South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, October 6, 2015
@ 3:00 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."

Approval of September 10, 2015 Facilities Committee Meeting Minutes

The Minutes for the Facilities Committee meeting of September 10, 2015 are presented for Committee approval.

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Thursday, September 10, 2015
@ 3:00 PM
McAllen, Texas

MINUTES

The Facilities Committee Meeting was held on Tuesday, August 25, 2015 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 3:22 p.m. with Mr. Gary Gurwitz presiding.

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

Members absent: Mr. Roy de León and Mr. Jesse Villarreal

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Mrs. Wanda Garza, Mr. Ricardo de la Garza, Mr. Robert Cuellar, Mr. Fernando Lamas, Mr. Ali Kolahdouz, Mr. Victor Gonzalez, Mr. Gilbert Gallegos, Mr. Rolando Garcia, Ms. Diana Bravos, Mr. Ramiro Gutierrez, Mr. Trey Murray, and Mr. Andrew Fish

Approval of August 11, 2015 Facilities Committee Meeting Minutes

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Minutes for the Facilities Committee meeting of August 11, 2015 were approved as written. The motion carried.

Approval of August 25, 2015 Facilities Committee Meeting Minutes

Upon a motion by Mr. Paul R. Rodriguez and a second by Mrs. Graciela Farias, the Minutes for the Facilities Committee meeting of August 25, 2015 were approved as written. The motion carried.

Update on Status of 2013 Bond Construction Program

The packet included a copy of the presentation prepared by Broaddus & Associates as an update on the status of the 2013 Bond Construction Program. Mr. Gilbert Gallegos from Broaddus & Associates attended the September 10, 2015 Board Facilities Committee meeting to provide the update.

Review and Recommend Action on Schematic Design of the 2013 Bond Construction Mid Valley Campus Thermal Plant

Approval of schematic design by DBR Engineering for the 2013 Bond Construction Mid Valley Campus Thermal Plant will be requested at the September 22, 2015 Board meeting.

Purpose
Schematic design is the first phase of basic design services provided by the project design team. In this phase, the design team prepares schematic drawings based on the Owner's project program and design meetings with staff. The approval of this phase is necessary to establish the basis on which the project design team is given authorization to proceed with design development and construction document phases.

Justification
Once schematic design is approved, DBR Engineering will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC design standards as well as all applicable codes and ordinances. The phases of a construction project are as follows: 1.) Schematic Design, 2.) Design Development, 3.) Construction Documents, 4.) Guaranteed Maximum Price, 5.) Construction, and 6.) Closeout

The Construction Manager-at-Risk provides preconstruction services during the design processes leading to the construction phase. A Guaranteed Maximum Price (GMP) will then be developed and will be presented to the Facilities Committee for review at a future date.

Background
As previously authorized by the Board of Trustees, DBR Engineering began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop plans and elevations. The proposed Mid Valley Campus Thermal Plant project was part of the 2013 Bond Construction Program and included the following scope:

- **Engineer**
  - DBR Engineering

- **Construction Manager-at-Risk**
  - Skanska Building USA

- **Construction Cost Limitation (CCL)**
  - $3,800,000

- **Program Scope**
  - SQ FT – 3,888
  - One Floor

  - **Chillers and Mechanical Support**
    - Water cooled chillers (4 at 600 tons each)
  - **Office Spaces**
    - Facility Manager
    - Office Pool
    - Inventory/Custodial
  - **Building Support Spaces**
    - Restroom
    - Loading Areas

Funding Source
The current Construction Cost Limitation (CCL) was $3,800,000 and would be adjusted once the Guaranteed Maximum Price (GMP) proposals were submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds were budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers
The proposed schematic design was reviewed by Broaddus & Associates and staff from Facilities Planning & Construction, Operations and Maintenance, Administration, and Technology Resources departments.

Enclosed Documents
DBR Engineering developed a schematic presentation describing the proposed design. The packet included drawings of the site plan, floor plans, and exterior views.

Presenters
DBR Engineering developed a schematic presentation describing the proposed design. Representatives from Broaddus & Associates and DBR Engineering attended the Facilities Committee meeting to present the schematic design of the proposed expansion project.

Upon a motion by Mr. Gary Gurwitz and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval of the proposed schematic design by DBR Engineering for the 2013 Bond Construction Mid Valley Campus Thermal Plant as presented. The motion carried.

Review and Recommend Action on Schematic Design of the 2013 Bond Construction Starr County Campus Thermal Plant

Approval of schematic design by Sigma HN Engineers for the 2013 Bond Construction Starr County Campus Thermal Plant will be requested at the September 22, 2015 Board meeting.

Purpose
Schematic design is the first phase of basic design services provided by the project design team. In this phase, the design team prepares schematic drawings based on the Owner's project program and design meetings with staff. The approval of this phase is necessary to establish the basis on which the project design team is given authorization to proceed with design development and construction document phases.

Justification
Once schematic design is approved, Sigma HN Engineers will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC design standards as well as all applicable codes and ordinances. The phases of a construction project are as follows: 1.) Schematic Design, 2.) Design Development, 3.) Construction Documents, 4.) Guaranteed Maximum Price, 5.) Construction, and 6.) Closeout

The Construction Manager-at-Risk provides preconstruction services during the design processes leading to the construction phase. A Guaranteed Maximum Price (GMP) will then be developed and will be presented to the Facilities Committee for review at a future date.

Background
As previously authorized by the Board of Trustees, Sigma HN Engineers began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop plans and elevations. The proposed Starr County Campus Thermal Plant project was part of the 2013 Bond Construction Program and included the following scope:

- **Engineer**
  - Sigma HN Engineers
- **Construction Manager-at-Risk**
  - D. Wilson Construction
- **Construction Cost Limitation (CCL)**
  - $3,800,000
- **Program Scope**
  - SQ FT – 4,082
  - One Floor

- **Chillers and Mechanical Support**
  - Water cooled chillers (3 @ 400 tons each)
- **Chiller Equipment Space**
- **Office Spaces**
  - Facility Manager
  - Office Pool
  - Inventory/Custodial
- **Building Support Spaces**
  - Restroom
  - Loading Area

Funding Source
The current Construction Cost Limitation (CCL) was $3,800,000 and would be adjusted once the Guaranteed Maximum Price (GMP) proposals were submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds were budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers
The proposed schematic design was reviewed by Broaddus & Associates and staff from Facilities Planning & Construction, Operations and Maintenance, Administration, and Technology Resources departments.

Enclosed Documents
Sigma HN Engineers developed a schematic presentation describing the proposed design. The packet included drawings of the site plan, floor plans, and exterior views.

Presenters
Sigma HN Engineers developed a schematic presentation describing the proposed design. Representatives from Broaddus & Associates and Sigma HN Engineers will be present at the Facilities Committee meeting to present the schematic design of the proposed expansion project.

Upon a motion by Ms. Rose Benavidez and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval of the proposed schematic design by Sigma HN Engineers for the 2013 Bond Construction Starr County Campus Thermal Plant as presented. The motion carried.

Review and Recommend Action to Incorporate the Redesign and Renovation of the Existing Library Building with the 2013 Bond Construction Mid Valley Campus Program Library Expansion Project

Approval to incorporate the redesign and renovation of the existing library building with the 2013 Bond Construction Mid Valley Campus Library Expansion project will be requested at the September 22, 2015 Board meeting.

Purpose
Authorization was requested to incorporate the redesign and renovation of the existing library building with the 2013 Bond Construction Mid Valley Campus Library Expansion project will be discussed.

Justification
The 2013 Bond Program included an expansion to the existing Mid Valley Campus Library. Incorporating the redesign and renovation of the existing library space with the design of the 2013 Bond Construction Mid Valley Campus Library Expansion project, would ensure that the entire building is designed to function properly and provide the necessary library services effectively for the students. The design of the entire library space would allow for future planning, coordination of temporary library services, cost estimating, and scheduling for the construction of the existing library space.

Background
The existing library at the Mid Valley Campus consisted of 24,000 square feet. An expansion of approximately 10,000 square feet was scheduled to be constructed as part of the 2013 Bond Construction Program. The concurrent redesign and renovation of the current library space with the designing and construction of the new library expansion was recommended to allow the existing and new portions of the building to function as a cohesive whole.

As previously authorized by the Board of Trustees, Mata+Garcia Architects began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop the schematic design for the 2013 Bond Construction Mid Valley Campus Library Expansion. As an additional service to Mata+Garcia Architect's contract, 720 Design, Inc. was authorized to provide an interior library design concept plan for the new library expansion as well as for the existing library building.

Feedback to staff was requested on how to proceed with the recommendation of the concurrent design and construction of the two spaces. An option was to expand the scope for the architect and Construction Manager-at-Risk contractor awarded the 2013 Bond Construction Mid Valley Campus Library Expansion project with the redesign and renovation of the existing library space.

Funding Source
Funds would be identified depending on the course of action. Possible options for consideration were:

- Funds may be identified to be budgeted in the non-bond construction budget for FY 2016-2017.
- Funds may be identified by reallocating project funds in the approved non-bond construction budget for FY 2015-2016.
- Funds may be available from possible bond construction project savings in FY 2015-2016 and/or FY 2016-2017.

Enclosed Documents
The existing library floor plan with the proposed library expansion footprint was included in the packet.

Presenters
Representatives from Broaddus & Associates attended the Facilities Committee meeting to present and respond to questions.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval for staff to investigate the cost and options involved in incorporating the redesign and renovation of the existing library building with the 2013 Bond Construction Mid Valley Campus Library Expansion project as presented.

Review and Recommend Action on Contracting Mechanical, Electrical, Plumbing (MEP) Engineering Services for the Nursing and Allied Health Campus Thermal Plant

Approval to contract mechanical, engineering, and plumbing (MEP) engineering services to prepare plans for the Nursing & Allied Health Campus Thermal Plant project was scheduled to be requested at the September 22, 2015 Board meeting.

It was noted that the second-firm vendor scored more highly than the first-ranked firm in every area other than references, AND the second-ranked firm scored a 90 / 100 in the reference section, whereas the first-ranked firm scored a 99 / 100. Because of the disparity of scores depending on the inclusion or exclusion of references, and the method by which references were scored and weighted, the Facilities Committee took no action.

As part of the evaluation of responses the evaluation committee called references provided by each firm. In some cases, three or four of the five submitted references were contacted. In other cases, only two references could be reached for a response. Furthermore, all responses received were provided as numerical scores by the references. The evaluation committee used these scores in the ranking of firms. The Facilities Committee expressed concern with the process for evaluating firms' references.

Due these concerns over the criteria evaluation process, the Committee took no action and instructed staff to revise the process and re-evaluate the original responses. The evaluation committee was instructed to contact an equitable number of references for each firm, and then distribute the responses to the evaluation committee members, who could then consider the responses and individually score them.

The Facilities Committee took no action.

Review and Recommend Action on Substantial Completion for the Following Non-Bond Construction Projects

Approval of substantial completion for the following projects will be requested at the September 22, 2015 Board meeting:

	Projects	Substantial Completion	Final Completion	Documents Attached
1.	Pecan Campus AECHS Service Drive and Sidewalk Engineer: R. Gutierrez Engineering Contractor: Roth Excavating	Recommended	Expected October 2015	Substantial Completion Certificate
2.	Pecan Campus Art Building Existing Ceramic Arts Interior Renovations Architect: EGV Architects Contractor: Herrcon, LLC	Recommended	Expected October 2015	Substantial Completion Certificate
3.	District Wide Parking Lot Lighting Upgrades Engineer: DBR Engineering Contractor: Metro Electric	Recommended	Expected October 2015	Substantial Completion Certificate

1. Pecan Campus AECHS Service Drive and Sidewalk

It was recommended that substantial completion for this project with Roth Excavating be approved.

R. Gutierrez 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 August 14, 2015. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project. A copy of the Substantial Completion Certificate was included in the packet.

Contractor Roth Excavating 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 October 2015 Board meeting.

2. Pecan Campus Art Building Existing Ceramic Arts Interior Renovations

It was recommended that substantial completion for this project with Herrcon, LLC be approved.

EGV Architects and STC staff visited the site and developed a construction punch list. As a result of this site visit and observation of the completed work, a Certificate of Substantial Completion for the project was certified on August 19, 2015. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project. A copy of the Substantial Completion Certificate was included in the packet.

Contractor Herrcon, LLC 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 October 2015 Board meeting.

3. District Wide Parking Lot Lighting Upgrades

It was recommended that substantial completion for this project with Metro Electric be approved.

DBR 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 August 27, 2015. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project. A copy of the Substantial Completion Certificate was included in the packet.

Contractor Metro Electric 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 October 2015 Board meeting.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval of the substantial completion of the projects as presented. The motion carried.

Executive Session:

The South Texas College Board Facilities Committee convened into Executive Session at 5:03 p.m. in accordance with Chapter 551 of the Texas Government Code for the specific purpose provided in:

- Section 551.071, Consultations with Attorney

  1. Update on Status of Non-Bond Construction Projects

Open Session:

The South Texas College Board Facilities Committee returned to Open Session at 5:15 p.m. No action was taken in Executive Session.

Update on Status of Non-Bond Construction Projects

The Facilities Planning & Construction staff provided a design and construction update. This update summarized the status of each capital improvement project currently in progress. Mary Elizondo and Rick de la Garza attended the meeting to respond to questions and address concerns of the committee.

Staff was reviewing the following concern with the design team and contractor. They were not ready to recommend action by the Facilities Committee or Board at this time, and anticipated making an appropriate recommendation at a subsequent Facilities Committee meeting should it be necessary.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board authorization for staff to address the final completion and close out of the Technology Campus Cooling Tower Replacement project as discussed in executive session. The motion carried.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:16 p.m.

I certify that the foregoing are the true and correct minutes of the September 10, 2015 Facilities Committee Meeting of the South Texas College Board of Trustees.

_____
Mr. Gary Gurwitz, Chair

Update on Status of 2013 Bond Construction Program

Enclosed is a copy of the presentation prepared by Broaddus & Associates as an update on the status of the 2013 Bond Construction Program. A representative from Broaddus & Associates will be present at the October 6, 2015 Board Facilities Committee meeting to provide the update.

