

**South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus  
Thursday November 13, 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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**Approval of October 14, 2014 Facilities Committee Meeting Minutes**

The Minutes for the Facilities Committee Meeting of October 14, 2014 are presented for Committee approval.

**South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus  
Tuesday, October 14th, 2014  
@ 4:30 PM  
McAllen, Texas**

**MINUTES**

The Facilities Committee Meeting was held on Tuesday, October 14th, 2014 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:41 p.m. with Mr. Gary Gurwitz presiding.

Members present: Mr. Gary Gurwitz, Dr. Alejo Salinas, Jr., Mr. Paul R. Rodriguez, Ms. Rose Benavidez, Mrs. Graciela Farias, and Mr. Jesse Villarreal

Members absent: Mr. Roy de León

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Mr. Gerry Rodriguez, Mrs. Becky Cavazos, Mrs. Brenda Balderaz, Dr. Jim Broaddus, Mr. Gilbert Gallegos, Mr. Rolando Garcia, Ms. Diana Bravos, Mr. Hyde Griffith, Mr. Tom Dearmin, Mr. Jose A. Delgado, and Mr. Andrew Fish

**Approval of September 11, 2014 Facilities Committee Meeting Minutes**

Upon a motion by Mrs. Graciela Farias and a second by Dr. Alejo Salinas, Jr., the Minutes for the Facilities Committee Meeting of September 11, 2014 were approved as written. The motion carried.

**Executive Session:**

The South Texas College Board Facilities Committee convened into Executive Session at 4:42 p.m. in accordance with Chapter 551 of the Texas Government Code for the specific purpose provided in:

➤ Section 551.071, Consultations with Attorney

**1. Review and Recommend Action on the Issuance of Final Demand Letter for Hail Damage Insurance Claims**

## Open Session:

The South Texas College Board Facilities Committee returned to Open Session at 5:00 p.m. No action was taken in Executive Session.

### **Review and Recommend Action on the Issuance of Final Demand Letter for Hail Damage Insurance Claims**

Staff has tendered to Chubb Insurance responses to all of Chubb's requests for clarifications and additional information supporting STC's claim for damages resulting from the March 2012 hail storm.

The following chart contains a breakdown of the total costs for repairs including the repairs caused by the hail storm and additional owner requested repairs. Also, included is the amount currently received from Chubb and STC's deductible. As of August 5, 2014 Chubb has confirmed receipt of all STC's final documentation and has indicated that additional expenses in the amount of \$427,401.35 may be paid if adequate supporting documentation is provided. If these additional expenses are covered, an amount of \$2,279,028.53 may remain as a potential disputed amount. If the additional amount is not paid, the remaining disputed amount will remain at \$2,706,429.88.

The total hail damage repair costs may be summarized as follows:

<b>Summary of Hail Storm Damage Insurance Claims</b>	
<b>Total Hail Damage Repair Costs</b>	<b>\$8,010,314.14</b>
Less: Owner Requested Repairs	332,688.26
<b>Net Hail Damage Repair Costs</b>	<b>7,677,625.88</b>
Less: Deductible	1,698,382.63
Less: Insurance Payments Received	3,272,813.37
<b>Difference – Pending Claims</b>	<b>\$2,706,429.88</b>

*Note: Table does not include the additional pending payment amount of \$427,401.35 from Chubb*

STC legal counsel has previously received an agreement from Chubb that it would waive any statute of limitations claim until a formal response to STC's figures has been provided. The final figures are contained herein and legal counsel proposed a formal demand to Chubb from the College.

The Board would be asked to approve and authorize Legal Counsel to issue a demand letter to Chubb Insurance. Legal Counsel has provided a letter, as a confidential document under separate cover, for review by the Committee and recommendation for Board approval. The demand letter would be sent to Chubb after Board approval.

Upon a motion by Mr. Paul R. Rodriguez and a second by Mr. Jesse Villarreal, the Facilities Committee recommended Board approval and authorization for Legal Counsel to issue a demand letter to Chubb Insurance for the current disputed amount of \$2,706,429.88 as presented. The motion carried.

### **Update on Status of 2013 Bond Construction Program**

Mr. Gilbert Gallegos with Broaddus & Associates provided an update on the status of the 2013 Bond Construction Program. This was for the Committee's information and feedback to staff and the construction program management firm, and no action was requested.

### **Review and Recommend Action on Construction Manager-At-Risk Construction Procurement Method for the 2013 Bond Construction Program**

Approval of the Construction Manager-At-Risk Construction Procurement Method for the 2013 Bond Construction Program will be requested at the October 28, 2014 Board meeting.

Dr. Jim Broaddus with Broaddus & Associates attended the October 14, 2014 Board Facilities Committee meeting to provide a presentation on the construction procurement methods available to STC and a recommendation on the use of the Construction Manager-At-Risk (CM@R) method. The presentation reviewed the pros and cons of each method and some detail on why the CM@R was recommended for STC's Bond Construction Program.

It was proposed that the CM@R method be used for all Bond Construction projects except for La Joya Jimmy Carter Teaching Site Improvements. A copy of the presentation prepared by Broaddus & Associates was included in the packet.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the use of the Construction Manager-At-Risk Construction Procurement Method for the 2013 Bond Construction Program as presented. The motion carried.

## **Review and Recommend Action on Standard Owner/Architect Agreement for 2013 Bond Construction Program**

Approval of the Standard Owner/Architect Agreement for the 2013 Bond Construction Program will be requested at the October 28, 2014 Board meeting.

Broaddus & Associates has assisted STC staff and STC legal counsel with preparation of a proposed Standard Owner/Architect agreement to be used for STC's 2013 Bond Construction Program. The proposed agreement was designed to be used when the College would employ the services of a **Construction Program Manager** and the **Construction Manager at Risk**.

A draft of the proposed Owner/Architect agreement was provided for the Committee's review. The agreement was developed to identify the Owner's and Architect's responsibilities when the construction program included the use of a **Construction Program Manager** and a **Construction Manager at Risk** as the general contractor.

Some Bond projects may not require the **Construction Manager at Risk** procurement method and therefore the more typical **Competitive Sealed Proposals** procurement method could be used. In the cases where the **Competitive Sealed Proposals** method was used, STC's standard AIA Owner/Architect agreement could be used.

Broaddus contacted the Board approved firms and provided them with a draft copy of the proposed agreement. Providing each firm with the draft agreement allowed B&A to begin negotiation on the scope of service and proposed fee. With Board approval of the proposed agreement in October 2014, B&A would finalize negotiations and prepare for Board approval of fees in November 2014. Dr. Jim Broaddus and Mr. Gilbert Gallegos from Broaddus & Associates attended the October 14, 2014 Board Facilities Committee meeting to review the draft contract and address questions by the Committee.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommend for Board approval at the October 28, 2014 Board meeting, the use of the Standard Owner/Architect Agreement, substantially in the form presented, for the 2013 Bond Construction Program. The motion carried.

## **Review and Recommend Action on 2013 Bond Construction Program Priority Projects**

Approval of 2013 Bond Construction Program Priority Projects will be requested at the October 28, 2014 Board meeting.

Broaddus & Associates and STC staff has reviewed the overall Bond Program schedule to identify the construction programs which would provide the most desirable space and the longest design and construction schedules, in an effort to determine which projects should get started first.

Broaddus & Associates provided a table outlining the projects which were identified as the first group to begin design work with each respective architect. The available Bond construction funds would be used cover the costs of design and construction services for these four projects.

The Thermal Plants, Parking Lots, and Site Improvement projects for each campus would be added to this list of priority projects once the MEP and civil engineers were approved.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval of the 2013 Bond Construction Program Priority Projects as presented. The motion carried.

### **Review and Recommend Action on Short List of Mechanical, Electrical, and Plumbing (MEP) Engineering Firms and Assignments of Construction Projects for the 2013 Bond Construction Program**

Approval of short list of Mechanical, Electrical, and Plumbing (MEP) engineering firms and assignments of construction projects will be requested at the October 28, 2014 Board meeting.

Broaddus & Associates representatives along with STC staff attended the October 14, 2014 Facilities Committee meeting to provide an update on the evaluation of MEP firms' statements of qualifications submitted for the 2013 Bond Construction Program.

On September 23, 2014 a total of nine (9) submittals were received in response to STC's solicitation of qualifications from MEP engineers for the 2013 Bond Construction Program. A team consisting of three Broaddus & Associates representatives and six STC staff members completed the evaluations of the submittals.

Evaluation of the MEP engineers' qualifications was completed and Broaddus & Associates prepared a recommendation on how the Bond construction projects could be assigned to firms based on evaluation of the information provided. This recommendation was based on the following general requirements:

1. Overall evaluation of each firm's qualifications, experience, and references
2. Ranking of each firm after evaluations
3. Project preferences as identified by each firm
4. Each firm's unique experience and areas of specialization
5. Each firm's capacity to manage each project size

The evaluation team provided spreadsheets summarizing the information gathered during their review and the proposed project assignments resulting from the evaluations. The Committee was asked to choose to recommend Board approval of

the recommended firms and project assignments or to recommend the firms be interviewed prior to approval of the project assignments.

The Facilities Committee noted that unlike the Pecan Campus and Mid Valley Campus building projects, the MEP firm recommended for 2013 Bond Construction Program Starr County Campus Thermal Plant was different than the firm proposed for the larger building on that campus and therefore requested that MEP engineer for the larger building be considered for the Thermal Plant Project.

Mr. Gilbert Gallegos with Broaddus & Associates confirmed that the MEP engineer proposed for the large building project was qualified for the Thermal Plant work and could be considered. The Facilities Committee asked whether the recommendation could be revised to assign the Thermal Plant project at the Starr County Campus to Sigma HN Engineers, PLLC, and Mr. Gallegos confirmed that this would be consistent with the evaluation committee's appraisal of qualifications.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Jesse Villarreal, the Facilities Committee recommended Board approval of the recommended MEP engineering firms and project assignments as amended. The motion carried.

**Review and Recommend Action on Additional Services with Broaddus & Associates for Implementation of Building Information Modeling (BIM) Facilities Management Component for 2013 Bond Construction Program**

As new technology for facilities management becomes available, STC staff has learned the benefits of architectural and engineering drawings which could be prepared in three dimension to better identify building components, their locations, and specific information on manufacturers and model numbers through the use of BIM FM for Facilities Management after construction is completed. It was the recommendation of staff that STC begin with the 2013 Bond Construction Program to incorporate the use of BIM FM by all future architects and engineers to provide STC with construction documents which can support these benefits.

After a presentation by Broaddus & Associates, the Facilities Committee requested further investigation, including reference checks from peer institutions that have implemented BIM technology, before making any recommendation for Board action. No action was taken by the Facilities Committee.



## **Review and Recommend Action on Contracting Architectural Design Services for the Pecan Campus Student Support Services Building Admissions Office, Welcome Center, and Main Entrance Improvements**

Approval to contract architectural services for the design of the Pecan Campus Student Support Services Building Admissions Office, Welcome Center, and Main Entrance Improvements will be requested at the October 28, 2014 Board meeting.

Funds for this project were included in the FY 2014-2015 construction budget. The floor plan, included in the packet, depicted the locations for the proposed design and construction work. These improvements would provide increased efficiency in the use of interior space and improvements to the main building entrance. The interior spaces affected by these improvements included the Admissions Office and the Student Welcome Center. The proposed changes would result in more efficient services to students and more effective work spaces for staff.

The improvements to the exterior main entrance were intended to enhance the area and define it as the building's main entrance. Design and construction would focus on extension of the exterior cover up to the main entry doors, reconfiguration and repair of sidewalks, entry signage, and landscaping.

Five architectural firms listed below were previously approved by the Board for one year to provide professional services as needed for projects under \$500,000.00.

1. Boultinghouse Simpson Gates Architects
2. EGV Architects, Inc.
3. ERO Architects, Inc.
4. PBK Architects
5. Rike Ogden Figueroa Alex Architects

Since this list of architectural firms was approved at the June 26, 2014 Board meeting, none of these firms have been contracted for on-call services. Staff recommended starting project assignments alphabetically from this new list, therefore Boultinghouse Simpson Gates Architects was recommended as the firm to provide these services. This firm designed the original building and was familiar with the building plans.

Funds in the amount of \$250,000 were budgeted in the FY 2014-2015 construction budget for the modifications and \$37,500 was 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	\$37,500	Actual design fees are estimated at \$18,000 (7.25%) and will be finalized during contract negotiations.
Construction	\$250,000	Actual cost will be determined after the solicitation of construction proposals.

Staff would negotiate design fees with architect to determine an acceptable amount.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval to contract architectural services with Boultinghouse Simpson Gates Architects for the design of the Pecan Campus Student Support Services Building Admissions Office, Welcome Center, and Main Entrance Improvements project as presented. The motion carried.

**Review and Recommend Action on Contracting Architectural Design Services for the Pecan Campus Art Building Covered Area for Ceramic Arts**

Due to time constraints, Dr. Reed and Mr. Gerry Rodriguez advised the Facilities Committee that this item could be delayed until the following month. The Committee did not deliberate or take action on this agenda item.

**Review and Recommend Action on Contracting Civil Engineering Design Services for the Pecan Plaza Asphalt Resurfacing Along Back Side of Buildings**

Due to time constraints, Dr. Reed and Mr. Gerry Rodriguez advised the Facilities Committee that this item could be delayed until the following month. The Committee did not deliberate or take action on this agenda item.

**Review and Recommend Action on Contracting Civil Engineering Design Services for the Pecan Campus Achieve Early College High School Driveway and Sidewalk Relocation**

Due to time constraints, Dr. Reed and Mr. Gerry Rodriguez advised the Facilities Committee that this item could be delayed until the following month. The Committee did not deliberate or take action on this agenda item.

**Review and Recommend Action on Contracting MEP Engineering Design Services for the Pecan Plaza Police Department Electrical Generator**

Approval to contract Mechanical, Electrical, and Plumbing (MEP) engineering design services for the Pecan Plaza Police Department Electric Generator will be requested at the October 28, 2014 Board meeting.

With the relocation of STC's Police Department to the Pecan Plaza site, it was recommended that an electrical generator be installed to support the department's operations when electrical services were not available. The installation of a generator would ensure that police operations would continue during times of bad weather or other events which may interrupt the electrical service to the building.

The electrical power provided by the generator would provided continuous support for two way radios, telephones, dispatch systems, and other telecommunication services. Maintaining the electrical service for these communication services would allow police officers and security staff to communicate between all STC campuses.

The three 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.

1. DBR Engineering Consultants, Inc.
2. Halff Associates, Inc.
3. Sigma HN Engineers, PLLC

Since this list of MEP firms was approved at the June 26, 2014 Board meeting, only one of these firms was contracted for on-call services. The next recommendation was based on an alphabetical selection, placing Halff Associates as the firm to provide these services.

Funds were budgeted in the FY 2014-2015 construction budget for design and construction of these improvements, with final amount to be negotiated.

<b>Project Budget</b>		
<b>Budget Components</b>	<b>Available Funds</b>	<b>Estimated Cost</b>
Design	\$10,000	Actual design fees are estimated between \$8,000 and \$9,000 and will be finalized during contract negotiations.
Construction	\$100,000	Actual cost will be determined after the solicitation of construction proposals.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to contract Mechanical, Electrical, and Plumbing (MEP) engineering design services with Halff Associates for the Pecan Plaza Police Department Electric Generator as presented. The motion carried.

