its major construction projects and other contracts requiring Board of Regents approval.

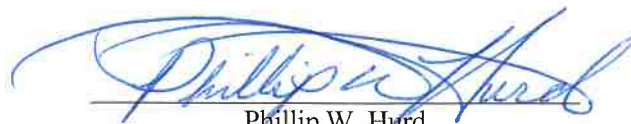
**Scope of Work:** The internal audit review of procurement of construction and other contracts requiring Board of Regents approval covers the time period from October 1, 2019 through December 31, 2019.

**Audit Procedures:** For each solicitation we review the following:

1. The solicitation documents posted on the State Comptroller's Electronic State Business Daily and the solicitation requirements checklist and subcontracting probability form and HUB subcontracting compliance form to determine whether the appropriate evaluation criteria was used by the Purchasing Department/selection team evaluation members.
2. The Purchasing Department's compilation of the selection team members' rankings of RFQ / RFP for clerical accuracy and agreement of evaluation criteria to RFQ / RFP and evaluation criteria provided to selected firms in instances where RFP's were not applicable.
3. The Purchasing Department's recommendation of RFQ / RFP evaluations to the VC/VP for reasonableness.
4. The VC/VP evaluation of the Purchasing Department's recommendation of RFQ / RFP for reasonableness.
5. The invitation to bid or sole source justification form, if applicable, for reasonableness/completion.

**Appendices:** Attached is an analysis of internal audit activity related to the construction projects and other contracts requiring Board of Regents approval award evaluations (Appendix 1), the Purchasing Department Flowchart for major construction projects (Appendix 2), the Purchasing Department Flowchart for other contracts requiring board approval (Appendix 3).

**Conclusion:** We noted no unusual items or other matters that we considered non-compliant with university policies and procedures or state statutes.



Phillip W. Hurd  
Chief Audit and Compliance Executive  
February 14, 2020

UHS Construction and Other Contracts Requiring Board of Regents Approval  
Internal Audit Activity  
October 1, 2019 to December 31, 2019