2013 BOND CONSTRUCTION PROGRAM PROGRESS REPORT - October 6, 2015

Project Number	PROJECT DESCRIPTION	Project Development					Design Phase				Price Proposals		Construction Phase						Architect/Engineer	Contractor
		Project Development	Board approval of A/E	Contract Negotiations	Concept Development	Schematic Approval	30%	60%	95%	100%	B&A Review	Board Approval	30%	50%	75%	95% Substantial Comp	100%	Final Completion		
	Pecan Campus																			
	North Academic Building																		PBK Architects	D. Wilson Construction
	South Academic Building																		BSA Architects	D. Wilson Construction
	STEM Building																		BSA Architects	D. Wilson Construction
	Student Activities Building and Cafeteria																		Warren Group Architects	D. Wilson Construction
	Thermal Plant Expansion																		Halff Associates	D. Wilson Construction
	Parking and Site Improvements																		PCE	D. Wilson Construction
	Mid Valley Campus																			
	Health Professions and Science Building																		ROFA Architects	Skanska USA
	Workforce Training Center Expansion																		EGV Architects	Skanska USA
	Library Expansion																		Mata + Garcia Architects	Skanska USA
	Student Services Building Expansion																		ROFA Architects	Skanska USA
	Thermal Plant																		DBR Engineering	Skanska USA
	Parking and Site Improvements																		Halff Associates	Skanska USA
	Technology Campus																			
	Southwest Building Renovation																		EGV Architects	ECON Construction
	Parking and Site Improvements																		Hinojosa Engineering	ECON Construction
	Nursing and Allied Health Campus																			
	Campus Expansion																		ERO Architects	D. Wilson Construction
	Parking and Site Improvements																		R. Gutierrez Engineers	D. Wilson Construction
	Starr County Campus																			
	Health Professions and Science Building																		Mata + Garcia Architects	D. Wilson Construction
	Workforce Training Center Expansion																		EGV Architects	D. Wilson Construction
	Library																		Mata + Garcia Architects	D. Wilson Construction
	Student Services Building Expansion																		Mata + Garcia Architects	D. Wilson Construction
	Student Activities Building Expansion																		Mata + Garcia Architects	D. Wilson Construction
	Thermal Plant																		Sigma HN Engineers	D. Wilson Construction
	Parking and Site Improvements																		Melden & Hunt Engineering	D. Wilson Construction
	Regional Center for Public Safety Excellence - Pharr																			
	Training Facility																		TBD	TBD
	Parking and Site Improvements																		TBD	TBD
	STC La Joya Teaching Site (Jimmy Carter ECHS)																			
	Training Labs Improvements																		EGV Architects	TBD

SOUTH TEXAS COLLEGE

2013 BOND CONSTRUCTION PROGRAM
UPCOMING TIMELINE

Facilities Committee Meeting

October 6, 2015

BROADDUS & ASSOCIATES

BOARD APPROVAL ITEMS

South Texas College
2013 Bond Construction Program
Upcoming Timeline – 09/10/15

		July '15	August '15	September '15	October '15	November '15
Board Approval	1	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)	Update (No Action)
	2	Schematic Design Approval	Schematic Design Approval	Schematic Design Approval	Schematic Design Approval	Schematic Design Approval
	3		Pecan Campus Thermal Energy Plant – Partial GMP		Nursing & Allied Health Thermal Energy Engineer Selection	Pecan Campus Thermal Plant Expansion GMP Approval
	4				Chiller Procurement	Wage Scale Determination
	5				Additional Services – MVC Library Renovation	FF&E RFQ Solicitation
	6					
	7					
	8					
	9					
	10					

OPERATIONAL ITEMS

South Texas College
2013 Bond Construction Program
Upcoming Timeline

		July '15	August '15	September '15	October '15	November '15
Operational	1	Execute CM@R Contracts	BIM FM Execution Kickoff		Chiller Procurement	
	2	Execute Geotechnical & Material Testing Contracts	Schematic Design Deliverables			
	3	Update Master Program Schedule	Nursing & Allied Health Thermal Energy Plant			
	4		Update Master Plan Ongoing			
	5		Library Consultant Focus Groups			
	6		Kitchen Consultant Design			
	7					
	8					
	9					
	10					

INFORMATION & PRESENTATION ITEMS

South Texas College
2013 Bond Construction Program
Upcoming Timeline

		July '15	August '15	September '15	October '15	November '15
Informational/Presentations	1		Nursing & Allied Health Campus Expansion – Updated Exterior Elevations			Volume Procurement Strategies
	2					Wage Scale Determination
	3					OCIP Presentation
	4					
	5					
	6					
	7					
	8					
	9					
	10					

ITEMS REQUIRING BOARD FEEDBACK

South Texas College
2013 Bond Construction Program
Upcoming Timeline

		July '15	August '15	September '15	October '15	November '15
Items Requiring Board Feedback	1	Thermal Plant Solution for N&AH	N&AH Thermal Energy Plant - RFQ			
	2					
	3					
	4					
	5					
	6					
	7					
	8					
	9					
	10					

Review and Recommend Action on Vendor Reference Process for Request for Construction Proposals and Request for Qualifications

Review and action on the process to evaluate vendor references for Requests for Construction Proposals and Requests for Qualifications for architects and engineers will be requested at the October 27, 2015 Board meeting.

Purpose
To review the current vendor reference process and to propose an updated vendor reference process for Requests for Construction Proposals and Requests for Qualifications for architects and engineers.

The non-bond construction evaluation committee will consist of members from the following departments: Facilities Planning and Construction, Facilities Maintenance and Operations, Purchasing, and Project Architect or Engineer. The Bond construction evaluation committee will include the above members and representatives from the Construction Program Manager for the bond program, Broaddus and Associates.

The current process for the evaluation of construction vendor references:

#	Vendor Reference Process	Department
1	The request for proposal or qualification requires a minimum of five (5) reference to be submitted	RFP/RFQ
2	The Purchasing Department contacts the references with a phone call and/or via email	Purchasing
3	The references complete each question with a rating and are provided a comments section	Purchasing
4	All responses are returned by the reference via fax or email	Purchasing
5	Reference ratings are averaged from all references received for each firm to arrive at the reference score.	Purchasing
6	The reference score is used as one of the evaluation criteria	Committee

The current process is designed to have each reference indicate to South Texas College how well the company performed for them by providing a numerical score to that performance. This made the factor more objective by removing the wide disparity in the interpretation of comments by each evaluator.

Other community colleges were surveyed and it was found that the following methods are utilized to evaluate references: numerical score and comments, comments only, or references are requested but are not contacted.

The proposed evaluation process for vendor references is as follows:

#	Vendor Reference Process	Department
1	Request 5 minimum to 10 maximum references per construction proposal or request for qualifications	RFP/RFQ
2	Develop the vendor reference questions project specific (proposal or qualifications)	Purchasing Department/Planning and Construction
3	Purchasing Department will contact the references and document responses	Purchasing Department
4	A minimum of four (4) responses will be collected from the vendor references.	Purchasing Department
5	All comments received from all references will be shared with the proposal or qualification evaluation committee for evaluation purposes.	Purchasing Department and Evaluation Committee
6	The evaluation committee members will review the comments provided by each reference and each evaluator will interpret the comments according to his/her own discretion and evaluate accordingly.	Evaluation Committee

Justification and Benefit
This proposed process will allow each evaluator to review and interpret the comments to provide points for this part of the evaluation criteria.

It is requested that the Facilities Committee recommend for Board approval at the October 27, 2015 Board meeting, the process to evaluate vendor references for Request for Construction Proposals and Requests for Qualifications for architects and engineers as presented.

Review and Recommend Action on Solicitation of Request for Proposals (RFP) for Owner Procurement of Thermal Energy Plant Chillers for 2013 Bond Construction Projects

Approval to solicit for Request for Proposals (RFP) for Owner Procurement of Thermal Energy Plant Chillers for the 2013 Bond Construction program will be requested at the October 27, 2015 Board meeting.

Purpose
The design process is proceeding on all the Thermal Energy Plants for each respective campus with the exception of Nursing and Allied Health Campus which will commence once the Mechanical Electrical Plumbing (MEP) Engineering firm is selected as Engineer of Record. As part of design process, it is the intent of South Texas College Facilities Operations & Maintenance Department to standardize manufactured equipment which would allow for consistent operations and maintenance procedures.

Justification
In addition to the standardization of having one chiller manufacturer, the consolidation of all required chillers will provide South Texas College considerable savings as part of volume procurement. This procurement will allow the College to identify the best value respondent based on criteria established within the Request for Proposals. The selection will be based on: 1.) Cost, 2.) Energy Efficiency, 3.) Service Commitment, 4.) Delivery Capability, 5.) Warranty, 6.) Refrigerant Life Cycle, and 7.) References.

The selection committee will consist of STC staff, Broaddus & Associates representatives, and the three MEP Engineering firms assigned to each respective campus for the thermal energy plant designs.

Background
As previously authorized by the Board of Trustees, three MEP Engineers have been executing the design for Thermal Energy Plants for Pecan, Mid Valley, and Starr County Campuses. The intent is to standardize equipment for maintenance and at the same time provide value for procurement of this equipment. These procurement funds are part of the 2013 Bond Construction Program.

Enclosed Documents
A schedule of water cooled chillers for various campuses is enclosed for the committee's review.

Presenters
Representatives from Broaddus & Associates will be present at the Facilities Committee meeting to respond to questions.

It is requested that the Facilities Committee recommend for Board approval at the October 27, 2015 Board meeting, to solicit Request for Proposals (RFP) for Owner Procurement of Thermal Energy Plant Chillers for the 2013 Bond Construction program as presented.

STC - MID VALLEY CAMPUS - WATER COOLED CHILLER SCHEDULE					
GENERAL	MARK	CH-1	CH-2	CH-3	CH-4
	COOLING CAPACITY (TONS)	600	600	600	600
	MAX RATED NPLV kW/ton	0.334	0.334	0.334	0.334
	VOLT/PHASE/CYCLES	480/3/60	480/3/60	480/3/60	480/3/60
	MCA (AMPS)	460	460	460	460
	MOCP (AMPS)	800	800	800	800
EVAPORATOR	WATER FLOW (GPM)	854	854	854	854
	EWT (°F)	56	56	56	56
	MIN TUBE THICKNESS (IN)	0.025	0.025	0.025	0.025
	LWT (°F)	42	42	42	42
CONDENSER	WATER FLOW (GPM)	1405	1405	1405	1405
	EWT (F)	85	85	85	85
	MIN TUBE THICKNESS (IN)	0.028	0.028	0.028	0.028
	LWT (F)	95	95	95	95
DESIGN BASIS	MANUFACTURER	YORK	YORK	YORK	YORK
	MODEL	YMC2	YMC2	YMC2	YMC2
	OPERATING WEIGHT (LBS)	26,745	26,745	26,745	26,745
	NOTES:				

1. PROVIDE UNIT MOUNTED AFD (VFD) WITH ACTIVE HARMONIC FILTERS PER IEEE 519.

2. PROVIDE UNIT WITH DDC INTERFACE LON OR BACNET.

** PRODUCT INFORMATION PROVIDED BY DBR ENGINEERING.

STC - STARR COUNTY CAMPUS - WATER COOLED CHILLER SCHEDULE				
GENERAL	MARK	CH-1	CH-2	CH-3
	COOLING CAPACITY (TONS)	500	500	500
	MAX RATED NPLV kW/ton	0.327	0.327	0.327
	VOLT/PHASE/CYCLES	460/3/60	460/3/60	460/3/60
	REFRIGERANT	R-134A	R-134A	R-134A
	MCA (AMPS)	489	489	489
	MOCP (AMPS)	683	683	683
EVAPORATOR	WATER FLOW (GPM)	1000	1000	1000
	EWT (F)	43	43	43
	LWT (F)	55	55	55
CONDENSER	WATER FLOW (GPM)	1500	1500	1500
	EWT (F)	85	85	85
	LWT (F)	95	95	95
DESIGN BASIS	MANUFACTURER	DAIKIN	DAIKIN	DAIKIN
	MODEL	WME-500	WME-500	WME-500
	OPERATING WEIGHT (LBS)	16,928	16,928	16,928

NOTES:

1. PROVIDE SINGLE POINT POWER WITH NON-FUSED DISCONNECT
2. ALL CHILLERS TO BE PROVIDED WITH 3/4" THERMAL INSULATION ON COLD SURFACES
3. PROVIDE WITH BACKNET IP WITH ETHERNET COMMUNICATION CARD.
4. PROVIDE CHILLERS WITH FACTORY VFD'S.
5. PROVIDE FACTORY RUN TEST, FACTORY START-UP AND 5 YR WARRANTY ENTIRE UNIT PARTS, LABOR AND REPLACEMENT REFRIGERANT WARRANTY. START-UP AND WARRANTY TO BE EXECUTED BY A FACTORY SERVICE EMPLOYEE, NOT AN "AUTHORIZED AGENT/REPRESENTATIVE."
6. PROVIDE THERMAL DISPERSION TYPE WATER FLOW INDICATORS
7. PROIVDE .028" COPPER TUBES IN EVAPORATOR AND .035" COPPER TUBES IN CONDENSER
8. CHILLER SHALL UNLOAD TO 25% WITH 78F CONDENSER WATER

** PRODUCT INFORMATION PROVIDED BY SIGMA ENGINEERING.

STC - PECAN CAMPUS - WATER COOLED CHILLER SCHEDULE			
GENERAL	MARK	CH-4	CH-5
	COOLING CAPACITY (TONS)	940	940
	MAX RATED NPLV kW/ton	0.533	0.533
	VOLT/PHASE/CYCLES	460/3/60	460/3/60
	REFRIGERANT	R-134a	R-134A
	MCA (AMPS)	913	913
	MOCP (AMPS)	1600	1600
EVAPORATOR	WATER FLOW (GPM)	1880	1880
	EWT (F)	55	55
	LWT (F)	43	43
CONDENSER	WATER FLOW (GPM)	2820	2820
	EWT (F)	85	85
	LWT (F)	94.2	94.2
DESIGN BASIS	MANUFACTURER	YORK	YORK
	MODEL	YK	YK
	OPERATING WEIGHT (LBS)	16,928	16,928

NOTES:

1. ALL CHILLERS TO BE PROVIDED WITH 3/4" THERMAL INSULATION ON COLD SURFACES.
2. PROVIDE THERMAL DISPERSION TYPE WATER FLOW INDICATORS.
3. PROVIDE WITH BACNET IP WITH ETHERNET COMMUNICATION CARD.
4. PROVIDE .028" COPPER TUBES IN EVAPORATORS AND .035" COPPER TUBES IN CONDENSER.
5. PROVIDE CHILLERS WITH FACTORY VFD.
6. PROVIDE SINGLE POINT POWER WITH NON-FUSED DISCONNECT.]
7. CHILLER SHALL UNLOAD TO 25% WITH CONSTANT 85F CONDENSER WATER.

