South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Thursday June 12, 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 May 8, 2014 Facilities Committee Meeting Minutes

The Minutes for the Facilities Committee Meeting of May 8, 2014 are presented for Committee approval.

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Thursday, May 8th, 2014
@ 4:30 PM
McAllen, Texas

MINUTES

The Facilities Committee Meeting was held on Thursday, May 8th, 2014 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:35 with Mr. Gary Gurwitz presiding.

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

Other Trustees Present: Dr. Alejo Salinas, Jr. and Mrs. Graciela Farias

Members absent: None

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Mr. Jose Cruz, Mr. Gerry Rodriguez, Mr. Robert Cuellar, Mr. George McCaleb, Mr. Cody Gregg, Mr. Eli Alvarado, Mr. Rene Gonzalez, Mr. Steven McGarraguh, and Mr. Andrew Fish

Approval of April 10, 2014 Facilities Committee Meeting Minutes

Upon a motion by Ms. Rose Benavidez and a second by Mr. Jesse Villarreal, the Minutes for the Facilities Committee Meeting of April 10, 2014 were approved as written. The motion carried.

Review and Discussion of Building Locations on Pecan Campus for 2013 Bond Construction Program

Approval of building locations on the Pecan Campus as part of the 2013 Bond Construction Program will be requested at the May 27, 2014 Board meeting.

For the Pecan Campus, the 2013 Bond Construction Program included construction of four new buildings. The proposed locations for these four buildings had been evolving since the District Wide Campus Master Plan was completed in 2010. The following factors impacted the evolution of these four building locations over the past four years.

- Original master plan information
- Increased number of portable buildings on campus

- Increased demand for a larger library
- Desire to place an icon building at the main entrance of campus
- Need to balance pedestrian and vehicular traffic on campus
- Limited property available on campus for expansion
- Density of students and traffic on campus reaching maximum amounts
- Proximity of building types to one another
- Additional parking
- Pedestrian circulation

As a result of recent re-evaluation and consideration of these factors and overall master plan guiding principles, a campus master site plan was developed and included in the Facilities Committee packet. This updated master plan site plan was revised by STC staff and is recommended for implementation.

Mr. Gerry Rodriguez Director of Facilities Planning and Construction was present at the May 8, 2014 Facilities Committee meeting to review the updated campus master plan and addressed questions by the committee.

The Committee voiced several preferences and concerns about the proposed map for building locations at the Pecan Campus:

- The Bond Construction Program did not include a new library for the Pecan Campus, but the Board wished to include space allocation for a future library while updating the Master Plan.
- A building with a prominent façade should be built at the main entrance from Pecan Boulevard
  - The initial conversation was to make this location the future site of a new library, not included in the Bond Construction Program
  - Due to concerns about access to parking from the future Library, it was determined that an academic building included in the bond program may be better suited in this location near the main entrance.
- The new Student Services building should be aesthetically connected to or contiguous with the existing H building
  - A covered outdoor gathering space can be built to create a visual as well as physical connection between the new Student Activities building and the existing Building H.
  - The design of the outdoor space and the new building can be modeled around the existing building.
  - This outdoor space can incorporate pavers and an elevated cover to accommodate service vehicle access to the chillers and physical plant, as needed.
- The presence of the Achieve Early College High School makes the proposed location for the new North Academic Building proposed for the Pecan Campus North Side the best option.

After the discussion, the Committee made the following recommendation for Board approval, also shown in the attached schematics:

Pecan Campus South Side

- The new South Academic Building could be placed at the main entrance to the campus, and the façade could be worked into its design;
- The new STEM Building could be placed north and east of the existing Building T;
- The Student Services Building could be built due west of the H Building and incorporate an outdoor space tying the two buildings together aesthetically; and
- The future building site of the Library could be designated due west of the proposed location of the STEM Building.

Pecan Campus North Side

- The North Academic Building could be placed north of the current location of the Achieve Early College High School, as shown.

The Facilities Committee would also asked that the Construction Program Management Services firm to provide feedback on the revised Master Site Plan as presented.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Jesse Villarreal, the Facilities Committee recommended Board approval of the updated Pecan Campus Master Site Plan identifying the location of four new buildings and designated space for future construction of a library included in the 2013 Bond Construction Program as presented and pending review by Bond Construction Program Manager. The motion carried.

Review and Recommend Action on Plan for Relocation of Portable Buildings on the Pecan Campus in Preparation for Bond Construction Projects

Approval of plan for relocation of Pecan Campus portable buildings in preparation for the 2013 Bond Construction Program will be requested at the May 27, 2014 Board meeting.

In an effort to accommodate the start of construction for the 2013 Bond Construction Program on the Pecan Campus and maintain use of existing portable buildings, staff prepared a plan providing for the following elements associated with the relocation:

- ***Phase I - Start in Summer 2014 and Complete in Summer 2015***
    - Propose area on campus for relocation of nine portables
    - Design and Construction of infrastructure in proposed area
    - Relocate faculty and students in portables as needed
    - Accommodate phase I construction including new STEM Building and North Side Academic Building I

- ***Phase II- Start in Summer 2016 and Complete in Summer 2017***
    - Sell and remove ten oldest portable buildings on campus
    - Relocate five more existing portable buildings
    - Relocate faculty and students in portables as needed

- Accommodate phase II construction including Student Activities, Cafeteria Building and South Side Academic Building II

As a result of recent review of these related elements and associated time lines, a campus site plan was developed and included in the packet. Mr. Gerry Rodriguez Director of Facilities Planning and Construction attended the May 8, 2014 Facilities Committee meeting to review the proposed relocation plan and addressed questions by the committee.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Jesse Villarreal, the Facilities Committee recommended Board approval of the proposed plan for relocation of Pecan Campus portable buildings in preparation for the 2013 Bond Construction Program as presented.

Review and Recommend Action on Revised Scope of Electrical Engineering Design Services Related to Pecan Campus Electrical Disconnects

Approval of revised scope of electrical engineering design services for the Pecan Campus Electrical Disconnects replacement project will be requested at the May 27, 2014 Board meeting.

At the February, 2014 Board meeting electrical design services with ACR Engineering were approved for replacement of three electrical disconnects for Pecan Campus Buildings G, H and X. During the beginning stages of the design, discussion with Operations & Maintenance staff revealed that the electrical disconnect for Building A is also in need for replacement.

It was estimated that the replacement cost of each disconnect would be approximately $25,000. Therefore the total cost of construction for these disconnects was originally estimated at $75,000 and with the addition of a fourth disconnect, the total cost would increase to approximately $100,000, or 33% more than the original total.

With this proposed increased cost in construction, it was anticipated that engineering fees would also increase from approximately $6,345 to $8,460. Final fees would be negotiated once the total scope of work was confirmed.

Upon a motion by Mr. Jesse Villarreal and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board of the additional electrical engineering design services to include installation of one additional electrical disconnect as presented. The motion carried.

Review and Recommend Action on Schematic Design for Nursing and Allied Health Campus Parking Expansion and Entry Drive

Approval of schematic design by Perez Consulting Engineers for the Nursing and Allied Health Campus Parking Expansion and Entry Drive will be requested at the May 27, 2014 Board meeting.

As previously authorized by the Board of Trustees, Facilities Planning & Construction staff coordinated with Perez Consulting Engineers to develop schematic design plans for parking expansion on the Nursing and Allied Health Campus to include 180 spaces and a new entry drive. This additional parking and drive was developed in accordance with the campus master plan. A campus site plan depicting the proposed additional parking and entry drive was provided in the packet. A representative from Perez Consulting Engineers attended the Facilities Committee meeting to present the schematic design for this proposed parking and drive.

Preliminary construction cost estimates indicated that the project cost would range between $500,000 and $525,000. As part of the FY 2013-2014 construction budget, funds in the amount of $540,000 were budgeted for this project.

The following chart summarized the above information:

Source of Funding	Amount Budgeted	Preliminary Cost Estimates
Construction	$540,000	$500,000 to $525,000

Once schematic design was approved, Perez Consulting Engineers would proceed to prepare all necessary engineering construction drawings and specifications in preparation for solicitation of construction proposals.

The drawings and specifications, which make up the construction documents, would be developed using STC design standards as well as all applicable codes and ordinances. STC Facilities Planning & Construction staff would review all construction documents to ensure compliance with project needs. Construction documents would then be issued for solicitation of construction proposals.
Once received, construction proposals would be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Jesse Villarreal, the Facilities Committee recommended Board approval of the proposed schematic design of the Nursing and Allied Health Campus Parking Expansion and Entry Drive as requested. The motion carried.

Review and Recommend Action on Contracting Construction Services for the Replacement of Carpet in Offices at the Pecan Campus North Academic and Student Activities Buildings

Approval to select a contractor for the replacement of carpet in offices at the Pecan Campus North Academic and Student Activities Buildings will be requested at the May 27, 2014 Board meeting.

Carpeting in some areas of these buildings are over fifteen years old and were in need of replacement. Staff proposed to replace the carpet with carpet tile which was the current STC standard due to its higher quality and reduced maintenance.

STC staff issued the necessary plans and specifications for the solicitation of competitive sealed proposals. Solicitation of competitive sealed proposals for this project began on March 31, 2014. A total of two (2) sets of construction documents were issued to general contractors, sub-contractors and suppliers and a total of two (2) proposals were received on April 16, 2014.

Timeline for Solicitation of Competitive Sealed Proposals	
March 31, 2014	Solicitation of competitive sealed proposals. Two (2) sets of construction documents were issued.
April 16, 2014	Two (2) proposals were received.

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

Funds were available in the FY2013-2014 District Wide Renewals and Replacements budget.

Source of Funding	Amount Budgeted	Highest Ranked Proposal
Renewals & Replacements	$40,820	$40,561.52

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Jesse Villarreal, the Facilities Committee recommended Board approval to contract construction services with Diaz Floors & Interiors, Inc. in the amount of $40,561.52 for the Replacement of Carpet in Offices at the Pecan Campus North Academic and Student Activities Buildings as presented. The motion carried.

Review and Recommend Action on Contracting Construction Services for the Replacement of Carpet for the Nursing & Allied Health Campus West Wing

Approval to select a contractor for the Replacement of Carpet for the Nursing & Allied Health Campus West Wing will be requested at the May 27, 2014 Board meeting.

Carpeting in some areas of these buildings was over thirteen years old and was in need of replacement. Staff proposed to replace the carpet with carpet tile which was the current STC standard due to its higher quality and reduced maintenance.

STC staff issued the necessary plans and specifications for the solicitation of competitive sealed proposals. Solicitation of competitive sealed proposals for this project began on April 7, 2014. A total of four (4) sets of construction documents were issued to general contractors, sub-contractors and suppliers and a total of three (3) proposals were received on April 24, 2014.

Timeline for Solicitation of Competitive Sealed Proposals	
April 7, 2014	Solicitation of competitive sealed proposals. Four (4) sets of construction documents were issued.
April 24, 2014	Three (3) proposals were received.

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

Funds were available in the FY2013-2014 District Wide Renewals and Replacements budget.

Source of Funding	Amount Budgeted	Highest Ranked Proposal
Renewals & Replacements	$150,000	$97,474

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to contract construction services with W. E. Imhoff & Co. Inc./dba Intertech Flooring in the amount of $97,474 for the Replacement of Carpet for the Nursing & Allied Health Campus West Wing project as presented. The motion carried.

Review and Recommend Action on Pecan Plaza Space Renovation for the STC Police Department Change Order No. 3

Approval of proposed Change Order No. 3 with 5 Star Construction for the Pecan Plaza Space Renovation for the STC Police Department project will be requested at the May 27, 2014 Board meeting.

The following item for Change Order No. 3 was needed for connection of domestic water line and pricing was submitted by 5 Star Construction. This proposed change order item was reviewed and confirmed by the project design team at PBK Architects and STC staff.

Pecan Plaza Space Renovation for the STC Police Department			
Change Order No.	**Item Description and Justification**	**Cost/ Days**	**Funding Source**
3	• **Description:** Upgrade City water line from 4" to 6" • **Justification:** As part of the construction documents, a new 6" water line is included in order to provide domestic water to the building. When installation for the line began, it was discovered that the City water main is a 4" line. In order to supply sufficient water flow and water pressure, a section of the City water main needs to be replaced with a 6" line. This change has been reviewed with the City's utility department staff and they have informed STC that the cost will be STC's responsibility.	$14,326	Construction
Total Change Order No. 3		$14,326 30 days	Construction

A representative from PBK Architects and STC staff attended the May 8, 2014 Facilities Committee meeting to respond to questions from the Facilities Committee members.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Jesse Villarreal, the Facilities Committee recommended Board of proposed Change Order No. 3 in the amount of $14,326 with 5 Star Construction for the Pecan Plaza Space Renovation for the STC Police Department project as presented. The motion carried.

Review and Recommend Action on Substantial Completion of Technology Campus Detention Pond Cleaning Project

Approval of substantial completion for the Technology Campus Detention Pond Cleaning project will be requested at the May 27, 2014 Board meeting.

STC staff visited the site and developed a construction punch list. As a result of this site visit and observation of the completed work, a Certificate of Substantial Completion for the project was certified on April 25, 2014. A copy of the Substantial Completion Certificate and photos was included in the packet.

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

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the substantial completion for the Technology Campus Detention Pond Cleaning project as presented. The motion carried.

Review and Recommend Action on Liquidated Damages, Final Completion, and Release of Final Payment for District Wide Building to Building ADA Improvements

Approval of liquidated damages, final completion, and release of final payment for the District Wide Building to Building ADA Improvements will be requested at the May 27, 2014 Board meeting.

Substantial Completion for this project was accomplished on time and certified by the project engineer on April 30, 2014. A punch list including forty-one items was provided to contractor CAS Companies on the date of substantial completion and they had thirty days, or until April 20, 2014, to complete all punch list items.

CAS was able to complete all punch list items within thirty days except for the correction of two handrails at two handicap ramps. It took a total of ten additional days for CAS to complete all punch list items. This project's construction contract is based upon a modified version of a contract available from the Engineers Joint Contract Documents Committee (EJCDC). The contract, modified by STC legal counsel includes liquidated damages in the amount of $500 per day for delays in completing the punch list and accomplishing final completion. Therefore a total of $5,000 in liquidated damages is proposed to be enforced as part of this project's final completion approval.

The original cost approved for this project was in the amount of $216,535.81. Through the course of the project, there were four change orders, with a net total increase of $12,081.20, yielding a revised contract cost of $228,617.01.

Upon Board approval of liquidated damages of $5,000.00 as allowed under contract, the final project cost would be $223,617.01. The College has already paid CAS Companies $217,186.16 for this project, and the remaining balance, pending Board approval of liquidated damages, is $6,430.85.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Proposed Liquidated Damages	Final Project Cost	Previous Amount Paid	Remaining Balance
$200,000	$216,535.81	$12,081.20	$5,000.00	$223,617.01	$217,186.16	$6,430.85

On April 30, 2014, STC Planning & Construction Department staff along with Dannenbaum Engineering inspected the site and confirmed that all punch list items were completed. Attached is a letter from Dannenbaum Engineering acknowledging all work is complete and recommending release of final payment.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Jesse Villarreal, the Facilities Committee recommended Board approval of liquidated damages in the amount of $5,000.00, the final completion, and release of final payment in the amount of $6,430.85 to CAS Companies as presented. The motion carried.

