

RFP-2026-09

Commercial HVAC & Climate Control Integration

Status: Open for Bidding | Submission deadline: December 1, 2026

PROJECT	Apex Tech Tower
TRADE PACKAGE	Mechanical & HVAC
ISSUED	September 29, 2026
PRE-BID MEETING	October 21, 2026 at 1:30 PM CT, Vanguard Houston office and live video conference
QUESTIONS DUE	November 13, 2026
SUBMISSION DEADLINE	December 1, 2026
ESTIMATED VALUE	\$14M to \$16.5M
BONDING	100% performance and payment bonds
PROCUREMENT CONTACT	Rachel Okafor, Senior Procurement Manager, procurement@vanguardinfrastructure.com

1. SCOPE OF WORK

Design-assist mechanical package covering the central chilled water plant, VAV distribution, dedicated outdoor air systems and building automation for 24 office floors.

Design-assist and installation of the complete HVAC and climate control system for the Apex Tech Tower office floors and podium amenity levels.

- Central chilled water plant with two 1,200-ton magnetic bearing chillers and thermal energy storage
- Variable air volume distribution and dedicated outdoor air systems for 24 floors
- Building automation system integration with the owner's smart building platform
- Testing, adjusting and balancing, commissioning support and LEED Gold documentation

2. SUBMISSION REQUIREMENTS

- Licensed Texas mechanical contractor with in-house design-assist engineering
- Three completed commercial projects over 300,000 sq ft in the last five years
- 100% performance and payment bonds

- Bid form, schedule of values, preliminary equipment selections and a manpower loading curve

3. HOW TO SUBMIT

- Email your sealed bid to procurement@vanguardinfrastructure.com with the subject line "RFP-2026-09, [your company name]" no later than the submission deadline of December 1, 2026. Late or incomplete bids will not be considered.
- Send written questions to the procurement contact by November 13, 2026. Answers and any addenda are shared with every firm that has requested this package.
- Full drawings, specifications and addenda are released by the procurement contact after you confirm your intent to bid.

4. CONDITIONS

Vanguard Infrastructure & Construction, LLC reserves the right to accept or reject any bid, to waive informalities and to award in the best interest of the project. Bidders must hold every license required in the project jurisdiction and maintain the insurance and bonding listed above for the duration of the subcontract. This summary is issued for bidding purposes only and does not form part of the subcontract documents.