** PRODUCT INFORMATION PROVIDED BY HALFF ASSOCIATES.

STC - NURSING ALLIED HEALTH SERVICES - WATER COOLED CHILLER SCHEDULE			
GENERAL	MARK	CH-1	CH-2
	COOLING CAPACITY (TONS)	500	500
	MAX RATED NPLV kW/ton	INFORMATION NOT YET ESTABLISHED	
	VOLT/PHASE/CYCLES		
	REFRIGERANT		
	MCA (AMPS)		
	MOCP (AMPS)		
EVAPORATOR	WATER FLOW (GPM)	INFORMATION NOT YET ESTABLISHED	
	EWT (F)		
	LWT (F)		
CONDENSER	WATER FLOW (GPM)	INFORMATION NOT YET ESTABLISHED	
	EWT (F)		
	LWT (F)		
DESIGN BASIS	MANUFACTURER	YORK	YORK
	MODEL		
	OPERATING WEIGHT (LBS)		

NOTES:
**SUFFICIENT INFORMATION HAS NOT YET BEEN ESTABLISHED FOR THIS PARTICULAR PROJECT SINCE A DESIGN TEAM HAS NOT BEEN OFFICIALLY AWARDED THIS PROJECT.

Review and Recommend Action on Contracting Mechanical, Electrical, Plumbing (MEP) Engineering Services for the Nursing and Allied Health Campus Thermal Plant

Approval to contract mechanical, engineering, and plumbing (MEP) engineering services to prepare plans for the Nursing & Allied Health Campus Thermal Plant project will be requested at the October 27, 2015 Board meeting.

Purpose

Mechanical, Electrical, Plumbing (MEP) professional engineering services are necessary for design and construction administration services for the thermal energy plant project. The engineering scope of work includes, but is not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection for the thermal plant.

Justification

This thermal energy plant project will provide heating, ventilation, and air conditioning (HVAC) systems for the existing facilities located on the South Texas College Nursing & Allied Health Campus as well as for the new 2013 Bond Construction Nursing & Allied Health Campus expansion project.

The current HVAC systems in the existing buildings are air cooled chiller systems and are near their “end of useful life” periods and scheduled to be replaced. The proposed thermal plant will be designed as a water cooled chiller system servicing all three buildings.

The 2013 Bond Nursing & Allied Health Campus Expansion project budget will include:

- HVAC system within the building
- Chilled water piping extending to the new proposed thermal plant

The proposed Nursing & Allied Health Thermal Plant project budget will include:

- New thermal plant facility
- New water cooled chillers
- New cooling towers
- New piping to the existing buildings
- Retrofitting of the existing system to accept the new thermal plant system
- Removal and salvaging of existing air cooled chillers

Background

On August 3, 2015, STC began soliciting MEP engineering qualifications for the purpose of selecting a firm to prepare the necessary plans for the thermal plant. A total of eight (8) firms received a copy of the RFQ and a total of five (5) firms submitted their responses on August 19, 2015.

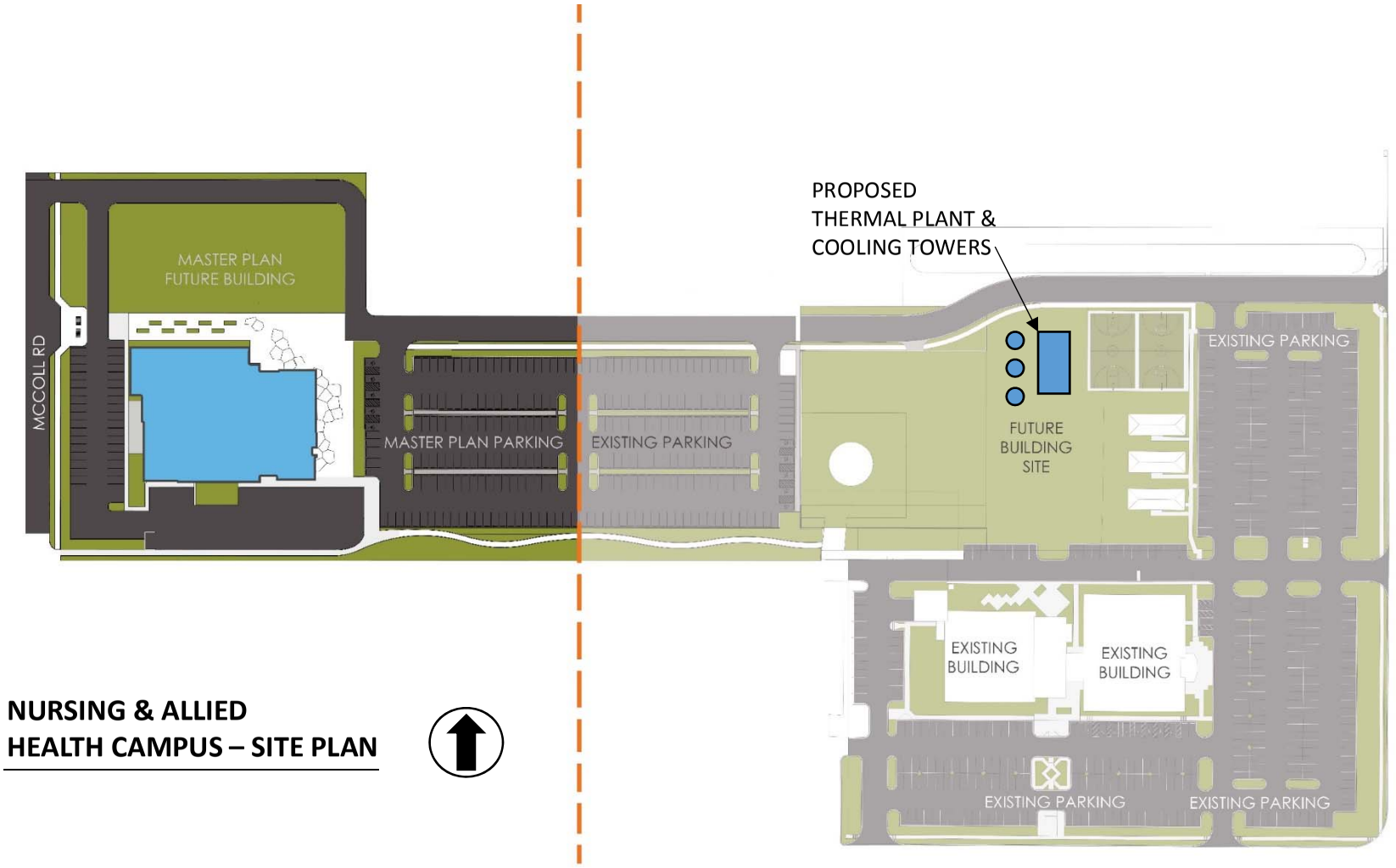
On September 10th, 2015, the Facilities Committee recommended a vendor reference process which staff has followed and completed. The evaluation committee has evaluated

a minimum of four references as directed by the Facilities Committee. The comments received from each reference were provided to the evaluation committee and evaluated by each member of the evaluation committee.

Funding Source
Funds for these expenditures are budgeted in the non-bond construction budget for FY 2015-2016.

Enclosed Documents
A site plan indicating the location of the proposed thermal plant is enclosed. STC staff members completed evaluations for the firms and prepared the enclosed scoring and ranking summary. A blank evaluation form and a blank vendor reference from are also enclosed for the committee's review.

It is requested that the Facilities Committee recommend for Board approval at the October 27, 2015 Board meeting, the contracting of mechanical, engineering, and plumbing (MEP) engineering services with Halff Associates for preparation of plans for the Nursing & Allied Health Campus Thermal Plant project as presented.



NURSING & ALLIED
HEALTH CAMPUS – SITE PLAN

SOUTH TEXAS COLLEGE
MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING SERVICES
PROJECT NO. 15-16-1015

VENDOR	DBR Engineering Consultants, Inc.	Ethos Engineering	Halff Associates, Inc.	MEP Solutions Engineering, PLLC.	Sigma HN Engineers, PLLC.
ADDRESS	200 S 10th St Ste 901	119 W Van Buren Ave Ste 101	5000 W Military Ste 100	600 E Beaumont Ave Ste 2	701 S 15th St
CITY/STATE/ZIP	McAllen, TX 78501	Harlingen, TX 78550	McAllen, TX 78503	McAllen, TX 78501	McAllen, TX 78501
PHONE	956-683-1640	956-230-3435	956-664-0286	956-664-2727	956-332-3206
FAX	956-683-1903	956-720-0830	956-664-0282	956-664-2726	956-687-5561
CONTACT	Edward Puentes	Cesar Gonzalez	Menton Murray III	Luis Javier Pena	Jesus Gabriel Hinojosa
3.1 Statement of Interest					
3.1.1 Statement of Interest on projects	Pointed out the work the firm has provided for STC recently, including services for a thermal plant at Mid-Valley Campus. Indicated their understanding of STC's need for quick response and attention to detail.	Pointed out the personnel's experience in providing services. Emphasized their previous work for STC and therefore their familiarity with the campuses, staff and design standards.	Pointed to the firm's work already provided to the college in the past. Added that they have first-hand knowledge of the NAH Campus from the previous projects and the design of MEP systems for the new building at the campus under the 2013 Bond Program.	Pointed out the firm's experience in providing "full service " MEP engineering to governmental entities such as municipalities, universities, healthcare and other educational facilities.	The firm emphasized the experience of the two principals within the firm. They indicated that STC would be working directly with the two principals and pointed out that the firm's size would be better able to meet the needs in a cost-effective manner.
3.1.2 Firm History and Credentials	- Providing services since 1972 - 117 staff member in 5 offices in Texas - 22 licensed engineers - 14 LEED accredited professionals	- 8 full time employees - 2 registered engineers - Firm established in spring of 2014	- Founded in Dallas in 1950 - Has 13 offices in Texas - McAllen office since 1994 - About 550 total staff	- Firm was established in 2007 - Has 5 employees - Staff includes two professional engineers	Established in 2012. Indicated a combined 15 years experience of the two principals. Stated that they have completed over 100 projects with 20 of these for higher education.
3.1.3 Narrative describing firm's qualifications and specialized design experience	Pointed out design work on many thermal plants for educational clients and their current work for STC on a thermal plant project. Also emphasized their hands-on construction administration services and their commissioning services.	Summarized the experience of the three top staff members (20, 25 and 9 years). Emphasized the experience of one of their principals in the design of large central plants and thermal energy storage projects.	Firm stated their familiarity with the existing STC HVAC systems and their distribution systems and in particular, their design of the system at the Pecan and Starr County campuses.	Pointed out the experience of the two engineers within the firm and the specific experience with the design of various systems, including thermal plants.	Pointed out the work of the two principals on thermal energy projects for STC and various school districts.
3.1.4 Statement of Availability and Commitment of firm, consultants, and key professionals	Indicated that staff are qualified and prepared to dedicate themselves to the project. Pointed to the availability of staff from other offices to assist if needed.	Indicated that they are available as soon as they are awarded and will make the STC project their top priority.	Indicated that the staff identified will be ready and available for the project. They pointed to the depth of staff at their McAllen office and the support from other offices.	Firm did not directly address this section of the RFQ, but had indicated that the project manager will dedicate the required time to scheduled milestones.	Indicated that firm has the resources and is prepared to perform work for STC. Listed a staff of seven, including the principals. Stated that they will ensure the necessary resources for the project.
3.2 Prime Firm					
3.2.1 Experience and expertise of principles and key members, Including resumes	Included resumes for the following staff: - Edward Puentes, PE, Partner in Charge/Project Manager - Antonio Salazar, Jr., Mechanical Designer - Thomas Raveney, EIT, Electrical Designer - Maritza Garza, EIT, Plumbing Designer	Included resumes for the following staff: - Rajesh Kapileshwari, PE, Principal - Guillermo Quintanilla, Principal - Cesar Gonzalez, PE, Principal	Included resumes for the following staff: - Menton "Trey" Murray III, PE, Project Leader - Robert Tijerina, EIT, HVAC/Plumbing - Hugo H. Avila, PE, HVAC/Plumbing - Tom Dearmin, PE, LEED AP, Electrical - Robert L. Saenz, PE, CFM, Civil Principal - Benjamin E. Macias, PE, Civil Project Manager - Raul Garcia Jr., PE CFM, Drainage/Site Design	Provided resumes for the two professional engineers: - Luis Javier Pena, PE - Abram L. Dominguez, PE	Provided resumes for the two principals: - Jesus Gabriel Hinojosa, PE, LEED AP - Jose Antonio Nicanor, PE, LEED AP
3.2.2 Proposed project assignments, lines of authority, estimated time assignment of personnel	Listed the assignments for the above named staff and the time commitment each will devote to the project.	Indicated the specific duties of all three principals and other staff who will be involved in project. Indicated that the principals will devote from 66% to 100% of their time to the project. Lines of authority are shown in the organization chart submitted.	Showed time assignments for the four top staff member from firm who will be involved in the project. Also included the time assignment by the architect for the project and the Structural design subconsultant.	Statement of project assignments was not submitted, but is shown on the organization chart.	Indicated a 100% time commitment from both principles for the project and provided the time commitments from the five other staff.
3.2.3 Prime Firm's Proximity to College and ability to respond to project needs	Pointed to their McAllen location and that they are only 10 minutes away from the STC Nursing & Allied Health Campus.	Located in Harlingen. Indicate that they are able to respond to calls for meetings in about an hour.	Located in McAllen. Stated that they are 10 minutes away from the STC Nursing and Allied Health Campus.	Located in McAllen and is therefore in close proximity to STC.	Location is in McAllen. Indicated that their office is 2.5 miles from the campus and this means they are five minutes away.
3.2.4. Prime Firm's experience with Building Information Model	Indicated their use of Autodesk Revit since 2006. Stated that their are 80+ projects in which this software has been used and listed several of these projects.	Stated that firm staff has used BIM models for several years. They added that the firm has the software and design expertise to design the project in an integrated BIM environment.	Indicated that the McAllen team has used BIM on more than 25 projects in the last 5 years. Has designed three water-cooled plants using BIM.	Indicated that firm has used BIM since 2011.	Indicated that the two principals underwent training on Revit in 2011. Currently using BIM software for Starr County Campus thermal plant project and have used on other projects.
3.2.5 Litigation prime firm is involved in	Indicated that there is no past or pending litigation that would affect ability to provide services to STC.	Stated that there is no pending or outstanding litigation against the firm.	Stated that because of the size and the number of projects the firm is involved in, it is occasionally a defendant in litigation, but indicated that there are no present matters that would affect the firm's ability to meet obligations on the project.	Stated that firm is not currently under any litigation.	Indicated that they are not currently involved in litigation that would affect ability to provide services to STC.
3.3 Project Team					
3.3.1 Organization chart with Role of Prime Firm and basic Services consultants	Included organization chart with the staff who will be assigned to project and also included the following subconsultants: - Melden & Hunt - Civil Engineering - Hinojosa Engineering - Structural Engineering - ERO International Architects - Architectural	Included organization chart that showed all firm staff and which included the following subconsultants: - Boultinghouse Simpson Gates Architects - Architect - Green Rubiano & Associates - Structural Engineer - Perez Consulting Engineers - Civil Engineer	Included organization chart with the staff who will be assigned to the project and also included the following subconsultants: -ERO Architects - Architectural - Chanin Engineering - Structural	Organizational chart was included that showed all firm staff with their roles and lines of authority. It did not show any subconsultants.	Organization chart was included showing the primary role of the two principals and which included two subconsultants. The subconsultants are: - Mata Garcia Architects - CLH Engineering
3.4 Representative Projects					

