

South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus  
Thursday January 16, 2014  
@ 4:30 PM  
McAllen, Texas

“At anytime during the course of this meeting, the Board of Trustees may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the Board of Trustees under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at anytime during the course of this meeting, the Board of Trustees may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.”

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## **Overview of Live Broadcast of Board and Committee Meetings**

Mr. Cody Gregg, Dean of Library Services and Instructional Technologies, will provide an overview of the audio/video system installed to provide live and archived broadcast of all Board and Committee meetings, as required by state law.

Recently passed HB 2668 requires that all public meetings of the STC Board of Trustees, as with all junior colleges enrolling 20,000 students or more per semester, must be live broadcast through the College's website. Under this law, every meeting of the Trustees for which an agenda must be publicly posted must be broadcast in this manner, and all packets and other materials provided in support of public agenda items must also be posted online.

Executive Sessions are protected by state law. In the event that the Board must convene an executive session in accordance with the Open Meetings Act, the conference room in X-206 will be kept available to allow for private discussion.

Mr. Gregg's demonstration will help the Committee understand the equipment and how it will assist with compliance with this law.

No action is requested at this time.

**Approval of December 12, 2013 Facilities Committee Meeting Minutes**

The Minutes for the Facilities Committee Meeting of December 12, 2013 are presented for Committee approval.

**South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus  
Thursday, December 12th, 2013  
@ 4:30 PM  
McAllen, Texas**

**MINUTES**

The Facilities Committee Meeting was held on Thursday, December 12th, 2013 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:35 with Mr. Gary Gurwitz, Chairman, presiding.

Members present: Mr. Gary Gurwitz, Ms. Rose Benavidez, and Mr. Jesse Villarreal

Other Trustees Present: Mr. Paul R. Rodriguez

Members absent: None

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Mrs. Diana Pena, Mr. Gerry Rodriguez, Mr. Michael Hovar, Mr. George McCaleb, and Mr. Andrew Fish

**Approval of November 19, 2013 Facilities Committee Meeting Minutes**

Upon a motion by Ms. Rose Benavidez and a second by Mr. Jesse Villarreal, the Minutes for the Facilities Committee Meeting of November 19, 2013 were presented for Committee approval. The motion carried.

**Review and Recommend Action to Delete and Replace Policy #1511: *Conflicts of Interest; Prohibited Conduct***

A request for approval to delete Policy #1511: Conflicts of Interest; Prohibited Conduct and replace with proposed revised Policy #1511: Conflict of Interest, Disclosure of Interest, and Prohibited Conduct was intended for the December 17, 2013 Board meeting.

Due to concerns regarding ambiguities the Facilities Committee Chair requested that Legal Counsel and staff do further review and revisions prior to consideration by the Board.

**Review and Recommend Action to Approve Request for Qualifications for 2013 Bond Construction Program Management Services**

Approval of Request for Qualifications (RFQ) for 2013 Bond Construction Program Management services will be requested at the December 17, 2013 Board meeting.

As the College prepares for implementation of the 2013 Bond Construction Program, staff proposed to commence with the solicitation for Qualifications for the Bond Construction Program Management Services. Mr. Gerry Rodriguez, Director of Facilities Planning and Construction, reviewed the proposed draft Request for Qualifications for Construction Program Management Services.

Dr. Reed announced that one revision prior to presentation to the Board was the removal of references to "consultant services", so as to make clear that the Board was soliciting responses from construction program management firms, and not from firms interested only in a consultant role.

The proposed draft RFQ was reviewed by administrative staff and legal counsel and presented for review and consideration by the Board Facilities Committee. The RFQ was organized by the following sections:

- Section 1 – General information and intent of the RFQ, history and general requirements of the RFQ
- Section 2 – Description of services to be provided
- Section 3 – Requirement for statement of qualifications
- Section 4 – Format for statement of qualifications
- Section 5 – Information on pre-qualification conference

Gerry Rodriguez also announced that the plan was to schedule the publication and distribution of the RFQ during the first week of January, so that staff would be back to work from the Winter Break by the time respondents started attempting to contact the College with questions.

Mr. Paul R. Rodriguez asked whether it would be appropriate to add language prohibiting any contracted Construction Program Manager from hiring architects, engineers, contractors, subcontractors, materials suppliers, or other firms that are affiliated with the Construction Program Manager. Legal Counsel agreed that this could

be done, and would draft language to include in the RFQ so that any responding CPM firms would be aware of the restriction before submitting their qualifications.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the Request for Qualification for 2013 Bond Construction Program Management services as revised. The motion carried.

### Update on Hail Damage Repairs

Mr. Gerry Rodriguez, Director of Facilities Planning and Construction, provided an update on status of hail damage repairs during the December 12, 2013 Facilities Committee meeting.

The following table provides status of each phase of hail damage repairs:

Phase	Description	Design	Proposal	Construction
	Tech Campus Shipping & Receiving	N/A	Approved	Complete
I	HVAC chilled water lines	Complete	Approved	Complete
II	HVAC cooling towers	Complete	Approved	Complete
III	Administration Building A	Complete	Approved	Complete
IV	Administration Building X	Complete	Approved	Complete
V	Administration Building D	Complete	Approved	Complete
VI	Library Building F	Complete	Approved*	Complete
VII	Center for Learning Excellence Building C	Complete	Approved	Complete
VIII	North Academic Building G	Complete	Approved*	95%
IX	Portable Buildings and Casso's Residence	Complete	Approved	95%
X	South Academic Building J	Complete	Approved*	90%
XI	Student Services Building K	Complete	Approved*	50%
XII	Student Activities Building H	Complete	Approved*	90%
XIII	Thermal Plant Building E	Complete	Approved	90%
XIV	Art Building B	Complete	Approved	95%
XV	Cooper Center Building L	Complete	Approved*	70%
XVI	IT Building M	Complete	Approved	95%
XVII	Administrative Services Building N	Complete	Approved	95%
XVIII	West Academic Building T	N/A	N/A	N/A
XIX	Chilled water piping insulation	Complete	Approved	50%
	Pecan Plaza Human Resources	Completed	Approved	90%

\* Proposal amount exceeded \$500,000 and required Board approval

Staff, legal counsel, design team and contractor completed responses to the Report received from Chubb. Chubb representative Rodger Blackburn has acknowledged receipt of these responses and stated he would review and provide an update.

Gerry Rodriguez advised the Committee that completion of the pending work was on schedule, and final costs would be available as projects were finished.

This item was for the Committee's information only. No action was requested.

### **Review and Recommend Action on Substantial Completion of Hail Damage Repairs for Pecan Campus Buildings M, N, Portable Buildings, and Casso Residence**

Approval of substantial completion of Hail Damage Repairs for Pecan Campus Buildings M (Information Technology), N (Institutional Support), Portable Buildings, and Casso Residence will be requested at the December 17, 2013 Board meeting.

During the March, 2012 hail storm, buildings on the Pecan Campus were damaged. Repair for these damages have been included in the insurance adjuster's list of damaged items. Plans and specifications describing the repairs were issued by Amtech Building Sciences for repair of each building or phase. Job Order Contractor proposals for building repairs were submitted by SpawGlass Contractors and approved. SpawGlass has since accomplished substantial completion for these phases of repair.

Planning & Construction staff along with representatives from Amtech Building Sciences visited the site and developed a construction punch list. As a result of this site visit and observation of the completed work, Certificates of Substantial Completion for these phases of repair were prepared. Copies of the Substantial Completion Certificates were provided.

Contractor SpawGlass Contractors would continue working on the punch list items identified and would have thirty (30) days to complete before final completion can be recommended for approval. It was anticipated that final acceptance of this project would be recommended for approval at the January, 2014 Board meeting.

Upon a motion by Mr. Jesse Villarreal and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the substantial completion of Hail Damage Repairs for Pecan Campus Buildings M, N, Portable Buildings, and Casso Residence as presented. The motion carried.

### **Review and Recommend Action on Final Completion of Hail Damage Repairs for Pecan Campus Buildings A, C, and F**

Approval of final completion and release of final payments for the Pecan Campus Hail Damage Repairs for Buildings A, C, and F will be requested at the December 17, 2013 Board meeting.

It was recommended that final completion and release of final payment for these projects with SpawGlass Contractors be approved. The original costs approved for these projects are summarized in the following chart:

Building	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
A	\$442,045	(\$95,531.43)	\$346,513.57	\$335,172.10	\$11,341.47
C	\$414,294	(\$70,310.16)	\$343,983.84	\$305,215.06	\$38,768.78
F	\$1,018,308	(\$68,796.14)	\$949,511.86	\$774,563.04	\$174,948.82

STC Planning & Construction Department staff and project architect with Amtech Building Sciences inspected the sites to confirm that all punch list items were completed. Amtech Building Sciences provided letters recommending acceptance of final completion and release of final payment pending delivery of closeout documents. The letters were included within the Facilities Committee packet.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Gary Gurwitz, the Facilities Committee recommended Board approval of the final completion and release of final payments for the Pecan Campus Hail Damage Repairs for Buildings A, C, and F with SpawGlass Contractors as presented. The motion carried.