Update on Status of Construction Projects

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

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:45 p.m.

I certify that the foregoing are the true and correct minutes of the May 8th, 2014 Facilities Committee Meeting of the South Texas College Board of Trustees.

_____
Mr. Gary Gurwitz, Chairman

Update on Status of 2013 Bond Construction Program

Facilities Space Programs (Building interior spaces)

- Work continues towards finalizing space programs for future Libraries
- It has been proposed to swap 2,000 square feet from the future Starr County Campus Health Professions and Science building and move this space to the future Library; details related to this request will be presented to Dr. Reed for review
- All other building space programs are complete and ready for review by Construction Program Management (CPM) firm
- Goal is to have all space programs ready to hand over to architects in September, 2014

Construction Program Management Firm

- Board of Trustees previously authorized negotiation team to negotiate contract terms with Broaddus & Associates (B&A)
- Negotiations team conducted first negotiations meeting with B&A on Tuesday May 13, 2014; meeting generally served as an orientation meeting and to identify action items needed by both B&A and STC; next meeting will take place on May 30, 2014
- B&A has offered some additional services for consideration by STC, which could add value to the overall Bond program; services include Building Information Modeling, accounting software for accounts tracking and specialized design consultants as needed
- Draft contract has been developed and is currently being reviewed by STC's negotiations team, legal counsel and B&A

Facilities Design Standards and Guidelines

- FPC staff is currently working with an architect firm and MEP firm to assist with updates on various building standards
- FPC is coordinating a Facilities Technical Requirements Advisory Council to assist with input on building technical requirements and standards for all building systems
- Goal is to have these standards updated by August 2014

Solicitation of Architectural and Engineering Firms

- FPC staff is currently working on a flowchart outlining the process for solicitation and hiring of architectural and engineering firms to assist with design of Bond construction projects; this flowchart will be reviewed with CPM firm and presented to the STC's Board of Trustees in July 2014
- It is anticipated that architects and engineers could be contracted by October 2014

2013 Bond Construction Program

Six Months Look Ahead
May 2014

Date	Action
May 30, 2014	CPM contract negotiations meeting no. 2 with Broaddus & Associates
June 2014	Finalize overall Bond program schedule
June 12, 2014	Update Board Facilities Committee on contract negotiations with Broaddus & Associates
June 22, 2014	Board approval of contract with Broaddus & Associates
July 2014	Prepare draft RFQ for architectural and engineer services
August 2014	Board approval of RFQ for architectural and engineer services
September 2014	Solicitation of architectural and engineer services
October 2014	Board approval of architectural and engineer firms
November 2014	Begin design work with architectural and engineer firms
November 2014	Begin solicitation of contractors using Construction Manager at Risk procurement method
December 2014	Board approval of contractors using Construction Manager at Risk procurement method

Update and Action as Necessary on Contract Negotiations with Broaddus and Associates for 2013 Bond Construction Program Management Services

On April 26, 2014 the Board of Trustees authorized contract negotiations with Broaddus and Associates (B&A) for 2013 Bond Construction Program Management Services. The Board also appointed a negotiations team to conduct these negotiations.

Negotiations meeting number 1 with B&A took place on Tuesday May 13, 2014 with focus on the overall components to be addressed as negotiations continue. Below are some highlights from meeting number 1.

- Review of overall 2013 Bond Construction Program
- Review of proposed scope of services and draft contract
- STC and B&A agreed to review and comment on draft contract and exhibits and develop an updated draft prior to next meeting
- STC needs to finalize overall program schedule
- Projected that the program can be completed in approximately 39 months or fall 2017
- STC will develop schedule to sell bonds so they coincide with a 39 month program
- B&A will work on strategies to reduce and control costs
- STC can consider borrowing from fund balance to help manage the schedule for selling of bonds
- B&A will help with payment projections to help establish bond revenue requirements
- B&A will help determine how specialized design consultants can be incorporated with the design teams
- B&A described the benefits of using Building Information Modeling (BIM) as an additional service to assist with program management
- B&A agreed to prepare a draft fee proposal for review during negotiations meeting number 2

Negotiations meeting number 2 with B&A took place on Friday May 30, 2014 with focus on review of B&A's initial fee proposal draft. Below are some highlights from meeting number 2.

- Review of program management benefits from use of Building Information Modeling (BIM) software
- Review of draft contract for Construction Program Management services
- Incorporation and management of specialized design consultants
- Review of B&A's initial fee proposal and breakdown – see attached
- Options for construction cost reductions including large volume purchases and insurance consolidation for owner purchase

- Negotiations focused on additional services option for program management software (Owner Insight) and B&A agreed to provide this option at half the cost and allow STC to use the software for non-bond projects
- Research other similar services and fees for comparison

The negotiations committee requested that Mr. Rodriguez prepare a summary of Construction Management Services fees for comparable projects. The summary of comparable fees will be presented to the Facilities Committee for consideration as compared to the Broaddus proposed fee for the South Texas College Bond Project.

Fee proposal submitted by B&A is in the amount of $4,326,387.00 or 2.72% of the overall $159,000,000 Bond Construction Program. After review and consideration by the negotiations committee, a recommended fee proposal will be considered for approval, including the optional Construction Program Management Software (Owner Insight) at half the cost. Optional software is a $200,000 value and therefore cost of software would be reduced to $100,000 and STC would continue to use the software after the Bond Program is complete. Staff and legal counsel will be present at the June 12, 2014 Facilities Committee meeting to review the fee proposal submitted by Broaddus & Associates for STC's 2013 Bond Construction Program Management Services as well as fees for comparable Bond projects.

It is requested that the Facilities Committee recommend for Board approval at the June 26, 2014 Board meeting, authorizing Dr. Reed and the negotiations committee to finalize fee proposal details, contract details, and execute contract with Broaddus & Associates with a fee in the amount of $4,326,387.00 including the optional Construction Program Management Software (Owner Insight) at half the cost, as presented.

BROADDUS & ASSOCIATES

INNOVATIVE PROJECT MANAGEMENT AND PLANNING

May 30, 2014

Mr. Gerardo Rodriguez, AIA, Director
Facilities Planning & Construction
South Texas College
3201 W. Pecan Blvd.,
McAllen, TX 78501

RE: 2013 Bond Program – Fee Proposal

Dear Mr. Rodriguez:

Broaddus & Associates, Inc. is pleased to present this proposal based upon our discussions related to 2013 Bond Program after the Board of Trustees identified our firms as best ranked respondent. Based on these discussions we may categorize the negotiation elements into; 1) contract language, 2) scope of services, 3) contract duration, 4) basic service fee and 5) additional services or technology features which or may not be included in final negotiated fee.

The evaluation of information may be compared to the STC 2001 Bond Program which does have differences primarily in the level of technology that has changed dramatically. Please see attached comparison that attempts to capture the differences in the original bond program and the current bond program. Additionally, several items that were not included in original bond program will be included in proposed Basic Service fee.

I am also attaching summary of items that will be provided as part of Basic Services and BIM FM Execution description for further discussion and consideration.

Our fee based on scope of services in attached breakdown will be a lump sum. We feel that we have provided a very competitive proposed fee and included several items that will provide value and make this program a much more successful program. Should additional services be required, they will be negotiated on an as-needed basis prior to any additional work occurring. We understand that target of this completion effort should to be no later than August 31, 2017 and we are prepared to meet this time frame.

We trust that this efficient approach will effectively assist South Texas College in its efforts to bring facilities to fulfill the educational mission in expeditious manner. Please let me know if you require additional information and we look forward to further discussion.

Sincerely,

Gilbert Gallegos, AIA
Sr. Vice-President

1100 E. Jasmine, Suite 102 ◊ McAllen, Texas 78501 ◊ Phone: (956) 688-2307 ◊ Fax: (956) 688-2315

1301 S. Capital of Texas Highway, Suite A-302 ◊ Austin, Texas 78746 ◊ Phone: (512) 329-8822 ◊ Fax: (512) 329-8242

STC Scope of Service Summary

2001 Bond Program vs. 2013 Bond Program

30-May-14

Fee Comparison	2001	2014	Remarks
Bond Amount	$ 98,700,000	$ 159,028,940	
Fee Amount	$ 2,800,000	$ 4,326,387	
Fee Percentage	2.84%	2.72%	
Duration (Months)	42	38	
Scope of Services			
Program Management	√	√	
Office Space	√		600 sf office space, internet access and janitorial services were provided as part of original bond program. Value $37,800
Reimbursable Expenses	√	√	Copies, Data, Voice associated with bond program
Travel/Mileage	√	√	Mileage from home office to multiple sites is included
Cost Control/Estimating	√	√	Cost Estimating will be centrally accomplished using BIM as part of Basic Sevices
Macro BIM		√	Macro BIM allows a passing of 3D space program directly to A/E for start of design. Saves time for and effort and includes cost estimating using new technology rather than spreadsheets
Master Program Schedule	√	√	Once Board of Trustees apporoves schedule and priorities, B&A will generate Master Program Schedule that will be used to keep professionals on track
Owner InSite			
Document Control	√	√	Electronic Filing System would be used to keep all documents in a central location. Sharing and transfer of information is faster and more economical. Electronic copy of all information will be provided at program end

Scope of Services			
Design		√	Owner In-Site was only used for Construction as part of original bond program
Construction	√	√	Owner In-Site was only used for Construction as part of original bond program. Reporting mechanism has been approved dramatically
Accounting			
Construction Observation	√	√	
Engineering Support	√	√	
Volume Procurement		√	This was not included in original bond program. Please see attached memo
Building Information Modeling (BIM)			
Macro BIM Programming		√	Macro BIM Programming will be included as part of Basic Services. This would allow a direct handoff to A/E firms to commence Schematic Design. This would facilitate quick design start
BIM Standards & Req'ts		√	This was not part of original bond program but will be part of 2013 Bond Program basic services. See attached for description
BIM FM Execution			Please see attached descriptive outline for consideration
FF&E Coordination		√	FF&E was $150,000 additional service contract amount in 2001 Bond Program. Propose to accomplish this through FF&E local coordination & volume procurement
Technology			
Audio Visual			A/V was $74,250 additional service contract amount in 2001 Bond Program
Data			Data & Voice were included as additional service under each A/E Contract in original bond program
Voice			

Review and Recommend Action on Memorandum of Understanding between South Texas College and Texas A&M AgriLife Extension Service for Starr County Campus Walking Trail

Approval of a Memorandum of Understanding between STC and Texas A&M AgriLife Extension Service for creation of a Starr County Campus Walking Trail will be requested at the June 26, 2014 Board meeting.

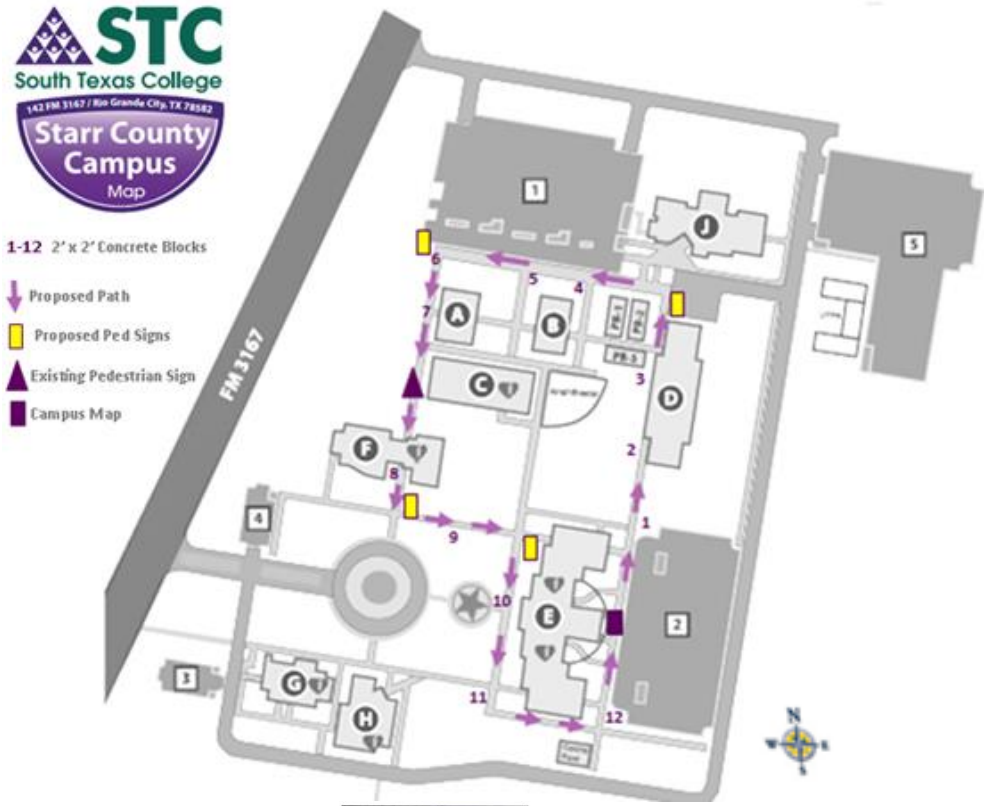
Early in 2014 Ms. Yolanda Morado with the Texas A&M AgriLife Extension Service in Starr County contacted STC staff and requested a meeting with a team from Texas A&M University to discuss a grant opportunity, which is managed by AgriLife that could fund the development of an exercise walking trail to be created on the Starr County Campus. STC key staff has subsequently had several meetings with the team from A&M to learn more about this grant and develop details for the creation of a one-mile walking trail on campus.

The grant allows for installation of signage along existing sidewalks to guide pedestrians as they follow the one-mile trail. The AgriLife team has identified a path using existing sidewalks and has agreed to install signage consistent with STC's directional signage standards. As a result they have received quotes from STC's signage vendor and are ready to move forward. Attached is a campus map showing the proposed trail and locations of the associated signage.

Prior to moving forward, STC has requested a Memorandum of Understanding outlining the terms of this proposed partnership. As a result, the AgriLife team prepared a draft MOU which was forwarded to STC's legal counsel for review and editing. A final draft of the MOU is attached for review and consideration by the Committee.

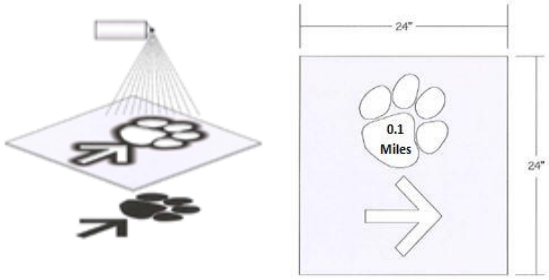
It is requested that the Facilities Committee recommend for Board approval at the June 26, 2014 Board meeting, a Memorandum of Understanding between STC and Texas A&M AgriLife Extension Service for creation of a Starr County Campus Walking Trail as presented.

Proposed Walking Trail & Signage



(A)

(B)



(C)

Route: Designed based on existing shade and lighting, and to keep pedestrians away from cars.

Trail Name: Jaguar Walking Trail

Budget: Current Estimated Total $7,757*, plus paint and stencil install

A: Walking Trail on Campus Maps and 1 Pedestrian Sign: $1000*

B: (4) new Trail Pedestrian Signs: $5,557* includes estimated install

C: (12) 2' x 2' Concrete Ground Markers with stencils to** indicate key turns and directions and four to indicate 1/10 mile distances. Note: A stencil with "1/10 mile" added to the design is being requested: Stencils $600.00*; concrete blocks $600*

*Pending STC approval, MOU, and WOW Coalition budget approval.