SOUTH TEXAS COLLEGE
MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING SERVICES
PROJECT NO. 15-16-1015

VENDOR	DBR Engineering Consultants, Inc.	Ethos Engineering	Halff Associates, Inc.	MEP Solutions Engineering, PLLC.	Sigma HN Engineers, PLLC.
3.4.1 Minimum of 5 projects firm has worked on	- South Texas College - Mid Valley Campus - Central Thermal Plant ($3.8 million) - Klein ISD - Klein High School ($103,548,388) - Rio Grande City CISD - Rio Grande City High School ($52,268,703) - Blinn College - Chiller Replacement and Central Plant Upgrade ($585,515) - Laredo Community College - New South Campus ($32.5 million)	- South Texas ISD - BETA Campus Chiller Replacements ($1,612,744) - Brownsville ISD - Veterans Memorial High School ($60,000,000) - Los Fresnos CISD - Los Fresnos United 9th Grade Center ($50,000) - Valley International Airport - Mechanical Upgrades ($2,163,395) - Idea Academy - Headquarters Building ($11,500,000)	- South Texas College - Starr County Campus ($12 million) - South Texas College- New Thermal Plant and Distribution System ($4.1 million) - Mission Veterans Memorial High School Phase I & II ($1.4 million) - San Benito CISD - San Benito High School Renovation ($5.3 million) - Texas State Technical College - Central Chiller Plant Upgrade ($8 million)	- Donna ISD - Donna North High School ($46,500,000) - PSJA ISD - T-STEM Early College High School - Phase I Renovations and Additions ($8,087,000) - PSJA ISD - T-STEM Early College High School - Phase II ($9,691,000) - PSJA ISD - Science Lab Classroom Additions ($7,478,000) - IDEA Academy, (three locations for total of $12,388,080)	- La Joya ISD - Hidalgo County FEMA Safe Room ($5.75 million) - STC - Pecan Campus Student Services Building Modifications ($350,000) - UT-Pan American - NECC/MAGC Chilled Water Piping ($200,000) - Edinburg CISD - Freddy Gonzalez Elementary School Renovations ($1.36 million) - South Texas College Starr County Thermal Plant Expansion ($3.8 million)
3.5 References					
3.5.1 References	- Texas State Technical College - UT-Pan American - Texas Southmost College - La Joya ISD - Blinn College -Edinburg CISD - PSJA ISD - City of McAllen - McAllen ISD - Harlingen ISD	- South Texas ISD - Brownsville ISD - Los Fresnos CISD - Valley International Airport - Idea Public Schools	- Texas State Technical College - UT-Pan American - McAllen ISD - La Joya ISD - Mission CISD	- Boultinghouse Simpson Gates Architects - ERO Architects - ROFA Architects - PBK Architects - The Warran Group Architects	- La Joya ISD - UT-RGV - UT- Pan American - Hidalgo County, Precinct 4 - Edinburg CISD - Donna ISD
3.6 Project Execution					
3.6.1 Willingness and ability to expedite services. Ability to supplement production.	Indicated their ability to expedite design services. Reiterated the availability of staff from other office within Texas.	Reiterated their commitment to the project, including commitment by their subconsultants. Stated that they are willing to add more design staff if needed.	Indicated that their staff of 20 at the McAllen office provides a production capacity that no other local firm can match. Also added that staff from other offices are available if needed.	Stated their willingness to expedite design services and construction administration for the project.	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.
Total Evaluation Points	550.73	559.81	566.72	504.15	540.97
Ranking	3	2	1	5	4

SOUTH TEXAS COLLEGE
MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING SERVICES
PROJECT NO. 15-16-1015
EVALUATION SUMMARY

	NAME	DBR Engineering Consultants, Inc.		Ethos Engineering		Halff Associates, Inc.		MEP Solutions Engineering, PLLC.		Sigma HN Engineers, PLLC.	
	ADDRESS	200 S 10th St Ste 901		119 W Van Buren Ave Ste 101		5000 W Military Ste 100		600 E Beaumont Ave Ste 2		701 S 15th St	
	CITY/STATE/ZIP	McAllen, TX 78501		Harlingen, TX 78550		McAllen, TX 78503		McAllen, TX 78501		McAllen, TX 78501	
	PHONE	956-683-1640		956-230-3435		956-664-0286		956-664-2727		956-332-3206	
	FAX	956-683-1903		956-720-0830		956-664-0282		956-664-2726		956-687-5561	
	CONTACT	Edward Puentes		Cesar Gonzalez		Menton Murray III		Luis Javier Pena		Jesus Gabriel Hinojosa	
1	3.1 Statement of Interest - up to 100 points 3.1.1 Statement of interest on projects 3.1.2 Firm History and Credentials 3.1.3 Narrative describing firm's qualification and specialized design experience 3.1.4 Availability and commitment of firm, consultants and key professionals	86 95 90 91 92 95	91.5	93 97 85 97 95 94	93.5	92 98 95 95 95 95	95	84 90 70 80 90 93	84.5	85 94 85 85 92 93	89
2	3.2 Prime Firm - up to 100 points 3.2.1 Experience and expertise of principles and key members, including resumes 3.2.2 Proposed project assignments, lines of authority, estimated time assignment of personnel 3.2.3 Firm's proximity to college and ability to respond to project needs 3.4.2 Firm's experience with Building Information Modeling 3.2.5 Litigation prime firm is involved in	85 93 95 93 90 94	91.66	92 95 85 98 93 94	92.83	90 95 95 95 95 95	94.16	76 85 65 95 85 92	83	89 89 80 97 90 93	89.66
3	3.3 Project Team - up to 100 points 3.3.1 Organizational chart showing, the roles of the prime firm and basic services consultants --Name Consultant and provide brief history --Consultant's proposed role in project --Projects Consultant and prime have worked together on in last 5 years --Statement of Consultant's availability for this project --Resumes showing experience and expertise of key individuals	90 95 95 95 92 94	93.5	92 95 85 99 95 93	93.16	94 90 95 96 95 95	94.16	80 60 65 50 80 92	71.16	89 89 80 93 92 93	89.33
4	3.4 Representative Projects - up to 100 points 3.4.1 Specific data on 5 representative projects Project name and location, Project owner and contact information, project construction cost, project size in gross square feet, date project was stated and completed, professional services prime firm provided for the project, project manager, project engineer, project designer, names of consultant firms and their expertise and description of BIM processes.	86 90 90 95 90 93	90.66	90 93 85 97 95 93	92.16	92 95 95 99 95 95	95.16	80 85 75 85 90 91	84.33	84 89 85 93 93 91	89.16
5	3.5 Five References - up to 100 points 3.5.1 Name Owner and Owner's Representative and phone numbers	90 92.5 90 90 92 91	90.91	95 95 96 99 94 94	95.5	93.75 93.75 94 95 95 93	94.08	90 95 92 95 89 91	92	95 95 92 95 93 92	93.66
6	3.6 Project Execution - up to 100 points 3.6.1 Willingness and ability to expedite design and construction administration for project.	86 95 90 97 92 95	92.5	92 95 80 99 95 95	92.66	92 95 90 98 95 95	94.16	80 95 75 98 92 95	89.16	84 95 80 95 92 95	90.16
	TOTAL EVALUATION POINTS	550.73		559.81		566.72		504.15		540.97	
	RANKING	3		2		1		5		4	

South Texas College
Statement of Qualifications for Mechanical, Electrical and Plumbing Engineering Services
RFQ Evaluations
Project No.

Evaluator:								
CRITERIA			Criteria Weight	Vendor	Vendor	Vendor	Vendor	Vendor
3.1 Statement of Interest			100					
3.1.1	Statement of interest on projects							
3.1.2	Firm History and credential							
3.1.3	Narrative describing firm's qualification and specialized design experience							
3.1.4	Availability and commitment of firm, consultants and key professionals							
3.2 Prime Firm			100					
3.2.1	Experience and expertise of principles and key members, Including resumes							
3.2.2	Proposed project assignments, lines of authority, estimated time assignment of personnel							
3.2.3	Firm's proximity to college and ability to respond to project needs							
3.2.4	Firm's experience with Building Information Modeling							
3.2.5	Litigation prime firm is involved in							
3.3 Project Team			100					
3.3.1	Organizational chart showing, the roles of the prime firm and basic services consultants							
		Name Consultant and provide brief history						
		Consultant's proposed role in project						
		Projects Consultant and prime have worked together on in last 5 year						
		Statement of Consultant's availability for this project						
		Resumes showing experience and expertise of key individuals						
3.4 Representative Projects			100					
3.4.1	Specific data on 5 representative projects							
		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 engineer						
		Project designer						
		Names of consultant firms and their expertise.						
		Description of BIM processes						
3.5 Five References			100					
3.5.1	Name Owner and Owner's Representative and phone numbers.							
3.6 Project Execution			100					
3.6.1	Willingness and abilty to expedite design and construction administration for project.							
TOTAL:			600	0	0	0	0	0

Reference Questionnaire

Reference for (firm name): _____

Person called: _____

We request your responses to the below questions. Please provide comments.

1. How do you rate the quality of the firm's work?

   Comments:

2. Do they have knowledgeable and qualified staff? Please explain.

   Comments:

3. How responsive was the firm in addressing any concerns or issues that came up?

   Comments:

4. How well did the firm meet schedules?

   Comments:

5. Did the firm staff communicate well with your staff? Please explain.

   Comments:

6. How well did the firm fulfill contractual obligations from beginning to end of the project?

   Comments:

7. Would you recommend them? Please explain.

   Comments:

For STC Use:

Person conducting reference check: _____

Date reference questionnaire was conducted or sent: _____

Review and Recommend Action to Incorporate the Redesign and Renovation of the Existing Library Building with the 2013 Bond Construction Mid Valley Campus Library Expansion Project

Approval to incorporate the redesign and renovation of the existing library building with the 2013 Bond Construction Mid Valley Campus Library Expansion project, will be requested at the October 27, 2015 Board meeting.

Purpose
Authorization is being requested to incorporate the redesign and renovation of the existing library building with the 2013 Bond Construction Mid Valley Campus Library Expansion project.

Justification
Incorporating the redesign and renovation of the existing library space with the design and construction of the 2013 Bond Construction Mid Valley Campus Library Expansion project will provide a comprehensive and functional design to meet present and future student needs. The design of the entire library space would allow for future planning, coordination of temporary library services, cost estimating, and scheduling for the construction of the existing library space.

Background
The 2013 Bond Construction Mid Valley Campus Library project is an expansion of the existing library facility. The planning process to incorporate both the renovation and the expansion projects began in 2012.

The existing library facility consists of 24,000 square feet and the proposed 2013 Bond Construction Library Expansion space consists of approximately 10,000 additional square feet. Please refer to Exhibit A – Existing Library Plan

Staff has gathered information regarding the integration of the two spaces to function as a cohesive whole, as stated below:

Library functions – Please refer to Exhibit B – Library Flow Diagram
- Changes in library functions and spaces
- Proliferation of mobile technology
- Changes in pedagogy
- Anticipated future enrollment growth

Space adjacencies – Please refer to Exhibit C – Space Adjacency Plan
- Preliminary discussion and development of adjacencies began in 2012
- Library staff gathered data reflecting the level of satisfaction with current library facilities from 2008 to present.
- This data is being utilized by the design team to plan and integrate the existing and proposed library spaces

- 720 Design (library design consultant) was authorized by the STC Board on May 26, 2015 to develop the program and integrate an interior library design concept plan for the new library expansion, as well as, for the existing library building

Preliminary Anticipated Costs – Please refer to Exhibit D – Cost Summary

- Entire renovation project – $2,200,000
- Phased renovation project – The overall cost will increase by an additional amount of $63,210 for a total cost of $2,263,210.

Budget Options – Possible options for consideration are:

- Non-bond construction budget
- Possible bond construction project savings

Library Service Continuity – Please refer to Exhibit E – Plan for Continuity for Library Services at Mid Valley Campus

- Anticipated limitation of library services for 6-8 months
- Plan has been developed including the relocation of the Library services to the Center for Learning Excellence Building and the distribution of Library books to other campuses

Current Architect

- As previously authorized by the Board of Trustees, Mata Garcia Architects began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop the schematic design for the 2013 Bond Construction Mid Valley Campus Library Expansion. On May 26, 2015, the Board approved additional services to Mata Garcia Architect's contract, to allow 720 Design, Inc. to provide an interior library design concept plan for the new library expansion as well as for the existing library building.

Current Construction Manager-at-Risk

- At the April 28, 2015 Board meeting, the Board awarded the Construction Manager-at-Risk contract to Skanska Building USA to provide construction services for the 2013 Bond Construction Mid Valley Campus projects.