<u>Project or Contract Description</u>	<u>Solicitation Type</u>	<u>(\$ Millions)</u>	<u>BOR Approval</u>		<u>Internal Audit Review</u>	
			<u>FCMP Comm. (Scope)</u>	<u>F&amp;A Comm. (Financing)</u>	<u>Initiated</u>	<u>Completed</u>
			<u>Date</u>	<u>Date</u>		
<b><u>Construction Projects \$10 Million and Over</u></b>						
UHCL - Recreation and Wellness Center - FE	ITB	1.6	11/19/2015	11/19/2015		
UHV - Student Center and Learning Commons - FE	ITB	1.3	11/19/2015	11/19/2015		
UHV - STEM Building - FE	ITB	1.0	5/19/2016	5/19/2016		
UH - Quadrangle Housing Replacement - AE	RFQ	5.5	10/2/2018	10/2/2018		
UH - Quadrangle Housing Replacement - FE	ITB	5.3	10/2/2018	10/2/2018		
UHD - Student Success & Wellness Center - AE	RFQ	3.0	8/22/2019	8/22/2019	✓	✓
UHD - Student Success & Wellness Center - CMAR	RFQ/RFP	33.0	8/22/2019	8/22/2019	✓	
UH - Texas Medical Center Renovation - AE	RFP	2.0	8/22/2019	8/22/2019	✓	✓
UH - Auxiliary Retail Center - AE	RFQ	2.3	11/14/2019	11/14/2019	✓	
UH - Auxiliary Retail Center - CMAR	RFQ/RFP	30.6	11/14/2019	11/14/2019	✓	
<b><u>Construction Projects Over \$1 Million and Under \$10 Million</u></b>						
UH - Tennis Complex	RFP	1.8	N/A	2/18/2016		
UH - Repairs to Cullen Fountain	RFP	1.9	N/A	2/18/2016		
UH - Indoor Air Quality Control Update to Architecture Building	RFP	1.2	N/A	2/18/2016		
UH - Agnes Arnold Hall Sprinklers	RFP	1.8	N/A	2/19/2016		
UH - Build-Out of University North Shell Space	RFP	6.0	N/A	2/18/2016		
UH - Mechanical, Electrical, and Plumbing (MEP) Engineering Design Services - (3 contracts)	RFP	4.5	N/A	8/25/2016		
UH - Central Energy Plant Chiller Replacement	SS	1.5	N/A	12/1/2016	✓	✓
UH - Agnes Arnold Hall Sprinkler Project	RFP	6.1	N/A	12/1/2016		
UH - Third Ward Advancing Community Engagement Institute (TW-ACE) Construction Contract	RFP	1.4	N/A	5/18/2017		
UH - Generator Replacement Contract	ITB	4.0	N/A	8/24/2017		
UH - Athletics Academic Remodel	RFP	1.2	N/A	11/16/2017		
UH - Third Ward Advancing Community Engagement Institute (TW-ACE) Construction Contract	RFP	2.2	N/A	3/8/2018		
UH - Central Plant Optimization	SS	1.5	N/A	3/8/2018	✓	✓
UH - East Garage Emergency Repairs	SS	5.0	N/A	5/24/2018		
UHS - Road/Parking Maintenance (up to 3 awards at 2.5M/each)	RFP	2.5	N/A	2/28/2019		
UH - Fiber Optic Cable Services	RFP	1.0	N/A	5/16/2019		
UHCL - Exterior Wayfinding Signage (multiple awards)	RFP	1.6	N/A	8/22/2019		
UH - Intramural Gravel Lot Conversion	RFP	1.6	N/A	8/22/2019	✓	✓
UH - Recreation Center Building Envelope and Roof Repairs	RFP	9.0	N/A	8/22/2019	✓	✓
UH - Graduate College of Social Work - CMAR	RFP	3.4	N/A	8/22/2019		
UHCL - Dining Expansion - CMAR	RFP	3.0	N/A	5/16/2019		
<b><u>Non-Construction Contracts Over \$1 Million</u></b>						
UH - Energy Policy Act Coordinator 179D Tax Credit	RFP	10.0	N/A	5/19/2016		
UH - Facility Supplies Contract	RFP	22.0	N/A	11/16/2017		
UH - Research Compliance Software Implementation	RFP	1.1	N/A	8/25/2016		
UHD - PeopleSoft Campus Solutions Implementation	SS	1.2	N/A	8/25/2016	✓	✓
UH - Pharmacy Student Field Training	SS	4.5	N/A	12/1/2016		
UH - Student Success Collaborative	SS	3.3	N/A	11/16/2017	✓	✓
UH - Project Management	RFP	5.0	N/A	2/28/2019		
UH - Fundraising Constituent Relationship Management System	RFP	2.5	N/A	5/16/2019	✓	✓
UHS - Katy and SugarLand Campus Facility Management	RFP	3.2	N/A	5/16/2019	✓	✓
UH - Lease of Space	SS	4.1	N/A	5/16/2019		
UHV - Shared Services Agreement	SS	1.0	N/A	5/16/2019		
UHS - Job Order Contracts (up to 5 contracts at 10M/each)	RFP	50.0	N/A	5/16/2019		
UH - Fort Bend Library Agreement	SS	1.5	N/A	8/22/2019		
UHS - Legal Services	RFQ	2.0	N/A	8/22/2019		
UHS - Executive Staffing Services	RFP	1.2	N/A	8/22/2019		
UH - Campus Wi-Fi Infrastructure	RFP	13.0	N/A	8/22/2019		
UH - IT Managed Services	RFP	1.8	N/A	8/22/2019		

CMAR - Construction Manager at Risk

AE - Architectural and Engineering Services (RFQ only)

SS - Sole Source

ITB - Invitation to Bid

✓ - Initiated or Completed audit procedures, as specified in report.

RFP - Request for Proposal

RFQ - Request for Qualifications

FE - Furnishings and Equipment

University of Houston System Construction Projects \$10 Million or More and Construction Contracts Over \$1 Million