** Location of 12 markers will need to be confirmed based on best way-finding practices and by the Director of Facilities Planning and Construction.

STARR COUNTY COALITION
WORKING ON WELLNESS
TRABAJANDO PARA TU SALUD

Memorandum of Understanding between
Texas A&M AgriLife Extension Service and
South Texas College, Starr County Campus in Rio Grande City

This Memorandum of Understanding ("MOU") is entered into between Texas A&M AgriLife Extension ("AgriLife"), a member of The Texas A&M University System, an agency of the State of Texas, and South Texas College ("STC") and is effective from the date of execution by both parties.

BACKGROUND & PURPOSE:

AgriLife operates the Working on Wellness Coalition of Starr County ("the WOW Coalition"). The WOW Coalition is participating in a three year Community Transformation Grant project through the Department of State Health Services with funding being provided by the Centers for Disease Control and Prevention ("the Project"). The goal of the Project is to improve the health and quality of life for the people of Starr County through environmental and policy changes that support healthy lifestyles. The four target objectives for the Project (the "Target Objectives") are:

1. Increase the public's access to smoke-free environments;
2. Improve dietary behaviors of individuals and families by increasing access and availability of fruits and vegetables;
3. Increase access and opportunities for individuals and families to be physically active through improved walking trails, paths, parks and school grounds;
4. Increase services available to support management of chronic diseases, including high blood pressure and Type 2 diabetes.

STC is an institute of higher education with a campus in Starr County, Texas. Each semester, STC faculty, staff and thousands of students use STC's sidewalks and paths to get around the campus. STC supports the WOW Coalition, the goal of the Project and desires that is campus pathways be used as intended by the Project.

The parties desire to join their efforts and use existing facilities to address Target Objective No. 3 of the Project as follows:

COOPERATIVE ACTIVITY:

The WOW Coalition proposes and STC agrees to the placement of mileage markers and signs throughout the campus to be designated STC campus pathways. The pathways will be selected and so designated by the WOW Coalition, with the approval of STC. The WOW Coalition and STC will use their best efforts to promote the use of the pathways by STC faculty, staff, and students.

The WOW Coalition will work with STC's current vendor for campus signage, lnnerface Architectural Signage, Inc., to design, print, and add mileage markers and signs throughout the STC campus pathways at an estimated cost to the WOW Coalition of approximately $8,000. In addition, the WOW Coalition will endeavor to urge the use of the marked pathways by STC faculty, staff, students, and their immediate families. All out-of-pocket costs, including the purchase and printing the mileage markers and any support marketing costs will be paid for by the WOW Coalition from the grant funds it received for the Project.

The WOW Coalition intends to order/purchase the signs during Spring, 2014, and initiate its marketing of the walking path on an ongoing basis, with a concerted effort in the Fall of 2014.

The local AgriLife Extension Agent in Starr County will serve as the local contact on behalf of AgriLife for this MOU and the activities contemplated herein.

STC will approve the placement of the mileage markers to be affixed or placed on campus and will use its best efforts to promote and encourage the use of the walking paths by STC faculty, staff, students as it deems appropriate. To extent permitted under state under state law, STC shall maintain, replace or repair damaged signage at its own expense.

DURATION:

This MOU shall take effect as of the last date executed by all parties and shall, subject to annual appropriation, remain effective until September 31, 2014. All amendments, modifications and extensions hereto shall be in writing and executed by all parties. Either party may terminate this MOU at any time but should endeavor to provide at least 30 days' written notice to the other parties.

MISCELLANEOUS:

This MOU will not be construed to create any partnership, joint venture or other similar relationship between the parties, nor shall either party enter into obligations or commitments on behalf of the other party. Each party shall accept full and sole responsibility for any and all expenses incurred by that respective party relating to this MOU. Nothing in this MOU shall be construed as superseding or interfering in any way with any agreements or contracts entered into among the parties, either prior to or subsequent to the signing of this MOU. Nothing in this MOU shall be construed as an exclusive working relationship. The parties specifically acknowledge that this MOU is not an obligation of funds, and is not intended to and does not create any contractual rights or obligations, or a legally binding commitment by either party or create any rights in any third party.

AgriLife is an agency of the State of Texas and nothing in this MOU waives or relinquishes AgriLife's right to claim any exemptions, privileges, and immunities as may be provided by law.

This MOU may be executed in any number of counterparts, including facsimile or scanned/emailed PDF documents. Each such counterpart, facsimile, or scanned/emailed PDF document shall be deemed an original instrument, all of which, together, shall constitute one and the same executed MOU.

Texas A & M AgriLife Extension Service	South Texas College
By:_____	By:_____
Printed Name: Stephen A. Schulze	Printed Name: Dr. Shirley A. Reed
Title: Asst. Vice Chancellor for Administration	Title: President
Texas A&M AgriLife	
Date: _____	Date:_____

Review and Recommend Action on Interagency Cooperative Agreement with Region One for use of Classroom Space in Building C at the Starr County Campus

Approval of Interagency Cooperative Agreement with Region One for use of classroom space in Building C at the Starr County Campus will be requested at the June 26, 2014 Board meeting.

The current agreement with Region One for use of classroom space in Building C at the Starr County Campus will expire in June, 2014. Region One has requested for continued use of classroom space in the same building starting in July, 2014. The proposed agreement is for five (5) classrooms and one (1) science lab for a total of 7,978 square feet in the amount of $74,674.08 annually.

This new agreement is proposed for a period of three years subject to annual approval for renewal by both parties.

It is requested that the Facilities Committee recommend for Board approval at the June 26, 2014 Board meeting, the approval of an Interagency Cooperative Agreement with Region One for use of classroom space in Building C of the Starr County Campus as presented.

Review and Recommend Action on Contracting Architectural On-Call Services for Construction Projects less than $500,000 in Total Construction Costs

Approval of architectural on-call services as needed for district-wide construction projects less than $500,000 in total construction costs will be requested at the June 26, 2014 Board meeting.

The benefit of a preapproved list of architectural firms is time saved by not soliciting qualifications on a project by project basis. Having a preapproved list of firms allows staff to coordinate one solicitation of qualifications for Board approval then recommend contracting with each firm as construction projects under $500,000 are initiated. The assignment of projects to each firm is then monitored on an annual basis to ensure an equitable amount of work and fees are awarded to each firm on the list. This process has proven effective and allows architectural design services to be expedited.

The current approval of architectural on-call services for construction projects with budgets under $500,000 expired on March 28, 2014. It is recommended that a minimum of five firms be approved for a period of one year with the option to renew for two additional one-year periods, with Board approvals.

Request for qualifications was prepared and on March 6, 2014 solicitation of these services began. On March 25, 2014 a total of sixteen (16) firms submitted responses to the request for qualifications. The evaluation team prepared the attached summary of the scoring and ranking for review by the Facilities Committee.

Previous Firms Approved for On-Call Services	Top Ranked Firms Recommended for On-Call Services
Boultinghouse Simpson Gates Architects	Boultinghouse Simpson Gates Architects
EGV Architects, Inc.	EGV Architects, Inc.
ERO Architects, LLP.	ERO Architects, LLP.
PBK Architects, Inc.	PBK Architects, Inc.
	Rike Ogden Figueroa Allex Architect, Inc.

It is requested that the Facilities Committee recommend for Board approval at the June 26, 2014 Board meeting, a minimum of five firms for architectural on-call services for construction projects under $500,000 in total construction costs for a period of one year with the option to renew for two additional one-year approvals as presented.

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES
PROJECT NO. 13-14-1046

VENDOR	Amtech Building Sciences, Inc.	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.	goERO International, LLP.	Gignac & Associates, LLP.	Gomez Mendez Saenz, Inc.	LNV, Inc.	Mata Garcia Architects, LLP.	Megamorphosis, Inc.	Milnet Architectural Services	Negrete & Kolar Architects, LLP.	PBK Architects, Inc.	RGV Architecture	Rike Ogden Figueroa Allex Architects, Inc.	RPGA Design Group, Inc.	The Warren Group Architects, Inc.
ADDRESS	2403 N 10th St Ste B	3301 N McColl Rd	220 S Bridge St	300 S 8th St	222 E Van Buren Ste 102	1150 Paredes Line Rd	801 W Nolana Ave Ste 202	1314 W Ivy Ave	324 W Van Buren Ave	608 S 12th St	11720 N IH 35	3900 N 10th St Ste 810	2020 E Expway 83	1007 Walnut Ave	101 S Jennings Ave Ste 100	1801 S 2nd St Ste 330
CITY	McAllen, TX 78501	McAllen, TX 78501	Hidalgo, TX 78557	McAllen, TX 78501	Harlingen, TX 78550	Brownsville, TX 78521	McAllen, TX 78504	McAllen, TX 78501	Harlingen, TX 78550	McAllen, TX 78501	Austin, TX 78753	McAllen, TX 78501	Mercedes, TX 78570	McAllen, TX 78501	Fort Worth, TX 76104	McAllen, TX 78503
PHONE	956-686-3095	956-630-9494	956-843-2987	956-661-0400	956-365-4820	956-546-0110	956-627-3979	956-631-1945	956-428-1779	956-688-5656	512-474-6526	210-854-0241	956-456-9828	956-686-7771	817-332-9477	956-994-1900
FAX	956-686-2233	956-630-2058	956-843-9726	956-661-0401	956-365-4822	956-546-0196	956-883-1986	956-631-1968	956-425-5886	956-687-9289	956-386-0613	713-961-4571		956-687-3433	817-332-9487	956-994-1962
CONTACT	Michael D. Hovar	Danny Boultinghouse	Eduardo Vela	Eli R. Ochoa	Raymond Gignac	Rudy V. Gomez	Robert M. Viera	Hector Rene Garcia	Meg Foster Jorn	Rodolfo R. Molina, Jr.	David Negrete	Cliff Whittingstall	Steven L. McGarraugh	Luis Figueroa	Robert Garza	Laura Nasri Warran
2.1 Statement of Interest																
2.1.1 Statement of Interest for Project	Indicated that firm specializes in the Building Envelope and Roof consulting. They also mentioned two projects in which they provided work for STC.	Pointed out that firm has extensive experience in providing "on-call" service, including such current work for STC and is familiar with STC's requirements and expectations.	Mentioned the firm's "extensive" experience in the Rio Grande Valley and "exceptional" track record for meeting project scope and being within budget.	Indicated that they are the largest firm south of San Antonio specializing in education facilities. Pointed out their previous work for STC as an on-call architectural firm.	Pointed out their expertise with educational architecture in South Texas. Indicated that they have completed over 400 educational facility projects.	Emphasized the 50+ years experience of the 2 licensed architects in educational programming and design.	Indicated that they are a full services consulting firm providing solutions for public sector clients. Stated that a full-service firm, their team will provide greatest value to STC.	Stated their experience in educational facilities and their flexibility in handling all of the college's projects, new or renovated.	Made a statement about their significant experience in renovation projects and added that they have received awards for renovations they have worked on.	The company pointed out their experience in working with the challenges of renovations within an existing functioning campus.	Stated that firm seeks to work primarily for public institutions and have worked for school districts, colleges and universities.	Stated that they over 65% of their project experience is on job order projects. Pointed out work currently in progress for the college and understanding of our procedures and design guidelines.	Emphasized the experience of the firm's two main staff members, an architect and an engineer, pointing out their experience in Hidalgo County and across Texas.	The firm cited the previous work they have provided for STC and stated their confidence in the ability to continue providing service.	Cited the firm's experience with renovations and their work for higher education entities. Indicated that a principal in the firm would have continuous involvement in an STC project.	Stated that the firm's team and the consultants have their unique experience in educational facilities. Also stated that STC will become the main focus for its team members.
2.1.2 History and Statistics of Firm	- Firm was established in 1979. - Indicated that they are one of the oldest firms that deal with roof and building envelope assessment. - Have 24 employees firm wide and 5 offices.	-Firm was established in 1990 through merger of two independent practices. - Have a staff of nine - 600 projects and 85% repeat client rate	- Firm established in 1994 - Specialize in educational facilities - Firm has never been involved in litigation	- Established in 2001 - Have 3 registered architects and 26 employees in McAllen - Point out experience with consultants and construction firms in the region.	- The principal has 27 years of experience in architecture. - Offices in Corpus Christi and Harlingen - Have 4 architects and total staff of 17	- Firm founded in 1998 but has been in existence since 1976 under different names. - Has worked with 20+ school districts and higher education institutions in Valley	- Established in 1962 under different name - Has more than 100 employees in Texas - Has offices in Corpus Christi, McAllen, Austin, Dallas/Fort Worth, Laredo, and San Antonio	- Firm originally established in 1981 - Identify themselves as medium-sized firm with two principals - Staff of 15	- Firm established in 1995 - Has total of 7 employees - Has designed over 750 projects	- Established in 2000 - Pointed out experience in educational design	- Firm established in 1993 - Offices in Austin and Edinburg	- 33 years in business - 240 total employees - 6 offices throughout Texas, including McAllen	- Prime firm is a partnership of an architectural firm and an engineering firm which have provided services over 20 years.	- Established in 1949 in McAllen - Maintain offices in McAllen and Harlingen	- Established in 1989 - 16 total staff, including 5 architects - Located in Dallas/Fort Worth	- Established in 2004 - Offices in McAllen and Austin - Recognized as "Top 5 Small Businesses of 2013" by McAllen Chamber of Commerce
2.1.3 Statement of Availability and Commitment	Confirmed availability and commitment of its key staff and resources to provide services to STC.	Confirmed availability and commitment of Project Architect and Project Manager to the project.	Indicated that they will commit as much time as necessary to meet project milestones and acquire additional help to be sure project is done on time.	Stated that they are available and have sufficient staff and resources to support the requirements of the contract.	Stated that they will commit the work force necessary to complete project within the designated schedule.	Stated that they are available at STC's convenience. Indicated that they are able to provide services on an accelerated time table by project-sharing team members.	Stated that firm has immediate staff available. Added that ability to commit resources and complete projects within budget and timeline is a non-issue.	Indicated an ability for rapid response to STC's needs. Stated their commitment to timelines set by STC.	Indicated their commitment to the projects. Either of the two principals would devote their time to the projects and meet the college's delivery times.	State that they do not pursue projects unless it is certain of capabilities to produce on or ahead of schedule. Indicate that a number of their projects are nearing end of design phase and have staff available to assist STC.	Indicated that the firm will commit to having the most experienced personnel, including the principal, in the projects and to work in accordance with schedules established by STC.	Stated their sufficiency of staff and resources for the project and familiarity with STC design and construction guidelines. Indicated that the same team is involved from beginning to completion of project.	Stated firm's availability to commence services immediately for the college. Indicated that they will provide experienced staff to perform work.	Indicated the immediate availability to provide services and the active participation by the key team members of the firm, including the two principals.	Indicated that the staff of 16 will easily provide necessary resources to STC. Added their commitment to maintaining key personnel and consultants for duration of a project.	Indicated their readiness to begin work on college projects. They pointed out that their office is running at 60% utilization due to current projects.
2.2 Prime Firm																
2.2.1 Resumes of Principals and Key Members	Included resumes for the following staff: - Robert F. Alford, President - Michael D. Blanchette, Vice President - Michael D. Hovar, Director of Operations - Alejandro Folchi, Project Manager	Included resumes for the following: - Danny Boultinghouse, Principal Architect - Robert S. Simpson, Principal Architect - John Gates, Architect - Carolina Civarolo, Architect	Included resumes for the following staff: - Eduardo G. Vela, Senior Project Manager - Radu D. Popescu, Project Manager - Alejandra Mina, Project Manager - Rebecca Acuña, Office Manager/CADD Technician - Gilbert Zuniga, CADD Technician - Ramiro E. Ramos, CADD Technician	Included resumes for the following staff: - Eli R. Ochoa, Principal -In-Charge - Manuel Hinojosa, Design Architect - Octavio Cantu, Design Architect/Chief Operating Officer - David Iglesias, Project Manager	Included resumes for the following staff: - Raymond Gignac, Principal-In-Charge - Rolando Garza, Senior Project Manager - David Monreal, Project Architect/Project Manager - Juan Mujica, Project Manager - Nick Gignac, Architectural Associate	Included resumes for the following staff: -Rudolph V. Gomez, President - Roan G. Gomez, Secretary -Roan Gabriel Gomez, Intern Architect	Included resumes for the following staff: - Robert M. Viera, Principal-in-Charge - Ronald W. Foster, Project Manager/Chief Architect - Craig Forsythe, Senior Architect - Eric A. Trejo, Senior Structural Engineer - Juan A. Pimentel, Senior Civil Engineer	Included resumes for the following staff: - Hector R. Garcia, Project Architect - Fernando Mata, Partner/Director of Administration -Rey Zamora, Project Manager - Christopher R. Collins, Architect - Chris A. Lopez, Construction Field Rep.	Included resumes for the following staff: - John R. Pearcy, Principal - Meg Foster Jorn, Principal - Benito Lozano, Architect Intern - Nicholas Jose Pascual, Intern Architect - Dillon Redding, CAD Technician - Doug Junkin, Project Manager	Included resumes for the following staff: - Rodolfo R. Molina, Jr. - President - Ramon Villalobos - Project Manager	Included resumes for the following staff: - David Negrete, Partner - Juan Jose Cotera, Architect Intern - Andres L. Mata, Project Manager - Esteban Zamora, Project Manager	Included resumes for the following staff: - Cliff Whittingstall - Principal, Director of Higher Education - Erasmo Eli Alvarado, III - Associate Principal, Client Executive - Chris Sias - Project Manager - Jose Guerrero - Architectural Production and Quality Control - Greg Hughes - Principal, Director of Healthcare - Richard Chi - Partner, Director of Design - Greg Louviere - Associate Principal, Interior Designer - Mark Stehhey - MEP Director - Mark Madorsky - President, MEP Engineering - Todd Scrimpsher - Facilities Consulting - John Kubala - Director, Structural Engineering - Mark Meador - Director of Technology - Brian Hood - Technology Systems Designer	Included resumes for the following staff: - Frank P. Key - Principal-in-Charge - Steven L. McGarraugh, Project Manager - Victor Palacios - Architectural Services Task Leader	Included resumes for the following: - Luis Figueroa - Principal - Michael E. Allex - Principal - Humberto Rodriguez - Associate - Cesar A. Roque - Associate AIA	Included resumes for the following: - Brett Oaks - Senior Project Manager - Robert P. Garza - Principal in Charge - Brent Bordovsky - Project Architect	Included resumes for the following staff: - Laura Nassri Warren - Principal - Andrina Garza - Director - Amanda Gomez - Project Manager - Natanael Perez - Project Manager
2.2.2 Project Assignments and Lines of Authority	Enumerated the duties and assignment of the above-named staff and included the lines of authority among the same staff members. Provided the percentage time each staff would dedicate to a project.	Lines of authority and assignments within firm are shown in an organization chart that includes all nine staff.	Listed key personnel for projects in order of authority and their titles. Indicated that they adjust staff to different lines of duty depending on specific project needs.	Provided table with eight staff that showed the duties and the percentage of time each will devote to a project. Lines of authority were not spelled out.	Lines of authority and project assignments were not addressed.	Show assignments as follows: - Rudy Gomez - 100% participation - Roan Gomez - 100% participation	Assignments of staff are shown in the organization chart. Indicated that percentage time for each staff member will be determined on a per-project basis.	Project assignments are shown for all of the above-named staff along with the percentage time each will devote to STC projects. Lines of authority and communication are shown in a flow chart.	Indicated that one of the two principals will be the single point of contact for the college and will devote 50% of the time to the project.	Show the percentage of time of participation by Architect, Project Manager, Project Designer and Interiors person, but these are given as a range depending on phase of project.	Show the estimated percentage of time to be devoted to a project by the above-listed staff and consultants.	Lines of authority and communication are indicated in an organization chart. The chart shows all staff that will work on projects for college.	Lines of authority and communication are shown in the organization chart. Provided a list of tasks to be performed by the main staff members.	Showed assignments for all of the staff listed above and the percentage of time each will devote to project.	Named three specific staff members, including the principal in charge, who would be directly involved in projects for the college and the percentage time each would devote to the project.	Assignments for firm staff and consultants are summarized in a table. It includes all four staff named above. The percentage of time each will be involved in the project is indicated.