### **Review and Recommend Action on Contracting Construction Services for the Nursing & Allied Health Campus West Wing Medical Labs Flooring Replacement**

Approval to select a contractor for the Nursing & Allied Health Campus West Wing Medical Labs Flooring Replacement will be requested at the October 28, 2014 Board meeting.

Due to time constraints, Dr. Reed and Mr. Gerry Rodriguez advised the Facilities Committee that this item could be delayed or taken to the Board without a Committee recommendation. The Committee did not deliberate or take action on this agenda item.

**Review and Recommend Action on Contracting Construction Services for the Technology Campus Building B Flooring Replacement**

Approval to select a contractor for the Technology Campus Building B Flooring Replacement will be requested at the October 28, 2014 Board meeting.

Due to time constraints, Dr. Reed and Mr. Gerry Rodriguez advised the Facilities Committee that this item could be delayed or taken to the Board without a Committee recommendation. The Committee did not deliberate or take action on this agenda item.

**Review and Recommend Action to Reject and Re-solicit Construction Proposals for the Starr County Campus Buildings A and B Carpet Replacement**

Approval to reject and re-solicit construction proposals for the Starr County Campus Buildings A and B Carpet Replacement will be requested at the October 28, 2014 Board meeting.

Due to time constraints, Dr. Reed and Mr. Gerry Rodriguez advised the Facilities Committee that this item could be delayed or taken to the Board without a Committee recommendation. The Committee did not deliberate or take action on this agenda item.

**Review and Recommend Action on Final Completion of the Starr County Campus Parking Lot 5 Lighting and Drive Lighting**

Approval of final completion and release of final payment for the Starr County Campus Parking Lot 5 Lighting and Drive Lighting will be requested at the October 28, 2014 Board meeting.

It was recommended that final completion and release of final payment for this project with Zitro Electric be approved. The original cost approved for this project was in the amount of \$98,500.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$105,000	\$98,500	\$0	\$98,500	\$93,575	\$4,925

On October 1, 2014, STC Planning & Construction Department staff along with ACR Engineering inspected the site to confirm that all punch list items were completed. A letter from ACR Engineering acknowledging all work was complete and recommending release of final payment was provided in the packet.

Upon a motion by Mr. Gary Gurwitz and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval of the final completion and release of final payment in the amount of \$4,925 for the Starr County Campus Parking Lot 5 Lighting and Drive Lighting project with Zitro Electric as presented. The motion carried.

### **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.

### **Adjournment**

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 7:15 p.m.

I certify that the foregoing are the true and correct minutes of the October 14th, 2014 Facilities Committee Meeting of the South Texas College Board of Trustees.

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Mr. Gary Gurwitz, Chair

**Discussion and Recommend Action as Necessary Regarding the 2013 Bond Construction Program**

The Facilities Committee is asked to discuss and recommend action as necessary regarding the 2013 Bond Construction Program. Any recommended action will be presented for consideration by the South Texas College Board of Trustees at the Thursday, November 20, 2014 Regular Board Meeting.

## **Update on Status of 2013 Bond Construction Program**

### **Facilities Space Programs (Building Interior Spaces)**

- Current facilities space programs have been forwarded to B&A for their review, recommendations, and will be used to begin Bond Construction Program design
- All of Space Data has now been converted to Macro BIM in three dimensional format for hand off to architectural firms and start of schematic design

### **Facilities Design Standards and Guidelines**

- FPC has updated building standards and forwarded them to B&A for review
- Meetings have occurred to review standards and comments are being incorporated for handoff to A/E firms with start of design
- Goal is to have these standards complete for start of Architectural design process

### **Solicitation of Architectural and Engineering Firms**

- Board of Trustees identified most highly qualified Architectural Design Teams and distribution of Construction Bond Program projects on September 23, 2014 and authorized Broaddus & Associates and STC Staff to commence negotiation process
- A/E draft agreement has been approved by Board for inclusion in negotiations
- Fee Schedule - STC's currently approved A/E fee schedule has been re-evaluated by B&A and recommended schedule was approved by Board of Trustees.
- Contractual information has been forwarded to A/E firms including fee schedule. Negotiation process has been delayed due to feedback provided primarily because of legal language.

### **Solicitation of Engineering Firms**

- RFQs for Civil Engineering (CE)/Surveying Services and for Mechanical Engineering Plumbing (MEP) Engineering Services were approved by Board in August; these services will be required for design of Thermal Energy Plants and Parking and Site Improvements
- The schedule for solicitation and evaluation of MEP and CE qualifications is as follows:
  - Advertised on September 2, 2014 and September 9, 2014 and a pre-qualifications conference was held at 2:00 PM on September 11, 2014 at the Cooper Center
  - Engineering firms submitted qualifications on Friday, September 19, 2014
    - Seventeen Firms submitted for Civil Engineering Services

- Nine Firms submitted for MEP Engineering Services for Thermal Energy Plants
- Board of Trustees identified the top most highly qualified Thermal Energy Engineers and authorized to commence the negotiation process on October 28, 2014 meeting.
- Identification of Civil Engineering firms will be presented to the Board Facilities Committee at November 13, 2014.

#### **Look Ahead**

- Program Confirmation Complete (except for Library requirements)
  - Design Standards and Guidelines Review
  - Macro BIM Start-up
- Focus Project Priorities
- Baseline Master Program Schedule is complete and will be updated as the Architects' and CMR contracts are completed
- Construction Managers at Risk presentation and project distribution took place on October 14, 2014
- Construction Manager at Risk Solicitation Documents are complete in draft including all supporting information such as agreement, submission forms, etc.
- AV/Telecommunication Consultant proposal has been and is currently under review
- Owner In-site project management software set-up and training in progress
- Responsibility Matrix to be presented at the December 2104 Facilities Committee Meeting
  - Delegation
  - Board Expectations
  - Establish Communication Protocol/Reporting
    - Board
    - Staff
    - Internal
- Total Project Budget Confirmation in progress
- Future Presentations
  - Volume Procurement

Note: Please see the following 2103 Bond Construction Program – Upcoming Timeline to provide summary of anticipated Facilities Committee and Board of Trustee Approvals.



**South Texas College  
2013 Bond Construction Program  
Four Month Look Ahead**

**November 2014**

Board agenda items

- Recommend approval of civil engineers

Other

- Commence negotiations with Thermal Engineers
- Engage Legal Counsel to review proposed A/E contract language

**December 2014**

Board agenda items

- Recommend A/E negotiated contract and fees
- Recommend MEP contract and fee approval
- Present responsibilities matrix
- Present IT/AV additional services
- Presentation on BIM for Facilities Management
- Recommend Approval of CMR standard contract

Other

- Begin solicitation of CMR proposals - due in January after the board approval to solicit
- Issue notice to proceed to MEP engineers
- Issue notice to proceed for architects (four priority projects)

**January 2015**

Board agenda items

- Recommend civil engineers contract and fee approval

Other

- Receive and evaluate CMR proposals
- Issue notice to proceed for Civil engineers

**February 2015**

Board agenda items

- Recommend approval of CMR
- Presentation on Owner Controlled Insurance Program by B&A

Other

- Begin negotiations with CMR contractors

**March 2015**

Board agenda items

- Approval of CMR contracts and fees

Other

- Issue notice to proceed to CMR contractors (four priority projects)

**Review and Update on Architect Contracts and Fees for the 2013 Bond  
Construction Program Priority Projects**

Update on architect contract negotiations for the design of the 2013 Bond Construction Program four priority projects will be presented at the November 13, 2013 Facilities Committee meeting.

Broaddus & Associates staff has begun contract and fee negotiations with each architect firm selected for these first four construction projects. Attached is a list of negotiation topics submitted by the various architects.

A representative from Broaddus & Associates will be present at the November 13, 2014 Board Facilities Committee meeting to provide an update on the contract negotiations.

This information is presented for the Committee review and not action is requested.

## **Status of A/E Negotiations**

- Broaddus & Associates Team has provided necessary contractual documents and approved fee schedule to Architects for review
- Recommendations are not ready to be submitted for Board consideration at this time
- If a fee agreement cannot be reached that is within the Fee Schedule, Broaddus & Associates may recommend that negotiations cease with the firm identified by the Board
- Architects have provided comments to the AE contract that will need legal counsel review prior to completing negotiations with the Architects and forwarding to Board for approval.

**Review and Recommend Action on Short List of Civil Engineering Firms and Assignments of Site Improvement Projects for the 2013 Bond Construction Program**

Approval of short list of civil engineering firms and project assignments of construction projects will be requested at the November 20, 2014 Board meeting.

Broaddus & Associates representatives along with STC staff will be present during the November 13, 2014 Facilities Committee meeting to provide an update on the evaluation of civil engineering firms' statements of qualifications submitted for the 2013 Bond Construction Program. These firms will provide design services for site improvement projects including building locations, property surveys, parking lots, storm drainage, ground elevations, sidewalks, accessible routes, area lighting, and landscaping.

On September 23, 2014 a total of seventeen (17) submittals were received in response to STC's solicitation of qualifications from civil engineers for the 2013 Bond Construction Program. A team consisting of three Broaddus & Associates representatives and seven STC staff members has completed the evaluations of the submittals.

Evaluation of the civil engineers' qualifications has been completed and Broaddus & Associates has prepared a recommendation on how the Bond site improvement projects could be assigned to firms based on evaluation of the information provided. This recommendation is based on the following general requirements:

1. Overall evaluation of each firm's qualifications, experience, and references
2. Ranking of each firm after evaluations
3. Project preferences as identified by each firm
4. Each firm's unique experience and areas of specialization
5. Each firm's capacity to manage each project size

The attached spreadsheets summarize the information gathered during the evaluation team's review and the proposed project assignments resulting from the evaluations. The Committee may choose to recommend Board approval of the recommended firms and project assignments or recommend the firms be interviewed prior to approval of the project assignments.

It is requested that the Facilities Committee recommend for Board approval at the November 20, 2014 Board meeting, the recommended civil engineering firms and project assignments or recommend the firms be interviewed prior to approval of the project assignments.

## South Texas College - 2013 Bond Construction Program Summary of Recommended Civil Engineers and Project Assignments

Short List of Recommended Firms		
Firm	Recommended Project Assignments ( as applicable )	Construction Cost
Perez Consulting Engineers	Pecan Campus - Parking Lot and Site Work	\$2,000,000
Half Associates, Inc.	Mid Valley Campus - Parking Lot and Site Work	\$2,000,000
Meldon and Hunt, Inc.	Starr County Campus - Parking Lot and Site Work	\$1,000,000
Hinojosa Engineering, Inc.*	Technology Campus - Parking Lot and Site Work	\$650,000
R. Gutierrez Engineering	Nursing and Allied Health - Parking Lot and Site Work	\$1,100,000
SG&E, LLC.	Regional Center for Public Safety Excellence	TBD
<b>Firms not Recommended for Short List</b>		
M Garcia Engineering LLC.		
Naismith Engineering, Inc.		
PlaGar Engineering,LLC.		
SWG Engineering LLC.		
Ambiotec.Engineering , Inc.		
Aranda & Associates, Inc		
Dannenbaum Engineering		
Guzman& Munoz Company		
Cruz Hogan Consultants, Inc.		
LaFevre Engineering Management Consulting LLC		
LNV, Inc.		

\* Work will proceed once schedule is confirmed

**SOUTH TEXAS COLLEGE  
CIVIL ENGINEERING SERVICES  
PROJECT NO. 14-15-1015**

<b>VENDOR</b>	Ambiotec Civil Engineering Group, Inc.	Aranda & Associates, Inc.	Cruz-Hogan Consultants, Inc.
<b>ADDRESS</b>	5420 Paredes Line Rd	1552 W Dove Ave	605 E Violet Ste 5
<b>CITY</b>	Brownsville, TX 78526	McAllen, TX 78504	McAllen, TX 78504
<b>PHONE</b>	956-548-9333	956-631-0944	956-682-5022
<b>FAX</b>	956-548-9399	956-631-0992	956-682-5089
<b>CONTACT</b>	Vicente Mendez	James Aranda	Ronnie Cruz
<b>3.1 Statement of Interest for Project</b>	Indicated that the firm is a full service surveying and civil engineering firm which has provided services to both private and public entities.		
<b>3.1.1 Preference on Listed Projects</b>	Indicated interest to work on any project, but submitted the following order of preference: - Mid Valley Campus - Pecan Campus - Nursing & Allied Health Campus - Technology Campus - Regional Center for Public Safety Excellence - Starr County Campus	The firm indicated the two following projects as their preference: - Technology Campus - Regional Center for Public Safety Excellence	Listed the projects in the following order: - Pecan Campus - Mid Valley Campus - Nursing and Allied Health Campus - Technology Campus - Regional Center for Public Safety Excellence - Starr County Campus
<b>3.1.3 History and Statistics of Firm</b>	Established in 1986 - Total personnel of 33	- Established in 1987 - Indicated their surveying experience in the entire state of Texas	Did not directly address item, but indicated 25 years of providing services.
<b>3.1.4 Narrative on qualifications and specialized experience</b>	Indicated that the firm is the largest engineering firm in Cameron County. Pointed to their knowledge of local project area and site conditions.	Pointed to the firm's 27 years of experience. Listed some of their internal personnel polices concerning health and safety.	Indicated that they are a full-service planning & design firm.
<b>3.1.5 Statement of Availability and Commitment</b>	Indicated commitment to provide resources to complete project on time and within budget and to give it the highest priority.	Indicated their capacity to handle multiple projects and commence services immediately.	Indicated the immediate availability of staff. Stated that principle of firm is to complete projects on time and within budgets.
<b>3.2 Prime Firm</b>			
<b>3.2.1 Resumes of Principals and Key Members</b>	Included resumes for the following staff: - Carlos M. Marin, PE, Principal-in-Charge - Vicente Mendez, PE, Principal Engineer/Project Manager - John W. Clint, PE, Principal Engineer/Project Manager - Lupe Nunez, RPLS, Surveying Manager - Marc Haws, Sr. Geologist/Project Manager - Jude Benavides, Senior Project Engineer - Annemarie Whitko, Project Scientist - Robert Anzak, Senior Designer - Homer Trevino, Construction Inspection	Included resumes for the following staff: - James Arando, RPLS, Owner/President - Tony Aguirre, Executive Vice President - Jorge A. Gonzalez, PE, Project Manager - Daniel B. Davis, RPLS, Operations Manager - Silverio Salas, Jr., Field Operations Manager	Included resumes for the following staff: - Orlando S. Cruz, PE, President - Ronnie Cruz, PE, Vice-President - Marco Ramirez, EIT, Project Engineer - Marcus D. Cruz, EIT, Graduate Engineer
<b>3.2.2 Project Assignments and Lines of Authority</b>	Firm named the main staff members who would be involved in the project. Pointed to organization chart to show the key personnel and their roles.	Indicated that assignments and communication would be handled by project engineer.	Listed the staff who would be involved in the project and their roles. Did not show time commitment for each.
<b>3.2.3 Prime Firm's Proximity and ability to respond to unplanned meetings</b>	Offices in Brownsville and Harlingen. Indicated that either office is less than an hours drive from the STC Pecan Campus.	Located in McAllen. Pointed to respond quickly to planned or unexpected meetings.	Locations in McAllen and Harlingen. Indicated they would have a principal present at all significant events "whenever humanly possible."
<b>3.2.4. Prime Firm's experience with BIM</b>	Indicated that firm is capable of producing BIM deliverables, but has not been required to do so in past projects. Indicated that an MEP subcontractor has experience with BIM.	Indicated the firm's use of computerized technology, including BIM, but did not give examples of where it has been used.	Responded "N/A" to this section.
<b>3.2.5 Litigation that could affect firm's ability provide services</b>	Indicated that they are not currently involved in any litigation that would affect ability to provide services.	Indicated that they are not involved in litigation.	Responded "N/A" to this section.
<b>3.3 Project Team</b>			
<b>3.3.1 Organization chart with Role of Prime Firm and basic Services consultants</b>	Organization chart was provided that showed key staff and included the two following subconsultants: - Ethos Engineering - Stephen P. Walker Landscape Architectural Services	Organization chart was included that showed two of the firm's staff and which included the following subconsultants: - Melden & Hunt - JDC Landscape Architecture	Organization chart was included which showed the staff who would be involved in project. They included one surveying consultant - R. Robles & Associates.
<b>3.4 Representative Projects</b>			
<b>3.4.1 Minimum of 5 projects firm has worked on</b>	- Harlingen ISD - Dr. Abraham P. Cano Freshman Academy (\$26.8 million) - UTB/TSC - Fine Arts Center (\$6.9 million) - Brownsville ISD - Performing Arts Building at Hanna High School (\$2.8 million) - Brownsville ISD - BISD Early College (\$5.7 million) - South Texas ISD - Cameron County Med High School (\$28.1 million)	- City of Pharr - South Juniper St. (project cost not indicated) - Edinburg CISD - Safe Routes to School-Phase I & Phase II (project cost not indicated) - Brooks County ISD - Brooks County ISD Bond and Renovation (project cost not indicated) - McAllen Public Utility Board - McAllen PUB 23rd Street Water Main (project cost not indicated) - Hidalgo County Regional Mobility Authority - International Bridge Trade Corridor (project cost not indicated)	- Edinburg ISD - Edinburg West Middle School (Indicated cost as "unknown") - Edcouch-Elsa ISD - JFK Elementary Cafeteria Addition (Indicated cost as "unknown") - Edcouch-Elsa ISD - High School Library Addition (indicated cost as "unknown") - Edcouch-Elsa ISD - New Softball Field (indicated cost as "unknown") - Edcouch-Elsa ISD - New Elementary School (indicated cost as "unknown")
<b>3.5 References</b>			
<b>3.5.1 References for five projects</b>	- Harlingen ISD - UTB/TSC - Brownsville ISD - South Texas ISD	- City of Pharr - Edinburg CISD - Brooks County ISD - McAllen Public Utility Board - Hidalgo County Regional Mobility Authority	- City of Pharr (two separate references) - Olmito Water Supply Corporation - City of McAllen (two separate references) - McAllen Public Utility - City of San Juan - City of Donna
<b>3.6 Project Execution</b>			
<b>3.6.1 Willingness and Ability to expedite services. Ability to supplement production.</b>	Acknowledge STC's need to expedite the bond projects in a timely manner and commits to providing the resources for it.	Provided work sequence the firm would follow to expedite services.	Stated their willingness and ability to expedite services. Indicated that staff from Harlingen office would assist as needed.