### **Review and Recommend Action on Contracting Construction Services for District Wide Automatic Door Openers Phase II**

Approval to select a contractor for the District Wide Automatic Door Openers Phase II project will be requested at the December 17, 2013 Board meeting.

For fiscal year 2013-2014 construction funds were budgeted for Phase II installation of automatic door openers district wide. Although not required by current ADA code, automatic door openers were being installed at high traffic building entrances. Staff



surveyed all campus buildings to determine where the automatic door openers will be most beneficial. The installation of these openers provided convenience for faculty, staff, and students with disabilities or who may have difficulty opening a standard exterior door.

STC staff and ACR Engineering issued the necessary plans and specifications for the solicitation of competitive sealed proposals. Solicitation of competitive sealed proposals for this project began October 28, 2013 and a total of two (2) proposals were received on November 21, 2013.

<b>Timeline for Solicitation of Competitive Sealed Proposals</b>	
October 28, 2013	Solicitation of competitive sealed proposals. One (1) set of construction documents were issued.
November 21, 2013	Two (2) proposals were received.

Staff evaluated these proposals and included a proposal summary. It was recommended that the top ranked contractor be recommended for Board approval.

Funds were available in the FY2013-2014 Construction budget.

<b>Source of Funding</b>	<b>Amount Budgeted</b>	<b>Highest Ranked Proposal</b>
Construction	\$130,000	\$96,500

Upon a motion by Mr. Jesse Villarreal and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to contract construction services with 5 Star Construction in the amount of \$96,500 for the District Wide Automatic Door Openers Phase II project as presented. The motion carried.

**Review and Recommend Action on Substantial Completion of the Mid Valley Campus South Academic Building Art Lab Improvements**

Approval of substantial completion for the Mid Valley Campus South Academic Building Art Lab Improvements will be requested at the December 17, 2013 Board meeting.

Engineers with Boultinghouse Simpson Gates Architects and STC staff visited the site and developed a construction punch list. As a result of this site visit and observation of

the completed work, a Certificate of Substantial Completion for the project was certified on December 3, 2013. A copy of the Substantial Completion Certificate was provided within the Committee packet.

All Pro Contractors, Inc. would continue working on the punch list items identified and would have thirty (30) days to complete before final completion can be recommended for approval. It was anticipated that final acceptance of this project would be recommended for approval at the January, 2014 Board meeting.

Upon a motion by Mr. Jesse Villarreal and a second by Mr. Gary Gurwitz, the Facilities Committee recommended Board approval of the substantial completion of the Mid Valley Campus South Academic Building Art Lab Improvements project as presented. The motion carried.

### **Update on Status of Construction Projects**

The Facilities Planning & Construction staff prepared a design and construction update. This update summarized the status of each capital improvement project currently in progress. Gerry Rodriguez was available to respond to questions and address concerns of the Committee. No questions were asked.

### **Adjournment**

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:20 p.m.

I certify that the foregoing are the true and correct minutes of the December 12th, 2013 Facilities Committee Meeting of the South Texas College Board of Trustees.

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Mr. Gary Gurwitz, Chairman

## **Discussion with Representatives from the Delta Region Regarding Needs of the Region**

U.S. Congressman Rubén Hinojosa has asked representatives of the Delta Region Revitalization Corp., or DRRC, to provide a brief presentation to the STC Board Facilities Committee regarding the educational needs and opportunities in the Delta Region.

The Congressman has met with Mr. Roy de León, Board Vice-Chair, who represents the Delta region, and Dr. Shirley Reed, College President. Together they have toured facilities at the Mercado in Edcouch, TX and visited with Edcouch-Elsa ISD Board members.

The representatives from the DRRC will be joined by staff from Congressman Hinojosa's office, as well as Texas Representatives Oscar Longoria, Jr. and Terry Canales. Attached are letters with correspondence between DRRC and STC.

No action is requested at this time. This item is for a discussion with the DRRC delegates.



# Delta Region Revitalization Corporation

P.O. Box 247 • Edcouch, TX 78538-0247 • Tel. (956) 262-0255 • Fax (956) 262-1215  
[www.mercadodelta.com](http://www.mercadodelta.com)

September 30, 2013

**Board of  
Directors**

Dr. Shirley Reed, President  
South Texas College  
P.O. Box 9701  
McAllen, Texas 78502

Officers

Michael Trippel  
President

Dear Dr. Reed:

Yolanda Guerra  
Vice President

Antonio R. Sandoval  
Treasurer

Victor Garza  
Pro Bono Counsel

Members

Ricardo Gonzalez

Frances Rocha

The Delta Regional Revitalization Corporation (DRRC) is a non-profit 501 C (3) corporation whose vision for the Delta Region is that of an emerging leader in Education, Health Services, Recreation and Business Opportunities.

The mission of the DRRC is to promote economic development of area communities, increase the talent of area residents, enhance the quality of life, and create a more positive business environment by advancing regional cooperation and presenting a professional, unified image to prospective residents, tourists, and businesses.

The DRRC was the recipient of two Economic Development Administration (EDA) grants which were used for land acquisition and construction of a multi-purpose marketplace and building. A twelve acre tract of land in Edcouch, Texas was acquired and the Mercado Delta was constructed on the front six acres with the back six acres remaining undeveloped. The EDA investment strives to serve as a foundation for future economic successes that will benefit the Delta Region as well as surrounding communities.

The Delta community is growing. The 2010 Census shows a population of well over 13,000 for the Delta area. In Monte Alto, 33% of the population was between the ages of 5 and 14 years of age. In La Villa, 44% of the population was between the ages of 20 and 34 years of age. In Edcouch and Elsa, 10% of the population was between the ages of 5 and 19 years of age. The educational needs of such a population present a challenge that can be addressed by bringing additional resources to this often neglected area.

The DRRC has the option of partnering with an EDA eligible entity that would potentially bring additional services to the community. This entity would then become a grant co-recipient with the DRRC. The DRRC proposes and invites the South Texas College Board to consider being a partner and co-recipient of the EDA grants awarded to the DRRC. We are ready to engage in discussions with the STC board and administration to explore this important option.

Sincerely,

Michael Trippel  
President

The Delta Region Revitalization Corporation is a 501 (c) 3 non-profit corporation committed to improving the quality of life for families and individuals living in the Delta Region.

Office of the President  
3201 W. Pecan Blvd. • McAllen, TX 78501

(956) 872-8366  
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October 28, 2013

Mr. Michael Trippel  
President  
Delta Region Revitalization Corporation  
P O. Box 247  
Edcouch, Texas 78538-0247

Dear Mr. Trippel:

Thank you for your letter dated September 30, 2013 regarding Mercado Delta and the role of the Delta Regional Revitalization Corporation (DRRC).

On Thursday, October 10, 2013, Roy de León, STC Board Member, Monte Churchill, STC Mid-Valley Campus Administrator, and I met with Jose L. Saldivar, Board President, Mark A. Lozano, Board Vice President, and Dr. Richard Rivera, Superintendent for Edcouch-Elsa ISD, as well as Eli Rodriguez, Commissioner, Place 1 and Melisa Mata, City Manager, City of Elsa. During that meeting we reviewed the *Delta Region Revitalization Corporation and the Mercado Delta* proposal developed by Mr. Lozano and others for possible use of the Mercado. We all agreed the proposal had merit. As a result, we toured the Mercado and now have a sense of the space and configuration.

We fully understand the need to address the economic challenges in the Delta area. By way of background information, the initial strategic plan for serving the Delta residents lead to the establishment of South Texas College's Mid-Valley Campus in Weslaco. The Board of Trustees understood the Delta did not have a large enough population base to support a College campus, and recognized the campus needed to be located on a site positioned to serve a larger regional area if the campus was going to have adequate enrollment and offer comprehensive programs.

We are optimistic the Bond and Maintenance Election scheduled for November 5, 2013 will pass and we can move forward with the expansion projects planned for the Mid-Valley Campus so that the College can accommodate anticipated enrollment increases from the Delta. The expanded facilities will accommodate increased student interest in Nursing and Allied Health programs and Science, Technology, Engineering and Math (STEM) programs.

Mr. Michael Trippel, President  
Delta Region Revitalization Corporation  
October 28, 2013  
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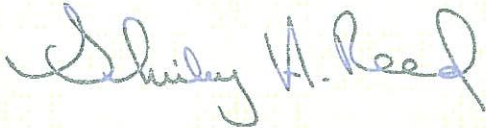
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In an effort to better serve Delta residents, the JagExpress has been established to provide free transportation from Edcouch-Elsa, and La Villa to the Mid-Valley campus in Weslaco as well as to the Nursing & Allied Health and Technology campuses in McAllen. This is a service that has the potential to dramatically improve access and affordability for Delta students to attend the STC Mid-Valley Campus.