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES
PROJECT NO. 13-14-1046

VENDOR	Amtech Building Sciences, Inc.	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.	goERO International, LLP.	Gignac & Associates, LLP.	Gomez Mendez Saenz, Inc.	LNV, Inc.	Mata Garcia Architects, LLP.	Megamorphosis, Inc.	Milnet Architectural Services	Negrete & Kolar Architects, LLP.	PBK Architects, Inc.	RGV Architecture	Rike Ogden Figueroa Allex Architects, Inc.	RPGA Design Group, Inc.	The Warren Group Architects, Inc.
ADDRESS	2403 N 10th St Ste B	3301 N McColl Rd	220 S Bridge St	300 S 8th St	222 E Van Buren Ste 102	1150 Paredes Line Rd	801 W Nolana Ave Ste 202	1314 W Ivy Ave	324 W Van Buren Ave	608 S 12th St	11720 N IH 35	3900 N 10th St Ste 810	2020 E Expway 83	1007 Walnut Ave	101 S Jennings Ave Ste 100	1801 S 2nd St Ste 330
CITY	McAllen, TX 78501	McAllen, TX 78501	Hidalgo, TX 78557	McAllen, TX 78501	Harlingen, TX 78550	Brownsville, TX 78521	McAllen, TX 78504	McAllen, TX 78501	Harlingen, TX 78550	McAllen, TX 78501	Austin, TX 78753	McAllen, TX 78501	Mercedes, TX 78570	McAllen, TX 78501	Fort Worth, TX 76104	McAllen, TX 78503
PHONE	956-686-3095	956-630-9494	956-843-2987	956-661-0400	956-365-4820	956-546-0110	956-627-3979	956-631-1945	956-428-1779	956-688-5656	512-474-6526	210-854-0241	956-456-9828	956-686-7771	817-332-9477	956-994-1900
FAX	956-686-2233	956-630-2058	956-843-9726	956-661-0401	956-365-4822	956-546-0196	956-883-1986	956-631-1968	956-425-5886	956-687-9289	956-386-0613	713-961-4571		956-687-3433	817-332-9487	956-994-1962
CONTACT	Michael D. Hovar	Danny Boultinghouse	Eduardo Vela	Eli R. Ochoa	Raymond Gignac	Rudy V. Gomez	Robert M. Viera	Hector Rene Garcia	Meg Foster Jorn	Rodolfo R. Molina, Jr.	David Negrete	Cliff Whittingstall	Steven L. McGarraugh	Luis Figueroa	Robert Garza	Laura Nasri Warran
2.3 Project Team																
2.3.1 Org chart with Role of Prime Firm and consultants	Included Org chart that has main staff members and roles. It included the following Consultants: - MEP Solutions Engineering - MEP - Chanin Engineering - Structural Engineering	Included organization chart which showed the following consultants: - Halff Associates - MEP - ACR Engineering - MEP - Green, Rubiano Assoc. - Structural - CLH Engineering - Structural - Melden & Hunt - Civil Perez Consulting Engineers - Civil	Organization chart is included which shows lines of authority and project team. The project team includes the following: - Chanin Engineering - Structural - Trinity MEP Engineering - MEP Consultant	Organization chart is included that shows staff, and consultants that will be used. Consultants are provided as follows: - Halff Associates, MEP - Raba-Kistner - Geotechnical & Testing - Perez Consulting Engineering, Civil Engineers - Armko Industries - Roofing - WJHW - Acoustical Design - SSP Designs - Landscape Design	Submitted very general organization chart showing prime firm and four consultants as follows: - DBR Engineering - MEP - Green, Rubiano & Associates - Structural Engineering - Melden & Hunt - Civil Engineering - WJHW - Audio/Video	Organization chart is included listing the architects and consultants. Consultants are also listed as follows: - Green Rubiano & Associates - Structural - ACR Engineering - MEP - SSP Design - Landscape Designer Raba-Kistner Consultants - Geotechnical Engineer - M Garcia Eng. - Civil Engineers	Organization chart is included which shows the lines of authority within firm. No consultants are listed - expertise will be provided in-house	A simple organization chart is included, which shows three consultants. These are: - Le Fevre Engineering and Management Consulting - Civil Engineering - CLH Engineering - Structural Engineer - Sigma HN Engineering, MEP - CLH Engineering, Structural and Civil Engineering	Included organization chart that show the firm staff and which includes three consultants. The consultants are as follows: - Halff Associates, MEP & Civil Engineers - Green, Rubiano & Associates - Structural WJHW - Acoustics, AV	Organization chart is included that shows assignments and consultants. Consultants are as follows: - DBR Engineering Consultants - MEP - Solorio & Associates - Structural - SDI Engineering - Civil	An organization chart is included which shows assignments of prime firm staff and consultants. Consultants are as follows: - Chanin Engineering - Structural Engineer - Halff Associates - MEP	Organization chart is included which shows staff assignments. Most of engineering and other subconsultant work is done with in-house staff. One consultant is shown: - Perez Consulting Engineers - Civil	Organization chart was included. They listed two consultants as follows: - Hinojosa Engineering - Structural - Trinity MEP Engineering - MEP	Organization chart was included with staff assignments and it included five consultants. The consultants are the following: - M. Garcia Engineering - Civil - Hinojosa Engineering Structural - Trinity Engineering - MEP - Cosper Associates - Kitchen - SSP Design - Landscaping	Organization chart was included that included 5 staff from prime firm and which included six consultants. The consultants are: - JQ Infrastructure - Structural - Campos Engineering - MEP - DataCom Design Group - Audio/Visual - Riddle & Goodnight - Cost Estimating - JQ Infrastructure - Civil - Berkenbile Landscape Architects - Landscape	Organization chart was included, but it indicated the phases of a project. The Staff, including consultants involved, were listed for each phase. The following consultants are listed: - Melden and Hunt, Inc. - Civil engineering and surveying - McHale Engineering, Inc. - Structural - MEP Solutions Engineering - MEP
2.4 Representative Projects																
2.4.1 Minimum of 5 projects firm has worked on	- Brownsville ISD - Re-Roofing Project at Morningside Elementary School ($673,981) - Corpus Christi ISD - Re-Roofing of Smith Elementary School ($659,314) - Edinburg CISD - Roof Replacement Project at San Carlos ES ($672,000) - Corpus Christi ISD - Miller High School Canopy Project ($286,473) - STC - Repair of Pecan Campus Hail Damaged Roofs ($7,445,566)	- STC - 2501 Pecan Plaza Renovation ($2,026,926) - UT-Pan American - Annex Building Renovation ($2,727,000) - STC - Auditorium Remodel ($565,802) - City of McAllen - McAllen Public Library and Dewey Park Trails ($14,300,000) - UT-Pan American - Haggar Building Renovation ($2,200,000)	- PSJA ISD - Whitney Elementary School ($10,439,417) - PSJA ISD - LBJ Middle School Remodeling, Additions & Site Improvements ($18,344,950) - Hidalgo ISD - Diaz Jr. High & Hidalgo Early College High School New Learning Resource Center ($2,830,000) - Roma ISD - Anna S. Canavan Elementary School ($14,495,610) - City of Hidalgo - Rio Grande Valley Border Security and Technology Training Center ($1,866,903)	- Houston ISD - Furr High School ($29 million) - PSJA ISD - Thomas Jefferson T-STEM Early College High School ($8,609,726) - Harlingen CISD - New Administration Office ($4,052,300) - Weslaco ISD - Central Middle School ($11,000,000) - Mission CISD - Renovations & Re-Roofing - ($29,803,089)	- Texas A&M Corpus Christi - Early Childhood Development Center - ($98,000) - Port Isabel ISD - District-Wide Additions & Renovations - (Construction cost not shown) - Texas A&M Corpus Christi - Moody Fieldhouse Addition and Renovation - ($5,613,753) - La Joya ISD - Juarez Lincoln High School - ($2,387,000) - Texas A&M Corpus Christi - TAMUCC Center for Fine Arts-Window Investigations & Replacement Project ($37,000)	-Texas State Technical College - Cultural Arts Center, ($2,376,977) - UTB/TSC - Technical Training Center, ($4,147,714) - UTB/TSC - West Campus Incubator & Business Development, ($2,948,375) -Texas A&M System - Renovation of Texas A&M Ag Research & Extension Center, ($300,000) - UT-Pan American-Student Services Building, ($3,160,952)	- Corpus Christi Housing Authority - Navarro Place Renovations (Phase I-V), ($4.2 million) - Kenedy County - New Law Enforcement Center, ($1.8 million) - City of Pearsall - Law Enforcement Center, ($1.0 million) - City of Robstown - New Public Works Building and Animal Control Shelter, ($550,000) - Fulton, Texas - Fulton Mansion Education and History Center, ($1.2 million)	- San Benito CISD - Frank Roberts Elementary Renovation, ($580,800) - San Benito CISD - Miller Jordan Middle School Renovations, ($4,989,327) - McAllen ISD - McAllen ISD Elementary & High School Renovations, Total of ($931,642) - Mercedes ISD - Mercedes High School Kitech Renovation, ($500,000) - San Benito CISD - San Benito High School Renovations, ($2,080,680)	- Harlingen CISD - Vernon Middle School, Additions and Renovations ($17 million) - Harlingen CISD - Elementary Schools Additions ($1.57 million) - Harlingen CISD - Harlingen High School South Kitchen & Serving Line Renovations ($693,960) - City of La Feria - Library Addition ($857,188) - Harlingen CISD - HCISD Performing Arts Center ($9,547,321)	- Edinburg CISD - Robert Vela High School Renovations ($9,727,637) - Edinburg CISD - Barrientes Middle School ($3,000,000) - Brooks County ISD - Falfurrias High School - Phase I & II Renovations ($9,958,322) - Brooks County ISD - New Falfurrias Junior High School ($8,427,245) - PSJA ISD - Daniel Ramirez Elementary School-Demo and Rebuild ($12,747,800)	- UT-Pan American - Administration Building Interior Renovations Phases 1-3 ($2,350,000) - Edinburg CISD - Brewster Elementary, Cafeteria and Gym ($10,400,000) - Austin ISD - Baker Center ($1,400,000) - La Joya ISD - Nellie Schunior High School Renovations ($2,335,800) - Edinburg CISD - Network Operating Center ($3,750,000)	- UT-Brownsville - Oliveira Library Interior Renovations ($1,700,000) - Texas A&M University-Kingsville - BES 100 Interiors Modifications ($368,000) - University of Houston - IDIQ Projects - Various ($50,000 - $500,000) - University of Houston - Classroom Rebranding Package ($886,749) - UT-San Antonio - Applied Engineering & Technology Building Modifications M22($102,718)	- South Texas Educational Technologies - Horizon Montessori School - Renovation for New Middle School ($3 million) - South Texas Educational Technologies - Horizon Montessori School - Renovation for New Middle School ($1.5 million) - Hidalgo Head Start Program - Palmview II and San Juan II ($100,000) - Hidalgo County WIC Program - Edinburg WIC Clinic ($800,000)	- Edinburg CISD - Francisco Barrientes Middle School Renovations ($3,444,348) - Lasara ISD - Gymnasium Renovations ($2,276,500) - PSJA ISD - PSJA High School Stadium Renovations ($9,828,955) - Roma ISD - Manuel Guerra Administration Building ($2,313,000) - Harlingen ISD - School of Health Professions ($15,319,400)	- Dallas ISD - Russell Elementary School ($8,364,464) - University of North Texas - Lewis Library (cost not shown) - Trinity University - Coates Library Renovation ($1,500,000) - Town of Highland Park - Highland Park DPS and Town Hall Renovation and Addition ($14,800,000) - City of Southlake - West DPS Facility Renovation ($1.0+ million)	- City of Pharr - City of Pharr Aquatics and Natatorium Center ($9,579,597) - Juan Diego Academy Catholic Regional High School & Campus Master Plan ($1,719,000) - General Services Administration - Social Security Offices (SSA) Facility ($2,080,000) - City of McAllen - McAllen International Airport Renovations and Additions ($21,000,000) - City of Pharr - Dr. Long Special Needs Park (currently under bidding process)
2.5 References																
2.5.1 References on three of above-listed projects	- Corpus Christ ISD - Brownsville ISD - Edinburg CISD	- University of Texas-Pan C25American - City of McAllen	- Pharr-San Juan-Alamo ISD - Hidalgo ISD - Roma ISD - Mission CISD - City of Hidalgo	- Houston ISD - PSJA ISD - Weslaco ISD	- La Joya ISD - Texas A&M University Corpus Christi - Point Isabel ISD	- UT-Brownsville/Texas Southmost College - UT-Pan American - Texas A & M University System	- Kenedy County - City of Pearsall - Corpus Christi Housing Authority	- San Benito CISD (Named as reference twice but different persons) - Mercedes ISD	- Harlingen CISD (Listed twice for different projects) - City of La Feria	- Brooks County ISD - Edinburg CISD - Pharr-San Juan-Alamo ISD	- City of Edinburg - Flat Creek Development, LLP - La Joya ISD - City of McAllen - LRGVDC - City of Zapata - Edinburg CISD - Austin ISD - Hidalgo County	- UT-Brownsville - Texas A&M University-Kingsville - University of Houston	- South Texas Educational Technologies - Hidalgo County Head Start Program - Hidalgo County WIC Program	- Edinburg CISD - Lasara ISD - PSJA ISD - Roma ISD	- Dallas ISD - University of North Texas - City of Southlake	- PSJA ISD/City of Pharr - Juan Diego Academy Catholic Regional High School and Campus Master Plan - McAllen International Airport
2.6 Project Execution																
2.6.1 Willingness and ability to expedite services. Ability to supplement production.	Included a three-phase project execution plan and a statement of how they maintain quality control on a project. Stated in a previous section that staff from other offices would be available to assist as needed.	Provided as an example one client for whom they have provided expedited services over last 5 years. Indicated that they have controlled workload so that they have not had to add staff to meet project demands. Will take whatever measures required to meet client needs.	Stated their process of "architecture-by-team" approach in which client, architect and consultants to exchange ideas and all work together to establish goals for the project. Stated that they will acquire additional help as necessary to ensure on time delivery of project.	Stated that they are willing and able to expedite services. Added that they have the staff and resources to design and support STC's facility projects.	Do not make statement about expediting project or supplementing production. They submitted statements on managing project schedules and contract administration	Assert that they have the staff to meet or exceed the project schedule and that they have excellent record of on-time achievement on projects.	Presented a comprehensive statement on management of an entire project, including design development, bidding, construction monitoring, scheduling and budgeting.	Indicated that firm has the resources to expedite design and construction for STC projects without additional staffing.	Indicated that company is willing and able to expedite services.	Indicated that they prepared to fully commit time and resources for STC projects. Presented a detailed statement on the process they follow for projects. Also included their quality assurance process on the design phase construction phase of a project.	Stated that firm is able and willing to expedite services.	Indicated that firm pushes to beat schedules and has never missed a design deadline. Added that they are known for ability to fast-track schedules while maintaining quality and schedule control.	Indicated that firm has more than adequate personnel available from which to supplement or replace a team member to maintain a project's schedule.	Indicated their commitment to an immediate and thorough response to projects. Provided a summary of the project phases to be followed by firm.	Stated that in their history, they have provided all clients with the services to complete projects in a timely manner. Added that if necessary to expedite a project, the firm and its consultants have the resources.	Provided a detailed statement of the tasks related to each phase of a project. Indicated that firm's projects are delivered successfully every time.
Total Evaluation Points	527.8	566.2	567.4	557.8	537.8	524	518	540.7	545.3	543.6	531.6	550	517.2	560.4	538.4	538
Ranking	13	2	1	4	11	14	15	8	6	7	12	5	16	3	9	10