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<b>VENDOR</b>	Dannenbaum Engineering Company	Guzman & Munoz Engineering & Surveying, Inc.	Half Associates, Inc.
<b>ADDRESS</b>	1109 W Nolana Loop Ste 208 McAllen, TX 78504	2020 E Expressway 83 Mercedes, TX 78570	5000 W Military Hwy Ste 100 McAllen, TX 78503
<b>CITY</b>	McAllen, TX 78504	Mercedes, TX 78570	McAllen, TX 78503
<b>PHONE</b>	956-686-1822	956-565-4637	956-664-0286
<b>FAX</b>	956-686-1822	956-565-4636	956-664-0282
<b>CONTACT</b>	Louis H. Jones, Jr.	Jose L. Munoz	Robert L. Saenz
<b>3.1 Statement of Interest</b>			
<b>3.1.1 Statement of Interest for Project</b>	Indicated firm's eagerness to work on the projects. Stated their ability to work well with other firms and to "fast track" projects.	Indicated the firm's 41 years of experience in providing a wide range of professional services.	Indicated the previous successful projects the firm has completed for STC and their experience working with boards and staff of educational entities.
<b>3.1.2 Preference on Listed Projects</b>	Listed preference on projects in the following order: - Starr County Campus - Mid Valley Campus - Pecan Campus - Nursing and Allied Health Campus - Technology Campus	Listed preference on projects in the following order: - Pecan Campus - Nursing and Allied Health Campus - Technology Campus - Mid Valley Campus - Starr County Campus - Regional Center for Public Safety Excellence	Listed preference on projects in the following order: - Mid Valley Campus - Pecan Campus - Starr County Campus - Nursing and Allied Health Campus - Technology Campus - Regional Center for Public Safety Excellence
<b>3.1.3 History and Statistics of Firm</b>	- Originally established in 1945. - 11 locations in Texas, including McAllen office	- Providing services since 1973 in Rio Grande Valley - Office in Mercedes, TX - staff of 22 employees	- Founded in 1950 - Staff of over 504 - 34 staff at McAllen office, including 10 PE's
<b>3.1.4 Narrative on qualifications and specialized experience</b>	Pointed to projects performed in cities where STC campuses are located has made firm knowledgeable about the regulations and ordinances required to deal with for the STC projects.	Indicated the firm's broad range of services. Also stated their familiarity with the constraints associated with limited budgets.	Indicated that firm is a full service firm that can provide all the disciplines required for the projects and for that reason all elements of design will be held to firm's quality control.
<b>3.1.5 Statement of Availability and Commitment</b>	Stated their commitment to provide personnel to meet or exceed the project schedule. Indicated a similar commitment from the subconsultant firms.	Stated that there are no conflicts with current work at this time and will be fully committed to work for STC.	Indicated that they will commit the necessary resources to meet STC's needs and expedite all phases of the project.
<b>3.2 Prime Firm</b>			
<b>3.2.1 Resumes of Principals and Key Members</b>	Included Resumes for the following staff: - Louis H. Jones, PE, Principal-in-Charge - John A. Carter, PE, QA Officer - Richard D. Seitz, PE, Project Manager - Daryl W. Duren, Project Manager - Nathaniel Olivarez, PE, Project Engineer - Manny Carrizales, RPLS, Project Surveyor - Leonardo Munoz, PE, Project Engineering-Lighting - Andrew Helfner, RLA, Project Landscape Architect - Steven L. McGarraugh, AIA, Project Architect	Included brief resumes for the following staff: - Jose L. Munoz, PE, President - Armando Gutierrez, PE, Senior Project Manager - Jorge Alcalá, PE, Projects Director - Dan Hamilton, Senior Project Manager for Construction - Michael Beardon, RPLS, Resident Surveyor	Included resumes for the following staff: - Robert L. Saenz, PE, Principal-in-Charge - Benjamin E. Macias, PE, Project Manager - Raul Garcia, PE, Drainage Design - Marcos Diaz, PE, Civil Site Design - Thomas E. Dearmin, PE, Electrical Design - Jose Delgado, PE, Electrical Design - Wayne Cooper, RLA, Landscape Architecture - Tobin L. Fox, RLA, Landscape Architecture - Paul Reilly, PE, Structural Design - Jason Jernigan, RPLS, Surveying
<b>3.2.2 Project Assignments and Lines of Authority</b>	Listed the staff, whose resumes were provided, their roles and time commitment from each.	Provided the time assignments for the above-listed staff on the project.	Project assignments were provided for all the staff for whom resumes were submitted. The time commitment for each was also indicated.
<b>3.2.3 Prime Firm's Proximity and ability to respond to unplanned meetings</b>	Firm did not directly address section, but indicated their service to the McAllen, South Texas Region for the last 20 years.	Pointed to their local presence and ability to respond to STC quickly for planned and unexpected meetings.	Located in McAllen. Indicated that staff can mobilize at a moment's notice during all phases of the project. They pointed to the previous work for STC and familiarity with its procedures and protocol.
<b>3.2.4. Prime Firm's experience with BIM</b>	Indicated that firm is just entering the realm of BIM, but has been working with 3D software since its inception.	Did not address this section.	Stated that firm has been using BIM for more than 10 years. List several projects in which it has been used.
<b>3.2.5 Litigation that could affect firm's ability provide services</b>	Indicated "Non Applicable" to this section.	Indicated that firm has no pending litigation.	Stated that firm is occasionally a defendant in litigation due to the large number of projects it is engaged in. Indicated that details on litigation need to remain confidential on advice of legal counsel; however, they affirmed that this would not adversely affect ability to perform it obligations to STC.
<b>3.3 Project Team</b>			
<b>3.3.1 Organization chart with Role of Prime Firm and basic Services consultants</b>	Included organization chart with staff who will be involved in project and included the following subconsultants: - Trinity MEP Engineering - Helfner Design Team - RGV Architecture	Included organization chart that included the staff and their roles. No subconsultants were named, but indicated that they would be utilized if there is a need.	Provided organization chart that showed the roles of the staff who would be involved in the project. No subconsultants are shown. Firm indicated that it has all resources needed to provide all services.
<b>3.4 Representative Projects</b>			
<b>3.4.1 Minimum of 5 projects firm has worked on</b>	- STC - Pecan Campus Parking Lot Expansion and Parking and Street Improvements (\$955,803.84) - South Texas Educational Technologies - Horizon Montessori - McAllen Middle School (\$875,000) - McAllen ISD - Parking Lots and Drives I22Resurfacing Projects (\$377,000) - McAllen ISD - Track and Field Resurfacing Projects (\$1,174,243) - STC - Program Wide Building to Building Access ADA Improvements (\$227,738)	- Texas Southmost College/UT-Brownsville - ITECC Remodel Project (\$2.4 million) - Weslaco ISD - Bob Lackey Parking Lot (\$400,000) - Harlingen CISD - Parking Lot, Sidewalks and Site Improvements (\$800,000) - City of Mercedes - Walter Collier Park (\$600,000) - International Boundary and Water Commission (\$50,000)	- STC - 600-Space Remote Parking Lot (\$1,412,477) - UT-Pan American - 500-Space Parking Lot (\$973,000) - Texas A&M Kingsville - Turner-Bishop-Martin Parking Lot Repair (\$18.5 million) - STC - Mid Valley Campus Southwest Parking Expansion (\$392,014) - STC - Rural Technology Center (\$2.6 million)
<b>3.5 References</b>			
<b>3.5.1 References for five projects</b>	- La Joya ISD (listed twice) - Fort Bend ISD - South Texas Educational Technologies - McAllen ISD	- Broadus & Associates - Weslaco ISD - Harlingen ISD - City of Mercedes - International Boundary and Water Commission	- General Services Administration - Hunt Valley Development - McAllen Public Utilities - Hidalgo County Regional Mobility Authority - Capote International Business Park
<b>3.6 Project Execution</b>			
<b>3.6.1 Willingness and Ability to expedite services. Ability to supplement production.</b>	Indicated that firm has more than adequate personnel from which to supplement or replace a member of the team if necessary.	Indicated their capability and resources to expedite and "fast-track" any project.	Indicated that project schedules are updated regularly and if it falls behind, a contingency plan is produced for schedule recovery.



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<b>VENDOR</b>	Hinojosa Engineering, Inc.	LeFevre Engineering & Management Consulting, LLC.	LNV, Inc.
<b>ADDRESS</b>	108 W 18th St	612 W Nolana Ste 520	801 W Nolana Ave Ste 202
<b>CITY</b>	Mission, TX 78572	McAllen, TX 78504	McAllen, TX 78504
<b>PHONE</b>	956-581-0413	956-687-5362	956-627-3979
<b>FAX</b>	956-581-2074		956-883-1986
<b>CONTACT</b>	Ricardo Hinojosa	Richard LeFevre	Robert M. Viera
<b>3.1 Statement of Interest</b>			
<b>3.1.1 Statement of Interest for Project</b>	Indicated that firm has assembled a team especially designed for needs of the project.	Stated the firm owner's perspective on incorporating design from and educator's perspective due to his previous experience as an educator.	Firm emphasized the combined experience of the two staff members who would lead the project.
<b>3.1.2 Preference on Listed Projects</b>	Listed preferences in the following order: - Mid Valley Campus - Nursing and Allied Health Campus - Technology Campus - Pecan Campus - Starr County Campus - Regional Center for Public Safety Excellence	Listed three projects in the following order: - Mid Valley Campus - Starr County Campus - Pecan Campus Firm stated the reasons for selecting each of these sites, including work currently done near these locations and proximity (in the case of Pecan Campus) to the firm.	Listed preference in the following order: - Regional Center for Public Safety Excellence - Pecan Campus - Nursing and Allied Health Campus - Mid Valley Campus - Starr County Campus
<b>3.1.3 History and Statistics of Firm</b>	Established in 1993 - 14 employees - 3 licensed employees	Established in 2007 - Located in McAllen, TX	Established in 1962 as architectural/engineering firm - More than 125 employee throughout Texas
<b>3.1.4 Narrative on qualifications and specialized experience</b>	Stated that they are the only engineering firm specializing in educational facilities.	Indicated their experience in providing services to school districts and municipalities that use the Construction Manager at Risk method.	Pointed out the firm's expertise in several areas. They especially felt uniquely qualified to work on the Regional Center for Public Safety Excellence, citing similar projects they have worked on.
<b>3.1.5 Statement of Availability and Commitment</b>	Indicated that availability to STC will be their top priority. Included the responsibilities for the project of the principal and project manager, both professional engineers.	Stated that firm is at 65% of its capacity and has selected consultants with similar availability and commitment.	Indicated that firm is operating at 75-80 percent of capacity and can complete work in a timely manner.
<b>3.2 Prime Firm</b>			
<b>3.2.1 Resumes of Principals and Key Members</b>	Included resumes for the following staff: - Ricardo Hinojosa, PE, Principal in Charge - Reynaldo Robles, PE, Project Engineer - Jorge Rodriguez, RPLS, Surveyor	Included resumes for the following staff: - Wesley Richard LeFevre, PE, Principal/Project Engineer - Emigdio Salinas, PE, Project Engineer - Hilario Ortiz, Project Manager	Included resumes for the following staff: - Robert M. Viera, PE, Principal-in-Charge - Eugene Palacios, PE, Project Manager - Richard Correa, PE, Civil Design - Ernesto Flores, CFM, Civil Design - Eric A. Trejo, PE, Structural Design - Any R. Hesseltime, PE, Environmental/Permitting
<b>3.2.2 Project Assignments and Lines of Authority</b>	Reiterated the roles of the two top staff of the firm, who will serve as principal and project manager.	Described the roles of the three staff named above, including their respective time commitments to the project.	The time assignments were provided for the five staff whose resumes were included.
<b>3.2.3 Prime Firm's Proximity and ability to respond to unplanned meetings</b>	Located in Mission, TX. Indicated that their location provides convenience to STC and can be at project site within minutes.	Pointed to the firm's location in McAllen and their proximity to the Pecan Campus and the other two sites in which they have an interest.	Indicated firm's location in McAllen. Unexpected meeting would be a non-issue.
<b>3.2.4. Prime Firm's experience with BIM</b>	Indicated that firm has done several projects using BIM, but did not list any specific projects.	Indicated that firm uses AutoDesk Civil 3D, which is compatible for BIM and will be used in design.	Indicated that firm employs the latest software technology, but did not specifically address their use of BIM.
<b>3.2.5 Litigation that could affect firm's ability provide services</b>	Listed three cases in which firm is involved. Did not indicate whether these would impact any work for STC.	Stated that firm has never been in litigation on any past or current projects.	Indicated that there is no litigation that would affect the firm's ability to provide services to STC.
<b>3.3 Project Team</b>			
<b>3.3.1 Organization chart with Role of Prime Firm and basic Services consultants</b>	Included organization chart that included all firm staff and their roles. No subconsultants were included.	Included organization chart that showed the three firm staff who would be involved in the project and included the following subconsultants: - Raba Kistner - Geotechnical - SSP Design - Landscaping - Solorio, Inc. - Structural - Aranda & Assoc. - Surveyor - Milnet Architectural Services	Included organization chart that showed the staff who would be involved in the project. They included one consultant, Sigma Engineer, for MEP engineering. Stated that additional subconsultants could be added at STC's request.
<b>3.4 Representative Projects</b>			
<b>3.4.1 Minimum of 5 projects firm has worked on</b>	- Donna ISD - Donna ISD North High School #2 (\$3.5 million) - McAllen Public Utility - City of McAllen New Convention Center (\$1,426,000) - La Joya ISD - La Joya Juarez Lincoln High School No. 3 (\$57,413,000) - PSJA ISD - Football Stadium Renovations (\$1,310,066) - STC - Mid Valley Campus (\$5,500,000)	- Brooks County ISD - Bond Improvements (cost not indicated) - Ben Bolt-Palito Blanco ISD - New Middle School Gym and Science Wing (\$4 million) - Hidalgo County - Linn-San Manuel Emergency Services Facility (\$1.3 million) - Hidalgo County - Sunflower Park and Community Resource Center (\$2.5 million) - Texas Facilities Commission - Texas Department of Public Safety-Area Office (\$4.0 million)	- City of Pearsall - Law Enforcement Center (\$1 million) - Kenedy County - New Law Enforcement Center (\$2.9 million) - Port of Corpus Christi Authority - Parking Lots at Whataburger Field (\$2.5 million) - L&F Distributors - New Building Site Improvements (\$9 million) - City of Corpus Christi - Americans With Disabilities Act Master Plan (cost not indicated)
<b>3.5 References</b>			
<b>3.5.1 References for five projects</b>	- Donna ISD - City of McAllen - La Joya ISD - PSJA ISD - City of Port Isabel	- Brooks County ISD - Hidalgo County Pct. 1 - Ben Bolt-Palito Blanco ISD - Hidalgo County Pct 4 - Texas Facilities Commission	- Kenedy County - City of Pearsall - City of Corpus Christi - Brooks County - Port of Corpus Christi
<b>3.6 Project Execution</b>			
<b>3.6.1 Willingness and Ability to expedite services, Ability to supplement production.</b>	Indicated their ability and willingness to expedite design services, but did not address how they would supplement production capability.	Indicated that they are prepared to make the necessary commitment to maintain the schedule proposed by STC. They are willing to acquire additional manpower as needed.	Firm provided a description of its process to maintain work on schedule on a project.