Anticipated Fees

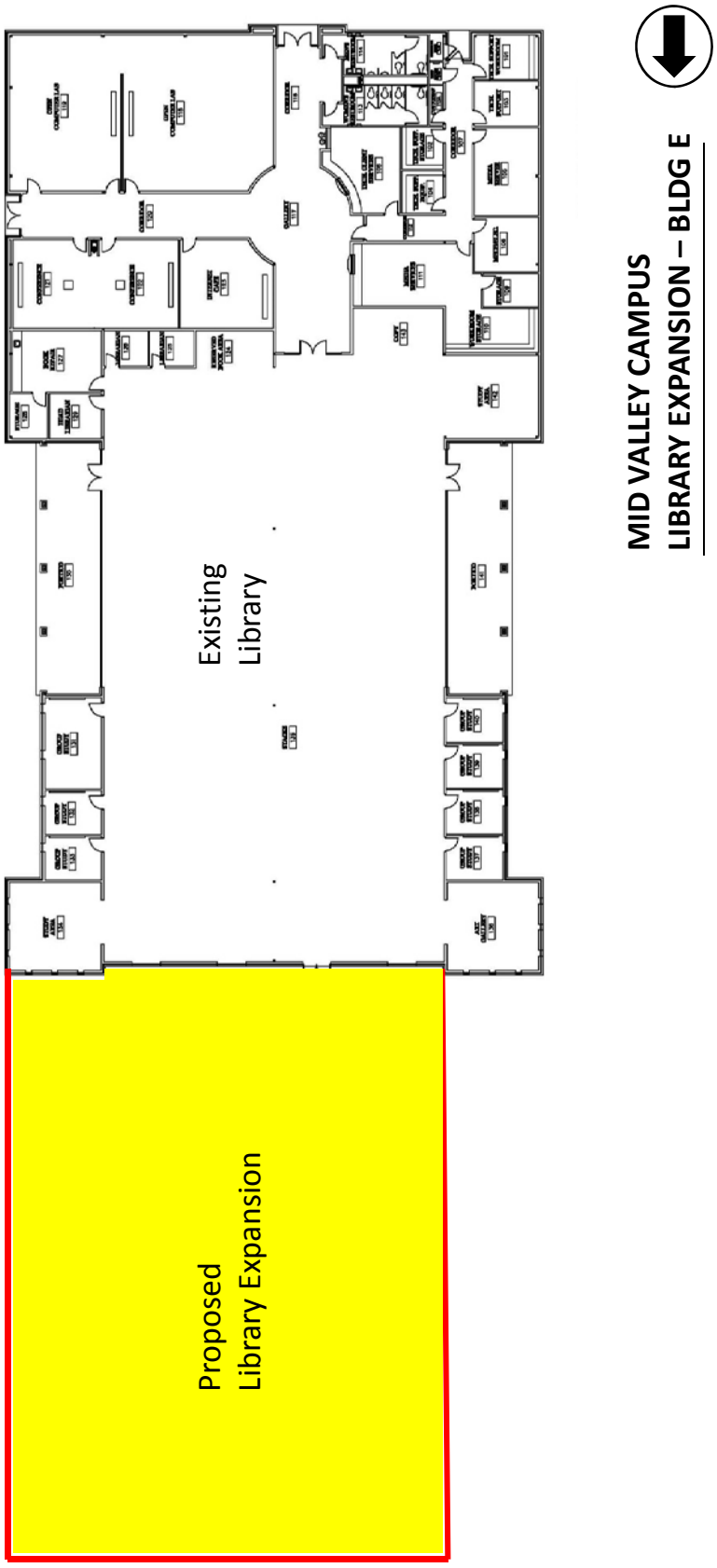
- Architect fees: approximately 8.25% of construction cost, $120,000 (negotiable)
- Program Manager fees: None anticipated due to costs being under the 5% threshold allowed in the contract
- Library consultant fees: Fees are included as part of previously approved additional services with Mata Garcia Architects
- Construction Manager-at-Risk: 3.6% of construction cost, $52,200

Enclosed Documents
Exhibit A – Existing Library Plan, Exhibit B - Library Flow Diagram, Exhibit C – Space Adjacency Plan, Exhibit D – Cost Summary, Exhibit E – Plan for Continuity for Library Services at Mid Valley Campus

Presenters
Representatives from Broaddus & Associates will be present at the Facilities Committee meeting to respond to questions.

It is requested that the Facilities Committee recommend to incorporate the redesign and renovation of the existing library building with the 2013 Bond Construction Mid Valley Campus Library Expansion project at the October 27, 2015, Board meeting.

Exhibit A - Existing Library Plan



Mid Valley Campus Library Concept:
Learning on Display

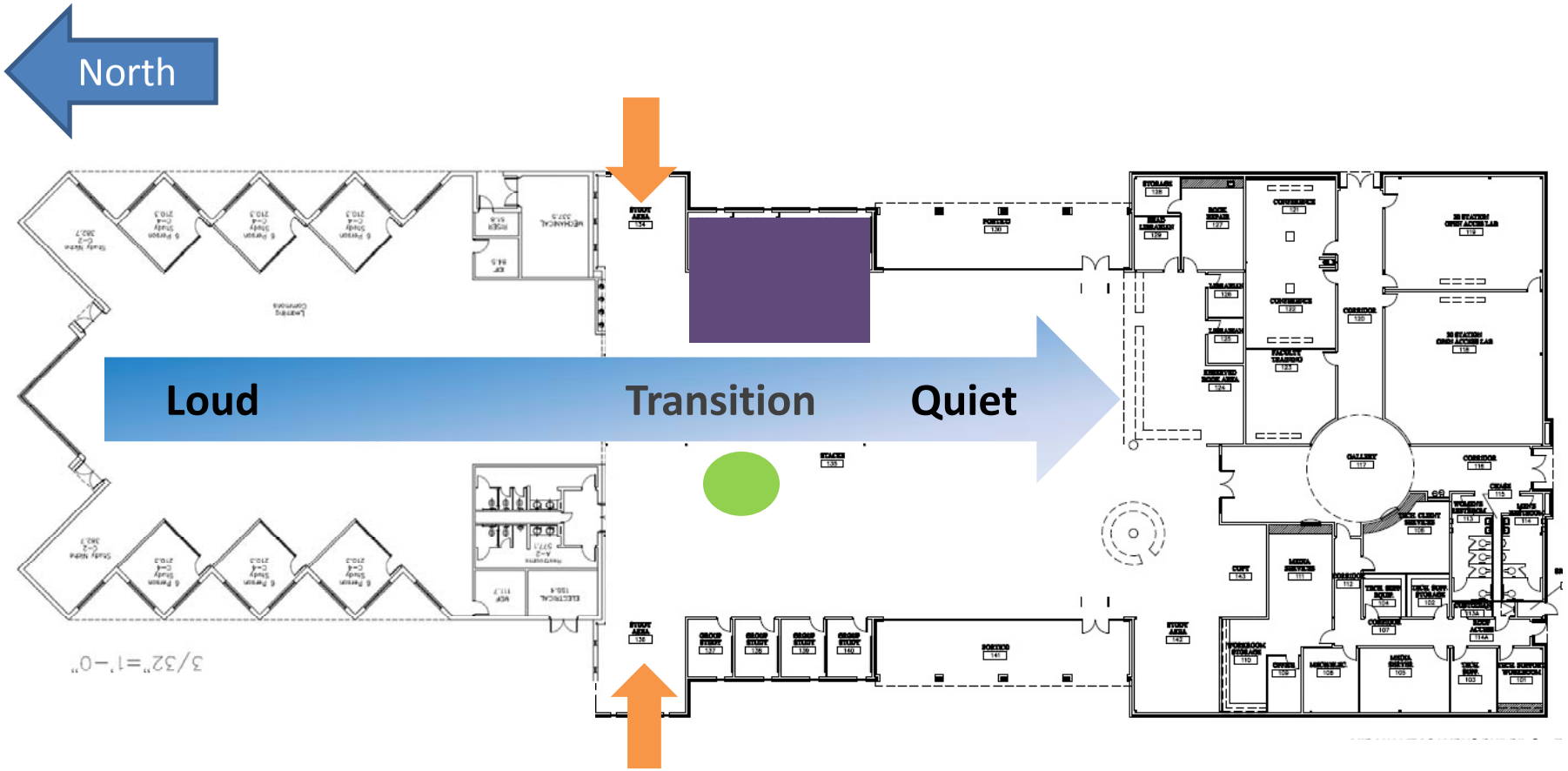
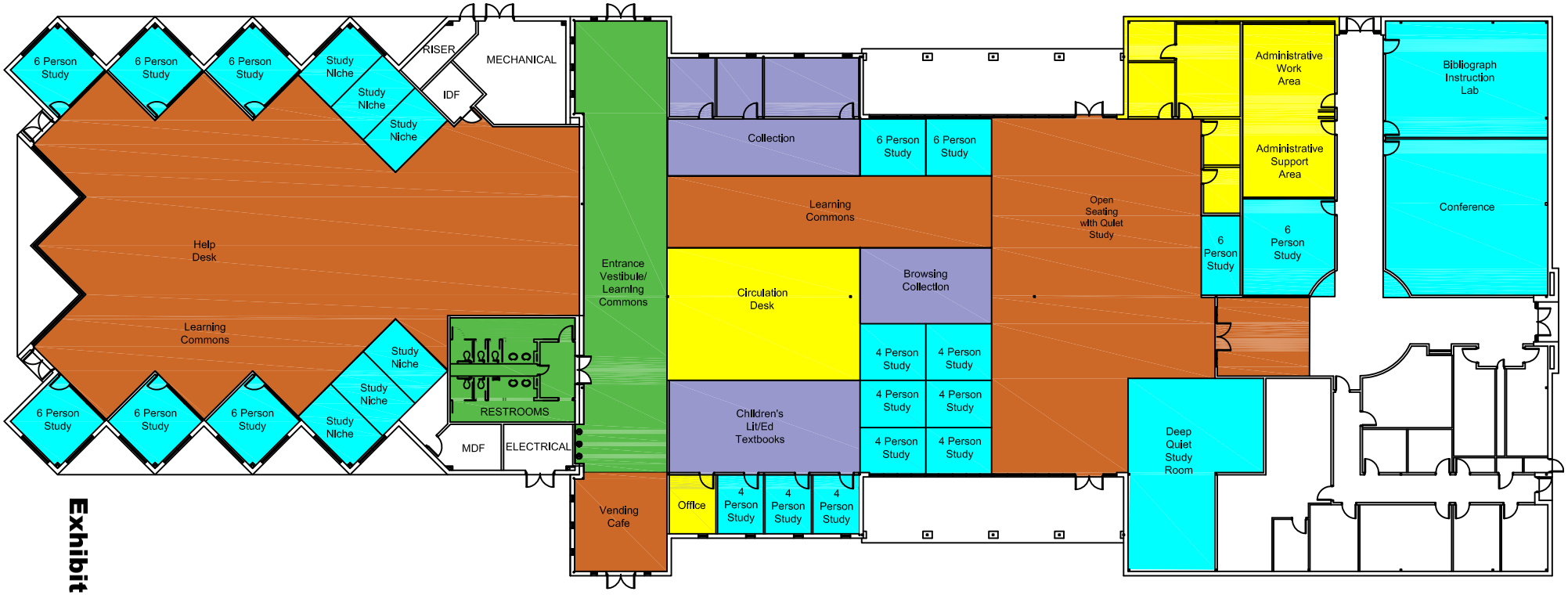


Exhibit B - Library Flow Diagram



SOUTH TEXAS COLLEGE

Mid-Valley Campus Library
Space Adjacency Plan

Exhibit C - Space Adjacency Plan

South Texas College
MVC Library Renovation Non-Bond
Opinion of Probable Project Costs

Construction Project Description	Square Feet	Construction	Design	FFE	Technology	Security	Contingency	Miscellaneous	Program Management	Total Cost
Mid Valley Campus										
Renovation of Existing Library Space	15,555	1,450,000	119,600	425,000	75,000	20,000	72,500	2,000	0	2,164,100
Phase I	10,000	1,028,600	84,850	300,000	35,000	15,000	51,430	1,500		1,516,380
Phase II	3,000	176,000	14,520	35,000	20,000	0	8,800	1,500		255,820
Phase III	1,800	182,400	15,040	80,000	10,000	0	9,120	1,500		298,060
Alt. Art Gallery	755	63,000	5,190	10,000	10,000	5,000	3,150	1,500		97,840
Total	**15,555**	**1,450,000**	**119,600**	**425,000**	**75,000**	**20,000**	**72,500**	**6,000**	**0**	2,168,100
Additional construction costs for project if phased separately such as mobilization and inflation		63,210.00								

Exhibit E
Plan for Continuity of Mid-Valley Library Services:

Anticipated Length of Service Limitation: 8-12 months

Library Staff:

- Library Staff will operate out of the CLE in Building A.

Library Collection

- A small collection of the most-circulated books will be housed in the CLE with the Library for quick access and checkout. Other books will be redistributed to other campuses or stored.
- Items from other campuses will be available through intra-campus loan with a turnaround time of one business day.

Study Space:

- The CLE has limited study rooms and study space for students to use during the closure of the library.
- Librarians and other staff will be available to assist students with searching for electronic resources and other library related questions.

Library Open Computers:

- The south end of the existing library, with the open computer labs, will remain open during the construction and initial renovations.
- Building G, Room 207, and Building A, Room 105, can be used for additional open computer lab space if needed.

Library Art Gallery

- The Library Art Gallery will be temporarily relocated to another location on campus, most likely the lobby of Building G.

Review and Recommend Action on Increased Design Services for Mata Garcia Architects to Incorporate the Redesign of the Existing Library Building with the 2013 Bond Construction Mid Valley Campus Library Expansion Project

Approval to increase design services with Mata Garcia Architects to incorporate the redesign of the existing library building with the 2013 Bond Construction Mid Valley Campus Library Expansion project, will be requested at the October 27, 2015 Board meeting.

Purpose
Authorization is being requested to increase design services for Mata Garcia Architects to incorporate the redesign of the existing library building with the 2013 Bond Construction Mid Valley Campus Library Expansion project.

Justification
Incorporating the redesign of the existing library space with the design of the 2013 Bond Construction Mid Valley Campus Library Expansion project will provide a comprehensive and functional design to meet student present and future needs. The schematic design of the entire library space would allow for future planning, coordination of temporary library services, cost estimating, and scheduling for the construction of the existing library space. The current architect authorized to design the 2013 Bond Construction Mid Valley Library Expansion is familiar with the conditions of the existing library and how the library should function with the design of the expansion.

Background
As previously authorized by the Board of Trustees, Mata Garcia Architects began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop the schematic design for the 2013 Bond Construction Mid Valley Campus Library Expansion. On May 26, 2015, the Board approved additional services to Mata Garcia Architect's contract, to allow 720 Design, Inc. to provide an interior library design concept plan for the new library expansion as well as for the existing library building.

Based on the current adjacency designs being developed by 720 Design, Inc., Broaddus & Associates, Facilities Planning & Construction, and STC library staff recognize the efficient value in incorporating the architectural services of the existing library space with the proposed expansion of the library by using the same architectural design team.

The proposed fees for Mata Garcia Architects to provide the increased design services are estimated to be approximately $120,000. This fee may be adjusted based upon the estimated construction cost and negotiated percentage fee to perform the design services. Broaddus & Associates and STC staff will work with the architects to define the project scope and negotiate a percentage fee for the architectural services.

Presenters
Representatives from Broaddus & Associates will be present at the Facilities Committee meeting to respond to questions.