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES
PROJECT NO. 13-14-1046

	VENDOR	Amtech Building		Boultinghouse		EGV Architects, Inc.		goERO		Gignac &		Gomez		LNV, Inc.		Mata Garcia		Megamorphosis, Inc.		Milnet		Negrete & Kolar		PBK Architects, Inc.		RGV Architecture		Rike Ogden Figueroa		RPGA		The Warren Group	
	ADDRESS	2403 N 10th St Ste B		3301 N McColl Rd		220 S Bridge St		300 S 8th St		222 E Van Buren Ste		1150 Paredes Line Rd		801 W Nolana Ave Ste		1314 W Ivy Ave		324 W Van Buren Ave		608 S 12th St		11720 N IH 35		3900 N 10th St Ste 810		2020 E Expway 83		1007 Walnut Ave		101 S Jennings Ave		1801 S 2nd St Ste 330	
	CITY	McAllen, TX 78501		McAllen, TX 78501		Hidalgo, TX 78557		McAllen, TX 78501		Harlingen, TX 78550		Brownsville, TX 78521		McAllen, TX 78504		McAllen, TX 78501		Harlingen, TX 78550		McAllen, TX 78501		Austin, TX 78753		McAllen, TX 78501		Mercedes, TX 78570		McAllen, TX 78501		Fort Worth, TX 76104		McAllen, TX 78503	
	PHONE	956-686-3095		956-630-9494		956-843-2987		956-661-0400		956-365-4820		956-546-0110		956-627-3979		956-631-1945		956-428-1779		956-688-5656		512-474-6526		210-854-0241		956-456-9828		956-686-7771		817-332-9477		956-994-1900	
	FAX	956-686-2233		956-630-2058		956-843-9726		956-661-0401		956-365-4822		956-546-0196		956-883-1986		956-631-1968		956-425-5886		956-687-9289		956-386-0613		713-961-4571				956-687-3433		817-332-9487		956-994-1962	
	CONTACT	Michael D. Hovar		Danny Boultinghouse		Eduardo Vela		Eli R. Ochoa		Raymond Gignac		Rudy V. Gomez		Robert M. Viera		Hector Rene Garcia		Meg Foster Jorn		Rodolfo R. Molina, Jr.		David Negrete		Cliff Whittingstall		Steven L. McGarraugh		Luis Figueroa		Robert Garza		Laura Nasri Warran	
1	**2.1 Statement of Interest** 2.1.1 Interest and unique qualifications 2.1.2 Firm History and important statistics 2.1.3 Availability and commitment of key personnel. (up to 100 points)	78	82.8	92	93.8	90	93.2	92	90.6	85	84.2	86	84.6	80	86.2	89	87.4	88	91.2	87	87.2	91	86.8	92	94.6	86	81.8	91	91.8	85	83.2	88	92
		90		93		93		90		85		90		92		80		92		82		90		95		88		90		90		92	
		75		95		94		88		75		78		90		90		95		99		80		95		70		96		83		97	
		91		90		90		95		90		91		89		93		93		93		92		95		85		94		87		93	
		80		99		99		88		86		78		80		85		88		75		81		96		80		88		71		90	
2	**2.2 Prime Firm** 2.2.1 Experience and expertise of key members, including similar projects 2.2.2 Organization with lines of authority and communication, plus percent of time commitments. (up to 100 points)	81	87.2	94	96.6	90	94.4	93	92	88	86.8	85	87.2	80	84	92	89.4	88	88	89	85.4	90	86.4	91	90	85	83.4	91	91.6	90	88.8	86	88.6
		90		95		95		95		88		85		90		85		93		85		92		95		90		92		92		93	
		95		99		95		94		85		98		75		93		95		93		88		94		85		99		89		94	
		90		95		92		93		90		88		85		89		89		85		82		90		82		91		88		85	
		80		100		100		85		83		80		90		88		75		75		80		80		75		85		85		85	
3	**2.3 Project Team** 2.3.1 Organizational chart showing, the roles of the prime firm and each consultant: Name Consultant and provide brief history, Consultants proposed role and related experience, Projects Consultant and prime have worked together on in last 5 years, Statement of Consultant's availability for this project and resume showing experience and expertise of key individuals. (up to 100 points)	80	89.4	95	95.6	90	93.8	95	94	88	90.8	86	86.8	70	83	90	87.4	90	94.2	90	91	86	90	90	86.8	86	84.4	91	93.2	84	88.8	84	86.6
		88		92		92		90		88		85		90		85		93		90		90		93		90		92		93		93	
		95		99		99		93		93		85		90		98		98		98		98		93		75		98		90		90	
		89		92		90		92		90		88		85		89		90		89		87		90		88		89		85		88	
		95		100		98		100		95		90		80		75		100		88		89		68		83		96		92		78	
4	**2.4 Representative Project** 2.4.1 Specific data on 5 representative projects showing similarities: Project Name and Location, Project Owner and contact information, Project construction cost, Project size in gross square feet, Date project was started and completed, Professional services prime firm provided for the project, Project manager, Project architect, Project designer and name of consultant firms and their expertise. Description of how project is similar to proposed project. (up to 100 points)	85	85	90	94.8	90	94.6	88	93.8	90	93	89	94.4	82	85	90	91.9	91	91.7	90	93.8	88	93.4	92	95.2	85	83	90	94.4	82	90.2	88	87.6
		85		95		94		92		92		94		90		90		93		94		94		95		90		92		92		90	
		75		98		98		98		98		98		80		98		93		98		98		98		75		99		90		88	
		85		92		92		92		90		92		85		88		88		88		90		92		80		92		88		85	
		95		99		99		99		95		99		88		93.5		93.5		99		97		99		85		99		99		87	
5	**2.5 Five References** 2.5.1 Name owner and owner's representative and phone numbers. (up to 100 points)	95	95	94	94	99	99	95	95	97	97	82	82	90	90	96	96	97	97	95	95	90	90	90	90	96	96	97	97	98	98	93	93
		95		94		99		95		97		82		90		96		97		95		90		90		96		97		98		93	
		95		94		99		95		97		82		90		96		97		95		90		90		96		97		98		93	
		95		94		99		95		97		82		90		96		97		95		90		90		96		97		98		93	
		95		94		99		95		97		82		90		96		97		95		90		90		96		97		98		93	
6	**2.6 Project Execution** 2.6.1 Expedite design and construction with budget. Production capability to meet schedule demands. (up to 100 points)	70	88.4	85	91.4	90	92.4	91	92.4	90	86	85	89	86	89.8	88	88.6	80	83.2	90	91.2	85	85	90	93.4	91	88.6	90	92.4	85	89.4	84	90.2
		90		94		95		90		80		90		85		85		83		92		90		95		90		90		90		92	
		95		95		95		96		80		96		98		95		85		99		80		99		85		97		97		90	
		92		88		87		90		90		84		90		85		78		90		80		88		87		90		80		90	
		95		95		95		95		90		90		90		90		90		85		90		95		90		95		95		95	
TOTAL EVALUATION POINTS		527.8		566.2		567.4		557.8		537.8		524		518		540.7		545.3		543.6		531.6		550		517.2		560.4		538.4		538	
RANKING		13		2		1		4		11		14		15		8		6		7		12		5		16		3		9		10	

Review and Recommend Action on Contracting Mechanical, Electrical, and Plumbing Engineering On-Call Services for Projects less than $300,000 in Total Construction Costs

Approval of Mechanical, Electrical, and Plumbing engineering on-call services as needed for district-wide construction projects less than $300,000 in total construction costs will be requested at the June 26, 2014 Board meeting.

The benefit of a preapproved list of MEP firms is time saved by not soliciting qualifications on a project by project basis. Having a preapproved list of firms allows staff to coordinate one solicitation of qualifications for Board approval then recommend contracting with each firm as construction projects under $300,000 are initiated. The assignment of projects to each firm is then monitored on an annual basis to ensure an equitable amount of work and fees are awarded to each firm on the list. This process has proven effective and allows MEP design services to be expedited.

The current approval of Mechanical, Electrical, and Plumbing engineering on-call services for construction projects with budgets under $300,000 will expire on July 25, 2014. It is recommended that a minimum of three firms be approved for a period of one year with the option to renew for two additional one-year periods, with Board approval.

Request for qualifications was prepared and on May 5, 2014 solicitation of these services began. On May 20, 2014 a total of five (5) firms submitted responses to the request for qualifications. The evaluation team has prepared the attached summary of the scoring and ranking for review by the Facilities Committee.

It is requested that the Facilities Committee recommend for Board approval at the June 26, 2014 Board meeting, a minimum of three firms for Mechanical, Electrical, and Plumbing engineering on-call services for construction projects under $300,000 in total construction costs for a period of one year with the option to renew for two additional one-year approvals as presented.