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<b>VENDOR</b>	Melden & Hunt	M Garcia Engineering, LLC.	Naismith Engineering, Inc.
<b>ADDRESS</b>	115 W McIntyre St	400 W Nolana Ste N2	789 E Washington St
<b>CITY</b>	Edinburg, TX 78541	McAllen, TX 78504	Brownsville, TX 78520
<b>PHONE</b>	956-381-0981	956-687-9421	956-541-1155
<b>FAX</b>	956-381-1839	956-687-3211	956-305-2554
<b>CONTACT</b>	Fred L. Kurth	Mariano Garcia	Anna A. Smith
<b>3.1 Statement of Interest</b>			
<b>3.1.1 Statement of Interest for Project</b>	Pointed out the firm's 67 years of experience and the professional expertise they present.	Pointed out the firm's McAllen location and the experience of their principal for both public and private projects.	Indicated that firm has extensive experience with similar projects, especially in the South Texas Area.
<b>3.1.2 Preference on Listed Projects</b>	Listed preferences in the following order: - Starr County Campus - Regional Center for Public Safety Excellence - Technology Campus - Nursing and Allied Health Campus - Mid Valley Campus - Pecan Campus	Listed preferences in the following order: - Technology Campus - Regional Center for Public Safety Excellence - Starr County Campus - Mid Valley Campus - Pecan Campus - Nursing and Allied Health Campus	Listed the three following projects for their preference: - Mid Valley Campus - Pecan Campus - Nursing & Allied Health Campus
<b>3.1.3 History and Statistics of Firm</b>	Founded in 1947 - Offices in Edinburg and Rio Grande City - 50 staff	Established in 2007 - 5 staff, including one professional engineer - Located in McAllen, TX	- Providing services since 1949 - Office in Corpus Christi, Austin, and Brownsville
<b>3.1.4 Narrative on qualifications and specialized experience</b>	Cited the firm's extensive experience within Hidalgo and Starr Counties. Also described the firm's method for maintaining quality on projects.	Made a general statement of being qualified for the projects listed. Mentioned four other firms that would comprise the design team.	Indicated that while the firm began as a civil engineering and surveying firm, it has expanded to other disciplines, which allows them to better coordinate all work.
<b>3.1.5 Statement of Availability and Commitment</b>	Indicated that the firm's workload capacity exceeds the project requirements and would complete the project on time.	Made a brief statement about availability and commitment.	Indicated that the "best employees" will be immediately available to work on the project and would commit from beginning to completion.
<b>3.2 Prime Firm</b>			
<b>3.2.1 Resumes of Principals and Key Members</b>	Included resumes for the following staff: - Fred L. Kurth, PE, Project Manager/Engineer - Kelley Heller-Vela, PE, Asst. Project Manager/Engineer - Robert Tamez, RPLS, Land Surveyor - Mario Reyna, PE, Project Administrator	Included resumes for the following staff: - Mariano Garcia, PE, President	Included resumes for the following staff: - Anna Aldridge Smith, PE, Principal-in-Charge - John Michael, PE, Project Principal - Terry K. Orf, AIA, Lead Project Manager - Paolina Vega, PE, Project Engineer - Lewis B. Shiner, PE, S. Project Engineer-Structural - Craig B. Thompson, PE, Construction Services - Allen Beyer, RLA, Landscape Architect/Urban Planner - Willie Rivera, PE, Project Engineer
<b>3.2.2 Project Assignments and Lines of Authority</b>	Enumerated the duties each of the staff members will have on the project and the time each will devote to it.	Indicated that principal will develop project assignments after review of project scope. Time assignments were given for all staff.	Showed assignments of staff, but did not include time each would dedicate to project.
<b>3.2.3 Prime Firm's Proximity and ability to respond to unplanned meetings</b>	Pointed out the proximity of their offices in both Hidalgo and Starr Counties to the STC campuses in each county.	Located in McAllen and indicated availability at a moment's notice.	Did not directly address the section, but have location in Brownsville, TX.
<b>3.2.4. Prime Firm's experience with BIM</b>	Indicated the firm's use of software and the latest technologies in performing their work, but did not directly address experience with BIM.	Stated that firm has not applied the use of BIM.	Indicated that firm has experience with BIM, but did not provide details on software type(s) or information on projects where used.
<b>3.2.5 Litigation that could affect firm's ability provide services</b>	Indicated that the firm is not involved in any litigation.	Stated that firm is not involved in any litigation.	Did not address this section.
<b>3.3 Project Team</b>			
<b>3.3.1 Organization chart with Role of Prime Firm and basic Services consultants</b>	Included an organization chart that included the staff who would be involved in the project, plus other staff. They did not include any subconsultants, but mentioned that they assembled a pool of MEP consultants. They indicated that they would select the consultant on consultation with the college.	Included an organization chart with the staff which also included the following subconsultants: - South Texas Infrastructure Group - ROW Surveying Services - MEP Solutions - SSP Design	Included organization chart that showed lines of authority. Did not include an subconsultants.
<b>3.4 Representative Projects</b>			
<b>3.4.1 Minimum of 5 projects firm has worked on</b>	- La Joya ISD - Elementary No. 25 (\$8,446 million) - La Joya ISD - FEMA Hurricane Safe Room (\$4.2 million) - Idea Academy - San Juan Campus Phase I (\$4.9 million) - Idea Academy - Edinburg Campus Phase I & II (\$5.4 million) - U.S. Army Corps of Engineers - Army Reserve Center (\$4.5 million)	- Sharyland ISD - Pioneer High School Subdivision (\$40,500,000) - Sharyland ISD - Support Services Bus and Staff Parking Lot Improvements (\$460,000) - Idea Public Schools - McAllen Subdivision (\$4,788,000) - Idea Public Schools - Weslaco Subdivision (\$8,371,000) - PSJA ISD - Palmer Elementary Subdivision (\$12,940,000)	- City of Alice - Multi-use Complex (\$25 million) - Nueces County - Richard M. Borchard Regional Fairgrounds (\$31.5 million) - San Patricio County - San Patricio County Fairgrounds (\$18.5 million) - UT-Brownsville - Street, Parking, and Sidewalk Improvements (\$2.15 million) - Coastal Land Resource Center - La Jatta Development CLRC & Assisted Living (\$3.3 million)
<b>3.5 References</b>			
<b>3.5.1 References for five projects</b>	- La Joya ISD - Edinburg Boys & Girl Club - IDEA Academy - McAllen ISD - US Army Corps of Engineers	Sharyland ISD (listed twice) - Idea Academy (listed twice) - PSJA ISD	- Nueces County - City of Los Fresnos - San Patricio County - UT-Brownsville - City of Alice
<b>3.6 Project Execution</b>			
<b>3.6.1 Willingness and Ability to expedite services, Ability to supplement production.</b>	Reiterated that the firm has the personnel, including several subconsultants, to draw from for completing the work.	Indicated that firm has the resources to start work immediately and will work closely with college to ensure project deadlines are met.	Did not directly address section, but had previously stated commitment to project.

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<b>VENDOR</b>	Perez Consulting Engineers, LLC.	PlaGar Engineering, LLC.	R. Gutierrez Engineering Corporation
<b>ADDRESS</b>	808 Dallas Ave	1155 Military Hwy	130 E Newcombe Ave
<b>CITY</b>	McAllen, TX 78501	Brownsville, TX 78520	Pharr, TX 78577
<b>PHONE</b>	956-631-4482	956-550-9995	956-782-2557
<b>FAX</b>	956-682-1545	956-550-9939	956-782-2558
<b>CONTACT</b>	J. David Perez	Placido J. Garcia	Ramiro Gutierrez
<b>3.1 Statement of Interest for Project</b>	Submitted a simple statement of interest for any and all projects for the bond program.	Stated the firm's experience in various types of infrastructure projects with state governments.	Listed the firm's and the sub-consultants' experience in various aspects of surveying and civil engineering work.
<b>3.1.2 Preference on Listed Projects</b>	Listed preferences in the following order: - Pecan Campus - Nursing and Allied Health Campus - Technology Campus - Mid Valley Campus - Starr County Campus - Regional Center for Public Safety Excellence	Listed the three following projects for their preference: - Mid Valley Campus - Nursing and Allied Health Campus - Technology Campus	Listed preference in the following order: - Pecan Campus - Mid Valley Campus - Nursing and Allied Health Campus - Starr County Campus - Technology Campus - Regional Center for Public Safety Excellence
<b>3.1.3 History and Statistics of Firm</b>	Established in 1991 - Located in McAllen, TX	Established in 2004 - Located in Brownsville, TX - Four employees	- Providing services since 1998 - three professional engineers on staff and one surveyor - staff of 16 employees
<b>3.1.4 Narrative on qualifications and specialized experience</b>	Indicated that principal has been providing engineering services in the area since 1976. Pointed to his in-depth knowledge of regional characteristics that affect design projects.	Emphasized the principal's experience in both public and private entities.	Firm emphasized the work they, and their consultants, have previously provided for STC.
<b>3.1.5 Statement of Availability and Commitment</b>	Indicated that projects would be completed within schedule. Added that current projects are 90% complete.	Did not directly address availability and commitment, but was implied in their submittal for the projects.	Stated the firm's readiness to commence work on any STC project. Indicated that if needed, they would request permission to subcontract work with other larger firm in the McAllen area.
<b>3.2 Prime Firm</b>			
<b>3.2.1 Resumes of Principals and Key Members</b>	Included resumes for the following staff: J. David Perez, PE, President - Jorge D. Perez, PE, Vice President - Rene Gonzalez, PE, Project Engineer	Included resumes for the following staff: - Placido J. Garcia, PE, Principal - Emperatriz Garza, Civil Engineering Technician - Aracely Aguilar, Administrative Assistant	Included resumes for the following staff: - Ramiro Gutierrez, PE, President and Principal-in-Charge - Hernan A. Lago, PE, Senior Project Manager - Pablo Soto, Jr., PE, Professional Engineer
<b>3.2.2 Project Assignments and Lines of Authority</b>	Listed all firm staff. Indicated time assignments for the top three staff.	Listed the firm staff named above and a drafting technician and the assignments for each. The time each will devote to the project was also included.	Briefly described the duties of each of the named staff who would work on the project. Did not give specific time assignments, but indicated that each will be assigned "as much as may be needed."
<b>3.2.3 Prime Firm's Proximity and ability to respond to unplanned meetings</b>	Indicated that they are less than 10 minutes from the Pecan Campus, which would allow them to be available for both planned and unplanned meetings.	Stated that firm is an hour away from the STC main campus.	Located in Pharr, TX. Stated that they could respond to site visits in an expedited manner.
<b>3.2.4. Prime Firm's experience with BIM</b>	Indicated that they are familiar with BIM, but provided not examples of projects in which it has been used.	Stated that firm staff are currently seeking training on BIM and firm is converting to software that has the BIM capability.	Stated that firm has not been asked by other clients to use BIM, but would be able to obtain ability to use it.
<b>3.2.5 Litigation that could affect firm's ability provide services</b>	Stated that they are not involved in any litigation that would affect ability to provide services.	Stated that firm has never been a part of any litigation.	Indicated their current involvement in one litigation case, but stated that it would not affect their ability to provide services to STC.
<b>3.3 Project Team</b>			
<b>3.3.1 Organization chart with Role of Prime Firm and basic Services consultants</b>	Included organization chart that showed the main firm staff. It included the following sub-consultants: - CVQ Land Surveying - SSP Design - SIGMA HN Engineers - GAMA Building Access & Facility Support)	Included organization chart that showed the staff and their assignments. It included the following subconsultants - Trinity MEP Engineering - Roberto Hernandez - Registered Accessibility Specialist - Amaya Surveying - Eduardo Rodriguez - Landscape and Irrigation Design	Included organization chart that showed team members and their roles. It included the following subconsultants: - Sigma HN Engineers - Stephen P. Walker Landscape Architect
<b>3.4 Representative Projects</b>			
<b>3.4.1 Minimum of 5 projects firm has worked on</b>	- STC - Pecan Campus Infrastructure Improvements Project (\$3 million) - STC - Northeast Parking Lot (\$4,14,913) - PSJA - 320 Space Parking Lot (\$1,800/parking space) - STC - Nursing & Allied Health Campus Center Plat and Parking Lot Addition (cost not indicated) - UTPA - Lamar Parking Lot (cost not indicated)	- Brownsville ISD - Sams Memorial Stadium Parking Lot Improvements and Expansion (\$60,000) - Brownsville ISD - Central Administration Building Parking Improvements (\$150,000) - Texas Southmost College - Brownsville Compress Area Parking Lot Improvements (\$800,000)	- STC - Pecan Plaza Parking Lot Improvements (\$213,860,57) - PSJA ISD - Sorenson Elementary School (\$850,000) - PSJA ISD - Marcia Garza Elementary School (\$946,582) - PSJA ISD - Tennis Courts Resurfacing, Demolition and Construction (\$1,027,819) - Hidalgo County - Hidalgo County Precinct 2 Office Complex (\$680,000)
<b>3.5 References</b>			
<b>3.5.1 References for five projects</b>	- ERO Architects - Boultinghouse Simpson Gates Architects - UT-Pan American - Alamo Architects - PSJA ISD	- Texas Southmost College - Brownsville ISD - Hartgen CISD - Knowles Architectural & Planner, Inc. - Walker Perez Associates	- PSJA ISD - Hidalgo County - UT-Pan American
<b>3.6 Project Execution</b>			
<b>3.6.1 Willingness and Ability to expedite services, Ability to supplement production.</b>	Stated their understanding that projects need to be on fast-track. Included a detailed summary of tasks and schedule for project.	Indicated that if selected, they would not accept any future projects that would affect the completion schedule for STC.	Indicated that the firm's work is lighter than usual and would be able to start on any of the projects immediately.