It is requested that the Facilities Committee recommend approval to increase design services with Mata Garcia Architects to incorporate the redesign of the existing library building with the 2013 Bond Construction Mid Valley Campus Library Expansion project at the October 27, 2015, Board meeting.

Review and Recommend Action on Schematic Design of the 2013 Bond Construction Mid Valley Campus Parking and Site Improvements

Approval of schematic design by Halff Associates for the 2013 Bond Construction Mid Valley Campus Parking and Site Improvements project will be requested at the October 27, 2015 Board meeting.

Purpose

Schematic design is the first phase of basic design services provided by the project design team. In this phase, the design team prepares schematic drawings based on the Owner's project program and design meetings with staff. The approval of this phase is necessary to establish the basis on which the project design team is given authorization to proceed with design development and construction document phases.

Justification

Once schematic design is approved, Halff Associates will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC design standards as well as all applicable codes and ordinances. The phases of a construction project are as follows: 1.) Schematic Design, 2.) Design Development, 3.) Construction Documents, 4.) Guaranteed Maximum Price, 5.) Construction, and 6.) Closeout

The Construction Manager-at-Risk provides preconstruction services during the design processes leading to the construction phase. A Guaranteed Maximum Price (GMP) will then be developed and will be presented to the Facilities Committee for review at a future date.

Background

As previously authorized by the Board of Trustees, Halff Associates began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop parking and site plans. The proposed Mid Valley Campus Parking and Site Improvements project is part of the 2013 Bond Construction Program and includes the following scope:

- **Engineer**
  - Halff Associates
- **Construction Manager-at-Risk**
  - Skanska USA Building
- **Construction Cost Limitation (CCL)**
  - $2,000,000
- **Program Scope**
  - 154 Parking Spaces
  - Drives and Sidewalks
  - Infrastructure Improvements

- Landscaping and Irrigation
- Grading

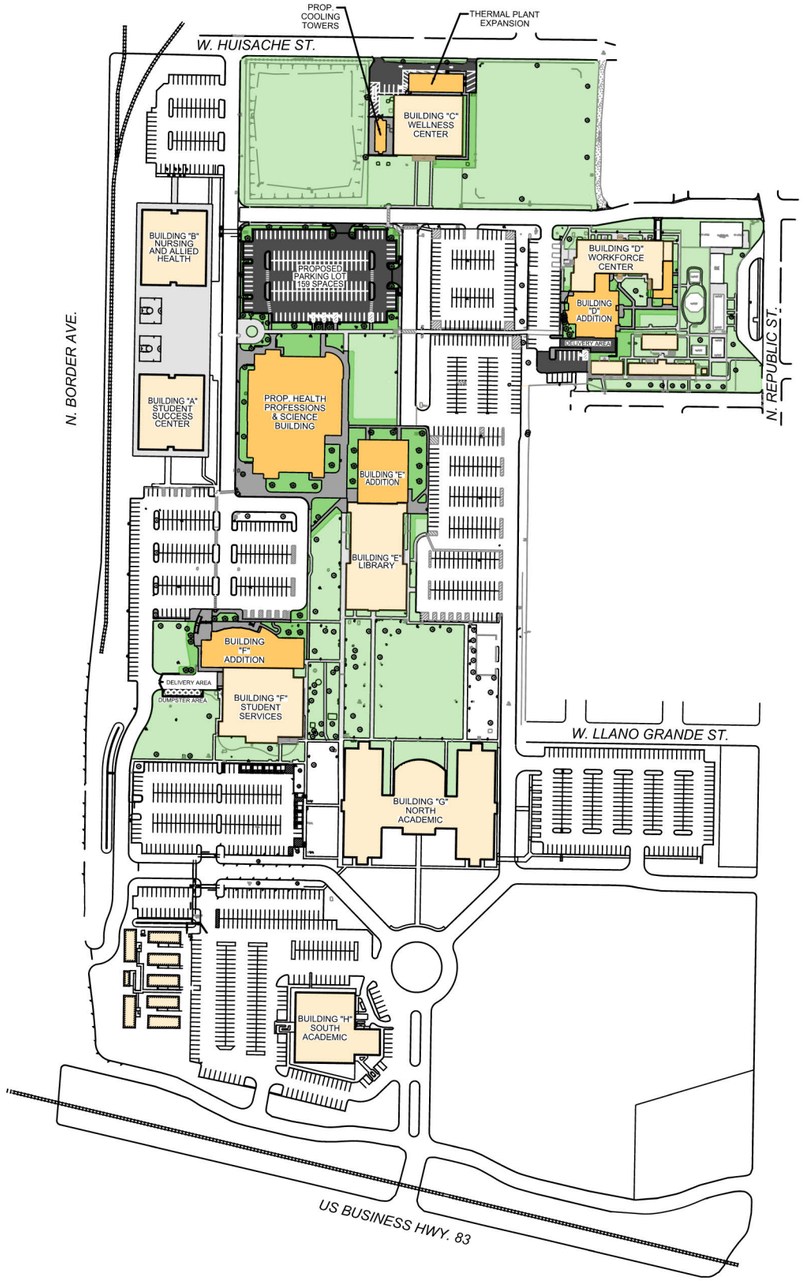
Funding Source
The current Construction Cost Limitation (CCL) is $2,000,000 and will be adjusted once the Guaranteed Maximum Price (GMP) proposals have been submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds are budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers
The proposed schematic design has been reviewed by Broaddus & Associates and staff from Facilities Planning & Construction, Operations and Maintenance, Administration, Technology Resources departments, and Campus Coordinator.

Enclosed Documents
Halff Associates has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plans.

Presenters
Halff Associates has developed a schematic presentation describing the proposed design. Representatives from Broaddus & Associates and Halff Associates will be present at the Facilities Committee meeting to present the schematic design of the proposed parking and site improvements.

It is requested that the Facilities Committee recommend for Board approval at the October 27, 2015 Board meeting, the proposed schematic design by Halff Associates for the 2013 Bond Construction Mid Valley Campus Parking and Site Improvements project as presented.



N

0 150 300

SCALE: 1"=300'

LEGEND

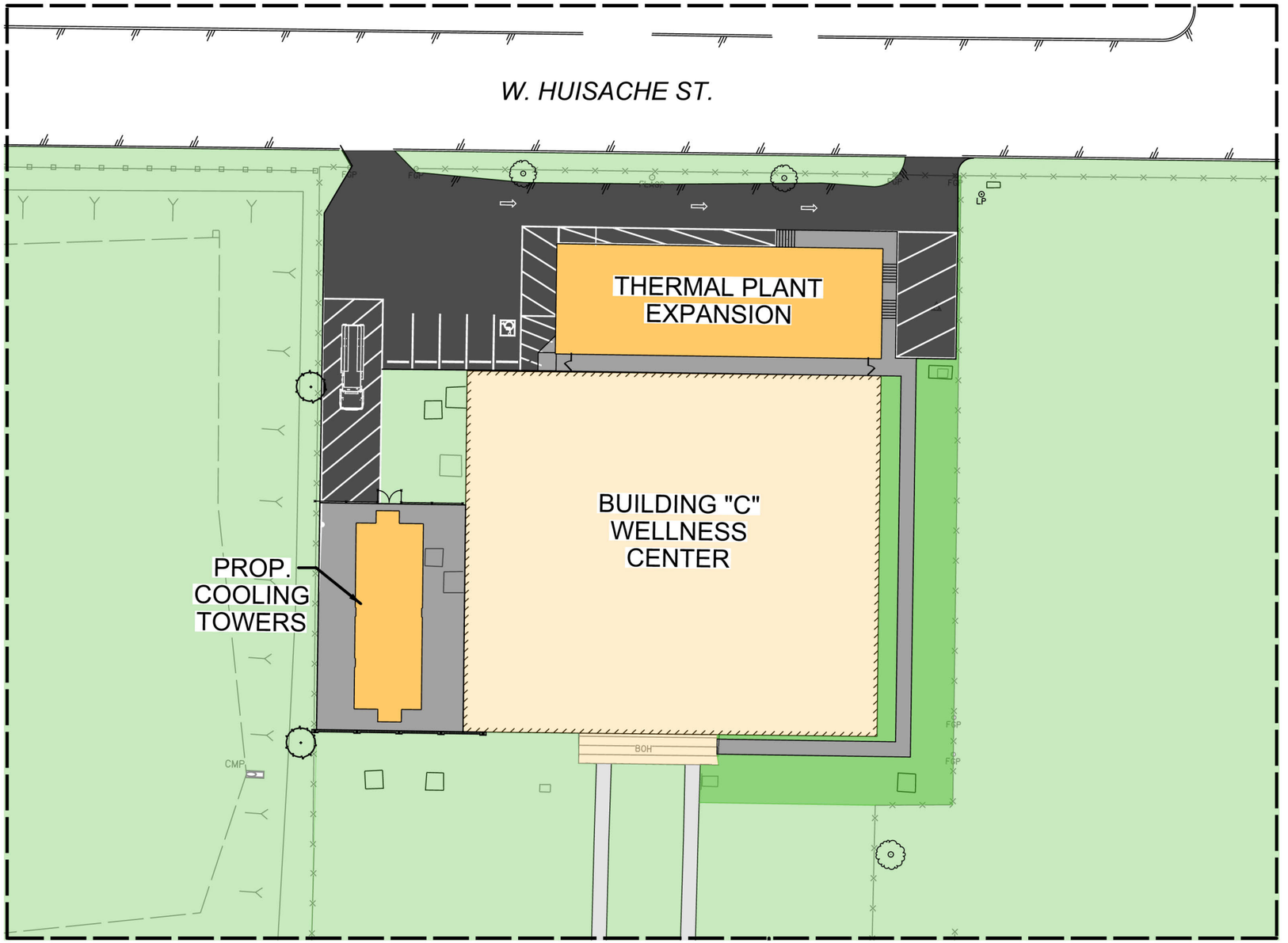
PROPOSED	EXISTING	
		BUILDING
		SIDEWALKS
		LANDSCAPE AREA
		PAVING
		TREES

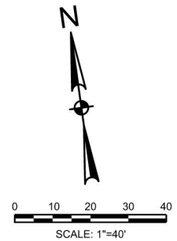
OVERALL SITE PLAN

SOUTH TEXAS COLLEGE

SOUTH TEXAS COLLEGE
MID VALLEY CAMPUS
SITE IMPROVEMENTS

HALFF
5000 WEST MILITARY, SUITE 100
McALLEN, TEXAS 78503
TEL (956) 664-0286
FAX (956) 664-0282
TBPE FIRM #F-312





LEGEND

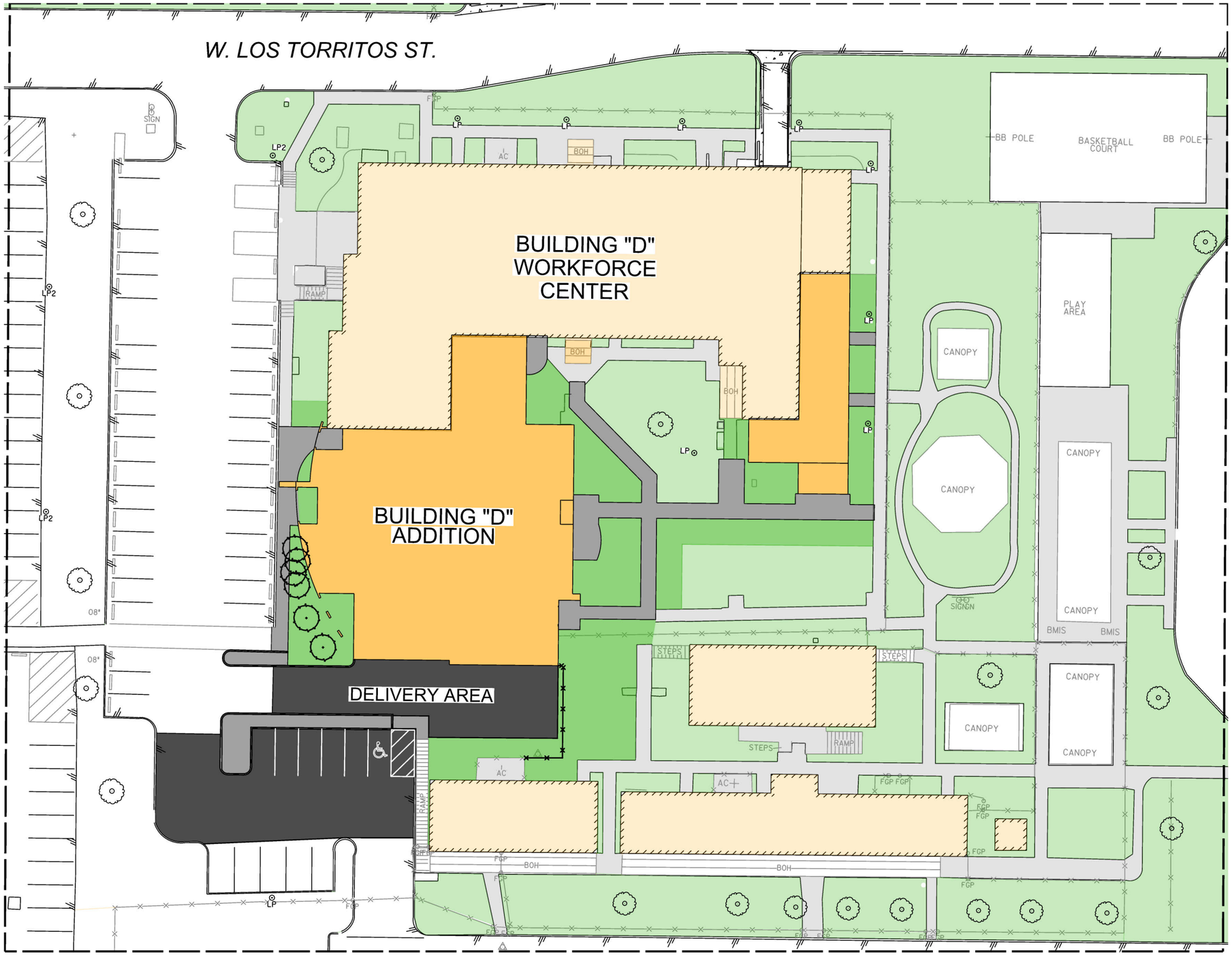
PROPOSED	EXISTING	
		BUILDING
		SIDEWALKS
		LANDSCAPE AREA
		PAVING
		TREES

SOUTH TEXAS COLLEGE

SOUTH TEXAS COLLEGE
MID VALLEY CAMPUS
SITE IMPROVEMENTS

1 - THERMAL PLANT EXPANSION

HALFF
5000 WEST MILITARY, SUITE 100
McALLEN, TEXAS 78503
TEL (956) 664-0286
FAX (956) 664-0282
TBPE FIRM #F-312



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SCALE: 1"=40'