SOUTH TEXAS COLLEGE
MECHANICAL ELECTRICAL PLUMBING (MEP) ENGINEERING SERVICES
PROJECT NO. 13-14-1064

VENDOR	DBR Engineering Consultants, Inc.	Halff Associates, Inc.	MEP Solutions Engineering, PLLC.	Sigma HN Engineers, PLLC.	Trinity MEP Engineering, LLC.
ADDRESS	200 S 10th St Ste 901	5000 W Military Hwy Ste 100	600 E Beaumont Ave Ste 2	701 S 15th St	3533 Moreland Dr Ste A
CITY	McAllen, TX 78501	McAllen, TX 78503	McAllen, TX 78501	McAllen, TX 78501	Weslaco, TX 78596
PHONE	956-683-1640	956-664-0286	956-664-2727	956-332-3206	956-973-0500
CONTACT	Edward Puentes	Menton J. Murray III	Abram L. Dominguez	Jesus Gabriel Hinojosa	Leonardo Munoz
2.1 Statement of Interest					
2.1.1 Statement of Interest and unique qualifications	Indicated that they would respond quickly to requests for services as the need arises. Emphasized their "significant" experience with higher education facilities in the state of Texas.	Pointed to their experience in working for STC and other institutions of higher education under "on-call" contracts. Emphasized the work done on STC facilities either through direct contract or as subconsultants under architectural firms.	Pointed out the firm's experience in providing services to governmental entities such as municipalities, universities, healthcare and other educational facilities. Indicated the ability of the firm to respond to meet aggressive schedules.	The firm emphasized the experience of the two principals in MEP engineering. They also indicated that STC would be working directly with the two principals.	Made a general statement about the firm's experience and capability of providing services. Indicated to a track record of meeting deadlines and client satisfaction.
2.1.2 Firm History and Important Statistics	Indicated that they have provided services since 1972. They have 92 staff members in five offices located in Houston, San Antonio, McAllen, Corpus Christi and Austin. These include 21 licensed engineers.	Founded in 1950 in Dallas. Has McAllen office since 1994. Has staff of approximately 500.	Firm was established in 2007. Has 5 employees, including two professional engineers.	Established in 2012. Indicated a combined 15 years experience of the two principals. Stated that they have completed 75 projects with 15 of these for higher education.	Firm was established in 2008. Has 15 employees . Located in Weslaco, TX.
2.1.3 Availability and Commitment of key personnel	Named the specific individual who would serve as project manager for STC projects. Pointed to skill-set availability from other offices as needed. Indicated their commitment to STC projects.	Named eight staff members who comprise project team, and the time commitment each would dedicate to STC projects. Indicated their readiness to execute assignments on STC projects.	Firm did not directly address this section of the RFQ, but had indicated in the Statement of Interest their commitment and availability to provide services as needed.	Indicated that firm has the resources and is prepared to perform work for STC. Listed a staff of seven. Pointed out that since firm is located in McAllen, they are able to provide services immediately upon request.	Indicated their commitment to undertake the work as outlined in STC's RFQ. Added their commitment to completing STC projects within designated schedules.
2.2 Prime Firm					
2.2.1 Experience and expertise of key members, including similar projects	Listed the following as the project team and provided resumes for all: - Brian C. Uhlrich, PE, LEED, Partner In Charge - Edward Puentes, PE, Project Manager - Antonio Salazar, Jr., Mechanical Engineer - Daniel Chavez, EIT, Electrical Designer - Maximo Antonio Leochico, Plumbing Designer	Provided resumes for the following key staff: -Trey Murray, PE, LEED AP, Project Manager - Phillip Applebaum, PE - Hugo H. Avila, PE, Mechanical - Tom Dearmin, PE, Electrical - Jose Delgado, PE, Electrical	Provided resumes for the two professional engineers: - Luis Javier Pena, PE - Abram L. Dominguez	Provided resumes for the two principals: - Jesus Gabriel Hinojosa, PE - Jose Antonio Nicanor, PE	Provided resumes for the following staff: - Leonardo Munoz, PE, CEO - Fidencio Alvarado, Senior Electrical Designer/Project Manager
2.2.2 Staff Assignments with lines of authority and communication, plus percent of time commitments	Provided the duties for each of the above-named staff and the percentage of time each will commit to a project.	Roles, assignments and time commitments for staff was indicated in 2.1.3 above. The organization chart shows lines of authority.	Staff assignments were shown in the organizational chart. It included the two engineers and the three other firm staff members.	Staff assignments and time commitment for each staff was included.	Indicated that all projects go through a project manager who keeps project team informed on updates, assignments and deadlines. Stated that time involvement will be based on project complexity.
2.3 Project Team					
2.3.1 Org chart with roles of key individuals	Included organization chart that shows the staff members named above and the lines of authority between them.	Organization chart is included which shows expertise and lines of authority between key project team members.	Organizational chart was included that showed roles and lines of authority.	Organization chart was included showing roles and lines of authority for staff. They also included a structural engineering firm (CLH Engineering), which they will use as a consultant as needed.	Included organization chart with lines of authority and project assignments.
2.4 Representative Projects	- Texas Southmost College, $662,000, Relocation of Health Training Program Labs - Texas State Technical College, $2 million, Building "D" - The University of Texas - Pan American, $2,450,000, Soccer, Track & Field Complex - La Joya ISD, $662,000, Juarez-Lincoln & Jimmy Carter Early College High Schools - Edinburg CISD, $9,488,337, Robert Vela High School	- STC, $508,000, Technology Campus HVAC Improvements - STC, $299,000, Starr County Campus Chiller Addition - UT Pan American, UC Center HVAC Renovation - TSTC Harlingen, $1,989,026, Consolidated Student Services Center - San Benito ISD, $5.3 Million, HVAC Renovation	- Donna ISD, $46,000,000, Donna High School #2 - PSJA ISD, $8,087,000, T-STEM Early College High School - Phase I Renovations and Additions - PSJA ISD, $9,691,000, T-STEM Early College High School - Phase II - PSJA ISD, $7,478,000, Science Lab Classroom Additions - IDEA Academy, (three locations for total of $12,3888,080)	- STC, $219,000, Pecan Plaza Parking Lot Improvements - STC, $350,00, Student Services Building Modifications - UT-Pan American, $1.96 million, Lamar and ITT Parking - UT-Pan American, $278,000, Dietetics Lab - UT-Pan American, $200,000, NECC/MAGC Chilled Water Piping	- STC, $300,000, Science Lab Remodel - STC, $250,000, Nursing Pharmacy - PSJA ISD, $790,000, Liberty Middle School Chiller Replacement - Monte Alto ISD, $17 million, Monte Alto High School - Mission CISD, $14 million, Mission Early College Campus
2.5 References	- Texas State Technical College - The University of Texas - Pan American - Edinburg CISD	- UT-Pan American - TSTC-Harlingen - San Benito ISD	- Boultinghouse Simpson Gates Architects - ERO Architects - ROFA Architects	- ERO Architects - R. Gutierrez Engineering - UT-Pan American	- Mission CISD - PSJA ISD - Monte Alto ISD
2.6 Project Execution					
2.6.1 Project Execution	Affirmed that they are willing and able to expedite services. Do not anticipate having to supplement capabilities of McAllen team, but are prepared to utilize staff from other offices.	Stated commitment to meeting any reasonable schedule. Pointed out that work can be done on a timely basis due to familiarity with STC facilities. Provided detailed statement on project approach and quality control plan.	Stated their willingness and ability to expedite design and construction administration services.	Indicated that meeting schedules and accelerated timelines is part of the firm's culture. Stated that they are willing and able to expedite services. Pointed to a proven track record for the two principals.	Indicated their willingness and ability to expedite design services. Pointed out their staff of 15 employees.
TOTAL EVALUATION POINTS	546.65	574.32	539.48	556.81	531.65
RANKING	3	1	4	2	5

SOUTH TEXAS COLLEGE
MECHANICAL ELECTRICAL PLUMBING (MEP) ENGINEERING SERVICES
PROJECT NO. 13-14-1064

	VENDOR	DBR Engineering Consultants, Inc.		Halff Associates, Inc.		MEP Solutions Engineering, PLLC.		Sigma HN Engineers, PLLC.		Trinity MEP Engineering, LLC.	
	ADDRESS	200 S 10th St Ste 901		5000 W Military Hwy Ste 100		600 E Beaumont Ave Ste 2		701 S 15th St		3533 Moreland Dr Ste A	
	CITY	McAllen, TX 78501		McAllen, TX 78503		McAllen, TX 78501		McAllen, TX 78501		Weslaco, TX 78596	
	PHONE	956-683-1640		956-664-0286		956-664-2727		956-332-3206		956-973-0500	
	CONTACT	Edward Puentes		Menton J. Murray III		Abram L. Dominguez		Jesus Gabriel Hinojosa		Leonardo Munoz	
1	**2.1 Statement of Interest** 2.1.1 Statement of Interest and Unique Qualifications 2.1.2 Firm History and Important Statistics 2.1.3 Availability and Commitment of Key Personnel (up to 100 points)	99	91.83	99	94	99	89.66	99	92.83	99	88.83
		90		90		85		90		85	
		95		97		90		95		90	
		80		88		78		86		78	
		94		96		94		95		90	
		93		94		92		92		91	
2	**2.2 Prime Firm** 2.2.1 Experience and expertise of key members, including similar projects 2.2.2 Staff assignments with lines of authority and communication, plus percent of time commitments (up to 100 points)	90	89.16	100	96.33	80	85.83	100	92.33	100	87.5
		85		95		85		90		80	
		95		97		88		90		85	
		80		95		80		93		85	
		94		96		92		94		90	
		91		95		90		87		85	
3	**2.3 Project Team** 2.3.1 Organizational chart showing, the roles of key individuals. Identify key individuals and brief history, Individual's proposed role in projects and project experience and Number of years each individual has been with firm. (up to 100 points)	99	91	99	96	90	91.16	80	90.16	95	87.83
		80		95		95		90		80	
		92		95		88		90		88	
		91		98		90		98		85	
		94		95		93		94		92	
		90		94		91		89		87	
4	**2.4 Representative Project** 2.4.1 Specific data on 5 representative projects: Project Name and Location, Project Owner and contact information, Project description, Project construction cost, Project size in gross square feet, Date project was started and completed, Professional services prime firm provided for the project, Project manager, and Project designer (up to 100 points)	100	93	100	95.33	90	88.83	90	92.66	85	90.16
		90		90		85		90		85	
		90		95		85		95		92	
		95		100		90		100		95	
		93		93		93		94		94	
		90		94		90		87		90	
5	**2.5 Five References** 2.5.1 Name owner and owner's representative and phone numbers. (up to 100 points)	91	91	96	96	95	95	96	96	87	87
		91		96		95		96		87	
		91		96		95		96		87	
		91		96		95		96		87	
		91		96		95		96		87	
		91		96		95		96		87	
6	**2.6 Project Execution** 2.6.1 Expediting of Services. Supplementing of production capability to meet schedule demands. (up to 100 points)	100	90.66	100	96.66	95	89	100	92.83	100	90.33
		85		95		80		90		90	
		90		95		85		90		85	
		90		98		95		97		95	
		94		97		94		95		92	
		85		95		85		85		80	
	TOTAL EVALUATION POINTS	546.65		574.32		539.48		556.81		531.65	
	RANKING	3		1		4		2		5	

Review and Recommend Action on Contracting Architectural Services for Technology Campus Building B Re-roofing

Approval to contract architectural services to prepare plans and specifications for the Technology Campus Building B (West Academic Building) Re-roofing project will be requested at the June 26, 2014 Board meeting.

As part of the current fiscal year Facilities Deferred Maintenance Plan, facilities staff has included the replacement of the roof over the campus' original building. The existing roof has been in place seventeen years and has met its expected life cycle. Maintenance on the existing roof has surpassed normal levels and reoccurring leaks have become a concern. This proposed repair is not related to the hail storm. The Technology Campus buildings' roofs were inspected for hail damage after the hail storm in March of 2012 and it was confirmed that the roof for Building B was not damaged by hail. Funds have been included in the current fiscal year budget for this capital renewal project.

On March 31, 2014, STC began soliciting architectural qualifications for the purpose of selecting a firm to prepare the necessary plans and specifications for the re-roofing of building B at the Technology Campus. A total of six (6) firms received a copy of the Request for Qualifications and a total of four (4) firms submitted their responses on April 16, 2014.

STC staff members completed evaluations for the four (4) firms and prepared the attached scoring and ranking summary. Amtech Building Sciences ranked highest and is recommended for Board approval.

It is requested that the Facilities Committee recommend for Board approval at the June 26, 2014 Board meeting, the contracting of architectural services with Amtech Building Sciences for the preparation of plans and specifications for the Technology Campus Building B Re-roofing project as presented.

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - TECHNOLOGY CAMPUS BUILDING B RE-ROOFING PROJECT
PROJECT NO. 13-14-1054

VENDOR	Amtech Building Sciences, Inc.	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.	Rike Ogden Figueroa Allex Architects, Inc.
ADDRESS	2403 N 10th St Ste B	3301 N McColl Rd	220 S Bridge St	1007 Walnut Ave
CITY	McAllen, TX 78501	McAllen, TX 78501	Hidalgo, TX 78557	McAllen, TX 78501
PHONE	956-686-3095	956-630-9494	956-843-2987	956-686-7771
FAX	956-686-2233	956-630-2058	956-843-9726	956-687-3433
CONTACT	Michael D. Hovar	Danny Boultinghouse	Eduardo Vela	Luis Figueroa
2.1 Statement of Interest				
2.1.1 Statement of Interest for Project	Indicated that firm specializes in the Building Envelope and Roof consulting. They also mentioned two projects in which they provided work for STC.	Indicated that they are a small firm by choice and are selective about projects and for that reason will make the STC project a priority on their schedule.	Mentioned the firm's "extensive" experience in the Rio Grande Valley and "exceptional" track record for meeting project scope and being within budget.	The firm cited the previous work they have provided for STC and stated their confidence in the ability to continue providing service.
2.1.2 History and Statistics of Firm	- Firm was established in 1979. - Indicated that they are one of the oldest firms that deal with roof and building envelope assessment. - Have 24 employees firm wide and 5 offices.	-Firm was established in 1990 through merger of two independent practices. - Have a staff of nine - 600 projects and 85% repeat client rate	- Firm established in 1994 - Specialize in educational facilities - Firm has never been involved in litigation	- Established in 1949 in McAllen - Maintain offices in McAllen and Harlingen
2.1.3 Statement of Availability and Commitment	Confirmed availability and commitment of its key staff and resources to provide services to STC.	Confirmed availability and commitment of Project Architect and Project Manager to the project.	Indicated that they will commit as much time as necessary to meet project milestones and acquire additional help to be sure project is done on time.	Indicated the immediate availability to provide services and the active participation by the key team members of the firm, including the two principals.
2.2 Prime Firm				
2.2.1 Resumes of Principals and Key Members	Included resumes for the following staff: - Robert F. Alford, President - Michael D. Blanchette, Vice President - Michael D. Hovar, Director of Operations - Alejandro Folchi, Project Manager	Included resumes for the following: - Danny Boultinghouse, Principal Architect - Robert S. Simpson, Principal Architect - John Gates, Architect - Carolina Civarolo, Architect	Included resumes for the following staff: - Eduardo G. Vela, Senior Project Manager - Radu D. Popescu, Project Manager - Alejandra Mina, Project Manager - Rebecca Acuña, Office Manager/CADD Technician - Gilbert Zuniga, CADD Technician - Ramiro E. Ramos, CADD Technician	Included resumes for the following: - Luis Figueroa - Principal - Michael E. Allex - Principal - Humberto Rodriguez - Associate - Cesar A. Roque - Associate AIA
2.2.2 Project Assignments and Lines of Authority	Enumerated the duties and assignment of the above-named staff and included the lines of authority among the same staff members. Provided the percentage time each staff would dedicate to a project.	Lines of authority and assignments within firm are shown in an organization chart that includes all nine staff.	Listed key personnel for projects in order of authority and their titles. Indicated that they adjust staff to different lines of duty depending on specific project needs.	Showed assignments for all of the staff listed above and the percentage of time each will devote to project.
2.3 Project Team				
2.3.1 Org chart with Role of Prime Firm and consultants	Included Org chart that has main staff members and roles. It included the following Consultants: - MEP Solutions Engineering - MEP - Chanin Engineering - Structural Engineering	Included organization chart which showed the following consultants: - Halff Associates - MEP - MHI Roofing - Roofing - CLH Engineering - Structural	Organization chart is included which shows lines of authority and project team. The project team includes the following: - Chanin Engineering -Structural - Trinity MEP Engineering - MEP Consultant - ARMKO Industries - Roofing	Organization chart was included with staff assignments and it included two consultants. The consultants are the following: - Halff and Associates - MEP - Hinojosa Engineering - Structural
2.4 Representative Projects				
2.4.1 Minimum of 5 projects firm has worked on	- Edinburg CISD - Retro-Roofing and Flashing Replacement of Monte Cristo Elementary ($225,084) - Edinburg CISD - Roof Overlay at Travis ES Gym and Roof Repairs at Escandon and Truman ES, Total of ($439,985) - Brownsville ISD - Re-Roofing Project at Morningside Elementary School ($673,981) - Corpus Christi ISD - Re-Roofing of Haas Middle School and Smith Elementary School, Total of ($1,845,587) - STC - Repair of Pecan Campus Hail Damaged Roofs and Related Equipment ($7,572,370)	- McAllen ISD - various roofing projects were listed - UT-Pan American - Math Building Physical Science East & West Wing ($324,000) - Sharyland ISD - listed three roofing projects - City of McAllen - various roofing projects	- PSJA ISD - Whitney Elementary School ($10,439,417) - PSJA ISD - Various Re-Roofing Projects (3 Schools), Total of ($966,747) - Roma ISD - Anna S. Canavan Elementary School ($14,495,610) - City of Hidalgo - Rio Grande Valley Border Security and Technology Training Center ($1,866,903) - PSJA ISD - LBJ Middle School Remodeling, Additions & Site Improvements ($18,344,950)	- La Villa ISD - La Villa High School Re-Roofing ($967,200) - City of South Padre Island - South Padre Island Repairs to the Convention Center ($3,200,000) - McAllen Housing Authority - McAllen Housing Authority Re-Roofing and Misc. Inprovements ($657,000) - Texas Facilities Commission - McAllen Department of Public Safety Regional Offices Renovations ($1,835,000) - Roma ISD - Manuel Guerra Administration Building ($2,313,000) - Listed an additional ten projects which involved re-roofing work
2.5 References				
2.5.1 References on three of above-listed projects	- Corpus Christ ISD - Brownsville ISD - Edinburg CISD	- University of Texas-Pan American - City of McAllen - Sharyland ISD - McAllen ISD	- Pharr-San Juan-Alamo ISD - Hidalgo ISD - Roma ISD - Mission CISD - City of Hidalgo	- La Villa ISD - South Padre Island Convention Center - McAllen Housing Authority - Roma ISD - Texas Facilities Commission
2.6 Project Execution				
2.6.1 Willingness and ability to expedite services. Ability to supplement production.	Included a three-phase project execution plan and a statement of how they maintain quality control on a project. Stated in a previous section that staff from other offices would be available to assist as needed.	Pointed out that they have been successful in controlling the work so that they never had to add staff to meet project demands. Nevertheless, they indicate that they will take whatever measure necessary to meet client needs.	Stated their process of "architecture-by-team" approach in which client, architect and consultants to exchange ideas and all work together to establish goals for the project. Stated that they will acquire additional help as necessary to ensure on time delivery of project.	Indicated their commitment to an immediate and thorough response to projects. Provided a summary of the project phases to be followed by firm.
Total Evaluation Points	566.25	556.75	552.75	553.75
Ranking	1	2	4	3