**SOUTH TEXAS COLLEGE  
CIVIL ENGINEERING SERVICES  
PROJECT NO. 14-15-1015**

<b>VENDOR</b>	S&GE, LLC.	SWG Engineering, LLC.
<b>ADDRESS</b>	8400 Blanco Rd	611 Bill Summers Intl Blvd
<b>CITY</b>	San Antonio, TX 78216	Weslaco, TX 78596
<b>PHONE</b>	210-493-9200	956-968-2194
<b>FAX</b>	210-493-9205	956-968-8300
<b>CONTACT</b>	Javier Garcia	Randy Winston
<b>3.1 Statement of Interest</b>		
<b>3.1.1 Statement of Interest for Project</b>	Indicated the firm's knowledge of coordinating projects with local regulatory agencies.	Firm cited their long experience and expertise in all areas of civil engineering design in the South Texas Region.
<b>3.1.2 Preference on Listed Projects</b>	Listed preference on the three following projects: - Regional Center for Public Safety Excellence - Starr County Campus - Technology Campus	Listed preference on projects in the following order: - Mid Valley Campus - Regional Center for Public Safety Excellence - Pecan Campus - Nursing and Allied Health Campus - Technology Campus - Starr County Campus
<b>3.1.3 History and Statistics of Firm</b>	- Established in 1994 - Offices in Pharr, San Antonio, and Laredo	- Established in 1945 - Listed firm's areas of expertise
<b>3.1.4 Narrative on qualifications and specialized experience</b>	Indicated the firm's experience with K to 12 and higher education projects throughout south Texas. Also stated the firm's relationship with the City of Pharr, which would be advantageous for the Regional Center for Public Safety Excellence project.	Indicated that most of the valley's infrastructure was designed by the firm. Added that they helped to create the STC Mid Valley Campus.
<b>3.1.5 Statement of Availability and Commitment</b>	Stated the availability and experience of the three top staff members within the firm and of the subconsultants.	Indicated the firm's readiness and capability for serving STC.
<b>3.2 Prime Firm</b>		
<b>3.2.1 Resumes of Principals and Key Members</b>	Included resumes for the following staff: - Javier Garcia, PE, Project Manager - Jo Emma P. Sherfey, PE, Quality Assurance/Quality Control - Jim Boenig, PE, Regulatory Compliance - Robert Allen, PE, Civil Site Design - Ricardo Salazar, Utility Coordinator - Hector H. Herrera, Survey - Frank Estrada, RPLS, Surveying	Included resumes for the following staff: - Joseph P. Winston, PE, Vice President - Randall C. Winston, PE, President - Alfonso Gonzalez, PE, Project Engineer
<b>3.2.2 Project Assignments and Lines of Authority</b>	Indicated the time commitment from each of the team members who would be assigned to project.	Described the roles of each of the three staff members who would be involved in the project and also provided the time assignments for each.
<b>3.2.3 Prime Firm's Proximity and ability to respond to unplanned meetings</b>	Indicated ability to respond quickly to planned or unplanned meetings due to their Pharr, TX location.	Located in Weslaco, TX. Indicated their ability to get to any part of the valley and their readiness for planned and unexpected meetings.
<b>3.2.4. Prime Firm's experience with BIM</b>	Did not provide experience with BIM, but indicated their use of a 3D model for a project they are currently working on.	Did not directly address experience with BIM. They indicated their use of AutoCAD Civil 3-D.
<b>3.2.5 Litigation that could affect firm's ability provide services</b>	Stated that firm is not currently involved in any litigation.	Stated that they are not involved in litigation.
<b>3.3 Project Team</b>		
<b>3.3.1 Organization chart with Role of Prime Firm and basic Services consultants</b>	Included organization chart that indicates roles of each staff member. They included the following subconsultants: - Raba-Kistner - Geotechnical - GSH - Electrical Engineering - MP Studio - Landscaping and Irrigation	Included organization chart that included the three staff for the project and their specialties. They did not show any subconsultants.
<b>3.4 Representative Projects</b>		
<b>3.4.1 Minimum of 5 projects firm has worked on</b>	- UT Health Science-San Antonio - Dental School Parking Lot Expansion (\$300,000) - UT Health Science -San Antonio - Pavilion Building, Promenade and Parking Expansion (\$35 million) - UT Health Science - San Antonio - Medical Office Building Feasibility Study (\$8.5 million) - UT Health Science - San Antonio - UTPA Campus Demolition (\$500,000) - Texas A&M International - Student Service Center (\$2.3 million)	- Mercedes ISD - Early Childhood Development (\$200,000) - Donna ISD - Donna Sanchez Elementary (\$3 million) - Idea Academy - Idea Academy (\$450,000) - Mercedes ISD - Mercedes Junior High (\$100,000) - La Feria ISD - La Feria Solis Elementary (\$1.5 Million)
<b>3.5 References</b>		
<b>3.5.1 References for five projects</b>	- UT Health Science Center - San Antonio - City of Pharr - San Antonio Water System - SSC Service Solutions - Texas A&M International	- Weslaco ISD - City of Mercedes - SWSC - City of La Feria - City of McAllen
<b>3.6 Project Execution</b>		
<b>3.6.1 Willingness and Ability to expedite services. Ability to supplement production.</b>	Stated that firm used to delivery projects on accelerated schedules. Also stated that they could pull resources from their other offices.	Did not address this section

**Review and Recommend Action on Additional Services with Perez Consulting Engineers for the Nursing & Allied Health Campus Subdivision Plat**

Approval of Additional Services with Perez Consulting Engineers to include a Traffic Impact Analysis will be requested at the November 20, 2014 Board meeting.

Perez Consulting Engineers is approximately 90% complete with preparation of the subdivision plat for the Nursing & Allied Health Campus west 6.63 acres. The City of McAllen Planning Department and Engineering Department staff have completed their review of the proposed plat and provided a report with additional items which need to be completed prior to approving the plat. One of the items on the list is the preparation and submission of a Traffic Impact Analysis (TIA). This analysis will help the City forecast the impact of future traffic created by STC as the campus continues to expand.

The results of the analysis will help the City determine how STC's development will be impacted and if construction will need to include provisions to help with traffic flow in and out of the property. In the past STC has been required to build items such as turning lanes where vehicle traffic enters a campus in order to prevent impact on the traffic flow on adjacent streets. This is an example of the types of improvements which may be required as a result of the Traffic Impact Analysis.

Attached is a copy of the proposal submitted by Perez Consulting Engineers in the amount of \$13,325. Also attached is a breakdown showing the dollar amounts proposed during the negotiations of these services.

Staff will be present at the November 13, 2014 Board Facilities Committee meeting to address questions by the committee related to this recommendation.

It is requested that the Facilities Committee recommend for Board approval at November 20, 2014 Board meeting, additional services with Perez Consulting Engineers in the amount of \$13,325 as presented.





November 5, 2014

Mr. Gerry Rodriguez, A.I.A.  
South Texas College  
3201 W. Pecan  
McAllen, Texas 78501

**Re: Traffic Engineering Fee  
Level 2 Traffic Impact Analysis Fee Proposal  
South Texas College West Nursing Campus Subdivision  
McAllen, Texas**

Dear Mr. Rodriguez,

Perez Consulting Engineers (PCE) is pleased to submit our proposal for Traffic Engineering for preparation of a Level 2 Traffic Impact Analysis Report for the property described as being 6.63 acre tract of land out of Lot 1, Block 15, Steele and Pershing Subdivision, Hidalgo County, Texas.

**SCOPE OF SERVICES:**

Prepare a Level 2 Traffic Impact Analysis as per City of McAllen Traffic Engineering guidelines and requirement of and eight access point and/or intersections.

1. Project Data Retrieval
2. Traffic Data Collection ADT's and TMC's for the 8 intersections
3. Coordination with the City of McAllen
4. Site Visit(s) & Photographs
5. Trip Generation Summary
6. Trip Distribution (Percentages)
7. Trip Distribution (Volumes)
8. Traffic Model Development & Simulation
9. Project Future Traffic Conditions
10. Analyze Projected w/Development Volumes
11. Develop Exhibits & Traffic Maps
12. Access Management Considerations
13. Recommend Mitigation Measures (if applicable)
14. Conclusions, Recommendations & Final TIA Report

**COMPENSATION:**

The total Traffic Engineering fee for preparation of the Traffic Impact Analysis Report is:

**TOTAL \$13,325.00**

Fees included in this proposal only apply to items specifically listed in this proposal. No additional items are assumed or included.

All processing and review fees shall be paid by the client.

PCE is aware of the importance of the scheduling and coordination required with the City of McAllen and will proceed with diligence to the completion of this work.

Perez Consulting Engineers is pleased to provide these services to you for this important project.

Respectfully submitted,  
Perez Consulting Engineers, LLC



René González, P.E.

**APPROVAL & ACCEPTANCE**

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**This Approval Acceptance Letter is submitted in duplicate. Please return one executed letter to:**

PEREZ CONSULTING ENGINEERS  
808 DALLAS AVENUE  
MCALLEN, TEXAS 78501

### **Review and Recommend Action on Contracting Architectural Design Services for the Pecan Campus Art Building Covered Area for Ceramic Arts**

Approval to contract architectural services for the design of the Pecan Campus Art Building Covered Area for Ceramic Arts Improvements will be requested at the November 20, Board meeting.

Included in the FY 2014-2015 construction budget are funds for this project. The attached floor plans depict the locations for the proposed design and construction work. These improvements will provide additional space for ceramic kilns to be used by the Art Department. The proposed improvements for the ceramic arts studio will improve efficiency in use of space and allow for additional kilns to be installed.

Five architectural firms listed below were previously approved by the Board for one year to provide professional services as needed for projects under \$500,000.

1. Boultinghouse Simpson Gates Architects
2. EGV Architects, Inc.
3. ERO Architects, Inc.
4. PBK Architects
5. Rike Ogden Figueroa Alex Architects

During the October 28, 2013 Board meeting, EGV Architects, Inc. was approved to design the additional space for the ceramic kilns for the Art Department. The project was placed on hold due to insufficient space in the proposed location. Staff has since analyzed the spaces needed and recommends that new space be provided adjacent to the Art Building. See attached site plan for proposed location of new covered area. Based on this previous approval, and on an alphabetical selection, EGV Architects, Inc. is recommended to resume with the architectural design services for this project.

Funds in the amount of \$325,000 are budgeted in the FY 2014-2015 construction budget for the modifications and \$48,750 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	\$48,750	Actual design fees are estimated at \$23,000 (7.25%) and will be finalized during contract negotiations.
Construction	\$325,000	Actual cost will be determined after the solicitation of construction proposals.

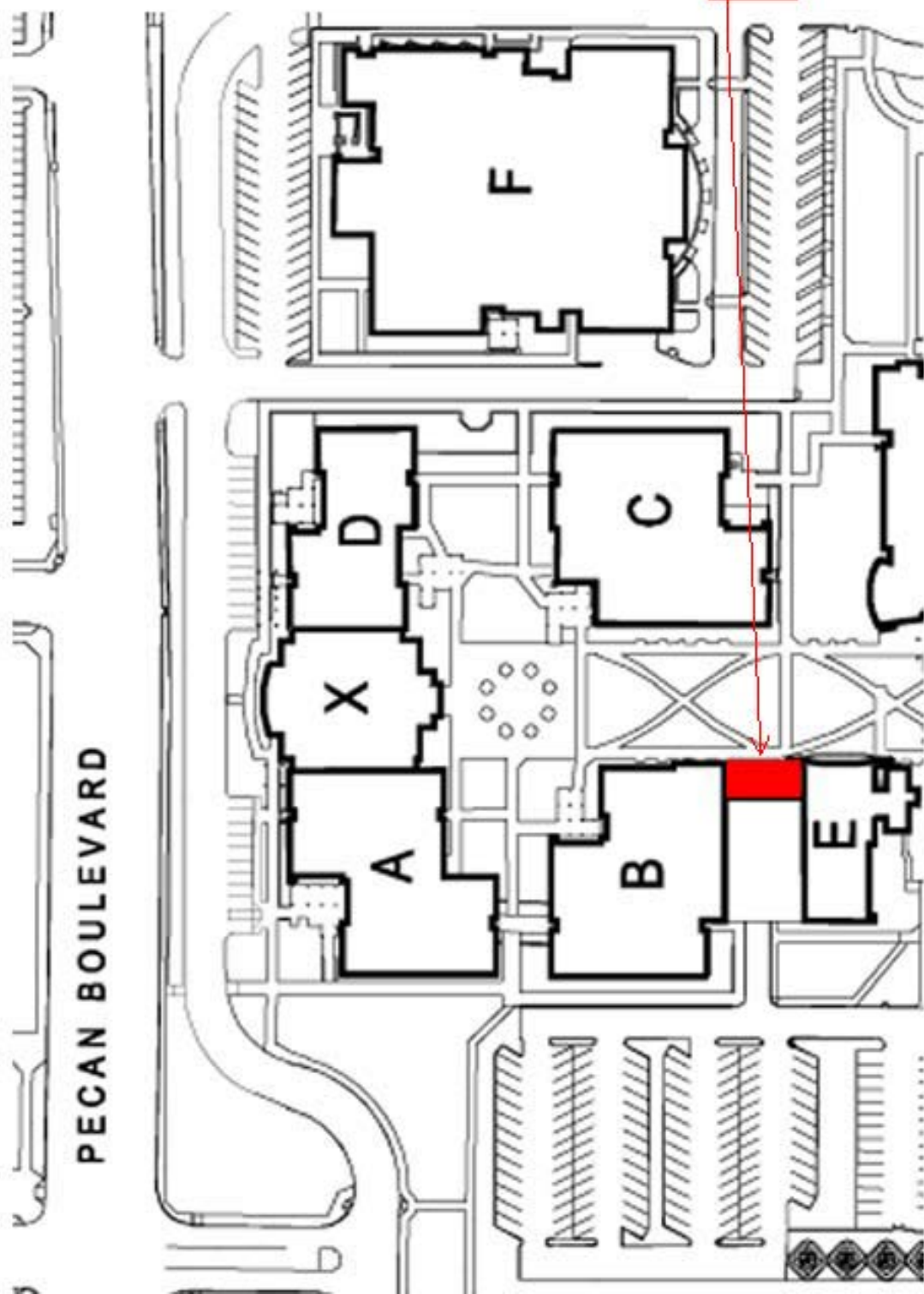
Staff will negotiate design fees with architect to determine an acceptable amount.