LEGEND

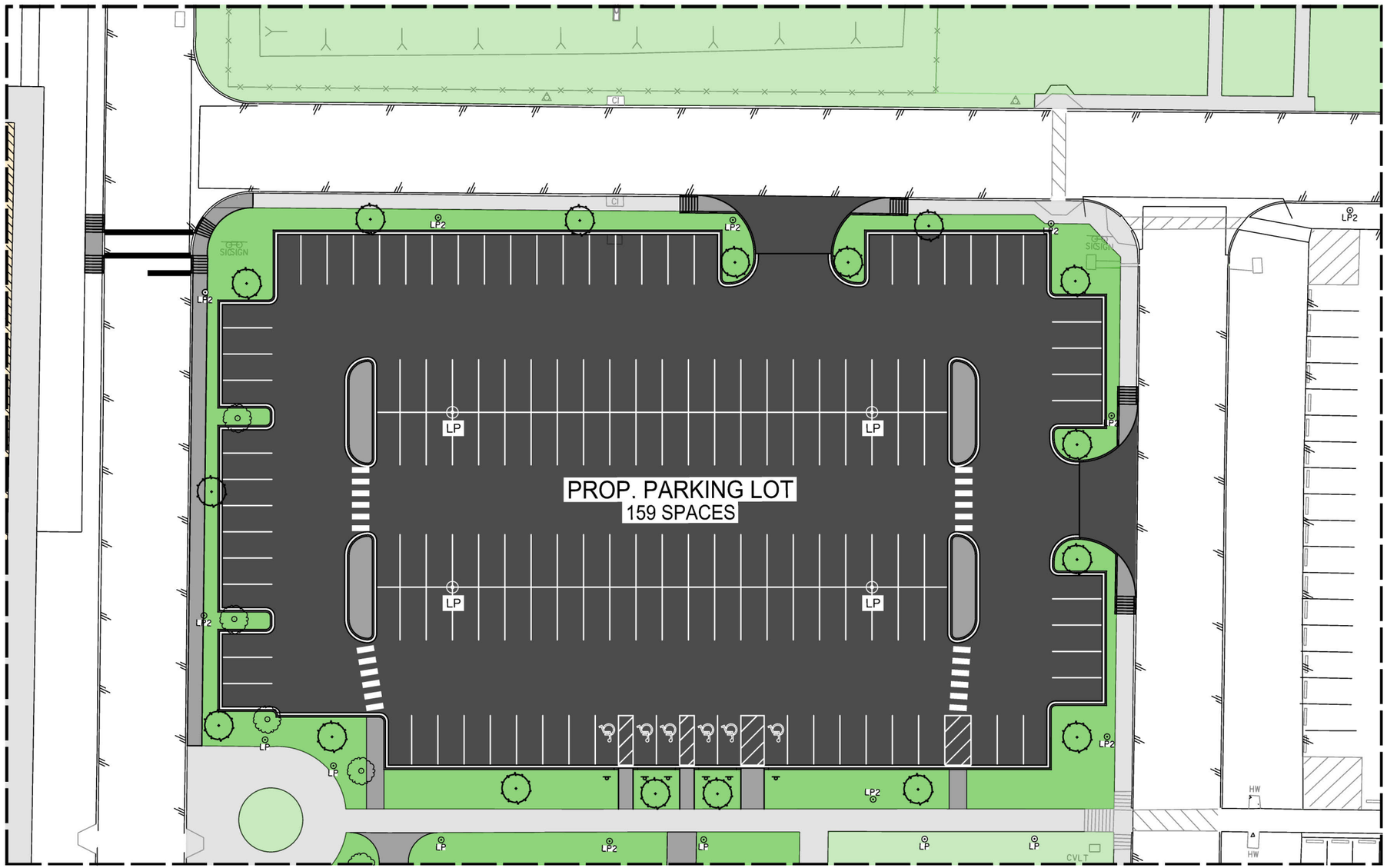
PROPOSED	EXISTING	
		BUILDING
		SIDEWALKS
		LANDSCAPE AREA
		PAVING
		TREES

SOUTH TEXAS COLLEGE

SOUTH TEXAS COLLEGE
MID VALLEY CAMPUS
SITE IMPROVEMENTS

2 - BUILDING "D" ADDITION

HALFF
5000 WEST MILITARY, SUITE 100
McALLEN, TEXAS 78503
TEL (956) 664-0286
FAX (956) 664-0282
TBPE FIRM #F-312



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SCALE: 1"=40'

LEGEND

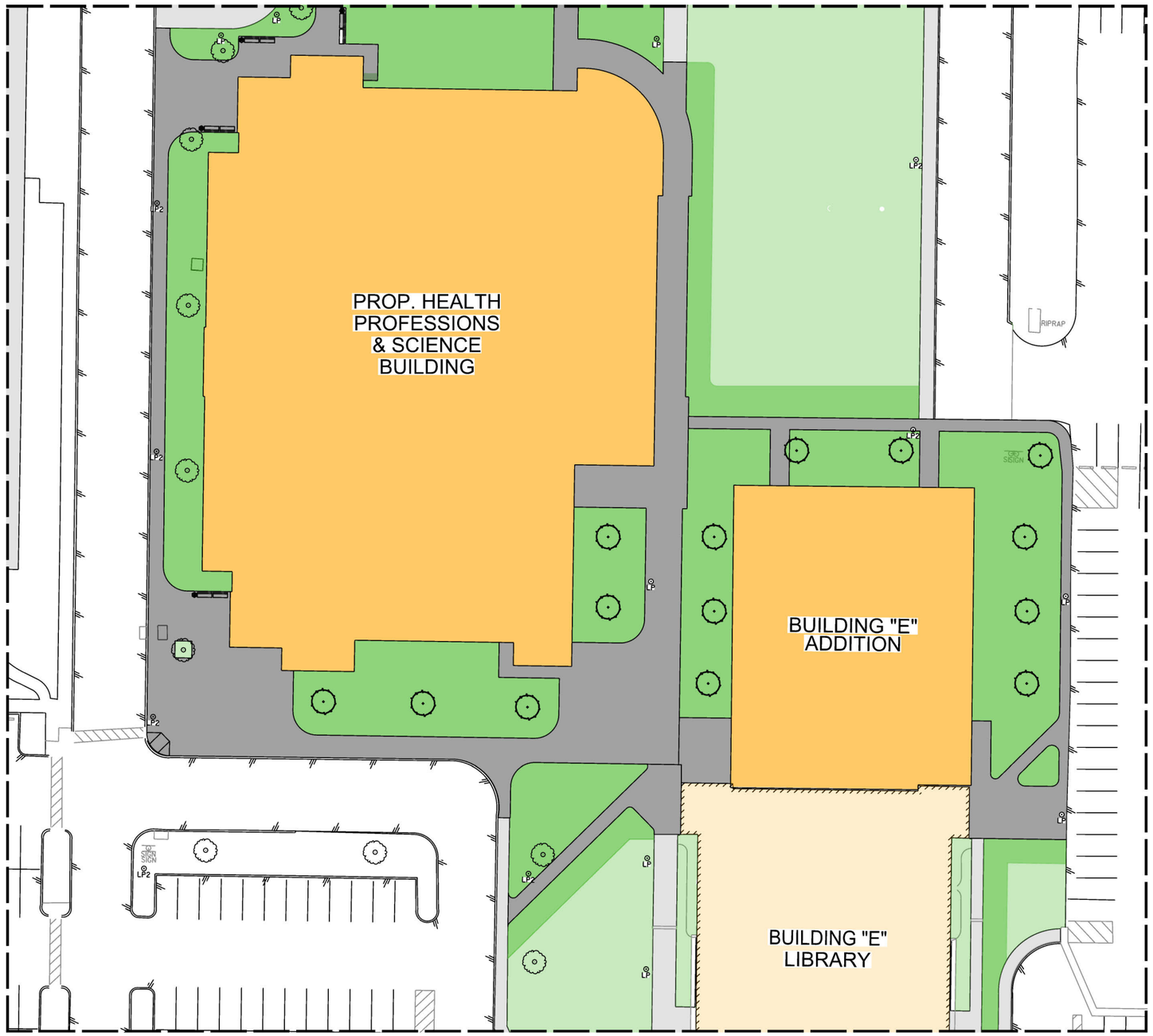
PROPOSED	EXISTING	
		BUILDING
		SIDEWALKS
		LANDSCAPE AREA
		PAVING
		TREES

SOUTH TEXAS COLLEGE

SOUTH TEXAS COLLEGE
MID VALLEY CAMPUS
SITE IMPROVEMENTS

3 - PROP. PARKING LOT

HALFF
5000 WEST MILITARY, SUITE 100
McALLEN, TEXAS 78503
TEL (956) 664-0286
FAX (956) 664-0282
TBPE FIRM #F-312



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SCALE: 1"=50'

LEGEND

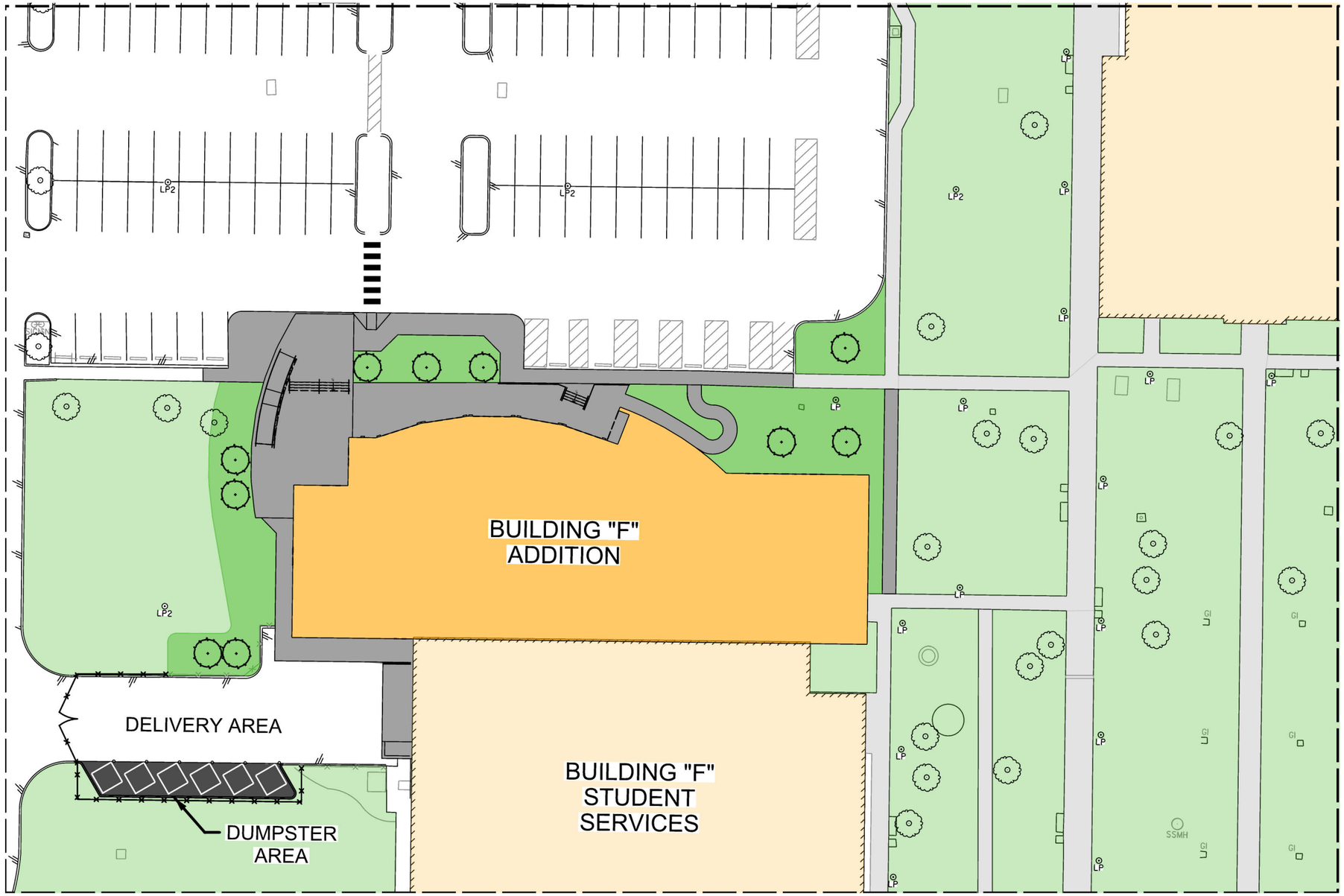
PROPOSED	EXISTING	
		BUILDING
		SIDEWALKS
		LANDSCAPE AREA
		PAVING
		TREES

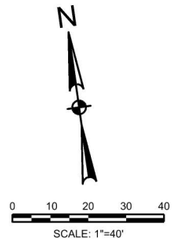
SOUTH TEXAS COLLEGE

SOUTH TEXAS COLLEGE
MID VALLEY CAMPUS
SITE IMPROVEMENTS

4 - BUILDING "E" ADDITION AND PROP. HEALTH PROFESSIONS & SCIENCE BUILDING

HALFF
5000 WEST MILITARY, SUITE 100
McALLEN, TEXAS 78503
TEL (956) 664-0286
FAX (956) 664-0282
TBPE FIRM #F-312





LEGEND

PROPOSED	EXISTING	
		BUILDING
		SIDEWALKS
		LANDSCAPE AREA
		PAVING
		TREES

SOUTH TEXAS COLLEGE

SOUTH TEXAS COLLEGE
MID VALLEY CAMPUS
SITE IMPROVEMENTS

5 - BUILDING "F" ADDITION

HALFF
5000 WEST MILITARY, SUITE 100
McALLEN, TEXAS 78503
TEL (956) 664-0286
FAX (956) 664-0282
TBPE FIRM #F-312

Review and Recommend Action on Schematic Design of the 2013 Bond Construction Technology Campus Parking and Site Improvements

Approval of schematic design by Hinojosa Engineering for the 2013 Bond Construction Technology Campus Parking and Site Improvements project will be requested at the October 27, 2015 Board meeting.

Purpose
Schematic design is the first phase of basic design services provided by the project design team. In this phase, the design team prepares schematic drawings based on the Owner's project program and design meetings with staff. The approval of this phase is necessary to establish the basis on which the project design team is given authorization to proceed with design development and construction document phases.