Over the years, South Texas College has given considerable thought and effort toward working collaboratively to develop opportunities for students with Edcouch Elsa ISD through dual enrollment. The next step is for the STC leadership team to review and tour the Edcouch-Elsa facilities and determine the partnership opportunities and facility and technology needs in order to expand dual enrollment opportunities for Delta students. The possibilities of use of space at the Mercado will be an important part of the discussion.

We will keep you advised as we review options.

Respectfully yours,



Shirley A. Reed, M.B.A., Ed.D.  
President

**E-MAILED**  
*for Mr. We...*

### Update on Hail Damage Repairs

Mr. Gerry Rodriguez, Director of Facilities Planning and Construction, will provide an update on status of hail damage repairs during the January 16, 2014 Facilities Committee meeting.

The following table provides status of each phase of hail damage repairs:

Phase	Description	Design	Proposal	Construction
	Tech Campus Shipping & Receiving	N/A	Approved	Complete
I	HVAC chilled water lines	Complete	Approved	Complete
II	HVAC cooling towers	Complete	Approved	Complete
III	Administration Building A	Complete	Approved	Complete
IV	Administration Building X	Complete	Approved	Complete
V	Administration Building D	Complete	Approved	Complete
VI	Library Building F	Complete	Approved*	Complete
VII	Center for Learning Excellence Building C	Complete	Approved	Complete
VIII	North Academic Building G	Complete	Approved*	Complete
IX	Portable Buildings and Casso's Residence	Complete	Approved	Complete
X	South Academic Building J	Complete	Approved*	Complete
XI	Student Services Building K	Complete	Approved*	80%
XII	Student Activities Building H	Complete	Approved*	Complete
XIII	Thermal Plant Building E	Complete	Approved	Complete
XIV	Art Building B	Complete	Approved	Complete
XV	Cooper Center Building L	Complete	Approved*	80%
XVI	IT Building M	Complete	Approved	Complete
XVII	Administrative Services Building N	Complete	Approved	Complete
XVIII	West Academic Building T	No Repairs Required		
XIX	Chilled water piping insulation	Complete	Approved*	90%
	Pecan Plaza Human Resources	Completed	Approved	90%

\* Proposal amount exceeded \$500,000 and required Board approval

Staff is waiting on a response from Chubb representative for information submitted to them in November. Chubb representative Rodger Blackburn has acknowledged receipt of the information and stated he would review and provide an update. Now that most repair work has been completed and documentation from STC has been forwarded, it is anticipated that Chubb's response will describe their position regarding this claim. Attached are tables outlining current repair costs, balances to be paid, and projected final costs. This item is for the Committee's information only. No action is requested.

**South Texas College  
Hail Damage Repairs**

**SpawGlass Contractors**

Job Order	Project Description	Original Contract Amount	Buyout Reductions	Current Contract Amount	Amount Paid	Amount as Due
1	Technology Campus Shipping & Receiving Building D Roof	17,409.00	-	17,409.00	\$ 17,409.00	\$ -
2	Pecan Phase I Chiller Water Piping HVAC Repair	227,248.00	(93,543.15)	133,704.85	\$ 126,800.79	\$ 6,904.06
3	Pecan Phase II HVAC Cooling Towers	357,793.00	(36,163.60)	321,629.40	\$ 321,629.40	\$ -
4	Pecan Phase III Building A	442,045.00	(95,531.43)	346,513.57	\$ 346,513.57	\$ -
5	Pecan Phase IV Building X	299,183.00	(26,883.48)	272,299.52	\$ 247,493.52	\$ 24,806.00
6	Pecan Phase V Building D	355,862.00	(72,801.03)	283,060.97	\$ 264,648.41	\$ 18,412.56
7	Pecan Phase VI Building F	1,018,308.00	(68,796.14)	949,511.86	\$ 949,511.86	\$ -
8	Pecan Phase VII Building C	414,294.00	(70,310.16)	343,983.84	\$ 343,983.84	\$ -
9	Pecan Phase VIII Building G	583,072.00	954.00	584,026.00	\$ 477,052.95	\$ 106,973.05
10	Pecan Phase VIX Portables/Casso	208,540.00	(56,111.78)	152,428.22	\$ 84,930.00	\$ 67,498.22
11	Pecan Phase X Building J	694,400.00		694,400.00	\$ 601,587.90	\$ 92,812.10
12	Pecan Phase XI Building K	788,443.00		788,443.00	\$ 438,540.40	\$ 349,902.60
13	Pecan Phase XII Building H	583,438.00		583,438.00	\$ 447,998.00	\$ 135,440.00
14	Pecan Phase XIII Building E	180,037.00	(14,165.24)	165,871.76	\$ 64,194.49	\$ 101,677.27
15	Pecan Phase XIV Building B	346,505.00		346,505.00	\$ 248,432.56	\$ 98,072.44
16	Pecan Phase XV Building L	535,557.00		535,557.00	\$ 269,731.80	\$ 265,825.20
17	Pecan Phase XVI Building M	370,911.00		370,911.00	\$ 307,494.77	\$ 63,416.23
18	Pecan Phase XVII Building N	337,486.00		337,486.00	\$ 283,936.38	\$ 53,549.62
19	Pecan Phase XVIII Building T	No Repairs Required			\$ -	\$ -
20	Pecan Phase XIX Chilled Water Piping Insulation	578,509.00		578,509.00	\$ 261,109.21	\$ 317,399.79
21	Pecan Plaza 2501	72,814.00		72,814.00	\$ 48,811.33	\$ 24,002.67
	Subtotals	8,411,854.00		7,878,501.99	\$ 6,151,810.18	\$ 1,726,691.81

**Final Cost**

**Amtech Building Sciences**

Project Description	Contract Amount	Amount Paid to Date	Amount as Due
Design Services	\$ 452,012.85	\$ 380,548.88	\$ 71,463.97
<b>TOTAL</b>	<b>\$</b>		<b>8,330,515</b>



Hail Damage Repairs Projected Cost Reductions by SpawGlass					
Job Order No.	Phase of Repairs	Original Cost Proposal	Updated Cost Proposal	Difference	Status of Cost Proposal
1	TC Building D	\$17,409.00	\$17,409.00	\$0.00	Final
2	Pipe Raising	\$227,248.00	\$133,704.85	\$93,543.15	Final
3	Cooling Tower	\$357,793.00	\$321,629.40	\$36,163.60	Final
4	Building A	\$442,045.00	\$346,513.57	\$95,531.43	Final
5	Building X	\$299,183.00	\$272,299.52	\$26,883.48	Final
6	Building D	\$355,862.00	\$283,060.97	\$72,801.03	Final
7	Building F	\$1,018,308.00	\$949,511.86	\$68,796.14	Final
8	Building C	\$414,294.00	\$343,983.84	\$70,310.16	Final
9	Building G	\$583,072.00	\$535,000.00	\$48,072.00	Projected
10	Portables/Casso	\$208,540.00	\$152,428.22	\$56,111.78	Final
11	Building J	\$694,400.00	\$650,000.00	\$44,400.00	Projected
12	Building K	\$788,443.00	\$725,000.00	\$63,443.00	Projected
13	Building H	\$583,438.00	\$525,000.00	\$58,438.00	Projected
14	Building E	\$180,037.00	\$164,981.76	\$15,055.24	Projected
15	Building B	\$346,505.00	\$308,180.83	\$38,324.17	Projected
16	Building L	\$535,557.00	\$500,000.00	\$35,557.00	Projected
17	Building M	\$370,911.00	\$340,000.00	\$30,911.00	Projected
18	Building N	\$337,486.00	\$310,000.00	\$27,486.00	Projected
19	Building T	\$0.00	\$0.00	\$0.00	No Repairs Required
20	Insulation	\$578,509.00	\$475,000.00	\$103,509.00	Projected
21	Human Resources 1	\$72,814.00	\$72,589.00	\$225.00	Projected
	<b>Total</b>	<b>\$8,411,854.00</b>	<b>\$7,426,292.82</b>	<b>\$985,561.18</b>	<b>Projected</b>

**Definitions:** **Original Cost Proposal** - Proposal amount submitted by SpawGlass by building or phase and approved by STC prior to final overall construction schedule being established. **SpawGlass** was required to update all repair costs once all drawings were issued and final overall schedule was confirmed in order to reduce duplications in project overhead costs.

**Updated Cost Proposal** - Adjusted cost proposal amount provided by SpawGlass after reductions due to duplications in overhead costs. Updated cost proposals represent actual cost once all drawings were issued and contractor scheduled all phases of work. This amount represents actual costs substantiated by receipts for payments to sub-contractors and material suppliers.

**Status of Cost Proposal** - Proposals identified as Final include all reductions and will no longer change. Proposals identified as Projected may still be adjusted by SpawGlass as final receipts are received and all costs are accounted for.

### **Review and Recommend Action on Substantial Completion of Hail Damage Repairs for Pecan Campus Buildings H and J**

Approval of substantial completion of Hail Damage Repairs for Pecan Campus Building H (Student Activities Center) and Building J (South Academic) will be requested at the January 28, 2014 Board meeting.