It is requested that the Facilities Committee recommend for Board approval at the November 20, 2014 Board meeting, the contracting of architectural services with EGV Architects, Inc. for the design of the Pecan Campus Covered Areas for Ceramic Arts project as presented.

**A/E Professional Services On Call through 2015**

Board Approval	Project Awarded	Firm	Campus	Project	Basic Services Fee	Additional Services	Totals	Percent Fee	Construction Amount
6/26/2014		Boultinghouse Simpson Gates Architects EGV Architects, Inc. ERO Architects, LLP. PBK Architects, Inc. Rike Ogden Figueroa Allex Architects, Inc.		Award: 6/12/14 to 6/11/15					
	10/28/2014	Boultinghouse Simpson Gates Architects	Pecan	Student Support Services Building Admissions, Welcome Center and Main Entrance Improvements	TBD				
		<b>Boultinghouse Simpson Gates Architects</b>							





**PECAN CAMPUS** 

**ART BUILDING COVERED AREA  
FOR CERAMIC ARTS**

### **Review and Recommend Action on Contracting Civil Engineering Design Services for the Pecan Plaza Asphalt Resurfacing Along the Alley Side of Buildings**

Approval to contract civil engineering design services for the Pecan Plaza Asphalt Resurfacing along the alley side of buildings adjacent to the alley will be requested at the November 20, 2014 Board meeting.

The asphalt pavement on the alley side of Pecan Plaza's center and west side buildings has deteriorated as much as 50% or more in some areas. The attached photo shows the deteriorated condition of the existing asphalt. With the Police Department now occupying space in the center building, access from the back side is needed on a daily basis. Police vehicle are parked in this asphalt area in order to enter and exit from the back door of the Police Department space. The attached site plan shows the location of the proposed asphalt resurfacing.

In order to proceed with the asphalt replacement, staff recommends contracting civil engineering services for preparation of plans and specifications.

The five civil engineering firms listed below were previously approved by the Board for one year to provide professional services as needed for project under \$500,000.

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

Based on previous project assignments with the five available firms, Halff Associates is recommended to provide civil engineering service for this project.

Funds in the amount of \$75,000 are budgeted in the FY 2014-2015 renewals and replacements budget for the proposed asphalt resurfacing and \$8,000 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	\$8,000	Actual design fees are estimated at \$6,800 and will be finalized during contract negotiations.
Construction	\$75,000	Actual cost will be determined after the solicitation of construction proposals.

It is requested that the Facilities Committee recommend for Board approval at the November 20, 2014 Board meeting, the contracting of civil engineering services with Halff Associates for the Pecan Plaza Asphalt Resurfacing along alley side of buildings project as presented.

## Civil Engineering Services On Call through 2014

Board Approval	Project Awarded	Firm	Campus	Project	Fee Amount	Totals	Percent Fee	Construction Amount
11/28/2011		Dannenbaum Engineering Halff Associates, Inc. Melden & Hunt Perez Consulting Engineers R. Gutierrez Engineering		Award: 11/29/11 to 11/28/12 w/ two one-year renewals				
	11/27/2012	Dannenbaum Engineering	District-wide	ADA Improvements for Building to Building Access	27,418.90		12.26%	\$ 223,617.01
	11/27/2012	Dannenbaum Engineering				<b>27,418.90</b>		
	11/27/2012	Perez Consulting Engineers	Pecan	Demolition of James Property	12,960.00**		29.59%	\$ 43,801.00
	11/27/2012	Perez Consulting Engineers				<b>12,960.00</b>		
9/27/2012				<b>1st Renewal: 11/29/12 to 11/28/13</b>				
	1/29/2013	Melden & Hunt	Mid Valley	Resurfacing Existing Parking Lot 4	21,925.40		15.82%	\$ 138,600.23
		Melden & Hunt				<b>21,925.40</b>		
	2/26/2013	R. Gutierrez Engineering	Pecan Plaza	Parking Lot Resurfacing and Area Lighting Replacement	23,626.00		11.31%	\$ 208,860.57
		R. Gutierrez Engineering				<b>23,626.00</b>		
	10/28/2013	Halff Associates	Technology	Detention Pond Improvements	7,000.00		28.00%	\$ 25,000.00
		Halff Associates				<b>7,000.00</b>		
10/28/2013				<b>2nd Renewal: 11/29/13 to 11/28/14</b>				
	1/28/2014	Perez Consulting Engineers	NAH	Subdivision Plat	18,745.00			N/A
		Perez Consulting Engineers				<b>18,745.00</b>		
	6/26/2014	Melden & Hunt	District-wide	Portable Building Infrastructure	30,047.71		10.02%	\$ 300,000*
		Melden & Hunt				<b>30,047.71</b>		
	8/26/2014	Dannenbaum Engineering	District-wide	ADA Improvements for Building to Building Access Phase II	20,000*		8.00%	\$ 250,000*
		Dannenbaum Engineering				<b>20,000*</b>		

\*Estimated

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

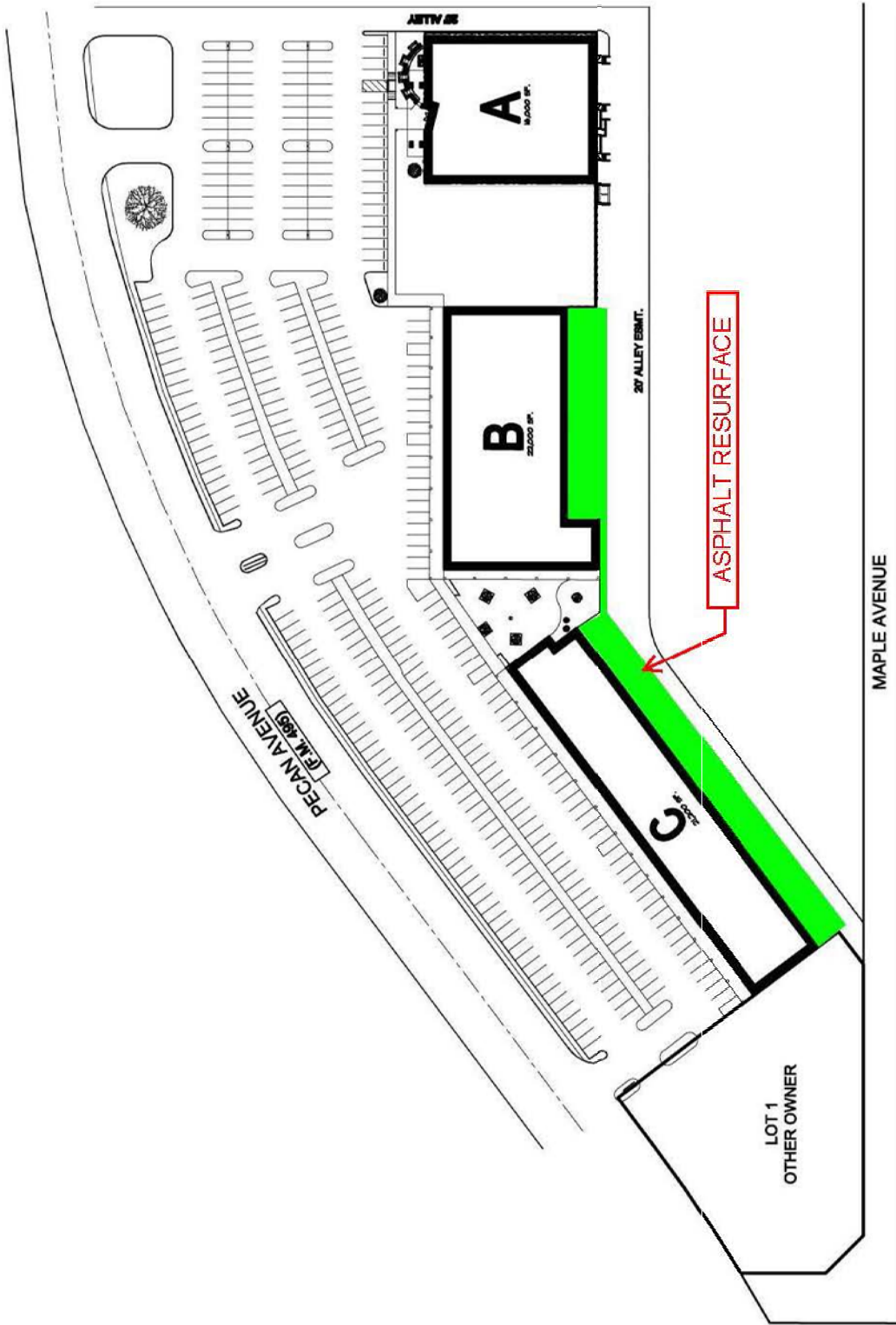
### Summary of Fees Awarded for Civil Engineering Services On Call Contract Period Ending 11/28/14

	Contract Awards		Future	
	11/28/11 - present	Current Project	Projects* (Estimated)	Total
Dannenbaum Engineering	\$ 47,418.90	\$ -	\$ -	\$ 47,418.90
Halff Associates, Inc.	\$ 7,000.00	\$ 6,800.00	\$ -	\$ 13,800.00
Melden & Hunt	\$ 51,973.11	\$ -	\$ -	\$ 51,973.11
Perez Consulting Engineers	\$ 31,705.00	\$ -	\$ -	\$ 31,705.00
R. Gutierrez Engineering	\$ 23,626.00	\$ 5,500.00	\$ -	\$ 29,126.00
Total	\$ 161,723.01	\$ 12,300.00	\$ -	\$ 174,023.01

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



## **Existing Condition of Asphalt**



### **Review and Recommend Action on Contracting Civil Engineering Design Services for the Pecan Campus Achieve Early College High School Driveway and Sidewalk Relocation**

Approval to contract civil engineering design services for the Pecan Campus Achieve Early College High School Driveway and Sidewalk Relocation project will be requested at the November 20, 2014 Board meeting.

In preparation for construction of the Pecan Campus North Academic building included in the 2013 Bond Construction Program, the existing gravel service drive and pedestrian sidewalk will need to be relocated. The attached site plan show the current and proposed locations for an asphalt service drive and pedestrian sidewalk. By starting with the design and construction for the new location, the work could be completed prior to the start of construction for the new building. In order to proceed with this construction, staff recommends contracting civil engineering services for preparation of plans and specifications.

The five civil engineering firms listed below were previously approved by the Board for one year to provide professional services as needed for project under \$500,000.

1. Dannenbaum Engineering
2. Half Associates, Inc.
3. Melden & Hunt
4. Perez Consulting Engineering
5. R. Gutierrez Engineering

Based on previous project assignments and experience with five available firms, R. Gutierrez Engineering is recommend to provide civil engineering services for this project.

Funds in the amount of \$60,000 are budgeted in the FY 2014-2015 construction budget for this construction work and \$9,000 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	\$9,000	Actual design fees are estimated at \$5,500 and will be finalized during contract negotiations.
Construction	\$60,000	Actual cost will be determined after the solicitation of construction proposals.

It is requested that the Facilities Committee recommend for Board approval at the November 20, 2014 Board meeting, the contracting of civil engineering services with R. Gutierrez Engineering for the Pecan Campus Achieve Early College High School Driveway and Sidewalk Relocation project as presented.



### Civil Engineering Services On Call through 2014

Board Approval	Project Awarded	Firm	Campus	Project	Fee Amount	Totals	Percent Fee	Construction Amount
11/28/2011		Dannenbaum Engineering Halff Associates, Inc. Melden & Hunt Perez Consulting Engineers R. Gutierrez Engineering		Award: 11/29/11 to 11/28/12 w/ two one-year renewals				
	11/27/2012	Dannenbaum Engineering	District-wide	ADA Improvements for Building to Building Access	27,418.90	27,418.90	12.26%	\$ 223,617.01
	11/27/2012	<b>Dannenbaum Engineering</b>		Demolition of James Property	12,960.00**	<b>12,960.00</b>	29.59%	\$ 43,801.00
9/27/2012		Perez Consulting Engineers	Pecan	1st Renewal: 11/29/12 to 11/28/13		<b>12,960.00</b>		
	1/29/2013	Melden & Hunt	Mid Valley	Resurfacing Existing Parking Lot 4	21,925.40	<b>21,925.40</b>	15.82%	\$ 138,600.23
		<b>Melden &amp; Hunt</b>						
	2/26/2013	R. Gutierrez Engineering	Pecan Plaza	Parking Lot Resurfacing and Area Lighting Replacement	23,626.00		11.31%	\$ 208,860.57
		<b>R. Gutierrez Engineering</b>				<b>23,626.00</b>		
	10/28/2013	Halff Associates	Technology	Detention Pond Improvements	7,000.00		28.00%	\$ 25,000.00
		<b>Halff Associates</b>				<b>7,000.00</b>		
10/28/2013		Perez Consulting Engineers		2nd Renewal: 11/29/13 to 11/28/14				
	1/28/2014	Perez Consulting Engineers	NAH	Subdivision Plat	18,745.00			N/A
		<b>Perez Consulting Engineers</b>				<b>18,745.00</b>		
	6/26/2014	Melden & Hunt	District-wide	Portable Building Infrastructure	30,047.71		10.02%	\$ 300,000*
		<b>Melden &amp; Hunt</b>				<b>30,047.71</b>		
	8/26/2014	Dannenbaum Engineering	District-wide	ADA Improvements for Building to Building Access Phase II	20,000*		8.00%	\$ 250,000*
		<b>Dannenbaum Engineering</b>				<b>20,000*</b>		