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - TECHNOLOGY CAMPUS BUILDING B RE-ROOFING PROJECT
PROJECT NO. 13-14-1054
EVALUATION FORM

	VENDOR	Amtech Building Sciences, Inc.		Boultinghouse Simpson Gates Architects		EGV Architects, Inc.		Rike Ogden Figueroa Allex Architects, Inc.	
	STREET	2403 N 10th St Ste B		3301 N McColl Rd		220 S Bridge St		1007 Walnut Ave	
	STATE/ZIP	McAllen, TX 78501		McAllen, TX 78501		Hidalgo, TX 78557		McAllen, TX 78501	
	PHONE	956-686-3095		956-630-9494		956-843-2987		956-686-7771	
	FAX	956-686-2233		956-630-2058		956-843-9726		956-687-3433	
	CONTACT	Michael D. Hovar		Danny Boultinghouse		Eduardo Vela		Luis Figueroa	
1	**2.1 Statement of Interest** 2.1.1 Interest and unique qualifications 2.1.2 Firm History and important statistics 2.1.3 Availability and commitment of key personnel. (up to 100 points)	93	95	92	93.75	90	93	91	93.25
		97		95		94		95	
		95		95		95		95	
		95		93		93		92	
2	**2.2 Prime Firm** 2.2.1 Experience and expertise of key members, including similar projects 2.2.2 Organization with lines of authority and communication, plus percent of time commitments. (up to 100 points)	93	93.25	92	93.5	90	90	91	91
		95		98		95		95	
		90		89		80		85	
		95		95		95		93	
3	**2.3 Project Team** 2.3.1 Organizational chart showing, the roles of the prime firm and each consultant: Name Consultant and provide brief history, Consultants proposed role and related experience, Projects Consultant and prime have worked together on in last 5 years, Statement of Consultant's availability for this project and resume showing experience and expertise of key individuals. (up to 100 points)	90	93.25	90	92.25	92	91	91	89.5
		98		97		97		90	
		90		90		85		85	
		95		92		90		92	
4	**2.4 Representative Project** 2.4.1 Specific data on 5 representative projects showing similarities: Project Name and Location, Project Owner and contact information, Project construction cost, Project size in gross square feet, Date project was started and completed, Professional services prime firm provided for the project, Project manager, Project architect, Project designer and name of consultant firms and their expertise. Description of how project is similar to proposed project. (up to 100 points)	95	95.25	92	90.5	90	90.75	92	91.25
		98		85		96		98	
		90		90		85		85	
		98		95		92		90	
5	**2.5 Five References** 2.5.1 Name owner and owner's representative and phone numbers. (up to 100 points)	95	95	94	94	99	99	97	97
		95		94		99		97	
		95		94		99		97	
		95		94		99		97	
6	**2.6 Project Execution** 2.6.1 Expedite design and construction with budget. Production capability to meet schedule demands. (up to 100 points)	91	94.5	90	92.75	88	89	90	91.75
		97		97		96		98	
		95		90		80		87	
		95		94		92		92	
	TOTAL EVALUATION POINTS	566.25		556.75		552.75		553.75	
	RANKING	1		2		4		3	

Review and Recommend Action on Contracting Civil Engineering Design Services for Pecan Campus Portable Buildings Infrastructure Improvements

Approval to contract civil engineering design services for the Pecan Campus Portable Buildings Infrastructure Improvements will be requested at the June 26, 2014 Board meeting.

In May 2014, the Board approved a plan to relocate portable buildings on the Pecan Campus in order to accommodate the 2013 Bond construction projects. The plan to relocate the portable buildings will require the design and construction of utilities infrastructure including water, sewer, power, communications, and sidewalks to support the portables.

This plan for relocation of portable buildings will be reviewed with the 2013 Bond Construction Program Management team for consistency with the master plan and Bond construction program. To support the Bond construction program schedule, staff recommends starting the design of the required infrastructure by contracting civil engineering design services with one of the current firms approved for on-call services.

The five civil engineering firms listed below were previously approved by the Board for one year to provide professional services as needed for projects under $500,000.00.

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

Based on previous project assignments to these firms, Melden & Hunt is recommended to provide civil engineering services for this project.

Funds are available in the FY2013-2014 construction budget for design and construction of these improvements, with final amount to be negotiated.

Project Budget		
Budget Components	**Available Funds**	**Estimated Cost**
Design	$25,000	Actual design fees are estimated at $24,750 and will be finalized during contract negotiations
Construction	$275,000	Actual cost will be determined after the solicitation of construction proposals

It is requested that the Facilities Committee recommend for Board approval at the June 26, 2014 Board meeting, the contracting of civil engineering design services with Melden & Hunt for the Pecan Campus Portable Buildings Infrastructure Improvements as presented.

Civil Engineering Services On Call

Board Approval	Project Awarded	Firm	Campus	Project	Amount	Totals	Percent Fee	Construction Amount
11/28/2011		**Dannenbaum Engineering Halff Associates, Inc. Meldon & Hunt Perez Consulting Engineers R. Gutierrez Engineering**		**Award: 11/29/11 to 11/28/12 w/ two one-year renewals**	**Projects under $500K**			
	9/19/2011	R. Gutierrez Engineering	Other	Starr/HUD Demolition of Housing Units	41,275		20.97%	$ 196,841.00
		R. Gutierrez Engineering				**41,275.00**		
	2/23/2012	Halff Associates	Mid Valley	2012 Parking Expansion	59,000		14.42%	$ 409,041.90
		Halff Associates				**59,000.00**		
	11/27/2012	Dannenbaum Engineering	District-wide	ADA Improvements for Building to Building Access	25,000		11.55%	$ 216,535.81
		Dannenbaum Engineering				**25,000.00**		
	11/27/2012	Perez Consulting Engineers	Pecan	Demolition of James Property	12,960**		29.59%	$ 43,801.00
		Perez Consulting Engineers				**12,960.00**		
9/27/2012				**1st Renewal: 11/29/12 to 11/28/13**				
	1/29/2013	Melden & Hunt	Mid Valley	Resurfacing Existing Parking Lot 4	21,925.25		14.62%	$ 149,933.65
		Melden & Hunt				**21,925.25**		
	2/26/2013	R. Gutierrez Engineering	Pecan Plaza	Parking Lot Resurfacing and Area Lighting Replacement	21,591.55		10.00%	$ 215,915.50
		R. Gutierrez Engineering				**21,591.55**		
	10/28/2013	Halff Associates	Technology	Detention Pond Improvements	8,500		34.00%	$ 25,000.00
		Halff Associates				**8,500.00**		
10/28/2013				**2nd Renewal: 11/29/13 to 11/28/14**				
	1/28/2014	Perez Consulting Engineers	NAH	Subdivision Plat	16,930			N/A
		Perez Consulting Engineers				**16,930.00**		

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

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

	Contract Awards 11/28/11 - present	Current Project	Future Projects* (Estimated)	Total
Dannebaum Engineering	$ 25,000.00	$ -	$ 20,000.00	$ 45,000.00
Halff Associates, Inc.	$ 67,500.00	$ -	$ -	$ 67,500.00
Melden & Hunt	$ 21,925.25	$ 24,750.00	$ -	$ 46,675.25
Perez Consulting Engineers	$ 29,890.00	$ -	$ -	$ 29,890.00
R. Gutierez Engineering	$ 62,866.55	$ -	$ -	$ 62,866.55
Total	$ 207,181.80	$ 24,750.00	$ 20,000.00	$ 251,931.80

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

Review and Recommend Action on Contracting Construction Services for Pecan Campus Student Services Building Modifications

Approval to select a contractor for the Pecan Campus Student Services Building Modifications will be requested at the June 26, 2014 Board meeting.

In September 2013, the Board approved design services with ERO Architects to prepare plans and specifications for these building modifications. Included in the FY 2013-2014 construction budget are funds for modifications of the student services area at the Pecan Campus. These improvements include the following:

- Conversion of four classrooms into staff offices for the Judicial Affairs Department, Accounts Receivable staff who assist with student payments, and Student Orientation meeting space
- Creation of a student payment lab
- Installation of glass storefronts and glass doors for each department where students can benefit from a more accessible and more inviting entrance
- Improvement of space efficiency and creation of additional staff offices
- Creation of an ADA student lab for added assistance with enrollment process
- Improvement of efficiency of space for Veteran's Affairs Department

STC staff and ERO Architects have issued the necessary plans and specifications for the solicitation of competitive sealed proposals. Solicitation of competitive sealed proposals for this project began May 5, 2014, 2014. Eight (8) sets of construction documents were issued and a total of seven (7) were received on May 22, 2014.

Timeline for Solicitation of Competitive Sealed Proposals	
May 5, 2014	Solicitation of competitive sealed proposals. Eight (8) sets of construction documents were issued.
May 22, 2014	Seven (7) 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 2013-2014 Construction budget for this project.

It is requested that the Facilities Committee recommend for Board approval at the June 26, 2014 Board meeting, to contract construction services with Bullard Construction in the amount of $393,000 for the Pecan Campus Student Services Building Modifications project as presented.

SOUTH TEXAS COLLEGE
STUDENT SERVICES BUILDING MODIFICATIONS
PROJECT NO. 13-14-1059

	VENDOR	Bullard Construction	CAS Companies, LP.	JCON Construction, LLC.	VCI Builders, Inc.	ZIWA Corporation
	ADDRESS	5000 W Military Hwy	1306 FM 1092 Ste 304	604 Palmview Dr	108 N Jackson Rd Ste 18	1952 S Price Rd
	CITY/STATE	McAllen, TX 78503	Missouri City, TX 77459	Mission, TX 78574	Edinburg, TX 78541	Brownsville, TX 78521
	PHONE	956-972-0321	956-216-8200	956-227-3215	956-781-0644	956-542-8167
	FAX	956-972-0325	956-216-8069	956-581-8892	866-733-9889	956-986-2775
	CONTACT	Dan Ogletree	Raymond Moses	Juan Peña Jr.	Joe Arredondo	Fabian de la Garza
#	**Description**	**Proposed**	**Proposed**	**Proposed**	**Proposed**	**Proposed**
1	**Base Proposal:** Pecan Campus Student Services Building Modifications	$ 393,000.00	$ 460,000.00	$ 415,000.00	$ 415,142.00	$ 489,000.00
2	Notice to Proceed	10 Working Days	15 Working Days	10 Working Days	5 Working Days	5 Working Days
3	Completion of Work	120 Calendar Days	120 Calendar Days	120 Calendar Days	60 Calendar Days	140 Calendar Days
4	Bid Bond Received	Yes	Yes	Yes	Yes	Yes
TOTAL AMOUNT PROPOSED		$ 393,000.00	$ 460,000.00	$ 415,000.00	$ 415,142.00	$ 489,000.00
TOTAL RANKING POINTS		83.6	79.5	60.7	83.2	74.1
RANKING		1	3	5	2	4

SOUTH TEXAS COLLEGE
STUDENT SERVICES BUILDING MODIFICATIONS
PROJECT NO. 13-14-1059
EVALUATION FORM

	VENDOR	Bullard Construction		CAS Companies, LP.		JCON Construction, LLC.		VCI Builders, Inc.		ZIWA Corporation	
	ADDRESS	5000 W Military Hwy		1306 FM 1092 Ste 304		604 Palmview Dr		108 N Jackson Rd Ste 18		1952 S Price Rd	
	CITY/STATE	McAllen, TX 78503		Missouri City, TX 77459		Mission, TX 78574		Edinburg, TX 78541		Brownsville, TX 78521	
	PHONE/FAX	956-972-0321		956-216-8200		956-227-3215		956-781-0644		956-542-8167	
	FAX	956-972-0325		956-216-8069		956-581-8892		866-733-9889		956-986-2775	
	CONTACT	Dan Ogletree		Raymond Moses		Juan Peña Jr.		Joe Arredondo		Fabian de la Garza	
1	The Respondent's price proposal. (up to 45 points)	45	45	38	38	42.6	42.6	42.6	42.6	36	36
		45		38		42.6		42.6		36	
		45		38		42.6		42.6		36	
		45		38		42.6		42.6		36	
		45		38		42.6		42.6		36	
2	The Respondent's experience and reputation. (up to 10 points)	7	6.8	7	8.4	7	6.2	7	7.8	9	7.8
		6		8		6		8		7	
		6		9		6		8		8	
		8		9		5		8		7	
		7		9		7		8		8	
3	The quality of the Respondent's goods or services. (up to 10 points)	7	7.6	7	8	3	2.6	7	7.2	9	7.6
		7		7		3		8		8	
		8		9		3		8		6	
		8		8		1		6		9	
		8		9		3		7		6	
4	The Respondent's safety record. (up to 5 points)	3	3.9	2	3.4	3	1.8	4	3.4	3	3.7
		4		3		2		3		4	
		4		4		1		4		4	
		5		4		1		2		3.5	
		3.5		4		2		4		4	
5	The Respondent's proposed personnel. (up to 8 points)	6	6	5	6.2	2	1.6	7	6.6	5	5
		6		5		1		7		6	
		6		7		2		7		4	
		5		7		1		6		5	
		7		7		2		6		5	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	7	6	7	7.8	3	2	7	6.2	7	6.8
		6		8		2		6		8	
		5		8		2		6		5	
		5		8		1		7		7	
		7		8		2		5		7	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	4.8	4	4.2	1	0.4	2	2.4	4	4.2
		5		4		0		2		5	
		5		5		0		3		4	
		4		4		0		3		4	
		5		4		1		2		4	
8	The Respondent's time frame for completing the project. (up to 7 points)	3.5	3.5	3.5	3.5	3.5	3.5	7	7	3	3
		3.5		3.5		3.5		7		3	
		3.5		3.5		3.5		7		3	
		3.5		3.5		3.5		7		3	
		3.5		3.5		3.5		7		3	
	TOTAL EVALUATION POINTS	83.6		79.5		60.7		83.2		74.1	
	RANKING	1		3		5		2		4	

Review and Recommend Action on Rejection of Construction Proposals for Technology Campus Cooling Tower Replacement

Approval to reject construction proposals for the Technology Campus Cooling Tower Replacement project will be requested at the June 26, 2014 Board meeting.