During the March, 2012 hail storm, buildings on the Pecan Campus were damaged. Repairs for these damages have been included in the insurance adjuster's list of damaged items. Plans and specifications describing the repairs were issued by Amtech Building Sciences for repair of each building or phase. Job Order Contractor proposals for building repairs were submitted by SpawGlass Contractors and approved. SpawGlass has since accomplished substantial completion for these phases of repair.

Planning & Construction staff along with representatives from Amtech Building Sciences visited the site and developed a construction punch list. As a result of this site visit and observation of the completed work, Certificates of Substantial Completion for these phases of repair were prepared. Copies of the Certificates of Substantial Completion are attached.

Contractor SpawGlass Contractors will continue working on the punch list items identified and will have thirty (30) days to complete before final completion can be recommended for approval. It is anticipated that final acceptance of this project will be recommended for approval at the February, 2014 Board meeting.

It is requested that the Facilities Committee recommend for Board approval at the January 28, 2014 Board meeting, the substantial completion of Hail Damage Repairs for Pecan Campus Building H (Student Activities Center) and Building J (South Academic) as presented.



# AIA<sup>®</sup> Document G704<sup>™</sup> – 2000

## Certificate of Substantial Completion

**PROJECT:**
*(Name and address)*

 Repair of Pecan Campus Hail  
 Damaged Roofs and Related Equipment  
 Phase 7 - Bldg H (P.O. Phase XII -  
 P0059590)

**PROJECT NUMBER:** 12-011/

**CONTRACT FOR:** General Construction

**CONTRACT DATE:** August 10, 2012

 OWNER: 

 ARCHITECT: 

 CONTRACTOR: 

 FIELD: 

 OTHER: 
**TO OWNER:**
*(Name and address)*

 South Texas College  
 3200 W. Pecan Blvd  
 McAllen, Texas 78501

**TO CONTRACTOR:**
*(Name and address)*

 SpawGlass Contractors, Inc.  
 4909 E. Grimes, Ste. 116  
 Harlingen, Texas 78550

**PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OR USE SHALL INCLUDE:**

Building H

The Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

**Warranty**

Garland Co. 15 Yr. NDL Warranty

All other Warranties

**Date of Commencement**

The 15 yr. Garland NDL Warranty will not commence until all roofs at the STC Pecan Campus that use Garland Co. Roofing Materials are Substantially Complete.

No other warranties shall commence before December 23, 2013. Should any Manufacturer's and/or Installer's Warranties list a commencement date before December 23, 2013, they shall be revised to reflect December 23, 2013 as the warranty commencement date.

Michael D. Hovar, AIA, LEED AP

ARCHITECT

BY

12/23/2013

DATE OF ISSUANCE

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

**Cost estimate of Work that is incomplete or defective:** \$2,200.00

The Contractor will complete or correct the Work on the list of items attached hereto within Thirty (30) days from the above date of Substantial Completion.

Clayton Frady, Project Manager

SpawGlass Contractors, Inc.

CONTRACTOR

BY

DATE

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User Notes:

(2020168048)

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at \_\_\_\_\_ (time) on \_\_\_\_\_ (date).

Dr. Shirley A. Reed, President  
South Texas College

OWNER

BY

DATE

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

*(Note: Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)*

The Contractor accepts responsibility for the safety of the building occupants and passers-by while undertaking the corrective measures outlined in the punch-list. The Owner accepts responsibility for insurance, maintenance, utilities and damages to the work - other than damage caused by the Contractor while in the process of undertaking the corrective measures - as the date of Substantial Completion.





# AIA Document G704™ – 2000

## Certificate of Substantial Completion

**PROJECT:**

*(Name and address)*

Repair of Pecan Campus Hail  
Damaged Roofs and Related Equipment  
Phase 6 - Bldg J (P.O. Phase X -  
P0059205)

**PROJECT NUMBER:** 12-011/

**CONTRACT FOR:** General Construction

**CONTRACT DATE:** August 10, 2012

**OWNER:**

**ARCHITECT:**

**CONTRACTOR:**

**FIELD:**

**OTHER:**

**TO OWNER:**

*(Name and address)*

South Texas College  
3200 W. Pecan Blvd  
McAllen, Texas 78501

**TO CONTRACTOR:**

*(Name and address)*

SpawGlass Contractors, Inc.  
4909 E. Grimes, Ste. 116  
Harlingen, Texas 78550

**PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OR USE SHALL INCLUDE:**

Building J

The Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

**Warranty**

Garland Co. 15 Yr. NDL Warranty

All other Warranties

**Date of Commencement**

The 15 yr. Garland NDL Warranty will not commence until all roofs at the STC Pecan Campus that use Garland Co. Roofing Materials are Substantially Complete.

No other warranties shall commence before December 23, 2013. Should any Manufacturer's and/or Installer's Warranties list a commencement date before December 23, 2013, they shall be revised to reflect December 23, 2013 as the warranty commencement date.

Michael D. Hovar, AIA, LEED AP

**ARCHITECT**

*Michael D. Hovar*  
**BY**

12/23/2013

**DATE OF ISSUANCE**

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

**Cost estimate of Work that is incomplete or defective:** \$20,000.00

The Contractor will complete or correct the Work on the list of items attached hereto within Thirty (30) days from the above date of Substantial Completion.

Clayton Frady, Project Manager  
SpawGlass Contractors, Inc.

**CONTRACTOR**

*Clayton Frady*  
**BY**

1/8/14  
**DATE**

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at \_\_\_\_\_ (time) on \_\_\_\_\_ (date).

Dr. Shirley A. Reed, President  
South Texas College

OWNER

BY

DATE

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

*(Note: Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)*

The Contractor accepts responsibility for the safety of the building occupants and passers-by while undertaking the corrective measures outlined in the punch-list. The Owner accepts responsibility for insurance, maintenance, utilities and damages to the work - other than damage caused by the Contractor while in the process of undertaking the corrective measures - as the date of Substantial Completion.

**Review and Recommend Action on Contracting Civil Engineering Services for  
Preparation of a Subdivision Plat for the Nursing & Allied Health Campus  
West 6.63 Acres**

Approval to contract civil engineering services for the preparation of a subdivision plat for the Nursing & Allied Health Campus west 6.63 acres will be requested at the January 28, 2014 Board meeting.

In 2010 STC acquired the Nursing & Allied Health Campus west 6.63 acres from the City of McAllen. In order for the City to authorize future construction projects on the west 6.63 acres, a subdivision plat must be prepared and recorded with the County of Hidalgo.

It is standard practice for STC staff to meet with the City's Planning, Utilities, Engineering and Code Enforcement staff to provide them with information on proposed projects and review the City's requirements affecting each project and therefore a meeting was held to review the proposed parking lot design. Perez Consulting Engineers (PCE) was included in this meeting since they were recently approved to design the parking expansion for the Nursing & Allied Health Campus. During this meeting, it was determined that the 6.63 acres acquired from the City have not been previously platted and therefore a subdivision plat is required before new construction can proceed.

It will be beneficial to the parking lot expansion project to also have PCE prepare the subdivision plat so they can become familiar with the property's characteristics and limitations which will affect the design of the parking lot expansion. Although civil engineers from the annually approved list are normally approved based on rotation order and total amount of fees approved, in this case PCE is being recommended based on the knowledge they will acquire during the subdivision process which will impact the parking lot design.

Perez Consulting Engineers is currently under a one year approval to provide civil engineering services for projects under \$500,000. Fees for preparing and recording the subdivision plat are estimated to be between \$15,000 and \$18,000. A fee proposal will be requested and negotiated with PCE upon Board approval. It is recommended that Perez Consulting Engineers be contracted to develop and record the subdivision plat for this campus.

Five civil engineering firms listed below were previously approved by the Board for one year to provide professional services as needed for projects under \$500,000.00. A firm is selected for each project on a rotating basis and considering the amount of fees paid for previous projects and other pertinent information.

1. Dannenbaum Engineering
2. Halff Associates, Inc.
3. Meldon & Hunt
4. Perez Consulting Engineers
5. R. Gutierrez Engineering

Based on the benefit described above, Perez Consulting Engineers is recommended to provide engineering services for the preparation of a subdivision plat for this campus.

Funds are budgeted in the FY 2013-2014 Land budget which are available for this service.

<b>Project Budget</b>		
<b>Budget Components</b>	<b>Amount Budgeted</b>	<b>Actual Cost</b>
Design	\$20,000	Actual design fees are estimated at \$18,000 and will be finalized during contract negotiations

It is requested that the Facilities Committee recommend for Board approval at the January 28, 2014 Board meeting, to contract civil engineering services with Perez Consulting Engineers for the preparation of a subdivision plat for the Nursing & Allied Health Campus west 6.63 acres as presented.