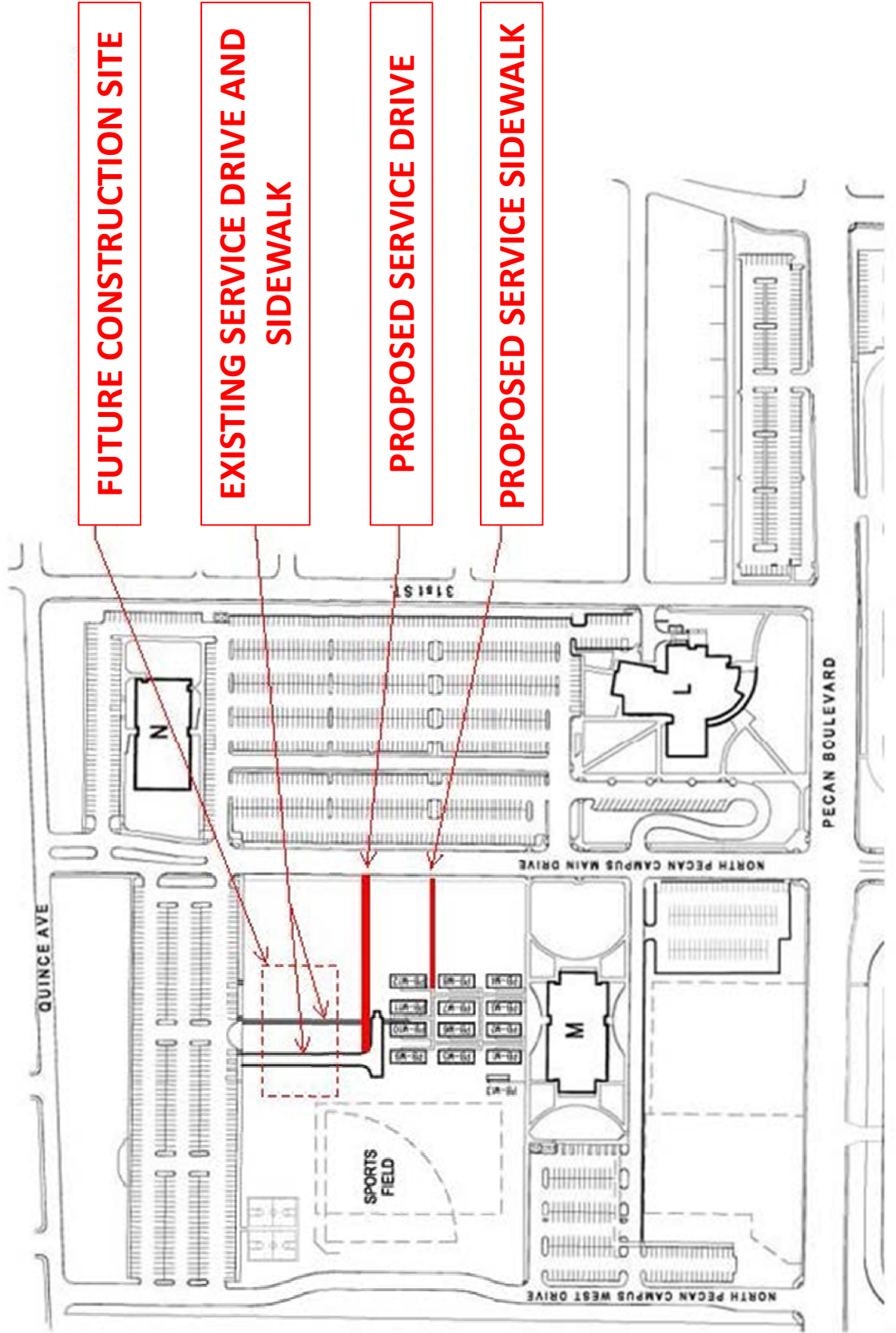
\*Estimated

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

#### Summary of Fees Awarded for Civil Engineering Services On Call Contract Period Ending 11/28/14

	Contract Awards		Future	
	11/28/11 - present	Current Project	Projects* (Estimated)	Total
Dannebaum Engineering	\$ 47,418.90	\$ -	-	\$ 47,418.90
Halff Associates, Inc.	\$ 7,000.00	\$ 6,800.00	-	\$ 13,800.00
Melden & Hunt	\$ 51,973.11	-	-	\$ 51,973.11
Perez Consulting Engineers	\$ 31,705.00	-	-	\$ 31,705.00
R. Gutierrez Engineering	\$ 23,626.00	\$ 5,500.00	-	\$ 29,126.00
Total	\$ 161,723.01	\$ 12,300.00	-	\$ 174,023.01

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



**FUTURE CONSTRUCTION SITE**

**EXISTING SERVICE DRIVE AND SIDEWALK**

**PROPOSED SERVICE DRIVE**

**PROPOSED SERVICE SIDEWALK**

**RELOCATION OF AECHS SERVICE DRIVE AND SIDEWALK**





### **Review and Recommend Action on Mechanical, Electrical, and Plumbing (MEP) Design Services for the Pecan Campus Electrical Power Line Relocation**

Approval to contract mechanical, electrical, and plumbing (MEP) engineering design services for the Pecan Campus Electrical Power Line Relocation project will be requested at the November 20, 2014 Board meeting.

STC staff has been coordinating with representatives from AEP to plan for the relocation of an existing electrical overhead power line located on the Pecan Campus. This power line current location will be in conflict with the future construction of Thermal Plant Cooling Towers and the future Student Activities and Cafeteria Building. The attached site plan and photo show the current location of the electrical line.

With the assistance of AEP, staff has developed a plan to relocate the overhead line below ground. By placing the line below ground, it can be placed in a location that will not be in conflict with the future construction and will no longer be visible in that center area of campus. In order to place this line underground, STC will need to contract the services of an electrical engineer to design the proper location and conduits so that AEP can install the new underground electrical lines. These design services will include the following:

- Design locations and routes for underground lines serving existing buildings
- Design size of new underground conduits for new electrical lines
- Design size and location of new transformer pads
- Coordinate with AEP to confirm design of underground components meet service requirements
- Prepare plans and specification for construction of all underground components by electrical contractor

The three 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.

1. DBR Engineering Consultants, Inc.
2. Halff Associates, Inc.
3. Sigma HN Engineers, PLLC

Since this list of MEP firms was approved at the June 26, 2014 Board meeting, the first two firms on the list have been contracted for on-call services. The next recommendation is based on an alphabetical selection, placing Sigma HN Engineers, PLLC as the firm to provide these services.

Funds have being budgeted in the FY 2014-2015 construction budget for design and construction of these improvements, with final amount to be negotiated.

<b>Project Budget</b>		
<b>Budget Components</b>	<b>Available Funds</b>	<b>Estimated Cost</b>
Design	\$11,250	Actual design fees are estimated between \$7,000 and \$8,000 and will be finalized during contract negotiations.
Construction	\$75,000	Actual cost will be determined after the solicitation of construction proposals.

It is requested that the Facilities Committee recommend for Board approval at the November 20, 2014 Board meeting, the contracting of Mechanical, Electrical, and Plumbing (MEP) engineering design services with Sigma HN Engineers, PLLC for the Pecan Campus Electrical Power Line Relocation as presented.

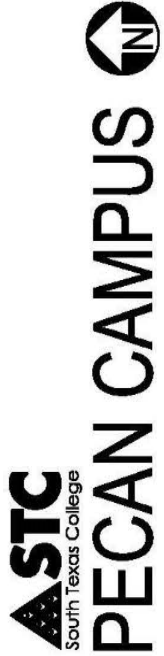
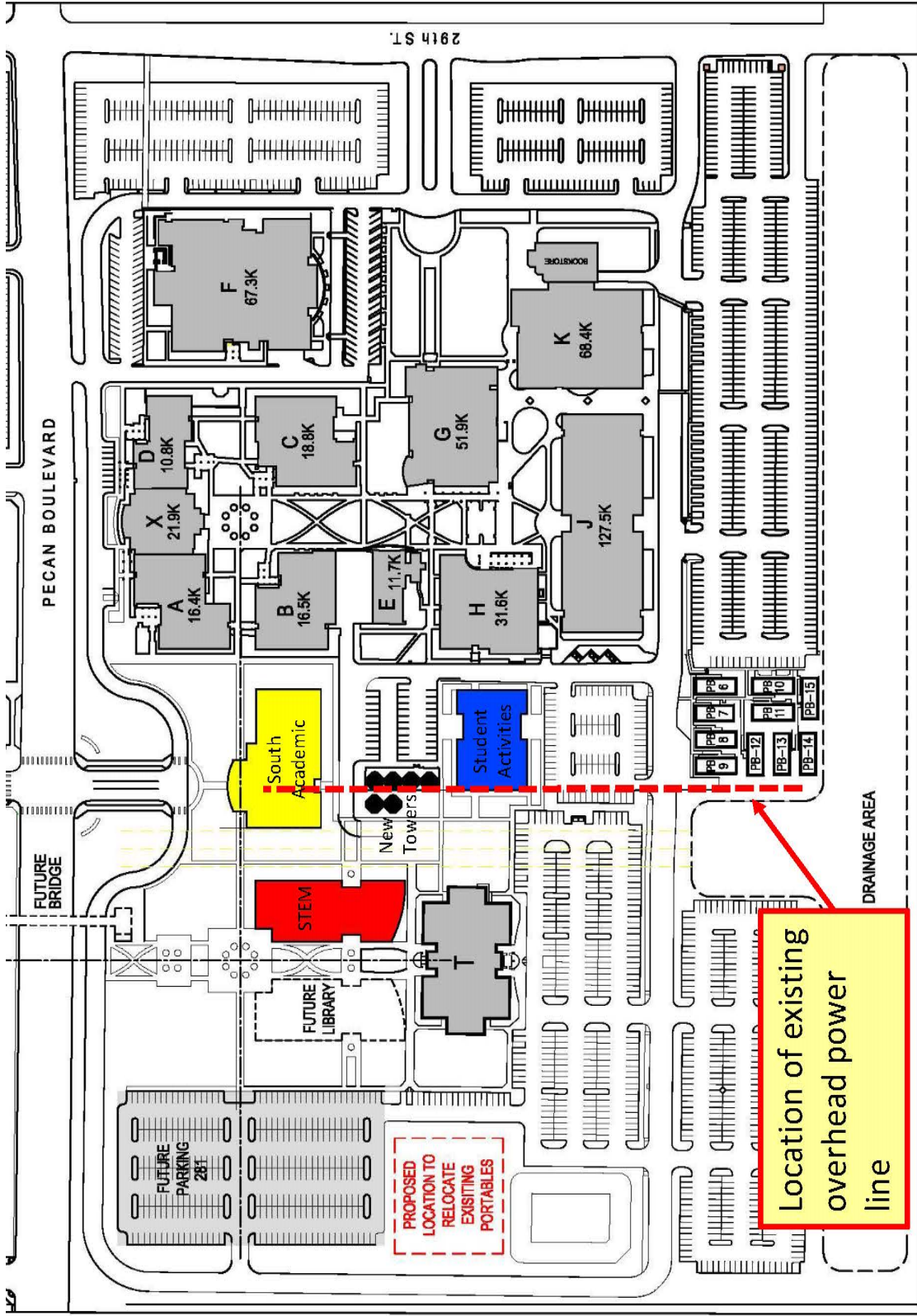
## Mechanical Electrical Plumbing (MEP) Engineering Services On Call through 2015

Board Approval	Project Awarded	Firm	Campus	Project	Fee Amount	Totals	Percent Fee	Construction Amount
6/26/2014		DBR Engineering Consultants, Inc. Halff Associates Sigma HN Engineers, PLLC		Award: 6/26/2014 to 6/25/2015				
	7/29/2014	DBR Engineering Consultants, Inc.	District-wide	Parking Lot Lighting Upgrades	TBD			\$100,000.00
	10/28/2014	DBR Engineering Consultants, Inc. Halff Associates	Pecan Plaza	Police Department Electrical Generator	TBD	TBD		\$200,000.00
		<b>Halff Associates</b>				TBD		

\*Estimated



Location of existing overhead power line



### **Review and Recommend Action on Contracting Construction Services for the Pecan Campus Tree Removal Project**

Approval to select a contractor for the Pecan Campus Tree Removal project will be requested at the November 20, 2014 Board meeting.

Trees on the Pecan Campus have been identified which need to be removed to avoid conflict with the 2013 Bond Construction program. Removal of these trees will avoid conflict with future buildings, parking, site improvements, and landscaping. Most of these trees are older ash trees which have exceeded their average life expectancy and have become a maintenance problem. Some trees will remain in areas where construction will not occur as part of this program. The attached site plan shows the trees identified for removal.

City of McAllen requires that new trees be installed to replace trees that are removed. STC typically installs more trees than what is required by City standards. Landscape plans will be developed so that sufficient trees are provided in beneficial locations.

Included in the FY 2014-2015 construction budget are funds for the removal of trees in the future bond construction area.

STC staff has issued the necessary plans and specifications for the solicitation of competitive sealed proposals. Solicitation of competitive sealed proposals for this project began on October 13, 2014. A total of two (2) proposals were received on October 28, 2014.

<b>Timeline for Solicitation of Competitive Sealed Proposals</b>	
October 13, 2014	Solicitation of competitive sealed proposals began.
October 28, 2014	Two (2) 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 have been budgeted in the FY 2014-2015 Construction budget for this project.

It is requested that the Facilities Committee recommend for Board approval at the November 20, 2014 Board meeting, to contract construction services with Maldonado Nursery & Landscape in the amount of \$20,271 for the Pecan Campus Buildings Tree Removal project as presented.

**SOUTH TEXAS COLLEGE  
PECAN CAMPUS TREE REMOVAL  
PROJECT NO. 14-15-1029**

<b>VENDOR</b>				Maldonado Nursery & Landscape		Southern Landscapes	
<b>ADDRESS</b>				509 N Beddoes Rd		821 E Beech Ave	
<b>CITY/STATE</b>				La Feria, TX 78559		McAllen, TX 78501	
<b>PHONE</b>				956-277-0264		956-618-1899	
<b>FAX</b>				956-277-0263		956-618-0850	
<b>CONTACT</b>				Miguel Martinez		Jon Klement	
#	Qty	Type of Tree	Description	Unit Price	Extension	Unit Price	Extension
1	2	Ash	Cut & Dispose Off-Site 12"-16" Caliper	\$ 200.00	\$ 400.00	\$ 350.00	\$ 700.00
2	6	Ash	Cut & Dispose Off-Site 17"-20" Caliper	\$ 300.00	\$ 1,800.00	\$ 400.00	\$ 2,400.00
3	8	Ash	Cut & Dispose Off-Site 21"-24" Caliper	\$ 400.00	\$ 3,200.00	\$ 450.00	\$ 3,600.00
4	16	Ash	Cut & Dispose Off-Site 25"-28" Caliper	\$ 500.00	\$ 8,000.00	\$ 650.00	\$ 10,400.00
5	3	Ash	Cut & Dispose Off-Site 29"-32" Caliper	\$ 500.00	\$ 1,500.00	\$ 900.00	\$ 2,700.00
6	2	Ash	Cut & Dispose Off-Site 33"-38" Caliper	\$ 500.00	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00
7	1	Hackberry	Cut & Dispose Off-Site 17"-20" Caliper	\$ 371.00	\$ 371.00	\$ 650.00	\$ 650.00
8	2	Bottle Brush	Cut & Dispose Off-Site 12"-16" Caliper	\$ 200.00	\$ 400.00	\$ 150.00	\$ 300.00
9	2	Tallow	Cut & Dispose Off-Site 12"-16" Caliper	\$ 200.00	\$ 400.00	\$ 100.00	\$ 200.00
10	1	Wild Olive	Cut & Dispose Off-Site 12"-16" Caliper	\$ 300.00	\$ 300.00	\$ 100.00	\$ 100.00
11	5	Palm	Cut & Dispose Off-Site 30' Plus Tall	\$ 580.00	\$ 2,900.00	\$ 275.00	\$ 1,375.00
12	Begin Work Within			10 Working Days		7 Working Days	
13	Completion of Work Within			14 Consecutive Calendar Days		30 Consecutive Calendar Days	
14	Bid Bond/Certified Check/Cashier's Check			Yes		No	
<b>TOTAL PROPOSAL AMOUNT</b>				\$ 20,271.00		\$ 24,425.00	
<b>TOTAL RANKING POINTS</b>				94.15		****	
<b>RANKING</b>				1		****	