In February 2014, the Board approved design services with Halff Associates to prepare plans and specifications for the replacement of the original HVAC cooling tower. Included in the FY 2013-2014 renewals and replacements budget are funds for the replacement of the cooling tower at the Technology Campus. The replacement of this A/C cooling tower is included as part of the Facilities Deferred Maintenance Plan.

STC staff has been working with Halff Associates to prepare and issue the necessary plans and specifications for the solicitation of competitive sealed proposals. Solicitation of competitive sealed proposals for this project began May 5, 2014. Twelve (12) sets of construction documents were issued and a total of five (5) were received on May 27, 2014.

It was estimated during the design phase that the cost for construction of this project would be approximately $265,000. Actual proposals received ranged from $415,000 to $590,000 which is well over the available budget and also exceeds the Board approved construction cost limitation of $300,000 associated with On-Call MEP engineering services. For these reasons, staff recommends Board approval to reject the current proposals and allow staff to work with Halff Associates to redesign to effectively reduce the cost of the work and re-solicit construction proposals.

It is requested that the Facilities Committee recommend for Board approval at the June 26, 2014 Board meeting, to reject construction proposals, require that Halff Associates redesign to effectively reduce the cost, and re-solicit proposals for the Technology Campus Cooling Tower Replacement project as presented.

Review and Recommend Action on Substantial and/or Final Completion of the Following Projects

Approval of substantial and/or final completion and release of final payment for the following project will be requested at the June 26, 2014 Board meeting:

Projects		Substantial Completion	Final Completion	Documents Attached
1.	District-Wide Automatic Door Openers Phase II Project	Recommended	No	Certificate of Substantial Completion
2.	Technology Campus Detention Pond Cleaning Project	Previously Approved	Recommended	No letter recommending final acceptance since there is no engineer

1. District-Wide Automatic Door Openers Phase II

It is recommended that substantial completion for this project with 5 Star Construction Company be approved.

Architects with ACR Engineering and STC staff visited the site and developed a construction punch list. As a result of this site visit and observation of the completed work, a Certificate of Substantial Completion for the project was certified on May 29, 2014. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project. A copy of the Substantial Completion Certificate is attached.

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

2. Technology Campus Detention Pond Cleaning Project

It is recommended that Final Completion for this project CAS Construction Company be approved.

Final Completion including punch list requirements was accomplished within the time allowed in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with Roth Excavating, Inc. be approved. The original cost approved for this project was in the amount of $25,000.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
$30,000	$25,000	$0	$25,000	$22,500	$2,500

On May 7, 2014, 2014, STC Planning & Construction Department staff inspected the site to confirm that all punch list items were completed.

It is recommended that the Facilities Committee recommend for Board approval at the June 26, 2014 Board meeting, the substantial and/or final completion and release of final payment of the projects as presented.

AIA® Document G704™ – 2000

Certificate of Substantial Completion

PROJECT:
(Name and address)
STC District Wide Automatic Door Openers Phase II
McAllen, TX

PROJECT NUMBER: 13v29/
CONTRACT FOR: District Wide Automatic Door Openers Phase II
CONTRACT DATE: 1-10-2014

OWNER: ☒
ARCHITECT: ☒
CONTRACTOR: ☒
FIELD: ☐
OTHER: ☐

TO OWNER:
(Name and address)
South Texas College
3200 W. Pecan Blvd.
McAllen, TX 78501

TO CONTRACTOR:
(Name and address)
5 Star Construction
2609 E. Mile 2
Mission, TX 78574

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

STC Distric Wide Automatic Door Openers Phase II

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

Warranty		**Date of Commencement**
ACR Engineering, Inc.	Willis M Sandoz	May 29, 2014
ARCHITECT	**BY**	**DATE OF ISSUANCE**

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

Cost estimate of Work that is incomplete or defective: $14,800.00

The Contractor will complete or correct the Work on the list of items attached hereto within Zero (0) days from the above date of Substantial Completion.

5 Star Construction		
CONTRACTOR	**BY**	**DATE**

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at 2:30pm (time) on May 29, 2014 (date).

South Texas College		
OWNER	**BY**	**DATE**

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:
(Note: Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)

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User Notes: (2052212084)

Update on Status of Construction Projects

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

CONSTRUCTION PROJECTS PROGRESS REPORT JUNE 2014

Project number	PROJECT DESCRIPTION	Project Development				Design Phase				Solicitation of Proposals			Construction Phase						Architect/Engineer	Contractor
		Board approval of A/E	Programming	Concept development	Schematic Approval	30%	60%	95%	100%	Solicitation of Proposals	Board approval of contractor	Construction start	30%	50%	75%	95% Substantial Completion	100%	Final Completion		
	Pecan Campus and Pecan Plaza																			
1-004	Pecan Plaza - Police Department Space Renovation																		PBK Architects	5 Star Construction
1-009	Pecan - M, N & L Repaint Purple Areas (RR)																		Amtech Building Sciences	Alpha Building Corp.
1-011	Pecan - Hail Damage Repairs (RR)																		Amtech Building Sciences	SpawGlass Contractors
1-012	Pecan - Annex Grant/Accountability Office Improvements																		EGV Architects	TBD
1-013	Pecan - NAB G226 Astronomy Computer Lab																		N/A	Bridgenet
1-015	Pecan - Stud Serv Bldg Modifications																		ERO Architects	TBD
1-016	Plaza - Continuing Education Space Renovation																		Boultinghouse Simpson Gates Architects	TBD
1-019	Pecan - North Academic Building Re-carpeting																		TBD	TBD
1-020	Pecan - Student Activities Building Re-Carpeting																		N/A	TBD
1-021	Pecan - Building A, G, D & X Electrical Disconnects																		ACR Engineering	TBD
	Mid Valley Campus																			
2-002	MV - SAB Art Lab Improvements																		Boultinghouse Simpson Architects	All Pro Contractors
	Technology Campus																			
3-002	TC - West Academic Building Re-roofing																		TBD	TBD
3-003	TC - Modifications for Career Planning Services Center	N/A								N/A	N/A								N/A	STC Staff
3-005	TC - Detention Pond Improvements (RR)																		Halff Associates	Roth Excavating
3-006	TC - HVAC Cooling Tower Replacement																		Halff Associates	TBD
	Nursing and Allied Health Campus																			
4-001	NAH - Parking Lot Expansion																		Perez Consulting Engineers	TBD
4-002	NAH - West Wing Recarpeting	N/A	N/A	N/A	N/A														N/A	TBD
4-005	NAH - Subdivision Plat			N/A	N/A														Perez Consulting Engineers	N/A
	Starr County Campus																			
5-001	Starr - HVAC Chiller Replacement (RR)																		Halff Associates	Highmark Construction
5-002	Starr - Stucco Painting for Buildings (RR)																		Amtech Building Sciences	Alpha Building Corp.
5-003	Starr - Parking Lot 5 Lighting																		ACR Engineering	TBD
5-004	Starr - South Drive Lighting																		ACR Engineering	TBD
	District Wide Improvements																			
6-002	DW - Secured Storage Areas	N/A																	N/A	ADI
6-003	DW - ADA Automatic Door Openers																		ACR Engineering	5 Star Construction
6-004	DW - Building to Building ADA Accessibility																		Dannenbaum Engineering	CAS Companies
6-007	DW - Classroom Remote Door Lock Hardware																		TBD	TBD
6-016	DW - Update design standards and guidelines	N/A	N/A	N/A	N/A														Boultinghouse Simpson Gates Architects	N/A

For FY 2013-2014, 27 projects are currently in progress, 11 have been completed and 17 pending start up in phases later in the fiscal year

Status of Construction Projects In Progress
June 2014

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Pecan Campus							
Pecan Plaza Renovations for Police Department	85%	June 2014	1. Construction Phase 2. Construction in progress	$1,200,000	$887,624.05	$612,001.83	$275,622.22
Stucco Painting for Buildings M, N & L	70%	June 2014	1. Construction phase 2. Work in progress	$150,000	$61,067	$0	$61,067
Hail Damage Repairs Design	100%	August 2013	1. Design Phase 2. Amtech has completed design of all design phases 3. They will continue with construction administration until punch list is completed by contractor	Design $550,000	Design $435,402.30	Design $419,698.22	Design $15,704.10
Hail Damage Repairs Construction	99%	June 2014	1. Construction Phase 2. All phases of repairs with SpawGlass are complete 3. One final proposal was Board approved in March 2014 for repair of some roof top exhaust fan units and expected to be completed in June 2014	Const. $5,500,000	Const. $7,589,623.30	Const. $7,098,108.28	Const. $491,515.02
Grant/Accountability Office Improvements	100%	May 2014	1. Design Phase 2. Plans and specifications are complete 3. Solicitation of Construction proposals is in progress	$4,000	$9,000	$0	$9,000
North Academic Building G226 Astronomy Computer Lab	35%	July 2014	1. Construction Phase 2. Improvements are being done in house by Maintenance and IT staff	$18,500	$7,378.80	$7,378.80	$0

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Student Services Building Offices Modifications	100%	May 2014	1. Design Phase 2. Plans and Specification are complete 3. Construction proposals have been received and a recommendation to hire a contractor will be made at the June 2014 Board meeting	$23,108	$21,200	$15,525	$5,175
Pecan Plaza Continuing Education Classrooms Improvements	10%	Sept 2014	1. Construction Phase 2. Board approved contractor in April 2014 3. Construction work in progress	$170,000	$185,000	$0	$185,000
Pecan Campus North Academic Building Re-carpeting	10%	June 2014	1. Construction Phase 2. Request Board approved Contractor in May 2014 3. Work in progress	$26,600	TBD	$0	TBD
Pecan Campus South Academic Building Re-carpeting	10%	June 2014	1. Construction Phase 2. Request Board approved Contractor in May 2014 3. Work in progress	$14,220	TBD	$0	TBD
Pecan Campus Buildings A, E, G & X Electrical Disconnects	15%	August 2014	1. Design Phase 2. Board approved additional scope of design services in May 2014 3. Design work in progress	$7,500	$8,460	$0	$8,460
Mid Valley Campus							
South Academic Building Art Lab Improvements	99%	May 2014	1. Construction Phase 2. Construction work is substantially complete 3. Punch list work is in progress 4. Waiting on contractor to confirm punch list items are ready for inspection 5. Contractor has committed to completing punch list by June 19, 2014	$40,000	$42,500	$32,623	$9,877

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Technology Campus							
West Academic Building Re-roofing	0%	September 2014	1. Design Phase 2. Staff completed solicitation of qualifications from architects 3. Staff will recommend Board approval of architect firm at the June 2014 meeting	$151,000	TBD	$0	TBD
Modifications for Career Planning Services Center	100%	May 2014	1. Construction Phase 2. Improvements are minor and were done by STC Maintenance staff 3. Work is complete	$15,000	$3,773.51	$3,773.51	$0
HVAC Cooling Tower Replacement	100%	August 2014	1. Design Phase 2. Design work is complete 3. Construction proposal were received and were over budget 4. Staff will request Board approval in June 2014 to reject proposal, redesign and re-solicit proposals	$12,000	$15,835	$9,211.50	$6,623.50
Detention Pond Improvements	100%	May 2014	1. Construction Phase 2. Work complete 3. Staff will recommend Board approval of final completion at the June 2014 Board meeting	$30,000	$29,985	$27,485	$2,500
Nursing and Allied Health Campus							
Parking Expansion	30%	July 2014	1. Design Phase 2. Board approved schematic design in May 2014 3. Staff is working with engineer to complete plans and specifications	$54,000	$47,755	$0	$47,755
Subdivision Plat for 6.63 Acres	25%	July 2014	1. Design Phase, 2. Staff is working with the engineer to develop subdivision plat	$0	$16,930	$0	$16,930
West Wing Re-carpeting	10%	July 2014	1. Construction phase 2. Board approved contractor in May 2014 3. Work is in progress	$150,000	TBD	$0	TBD

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Starr County Campus							
HVAC Chiller Replacement	100%	April 2014	1. Commissioning Phase 2. Work is complete	$290,000	$299,000	$284,050	$4,450
Repaint Stucco Buildings	70%	June 2014	3. Construction phase 4. Work in progress	$60,000	$84,408	$0	$84,408
Parking Lot 5 and South Drive Lighting	5%	August 2014	1. Construction Phase 2. Board approved contractor at the April 2014 meeting 3. Work is in progress	$105,000	TBD	$0	TBD
District Wide							
ADA Automatic Door Openers	95%	June 2014	1. Construction Phase 2. Construction is substantially complete	$130,000	$96,500	$0	$96,500
Building to Building Accessibility	100%	May 2014	1. Construction Phase 2. Punch list work has been completed 3. Board approved final completion at the May 2014 meeting 4. Liquidated damages were enforced due to late completion	$200,000	$230,700.01	$219,269.16	$11,430.85
Classroom Remote Door Lock System and Hardware	10%	July 2014	1. Project Development Phase 2. Staff is researching best system options prior to hiring electrical engineer for design of electrical improvements needed to support this new system	$50,000	TBD	$0	TBD
Design Standards and Guidelines	40%	July 2014	1. Development Phase 2. Working with A/E consultants to update based on all section of Construction Specifications Institute	$10,000	$7,500	$5,780	$1,720
For FY 2013-2014, 26 projects are currently in progress, 11 have been completed and 17 pending start up in phases later in the fiscal year – Total 53							