## Civil Engineering Services On Call

Board Approval	Project Awarded	Firm	Campus	Project	Amount	Totals	Percent Fee	Construction Amount
11/28/2011		Dannenbaum Engineering Half Associates, Inc. Meldon & Hunt Perez Consulting Engineers R. Gutierrez Engineering		Award: 11/29/11 to 11/28/12 w/ two one-year renewals	Projects under \$500K			
	9/19/2011	R. Gutierrez Engineering	Other	Starr/HUD Demolition of Housing Units	41,275.00		20.97%	\$ 196,841.00
		<b>R. Gutierrez Engineering</b>				<b>41,275.00</b>		
	2/23/2012	Half Associates	Mid Valley	2012 Parking Expansion	59,000.00		14.42%	\$ 409,041.90
		<b>Half Associates</b>				<b>59,000.00</b>		
	11/27/2012	Dannenbaum Engineering	District-wide	ADA Improvements for Building to Building Access	25,000.00		11.55%	\$ 216,535.81
		<b>Dannenbaum Engineering</b>				<b>25,000.00</b>		
	11/27/2012	Perez Consulting Engineers	Pecan	Demolition of James Property	12,960.00		29.59%	\$ 43,801.00
		<b>Perez Consulting Engineers</b>				<b>12,960.00</b>		
9/27/2012				<b>1st Renewal: 11/29/12 to 11/28/13</b>				
	1/29/2013	Meldon & Hunt	Mid Valley	Resurfacing Existing Parking Lot 4	21,925.25		14.62%	\$ 149,933.65
		<b>Meldon &amp; Hunt</b>				<b>21,925.25</b>		
	2/26/2013	R. Gutierrez Engineering	Pecan Plaza	Parking Lot Resurfacing and Area Lighting Replacement	21,591.55		10.00%	\$ 215,915.50
		<b>R. Gutierrez Engineering</b>				<b>21,591.55</b>		
	10/28/2013	Half Associates	Technology	Detention Pond Improvements	8,500.00		28.33%	30,000.00*
		<b>Half Associates</b>				<b>8,500.00</b>		
	11/26/2013	Perez Consulting Engineers	NAH	Parking Lot Expansion	22,000.00*		9.17%	240,000.00*
		<b>Perez Consulting Engineers</b>				<b>22,000.00*</b>		
				<b>TOTALS</b>	<b>212,251.80</b>	<b>212,251.80</b>		

\* Estimated Amount

\*\* Fees for demolition design services are not consistent with fees for design of new construction.

### Civil Engineering Services On Call - Contract Period Ending 11/28/14

	Contract Awards		Future		Total
	11/29/11 - present	Current Project	Projects (Estimated)	(Estimated)	
Dannebaum Engineering	\$ 25,000.00	\$ -	\$ 20,000.00	\$ 45,000.00	
Half Associates, Inc.	\$ 67,500.00	\$ -	\$ -	\$ 67,500.00	
Meldon & Hunt	\$ 21,925.25	\$ -	\$ 24,000.00	\$ 45,925.25	
Perez Consulting Engineers	\$ 34,960.00	\$ 18,000.00	\$ -	\$ 52,960.00	
R. Gutierrez Engineering	\$ 62,866.55	\$ -	\$ -	\$ 62,866.55	
<b>Total</b>	<b>\$ 212,251.80</b>	<b>\$ 18,000.00</b>	<b>\$ 44,000.00</b>	<b>\$ 274,251.80</b>	

Other future projects will continue to be awarded based on rotation, project cost amount, and other pertinent information.

## **Review and Recommend Action on Contracting Electrical Engineering Design Services for Pecan G, H, and X Electrical Disconnects**

Approval to contract electrical engineering design services for the Pecan Campus Building G (North Academic Building), H (Student Activities Building), and X (Ann Richards Administrative Annex) Electrical Disconnects project will be requested at the January 28, 2014 Board meeting.

These proposed improvements include the replacement of three electrical disconnects which provide electrical service to three buildings on the Pecan Campus. These units are approximately fifteen years old and have met their expected life cycle. The metal housings have rusted openings where moisture enters and causes them to shut down on wet days. The presence of moisture in and around these electrical power units has also become a safety concern. Replacement of these units is included in staff's deferred maintenance plan and therefore has been included in the FY 2013-2014 Renewal and Replacement budget. The attached photo shows the current condition of one unit.

It is recommended that the services of an electrical engineer be contracted to prepare plans and specifications for this deferred maintenance project. When complete, the plans and specifications will be used for solicitation of construction services.

Two Mechanical, Electrical and Plumbing (MEP) engineering firms listed below were previously approved by the Board for one year to provide professional services as needed for projects under \$300,000.00. A firm is selected for each project on a rotating basis and considering the amount of fees paid for previous projects and other pertinent information.

1. ACR Engineering
2. Halff Associates, Inc.

ACR Engineering is recommended to provide electrical engineering services for this project based on the amount of fees paid for previous projects. Fees previously approved for ACR Engineering are approximately half of those approved for the other firm.

Funds in the amount of \$50,000 are budgeted in the FY 2013-2014 Renewals and Replacements budget for these improvements and \$7,500 is budgeted for design services with final amount to be negotiated.

<b>Project Budget</b>		
<b>Budget Components</b>	<b>Amount Budgeted</b>	<b>Actual Cost</b>
Design	\$7,500	Actual design fees are estimated at \$7,000 and will be finalized during contract negotiations
Construction	\$50,000	Actual cost will be determined after the solicitation of construction proposals

It is requested that the Facilities Committee recommend for Board approval at the January 28, 2014 Board meeting, to contract electrical engineering services with ACR Engineering for the Pecan Campus Buildings G, H, and X Electrical Disconnects as presented.



Electrical Disconnect  
Unit Serving the  
Ann Richards  
Administrative Annex

## Mechanical Electrical Plumbing (MEP) Engineering Services On Call

Board Approval	Project Awarded	Firm	Campus	Project	Amount	Totals	Percent Fee	Construction Amount
7/25/2011	ACR Engineering Halff Associates			Award: 7/26/11 to 7/25/2012	Projects Under \$300K			
	11/28/2011 4/4/2012	Halff Associates Halff Associates	Starr County Technology	HVAC Chiller Replacement Fire Sprinkler Renovation	28,500.00 7,500.00		9.88% 4.57%	288,500.00 164,147.00
	12/12/2011	Halff Associates ACR Engineering	Pecan	Demarcation Engineering Study	3,500.00	<b>36,000.00</b>		N/A
9/27/2012	ACR Engineering Halff Associates			Renewal: 7/26/12 to 7/25/13		<b>3,500.00</b>		
	11/27/2012 6/18/2013	ACR Engineering ACR Engineering	Pecan District Wide	Demarcation Relocation Improvements Automatic Doors	12,656.00 6,000.00		22.15% 6.22%	57,149.00 96,500.00
	12/11/2012	ACR Engineering Halff Associates	Pecan	Art Lab Building Improvements	6,925.00	<b>18,656.00</b>		
5/28/2013	ACR Engineering Halff Associates			Renewal: 7/26/13 to 7/25/14		<b>6,925.00</b>		
	8/15/2013 11/26/2013	Halff Associates Halff Associates	Pecan Pecan	Information Booths Pecan G226 and Pecan Plaza 2605 Computer Lab Improvements	4,650.00 TBD			TBD 44,000.00*
	10/28/2013	ACR Engineering ACR Engineering	Starr County	Parking Lot 5 Lighting and South Drive Lighting	9,000.00	<b>4,650.00</b>	8.57%	105,000.00*
				<b>TOTALS</b>	<b>78,731.00</b>	<b>78,731.00</b>		

\*Estimated

### Mechanical Engineering Plumbing (MEP) Engineering Services On Call - Contract Period Ending 7/25/14

	Contract Awards		Current		Future		Total
	7/26/11 - present	Project	Project	Projects (Estimated)	Projects (Estimated)	(Estimated)	
ACR Engineering	\$ 31,156.00	\$ 7,500.00	\$ 7,500.00	\$ 22,000.00	\$ 22,000.00	\$ 60,656.00	
Halff Associates, Inc.	\$ 47,575.00	\$ -	\$ -	\$ 25,500.00	\$ 25,500.00	\$ 73,075.00	
<b>Total</b>	\$ 78,731.00	\$ 7,500.00	\$ 7,500.00	\$ 47,500.00	\$ 47,500.00	\$ 133,731.00	

Other future projects will continue to be awarded based on rotation, project cost amount, and other pertinent information.

**Review and Recommend Action on Contracting Construction Services for Electrical Improvements for the Pecan Campus Information Booth**

Approval to select a contractor for the Electrical Improvements for the Pecan Campus Information Booth project will be requested at the January 28, 2014 Board meeting.

For fiscal year 2013-2014 construction funds have been budgeted for placement of two temporary information/security booths at two main entrances on the Pecan Campus. Booths have been placed in their respective locations which are being monitored to determine if the locations are the most beneficial. These booths are mobile and can be relocated if the current locations prove to be problematic.