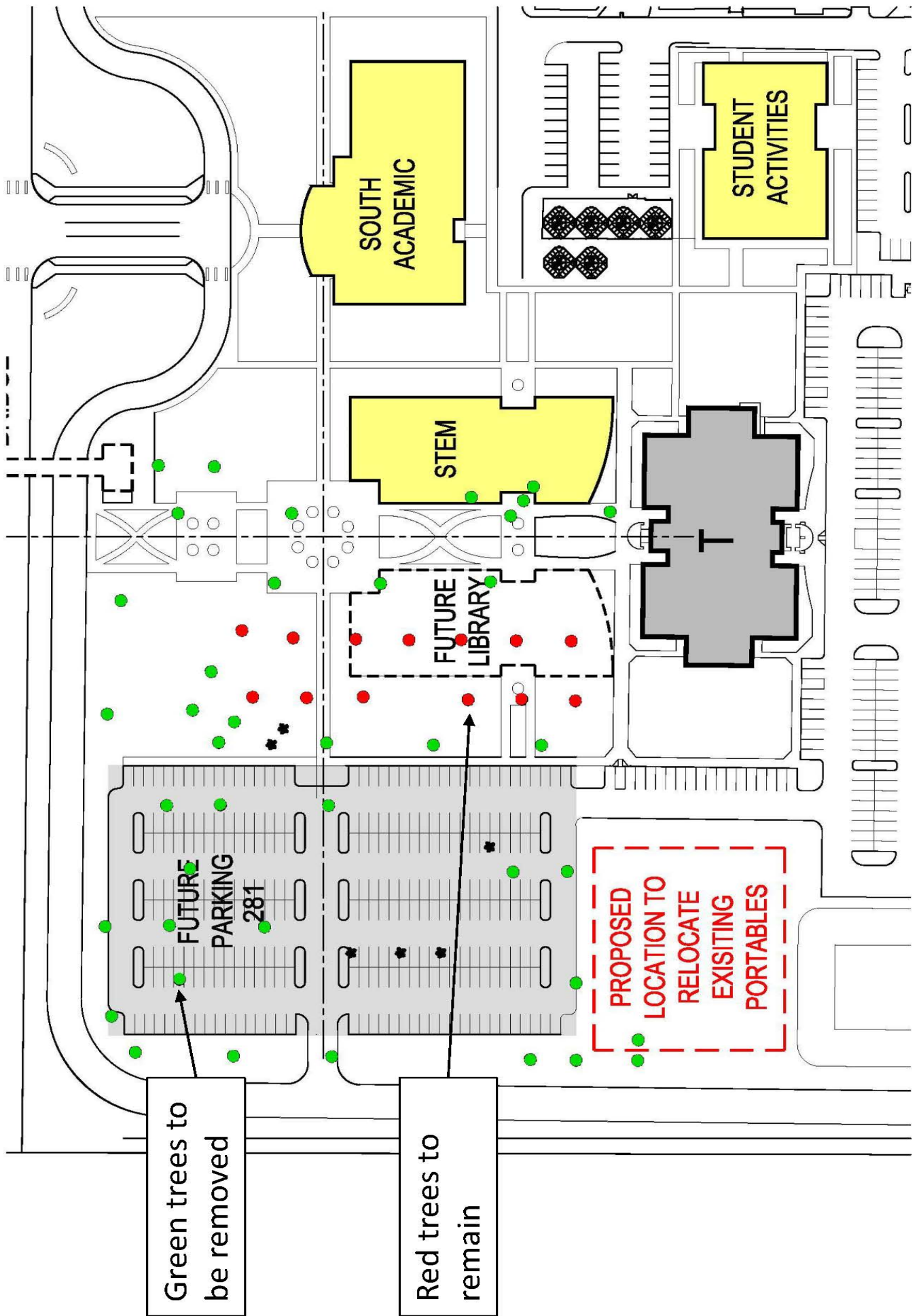
\*\*\*\*The required bid bond was not submitted therefore proposal was not evaluated.



**SOUTH TEXAS COLLEGE  
PECAN CAMPUS TREE REMOVAL  
PROJECT NO. 14-15-1029**

<b>VENDOR</b>		Maldonado Nursery & Landscape	
<b>ADDRESS</b>		509 N Beddoes Rd	
<b>CITY/STATE</b>		La Feria, TX 78559	
<b>PHONE/FAX</b>		956-277-0264	
<b>FAX</b>		956-277-0263	
<b>CONTACT</b>		Miguel Martinez	
1	The Respondent's price proposal. (up to 45 points)	45	45
		45	
		45	
2	The Respondent's experience and reputation. (up to 10 points)	9	9
		9	
		9	
3	The quality of the Respondent's goods or services. (up to 10 points)	10	9
		9	
		8	
4	The Respondent's safety record. (up to 5 points)	4	4.16
		4	
		4.5	
5	The Respondent's proposed personal. (up to 8 points)	7	6.83
		6.5	
		7	
6	The Respondent's financial capability in relation to the size and the scope of the project. (up to 9 points)	7	7.83
		8	
		8.5	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	5.33
		6	
		5	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7
		7	
		7	
<b>TOTAL EVALUATION POINTS</b>		94.15	
<b>RANKING</b>		1	





# Trees to be Removed

### **Update on Status of Non-Bond Construction Projects**

The Facilities Planning & Construction staff prepared the attached design and construction update. This update summarized 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.

**NON-BOND CONSTRUCTION PROJECTS PROGRESS REPORT November 13, 2014**

Project number	PROJECT DESCRIPTION	Project Development				Design Phase				Solicitation of Proposals				Construction Phase					Project Manager	Architect/Engineer	Contractor
		Project Development	Board approval of A/E	Concept Development	Schematic Approval	30%	60%	95%	100%	Solicitation of Proposals	Board Approval of Contracts	Construction Start	30%	50%	75%	95% Substantial Completion	100%	Final Completion			
<b>Pecan Campus and Pecan Plaza</b>																					
14-1-012	Pecan - Annex Grant/Accountability Office Improvements																	Robert	EGV Architects	5 Star Construction	
14-1-015	Pecan - Student Services Bldg Modifications																	Rick	ERO Architects	Bullard Construction	
14-1-021	Pecan - Building A, G, D & X Electrical Disconnects																	John	ACR Engineering	Metro Electric	
15-1-002	Pecan - Covered Area for Ceramic Arts Kilns																	Robert	TBD	TBD	
15-1-011	Pecan - Removal of existing trees for Bond projects		N/A															John	STC staff	TBD	
15-1-012	Pecan - Infrastructure for relocation of Portable Buildings																	John	Melden & Hunt	TBD	
15-1-013	Pecan - Relocation of Electrical Power Lines																	Gerry	TBD	TBD	
15-1-020	Pecan - AECHS Service Drive and Sidewalk Relocation																	John	TBD	TBD	
13-1-004	Pecan Plaza - Police Department Space Renovation																	Rick	PBK Architects	5 Star Construction	
14-1-016	Pecan Plaza - Continuing Education Space Renovation																	Robert	Boullinghouse Simpson Gales Architects	Alpha Building Corp.	
15-1-003	Pecan Plaza - Police Department Emergency Generator																	Rick	Half Associates	TBD	
15-1-004	Pecan Plaza - Asphalt Resurfacing on Back Side																	Rick	TBD	TBD	
<b>Mid Valley Campus</b>																					
	None currently in progress																				
<b>Technology Campus</b>																					
14-3-R002	TC - West Academic Building Re-roofing																	Robert	Arntech Building Sciences	TBD	
14-3-R006	TC - HVAC Cooling Tower Replacement																	Rick	Half Associates	Pro-Tech	
15-3-R001	TC - Replacement of flooring in Building B																	Robert	STC staff	Diaz Floors & Interiors	
<b>Nursing and Allied Health Campus</b>																					
14-4-001	NAH - Parking Lot Expansion																	John	Perez Consulting Engineers	TBD	
14-4-R004	NAH - Irrigation system upgrades		N/A															John	SSP Design	TBD	
14-4-005	NAH - Subdivision Plat																	John	Perez Consulting Engineers	N/A	
15-4-022	NAH - Walls for Quiet Study Area																	Rick	STC staff	TBD	
15-4-R001	NAH - Carpet Replacement II - West Wing (RR)																	Robert	STC staff	Vintage Tile & Stone	
<b>Starr County Campus</b>																					
14-5-003	Starr - Parking Lot 5 Lighting																	Rick	ACR Engineering	Zhiro Electric	
14-5-004	Starr - South Drive Lighting																	Rick	ACR Engineering	Zhiro Electric	
<b>District Wide Improvements</b>																					
14-6-010	DW - Building to Building ADA Accessibility Phase II																	Robert	Dannenbaum Engineering	TBD	
14-6-011	DW - Infrastructure for Fiber Optic Lines																	Gerry	TBD	TBD	
14-6-012	DW - Parking Lots Lighting Upgrades to LED																	Robert	DBR Engineering	TBD	

For FY 2014-2015, 24 non-bond projects are currently in progress, 1 have been completed and 35 pending start up - 60 Total

## Status of Non-Bond Construction Projects In Progress November 2014

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
<b>Pecan Campus</b>							
Grant/Accountability Office Improvements	60%	December 2014	1. Construction Phase 2. Construction in progress	\$24,000	\$94,600	\$0	\$94,600
Student Services Building Offices Modifications	75%	December 2014	1. Construction Phase 2. Construction in progress	\$154,050	\$393,000	\$28,158	\$364,842
Pecan Campus Buildings A, G, H, & X Electrical Disconnects	15%	January 2015	1. Construction Phase 2. Construction in progress	\$100,000	\$101,121	\$0	\$101,121
Cover area for Ceramic Arts Kilns	100%	October 2014	1. Project development phase 2. Recommend Board approval of architect in November 2014 to begin design work	\$48,750	TBD	\$0	TBD
Removal of Trees for Bond Construction	100%	October 2014	1. Design Phase 2. Recommend Board approval of contractor in November 2014	\$3,750	TBD	\$0	TBD
Infrastructure for Relocation of Portable Buildings	90%	December 2014	1. Design Phase 2. Design work in progress 3. Solicitation of construction proposals in November 2014	\$52,500	TBD	\$0	TBD
Relocation of Electrical Power Lines	75%	November 2014	1. Project development phase 2. Working with AEP to confirm scope of work needed for relocation of above ground lines 3. Recommend Board approval of electrical engineer in November 2014 to begin design work	\$11,250	TBD	\$0	TBD
AECHS Service Drive and Sidewalk Relocation	100%	November 2014	1. Project development phase 2. Recommend Board approval of civil engineer in November 2014 to begin design work	\$9,000	TBD	\$0	TBD

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Pecan Plaza Renovations for Police Department	99%	July 2014	<ol style="list-style-type: none"> <li>1. Construction Phase</li> <li>2. Substantial Completion has been certified</li> <li>3. Punch list work is complete</li> <li>4. Staff moved in during August 2014</li> <li>5. Working on resolution to HVAC unit programming correction with manufacturer – 90% complete</li> </ol>	\$1,200,000	\$904,143.45	\$851,317.65	\$52,825.80
Pecan Plaza Continuing Education Classrooms Improvements	85%	November 2014	<ol style="list-style-type: none"> <li>1. Construction Phase</li> <li>2. Construction in progress</li> </ol>	\$170,000	\$187,310	\$109,655	\$77,655
Pecan Plaza Police Department Emergency Generator	100%	November 2014	<ol style="list-style-type: none"> <li>1. Project development phase</li> <li>2. Board approved contracting electrical engineer in October 2014</li> <li>3. Contract negotiations in progress</li> </ol>	\$200,000	TBD	\$0	TBD
Pecan Plaza Asphalt Resurfacing on Alley Side	100%	November 2014	<ol style="list-style-type: none"> <li>1. Project development phase</li> <li>2. Recommend Board approval of civil engineer in November 2014 to begin design work</li> </ol>	\$75,000	TBD	\$0	TBD
<b>Mid Valley Campus</b>							
No Work in Progress							
<b>Technology Campus</b>							
West Academic Building Re-roofing	30%	November 2014	<ol style="list-style-type: none"> <li>1. Design Phase</li> <li>2. Design Phase in progress</li> </ol>	\$125,000	\$106,181.25	\$9,750	\$96,931.25
HVAC Cooling Tower Replacement	10%	January 2015	<ol style="list-style-type: none"> <li>1. Construction Phase</li> <li>2. Contract has been signed</li> <li>3. Contractor has mobilized to begin construction</li> </ol>	\$415,000	TBD	\$0	TBD

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Replacement of Flooring in Building B	5%	December 2014	<ol style="list-style-type: none"> <li>1. Construction Phase</li> <li>2. Contract has been signed</li> <li>3. Contractor has ordered materials</li> </ol>	\$50,000	TBD	\$0	TBD
<b>Nursing and Allied Health Campus</b>							
Parking Expansion	100%	August 2014	<ol style="list-style-type: none"> <li>1. Design Phase</li> <li>2. Re-solicitation of proposals is complete</li> <li>3. Board approval of contractor in November 2014</li> </ol>	\$54,000	\$47,755	\$38,455	\$9,300
Irrigation System upgrades	15%	November 2014	<ol style="list-style-type: none"> <li>1. Design Phase</li> <li>2. Design work in progress</li> </ol>	\$2,000	TBD	\$0	TBD
Subdivision Plat for 6.63 Acres	95%	December 2014	<ol style="list-style-type: none"> <li>1. Design Phase,</li> <li>2. Staff is working with the engineer to finalize subdivision plat</li> <li>3. City of McAllen has requested a Traffic Impact Analysis; engineer has submitted proposal for additional services</li> </ol>	\$0	\$18,745	\$6,530	\$12,215
Walls for Library Quiet Study Area	20%	January 2015	<ol style="list-style-type: none"> <li>1. Construction Phase</li> <li>2. Pending delivery of pre-manufactured walls</li> </ol>	\$25,000	TBD	\$0	TBD
West Wing Re-carpeting	10%	December 2014	<ol style="list-style-type: none"> <li>1. Construction phase</li> <li>2. Pending delivery of carpet for installation</li> </ol>	\$150,000	\$97,474	\$97,474	\$0
<b>Starr County Campus</b>							
Parking Lot 5 and South Drive Lighting	100%	September 2014	<ol style="list-style-type: none"> <li>1. Construction Phase</li> <li>2. Work is complete</li> </ol>	\$105,000	\$98,500	\$93,575	\$4,925

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
<b>District Wide</b>							
<b>Building to Building ADA Accessibility Improvements Phase II</b>	30%	January 2015	<ol style="list-style-type: none"> <li>Design Phase</li> <li>Design work is in progress</li> </ol>	\$60,000	TBD	\$0	TBD
<b>Infrastructure for Fiber Optic Lines</b>	20%	March 2015	<ol style="list-style-type: none"> <li>Project development Phase</li> <li>Staff is working to confirm locations where underground infrastructure will be needed to additional fiber optic lines</li> </ol>	\$95,000	TBD	\$0	TBD
<b>Parking Lots Lighting Upgrades to LED</b>	10%	December 2014	<ol style="list-style-type: none"> <li>Design phase</li> <li>Design work in progress</li> </ol>	\$15,000	TBD	\$0	TBD
<b>For FY 2014-2015, 24 non-bond projects are currently in progress, 1 has been completed and 35 pending start – Total 60</b>							