Because they are mobile, electrical power for each booth is currently provided by generators. After three months of use and monitoring, staff has concluded that the booth located at the 29<sup>th</sup> Street entrance should remain as a permanent location and therefore permanent electrical power should be provided. To prepare for installation of permanent power, an electrical engineer with Halff Associates assisted staff with preparation of plans and specifications.

STC staff and Halff Associates have issued the necessary plans and specifications for the solicitation of competitive sealed proposals. Solicitation of competitive sealed proposals for this project began December 9, 2013. Five (5) proposals were issued and a total of three (3) were received on January 7, 2014.

<b>Timeline for Solicitation of Competitive Sealed Proposals</b>	
December 9, 2013	Solicitation of competitive sealed proposals. Five (5) sets of construction documents were issued.
January 7, 2014	Three (3) proposals were received.

Staff evaluated these proposals and prepared the attached proposal summary. It is recommended that the top ranked contractor be recommended for Board approval. Funds are available in the FY 2013-2014 Construction budget through other project savings.

It is requested that the Facilities Committee recommend for Board approval at the January 28, 2014 Board meeting, to contract construction services with Alpha Building Corporation in the amount of \$31,500 for the Pecan Campus Information Booth project as presented.

**SOUTH TEXAS COLLEGE  
 PECAN CAMPUS INFORMATION BOOTH ELECTRICAL IMPROVEMENTS  
 PROJECT NO. 13-14-1033**

<b>VENDOR</b>		Alpha Building Corporation	Metro Electric, Inc.	Zitro Electric
<b>ADDRESS</b>		222 E Van Buren #503	1901 Industrial Dr	604 Palmview Dr
<b>CITY/STATE</b>		Harlingen, TX 78550	McAllen, TX 78504	Palmview, TX 78574
<b>PHONE</b>		956-622-3242	956-686-2323	956-581-8899
<b>FAX</b>		956-622-3102	956-686-2406	956-581-8892
<b>CONTACT</b>		Gustavo E. Grajales	Michael A. Gerdes	Mike Peña
<b>#</b>	<b>Description</b>	<b>Proposed</b>	<b>Proposed</b>	<b>Proposed</b>
1	<b>Base Bid:</b> Pecan Campus Information Booth Electrical Improvements	\$ 31,500.00	\$ 48,456.00	\$ 49,500.00
2	Notice to Proceed	10 days	10 days	10 days
3	Completion of Work	30 days	90 days	30 days
<b>TOTAL PROPOSAL AMOUNT</b>		\$ 31,500.00	\$ 48,456.00	\$ 49,500.00
<b>TOTAL AWARD AMOUNT</b>		\$ 31,500.00		
<b>TOTAL EVALUATION POINTS</b>		93.7	65.5	63.1
<b>RANKING</b>		1	2	3

**SOUTH TEXAS COLLEGE  
PECAN CAMPUS INFORMATION BOOTH ELECTRICAL IMPROVEMENTS  
PROJECT NO. 13-14-1033  
EVALUATION FORM**

<b>VENDOR</b>		Alpha Building Corporation	Metro Electric, Inc.	Zitro Electric			
<b>ADDRESS</b>		222 E Van Buren #503	1901 Industrial Dr	604 Palmview Dr			
<b>CITY/STATE</b>		Harlingen, TX 78550	McAllen, TX 78504	Palmview, TX 78574			
<b>PHONE/FAX</b>		956-622-3242	956-686-2323	956-581-8899			
<b>FAX</b>		956-622-3102	956-686-2406	956-581-8892			
<b>CONTACT</b>		Gustavo E. Grajales	Michael A. Gerdes	Mike Peña			
1	The Respondent's price proposal. (up to 50 points)	50	50	32.5	32.5	32	32
		50		32.5		32	
		50		32.5		32	
		50		32.5		32	
		50		32.5		32	
2	The Respondent's experience and reputation. (up to 10 points)	8.5	8.8	9	9	9	8.3
		9		9		8	
		8		9		8	
		9		9		8	
		9.5		9		8.5	
3	The Respondent's financial standing. (up to 10 points)	9	8.3	7	6.2	6	5
		8		5		4	
		9		7		7	
		7		5		4	
		8.5		7		4	
4	The Respondent's organization and approach to the project. (up to 10 points)	7.5	7.9	7	6	5	5
		9		5		4	
		6		7		7	
		8		5		5	
		9		6		4	
5	The Respondent's time frame for completing the project. (up to 10 points)	10	10	3	3	10	10
		10		3		10	
		10		3		10	
		10		3		10	
		10		3		10	
6	The Respondent's job site safety program. (up to 10 points)	8.5	8.7	9	8.8	2	2.8
		9		8		2	
		9		9		5	
		8		9.5		2	
		9		8.5		3	
<b>TOTAL EVALUATION POINTS</b>		93.7		65.5		63.1	
<b>RANKING</b>		1		2		3	

**Review and Recommend Action on Contracting Construction Services for Pecan Campus and Starr County Campus Buildings Exterior Painting**

Approval to select a contractor for the Pecan Campus and Starr County Campus Exterior Painting project will be requested at the January 28, 2014 Board meeting.

It has become apparent over the past six to nine years that bold colors on building exteriors on the Pecan Campus and Starr County Campus have faded in areas with a stucco type finish. There are a total of three buildings on the Pecan Campus and three buildings on the Starr County Campus which are in need of improvement to dark colors such as purple, red, blue, green, and yellow. Color on these surfaces was applied as an integral pigment in the final cement finish coat. Time has shown that these bold colors applied in this manner lose their intensity because of the sun's ultra violet rays.

As a remedy to the color fading, staff researched various options and proposes to bring the colors back to their original look by using paint over the original stucco finish. With the proper paint product designed to withstand fading caused by UV rays, colors will have a longer life cycle and can be readily maintained using the same paint when needed.

STC staff issued the necessary plans and specifications for the solicitation of competitive sealed proposals. Solicitation of competitive sealed proposals for this project began November 11, 2013. A total of nine (9) proposals were issued and a total of four (4) proposals were received on November 26, 2013.

<b>Timeline for Solicitation of Competitive Sealed Proposals</b>	
November 11, 2013	Solicitation of competitive sealed proposals. Nine (9) sets of construction documents were issued.
November 26, 2013	Four (4) proposals were received.

Staff evaluated these proposals and prepared the attached proposal summary. It is recommended that the top ranked contractor be recommended for Board approval.

Funds are available in the FY 2013-2014 Renewals and Replacements budget.

<b>Source of Funding</b>	<b>Amount Budgeted</b>	<b>Highest Ranked Proposal</b>
Renewal and Replacements	\$210,000	\$145,475

It is requested that the Facilities Committee recommend for Board approval at the January 28, 2014 Board meeting, to contract construction services with Alpha Building Corporation in the amount of \$145,475 for the Pecan Campus and Starr County Campus Exterior Painting project as presented.



**SOUTH TEXAS COLLEGE  
PECAN CAMPUS & STARR COUNTY CAMPUS BUILDINGS EXTERIOR PAINTING  
PROJECT NO. 13-14-1031**

<b>VENDOR</b>	Alpha Building Corporation	Bougamblias Construction, LLC.	RGV Alliance Construction, LLC.	Rojas Lath & Plaster, Inc.	
<b>ADDRESS</b>	222 E Van Buren #503	1352 W Levee St	P O Box 5711	1016 N 47th	
<b>CITY/STATE</b>	Harlingen, TX 78550	Brownsville, TX 78520	McAllen, TX 78502	McAllen, TX 78501	
<b>PHONE</b>	956-622-3242	956-541-1390	956-287-1819	956-212-6819	
<b>FAX</b>	956-622-3102	956-541-1925	956-287-1712	956-992-8904	
<b>CONTACT</b>	Gustavo E. Grajales	Miguel A. Cisneros	Jesus Gonzalez, Jr.	Gilbert Rojas	
<b>#</b>	<b>Description</b>	<b>Proposed</b>	<b>Proposed</b>	<b>Proposed</b>	
<b>Option A:</b> Make designated joint sealant repairs, make designated repairs to stucco and EIFS walls and apply the specified Coating System (Paint) by Dryvit over existing textured EIFS and stucco clad walls; all at the designated wall areas of:					
1	Pecan Campus Bldgs: L, M & N	\$ 77,218.00	\$ 73,012.00	\$ 169,464.65	\$ 296,050.00
2	Starr Campus Bldgs: E, G & H	\$ 105,903.00	\$ 116,365.00	\$ 131,753.89	\$ 195,850.00
3	Total Bid Amount for Option A	\$ 183,121.00	\$ 189,377.00	\$ 301,218.54	\$ 491,900.00
<b>Option B:</b> Make designated joint sealant repairs, make designated repairs to the stucco and EIFS walls, and apply the specified Coating System (Paint) by Sherwin Williams over existing textured EIFS and stucco clad walls; all at the designated wall areas of:					
4	Pecan Campus Bldgs: L, M & N	\$ 61,067.00	\$ 74,191.00	\$ 161,807.54	\$ 330,357.00
5	Starr Campus Bldgs: E, G & H	\$ 84,408.00	\$ 54,354.00	\$ 124,311.64	\$ 230,452.00
6	Total Bid Amount for Option B	\$ 145,475.00	\$ 128,545.00	\$ 286,119.18	\$ 560,809.00
7	Bid Bond	Yes	Yes	Yes	Not Provided
8	Begin Work within	10 working days	10 working days	15 working days	No Response
9	Time of Completion	60 calendar days	60 calendar days	180 calendar days	No Response
<b>TOTAL AWARD AMOUNT</b>		\$ 145,475.00			
<b>TOTAL EVALUATION POINTS</b>		89	78.6	51.4	****
<b>RANKING</b>		1	2	3	****

\*\*\*\*This vendor did not submit the required documents; therefore was not evaluated.

**SOUTH TEXAS COLLEGE  
PECAN CAMPUS & STARR COUNTY CAMPUS BUILDINGS EXTERIOR PAINTING  
PROJECT NO. 13-14-1031  
EVALUATION FORM**

<b>VENDOR</b>		Alpha Building Corporation	Bougambilias Construction, LLC.	RGV Alliance Construction, LLC.			
<b>ADDRESS</b>		222 E Van Buren #503	1352 W Levee St	P O Box 5711			
<b>CITY/STATE</b>		Harlingen, TX 78550	Brownsville, TX 78520	McAllen, TX 78502			
<b>PHONE</b>		956-622-3242	956-541-1390	956-287-1819			
<b>FAX</b>		956-622-3102	956-541-1925	956-287-1712			
<b>CONTACT</b>		Gustavo E. Grajales	Miguel A. Cisneros	Jesus Gonzalez, Jr.			
1	The Respondent's price proposal. (up to 50 points)	44	44	50	50	22	22
		44		50		22	
		44		50		22	
		44		50		22	
		44		50		22	
2	The Respondent's experience and reputation. (up to 10 points)	9	9.1	7	6.6	8	8.4
		10		5		8	
		9		7		9	
		8		6		8	
		9.5		8		9	
3	The Respondent's financial standing. (up to 10 points)	8	8.7	6	4.6	3	3.2
		10		3		2	
		9		6		4	
		8		3		3	
		8.5		5		4	
4	The Respondent's organization and approach to the project. (up to 10 points)	9	8.9	6	5.2	7	6.4
		9		3		5	
		9.5		6		7	
		8		5		6	
		9		6		7	
5	The Respondent's time frame for completing the project. (up to 10 points)	10	10	10	10	3	3
		10		10		3	
		10		10		3	
		10		10		3	
		10		10		3	
6	The Respondent's job site safety program. (up to 10 points)	9	8.3	2	2.2	9	8.4
		9		3		8	
		8		2		9	
		7		2		9	
		8.5		2		7	
<b>TOTAL EVALUATION POINTS</b>		89	78.6	51.4			
<b>RANKING</b>		1	2	3			

**Review and Recommend Action on Substantial Completion for Pecan Plaza  
Parking Lot Resurfacing and Area Lighting Replacement**

Approval of substantial completion for the Pecan Plaza Parking Lot Resurfacing and Area Lighting Replacement project will be requested at the January 28, 2014 Board meeting.

Engineers with R. Gutierrez Engineering and STC staff visited the site and developed a construction punch list. As a result of this site visit and observation of the completed work, a Certificate of Substantial Completion for the project was certified on January 5, 2014. A copy of the Substantial Completion Certificate is attached.

SDM Construction & Development will continue working on the punch list items identified and will have thirty (30) days to complete before final completion can be recommended for approval. It is anticipated that final acceptance of this project will be recommended for approval at the February, 2014 Board meeting.

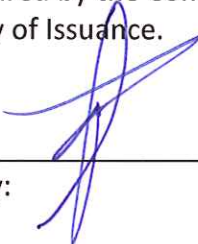
It is recommended that the Facilities Committee recommend for Board approval at the January 28, 2014 Board meeting the substantial completion of Pecan Plaza Parking Lot Resurfacing and Area Lighting Replacement project as presented.

**Certificate of Substantial Completion**

**PROJECT:** STC PECAN PLAZA PARKING LOT IMPROVEMENTS  
**PROJECT NUMBER:** ENG13.007  
**OWNER:** SOUTH TEXAS COLLEGE  
**CONTRACTOR:** SDM CONSTRUCTION AND DEVELOPMENT, LLC

The Work performed under this Contract has been reviewed and found, to the Engineer’s best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below: Construction time is stopped at the day of Issuance.

Hernan A. Lugo, P.E.  
Engineer

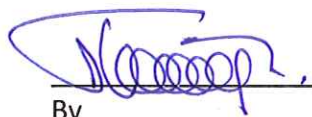
By: 

1/5/2014  
Date of Issuance

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

The Contractor will complete or correct the Work on the list of items attached hereto and complete the work by January 17, 2014.

SDM Construction & Development, LLC  
Contractor

By: 

01/09/2014  
Date

The Owner accepts the Work or designated portion as substantially complete and will assume full possession thereof, in accordance with the contract documents.

SOUTH TEXAS COLLEGE  
Owner

By: \_\_\_\_\_

\_\_\_\_\_ Date

### **Update on Status of Construction Projects**

The Facilities Planning & Construction staff prepared the attached design and construction update. This update summarizes the status of each capital improvement project currently in progress. Gerry Rodriguez will be present to respond to questions and address concerns of the Committee.

CONSTRUCTION PROJECTS PROGRESS REPORT 01/16/14																		
Project number	PROJECT DESCRIPTION	Project Development				Design Phase				Solicitation of Proposals			Construction Phase					
		Board approval of A/E	Programming	Concept development	Schematic Approval	30%	60%	95%	100%	Solicitation of Proposals	Board approval of contractor	Construction start	30%	50%	75%	95%	100%	Final Completion
<b>Pecan Campus and Pecan Plaza</b>																		
1-004	Pecan Plaza - Police Department Space Renovation																	
1-005	Pecan - Cooper Center Conf Rm Acoustic Upgrades	N/A																
1-006	Pecan - Information Booths Electrical Connection	N/A	N/A	N/A	N/A													
1-007	Pecan - Library Staff Offices Re-Carpeting (RR)	N/A																
1-008	Pecan - Annex Re-Carpeting (RR)	N/A																
1-009	Pecan - M, N & L Repaint Purple Areas (RR)																	
1-010	Plaza - Resurface Parking Lot/Replace Area Lighting (RR)																	
1-011	Pecan - Hail Damage Repairs (RR)																	
1-012	Pecan - Annex Grant/Accountability Office Improvements																	
1-013	Pecan - NAB G226 Astronomy Computer Lab																	
1-014	Pecan - Art Building Ceramics Studio Improvements																	
1-015	Pecan - Stud Serv Bldg Admissions Office Modifications																	
1-016	Plaza - Continuing Education Space Renovation																	
1-017	Plaza - 2605 GED Computer Testing Lab																	
1-021	Pecan - Building G, H & X Electrical Disconnects																	
<b>Mid Valley Campus</b>																		
2-002	MV - SAB Art Lab Improvements																	
2-003	MV - Resurface Parking Lot 4 (RR)																	
<b>Technology Campus</b>																		
3-001	TC - Welding Lab Expansion Ph II																	
3-003	TC - Modifications for Career Planning Services Center	N/A								N/A	N/A							
3-005	TC - Detention Pond Improvements (RR)																	
<b>Nursing and Allied Health Campus</b>																		
4-001	NAH - Parking Lot Expansion																	
<b>Starr County Campus</b>																		
5-001	Starr - HVAC Chiller Replacement (RR)																	
5-002	Starr - Stucco Painting for Buildings (RR)																	
5-003	Starr - Parking Lot 5 Lighting																	
5-004	Starr - South Drive Lighting																	
5-006	Starr - Repair Building H Concrete Columns	N/A	N/A															
<b>District Wide Improvements</b>																		
6-002	DW - Secured Storage Areas	N/A																
6-003	DW - ADA Automatic Door Openers																	
6-004	DW - Building to Building ADA Accessibility																	
6-005	DW - Outdoor Furniture	N/A																
6-006	DW - Directional Signage	N/A	N/A	N/A	N/A													
6-007	DW - Classroom Remote Door Lock System and Hardware	N/A	N/A	N/A	N/A													
For FY 2013-2014 there are currently 34 projects in progress or completed and 24 scheduled for commencement during this fiscal year																		

## Status of Construction Projects January 2014

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
<b>Pecan Campus</b>							
Pecan Plaza Renovations for Police Department	30%	May, 2014	1. Construction Phase 2. Construction is in progress	\$1,200,000	\$864,000	\$41,325	\$822,675
Acoustical Panels for Cooper Center Conference Rooms	30%	February, 2014	1. Construction Phase 2. Materials have been ordered and will be installed during the month of February, 2014	\$18,000	\$14,920.96	\$0	\$14,920.96
Electrical Improvements to Pecan Campus Information Booth	05%	March, 2014	1. Construction Phase 2. Request Board approval of contractor in January, 2014	\$0	TBD	\$0	TBD
Library carpet replacement	100%	September, 2013	1. Construction Phase 2. Carpet has been installed	\$36,000	\$32,395	\$32,395	\$0
Administrative Building Carpet Replacement	100%	December, 2013	1. Construction Phase 2. Installation was completed during the Winter Break	\$57,200	\$37,282	\$37,282	\$0
Stucco Painting for Buildings M, N & L	05%	April, 2014	1. Construction phase 2. Request Board approval of contractor in January, 2014	\$210,000	TBD	\$0	TBD
Pecan Plaza Parking Lot Resurfacing and Area Lighting	95%	January, 2014	1. Construction phase 2. Substantial Completion was certified on January 5, 2014	\$200,000	\$220,045.93	\$37,102.72	\$182,943.21
Hail Damage Repairs Design	100%	August, 2013	1. Design Phase 2. Amtech has completed design of all design phases 3. They will continue with construction administration	Design \$550,000	Design \$452,012.85	Design \$380,548.88	Design \$71,463.97
Hail Damage Repairs Construction	85%	February, 2014	1. Construction Phase 2. Phases 1 through 10,12,13,14,16, and 17 are substantially complete 3. Phase 11,15,19 and 20 are in progress	Const. \$5,500,000	Const. \$8,411,854	Const. \$6,151,810.18	Const. \$1,726,691.81

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Grant/Accountability Office Improvements	15%	February, 2014	<ol style="list-style-type: none"> <li>Design Phase</li> <li>Staff is working with architect on design development</li> </ol>	\$4,000	TBD	\$0	TBD
North Academic Building G226 Astronomy Computer Lab	10%	February, 2014	<ol style="list-style-type: none"> <li>Design Phase</li> <li>Staff is working with electrical engineer on design of additional electrical circuits and data cabling</li> </ol>	\$3,700	TBD	\$0	TBD
Art Building Ceramics Studio Improvements	5%	February, 2014	<ol style="list-style-type: none"> <li>Design Phase</li> <li>Staff is working with architect on design development</li> <li>Possible relocation of proposed improvements to adjacent lab</li> </ol>	\$3,000	TBD	\$0	TBD
Student Services Building Offices Modifications	15%	March, 2014	<ol style="list-style-type: none"> <li>Design Phase</li> <li>Staff is working with architect on design development</li> </ol>	\$23,108	TBD	\$0	TBD
Pecan Plaza Continuing Education classrooms improvements	20%	January, 2014	<ol style="list-style-type: none"> <li>Design Phase</li> <li>Working with staff and architect to develop schematic design floor plan</li> </ol>	\$25,500	TBD	\$0	TBD
Pecan Plaza 2605 GED Computer Testing Lab	10%	February, 2014	<ol style="list-style-type: none"> <li>Design Phase</li> <li>Staff is working on design of computer data ports to be added</li> <li>Electrical engineer will not be required due to sufficient existing electrical power</li> </ol>	\$6,000	TBD	\$0	TBD
Pecan Campus Buildings G, H & X Electrical Disconnects	0%	April, 2014	<ol style="list-style-type: none"> <li>Design Phase</li> <li>Request Board approval of electrical engineer in January, 2014</li> </ol>	\$50,000	TBD	\$0	\$50,000
<b>Mid Valley Campus</b>							
South Academic Building Art Lab Improvements	95%	January, 2014	<ol style="list-style-type: none"> <li>Construction Phase</li> <li>Construction work is substantially complete</li> <li>Punch list work is in progress</li> </ol>	\$40,000	\$42,500	\$32,623	\$9,877



Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
<b>Resurfacing Parking Lot 4</b>	99%	August, 2013	<ol style="list-style-type: none"> <li>1. Construction Phase</li> <li>2. Engineer has certified Substantial Completion</li> <li>3. Punch list work was completed during the month of September</li> <li>4. During the Winter Break, contractor corrected areas which did not drain well as a result of the new asphalt surface</li> <li>5. Pending inspection of all completed work</li> </ol>	\$300,000	\$149,933.65	\$123,162.97	\$26,770.68
<b>Technology Campus</b>							
<b>Welding Lab Expansion</b>	80%	February, 2014	<ol style="list-style-type: none"> <li>1. Construction Phase</li> <li>2. Work is currently in progress and on schedule</li> </ol>	\$100,000	\$116,000	\$81,795	\$34,205
<b>Modifications for Career Planning Services Center</b>	30%	February, 2014	<ol style="list-style-type: none"> <li>1. Construction Phase</li> <li>2. Improvements are minor and are being done by STC Maintenance staff</li> <li>3. Work is in progress</li> </ol>	\$15,000	TBD	\$0	TBD
<b>Detention Pond Improvements</b>	10%	January, 2014	<ol style="list-style-type: none"> <li>1. Design Phase</li> <li>2. Staff is working with civil engineer to finalize schematic design</li> </ol>	\$3,000	\$8,000	\$0	\$8,000
<b>Nursing and Allied Health Campus</b>							
<b>Parking Expansion</b>	10%	March, 2014	<ol style="list-style-type: none"> <li>1. Design Phase</li> <li>2. Staff is working with engineer to develop schematic design</li> <li>3. City has requested that a sub-division plat be prepared</li> </ol>	\$54,000	TBD	\$0	TBD

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
<b>Starr County Campus</b>							
<b>HVAC Chiller Replacement</b>	95%	March, 2013	<ol style="list-style-type: none"> <li>1. Construction Phase</li> <li>2. Substantial Completion approved in March, 2013 – chiller is in operation</li> <li>3. Substantial completion was late by twenty one days and liquidated damages was be enforced</li> <li>4. Contractor has signed a deductive change order for liquated damages</li> <li>5. Pending resolution from chiller manufacture on improper performance by water pumps</li> <li>6. Staff has given contractor deadline for update on pending punch list items. If contractor cannot complete these items, staff will recommend termination and proceed to complete items using other resources.</li> <li>7. Contractor has responded and completed 80% of the pending items</li> </ol>	\$290,000	\$299,000	\$284,050	\$4,450
<b>Stucco Painting for Buildings E, G, &amp; H</b>	05%	April, 2014	<ol style="list-style-type: none"> <li>1. Construction phase</li> <li>2. Request Board approval of contractor in January, 2014</li> </ol>	\$60,000	TBD	\$0	TBD
<b>Parking Lot 5 Lighting</b>	30%	January, 2014	<ol style="list-style-type: none"> <li>1. Design Phase</li> <li>2. Staff is working with engineer on design development</li> </ol>	\$6,000	TBD	\$0	\$6,000
<b>South Drive Lighting</b>	30%	January, 2014	<ol style="list-style-type: none"> <li>1. Design Phase</li> <li>2. Staff is working with engineer on design development</li> </ol>	\$10,000	TBD	\$0	\$10,000
<b>Repair Student Activities Building Columns</b>	N/A	N/A	Repairs have been placed on hold due to building expansion as part of the Bond construction program	\$0	\$0	\$0	\$0

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
<b>District Wide</b>							
<b>Secured Storage Rooms Hardware for Instructional Technologies</b>	10%	March, 2014	<ol style="list-style-type: none"> <li>1. Construction Phase</li> <li>2. Door hardware has been received</li> <li>3. Maintenance Department Staff will begin installation</li> </ol>	\$250,000	\$52,822.75	\$0	\$52,822.75
<b>ADA Automatic Door Openers</b>	5%	April, 2014	<ol style="list-style-type: none"> <li>1. Construction Phase</li> <li>2. Contractor was approved during the December, 2013 Board meeting</li> <li>3. Contract negotiation is in progress</li> </ol>	\$130,000	TBD	\$0	TBD
<b>Building to Building Accessibility</b>	30%	February, 2014	<ol style="list-style-type: none"> <li>1. Construction Phase</li> <li>2. Construction is in progress</li> </ol>	\$200,000	\$218,618.81	\$0	\$218,618.81
<b>Outdoor furniture</b>	30%	February, 2014	<ol style="list-style-type: none"> <li>1. Construction Phase</li> <li>2. Installation of replacement benches is in progress</li> </ol>	\$25,000	TBD	\$0	TBD
<b>Directional Signage</b>	10%	February, 2014	<ol style="list-style-type: none"> <li>1. Design Phase</li> <li>2. Staff is working with Innerface Architectural Signage to define the scope of additional signage needed</li> </ol>	\$15,000	TBD	\$0	TBD
<b>Classroom Remote Door Lock System and Hardware</b>	5%	March, 2014	<ol style="list-style-type: none"> <li>1. Design Phase</li> <li>2. Staff is working on finalizing quantities and locations where hardware will be installed</li> <li>3. Staff will requests quotes for purchase of door hardware</li> </ol>	\$50,000	TBD	\$0	TBD
<b>For FY 2013-2014 a total of 34 projects are currently in progress and 24 pending start up in phases later in the fiscal year</b>							