Justification
Once schematic design is approved, Hinojosa Engineering will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC design standards as well as all applicable codes and ordinances. The phases of a construction project are as follows: 1.) Schematic Design, 2.) Design Development, 3.) Construction Documents, 4.) Guaranteed Maximum Price, 5.) Construction, and 6.) Closeout

The Construction Manager-at-Risk provides preconstruction services during the design processes leading to the construction phase. A Guaranteed Maximum Price (GMP) will then be developed and will be presented to the Facilities Committee for review at a future date.

Background
As previously authorized by the Board of Trustees, Hinojosa Engineering began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop parking and site plans. The proposed Technology Campus Parking and Site Improvements project is part of the 2013 Bond Construction Program and includes the following scope:

- **Engineer**
  - Hinojosa Engineering
- **Construction Manager-at-Risk**
  - E-Con Construction, Inc.
- **Construction Cost Limitation (CCL)**
  - $650,000
- **Program Scope**
  - 164 Parking Spaces
  - Drives and Sidewalks

- Infrastructure Improvements
- Truck Driving Pad
- Landscaping and Irrigation
- Grading

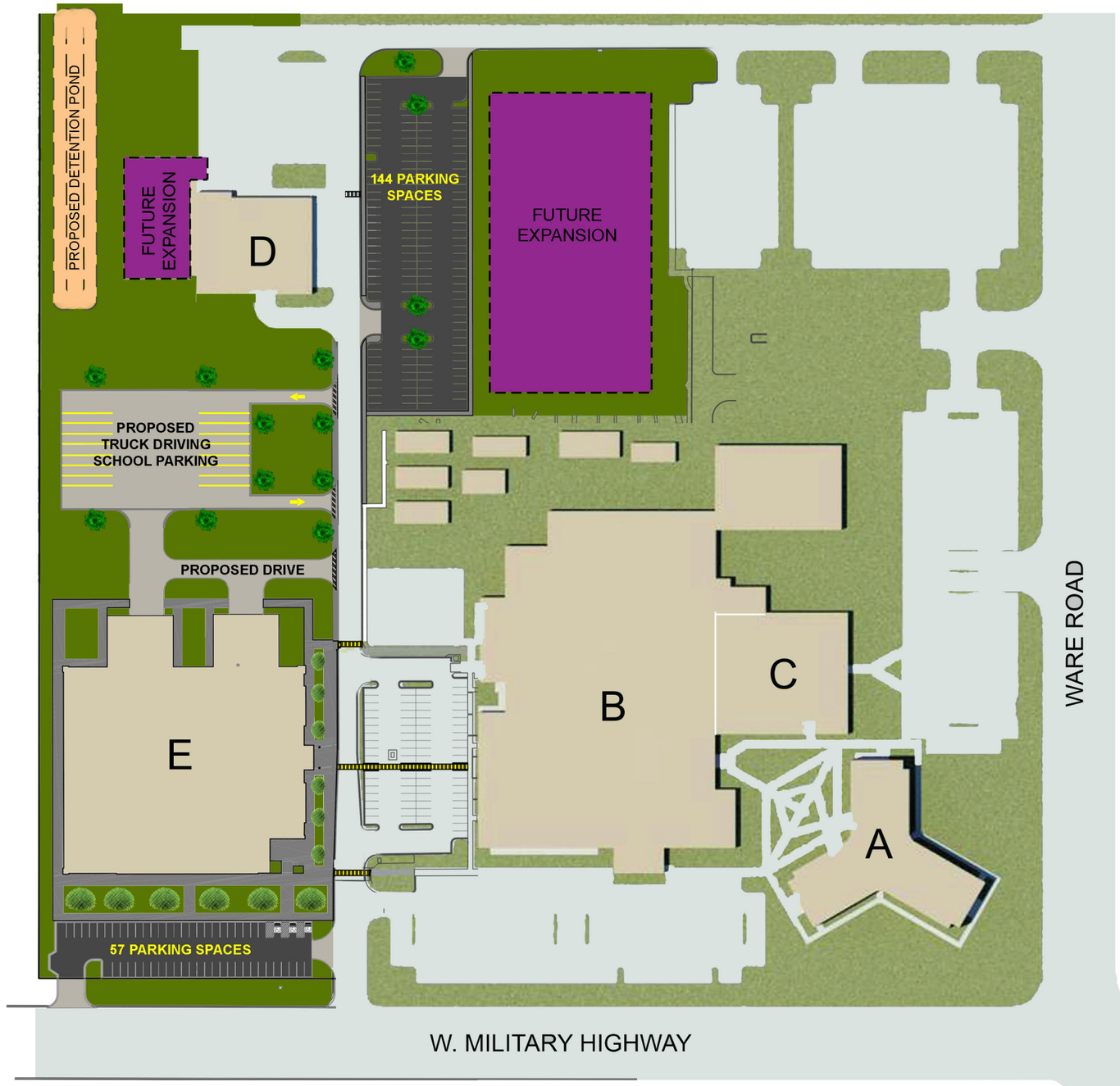
Funding Source
The current Construction Cost Limitation (CCL) is $650,000 and will be adjusted once the Guaranteed Maximum Price (GMP) proposals have been submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds are budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers
The proposed schematic design has been reviewed by Broaddus & Associates and staff from Facilities Planning & Construction, Operations and Maintenance, Administration, Technology Resources departments, and Campus Coordinator.

Enclosed Documents
Hinojosa Engineering has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plans.

Presenters
Hinojosa Engineering has developed a schematic presentation describing the proposed design. Representatives from Broaddus & Associates and Hinojosa Engineering will be present at the Facilities Committee meeting to present the schematic design of the proposed parking and site improvements.

It is requested that the Facilities Committee recommend for Board approval at the October 27, 2015 Board meeting, the proposed schematic design by Hinojosa Engineering for the 2013 Bond Construction Technology Campus Parking and Site Improvements project as presented.



SOUTH TEXAS COLLEGE

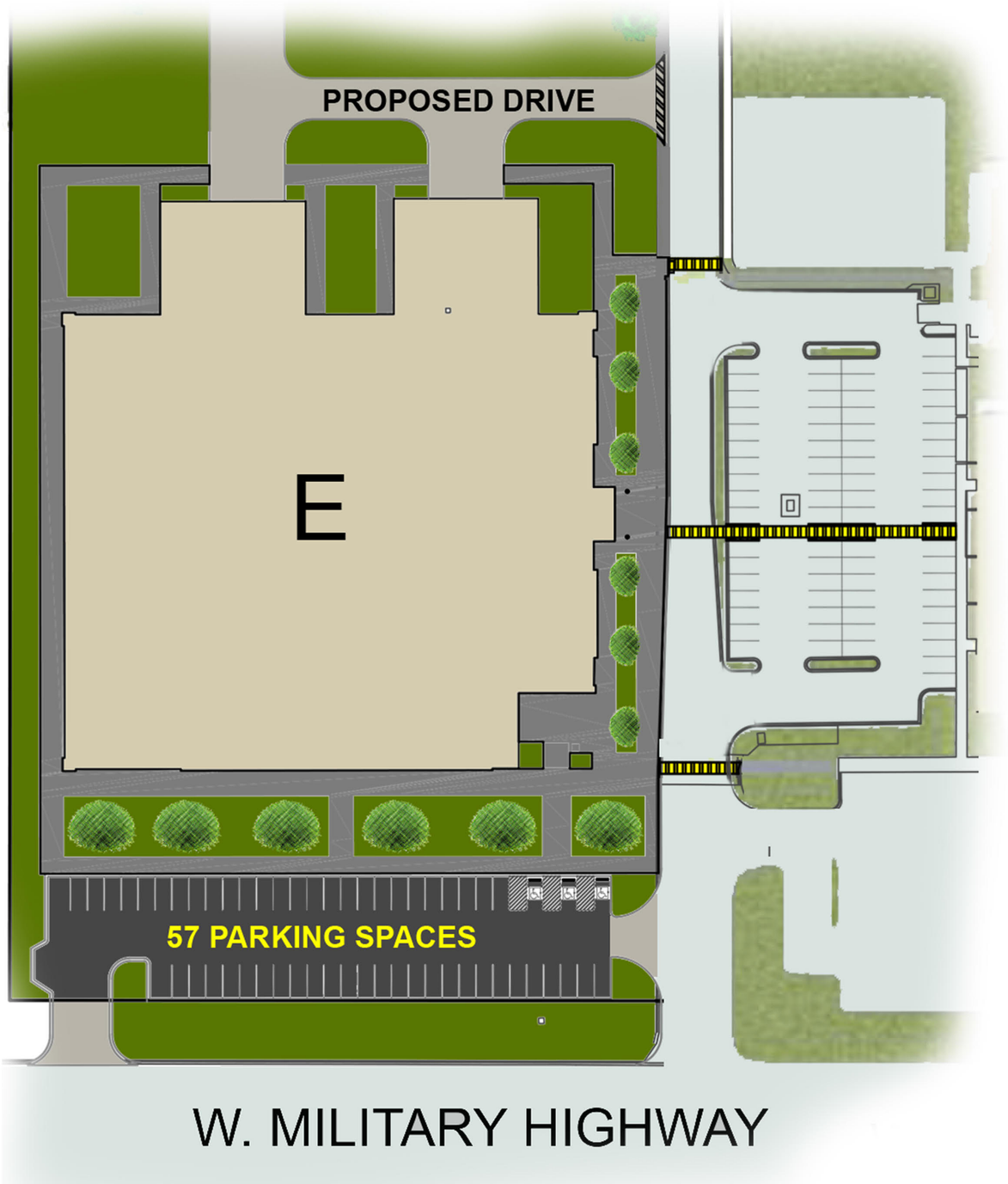
SOUTH TEXAS COLLEGE TECHNOLOGY CAMPUS
PARKING AND SITE IMPROVEMENTS

LEGEND

- ASPHALT
- SIDEWALKS
- CONCRETE DRIVES
- FUTURE EXPANSIONS

SITE PLAN

HINOJOSA ENGINEERING, INC.
STRUCTURAL AND CIVIL ENGINEERING
108 W. 18TH ST. MISSION, TEXAS
(956) 581-0143 FAX: (956) 581-2074
E-MAIL: HINOJOSAENGINC@AOL.COM



SOUTH TEXAS COLLEGE

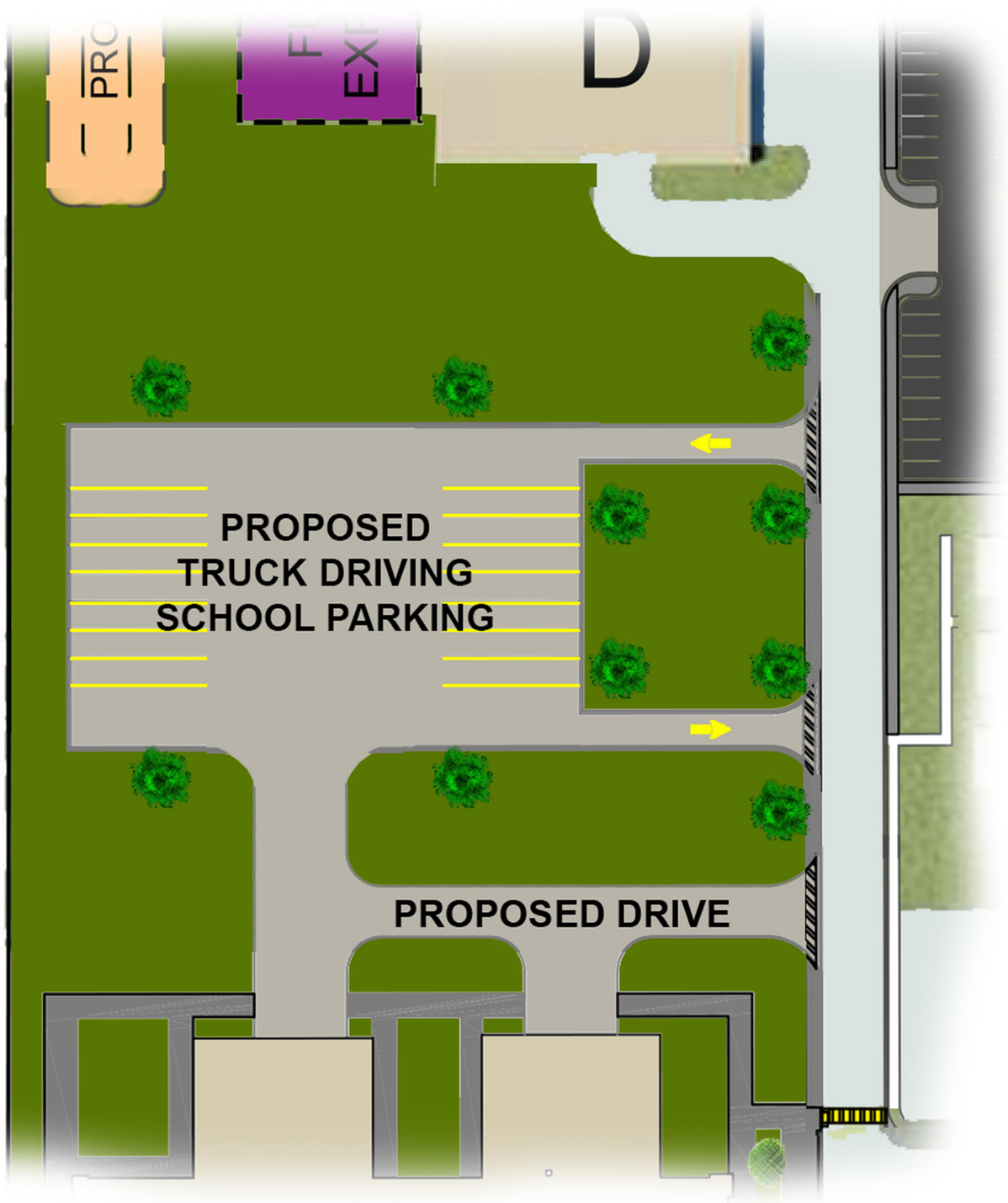
SOUTH TEXAS COLLEGE TECHNOLOGY CAMPUS
PARKING AND SITE IMPROVEMENTS

LEGEND

- ASPHALT
- SIDEWALKS
- CONCRETE DRIVES
- FUTURE EXPANSIONS

ENLARGED
SOUTHWEST PARKING
AND SITE IMPROVEMENTS

HINOJOSA ENGINEERING, INC.
STRUCTURAL AND CIVIL ENGINEERING
108 W. 18TH ST. MISSION, TEXAS
(956) 581-0143 FAX: (956) 581-2074
E-MAIL: HINOJOSAENGINC@AOL.COM



SOUTH TEXAS COLLEGE

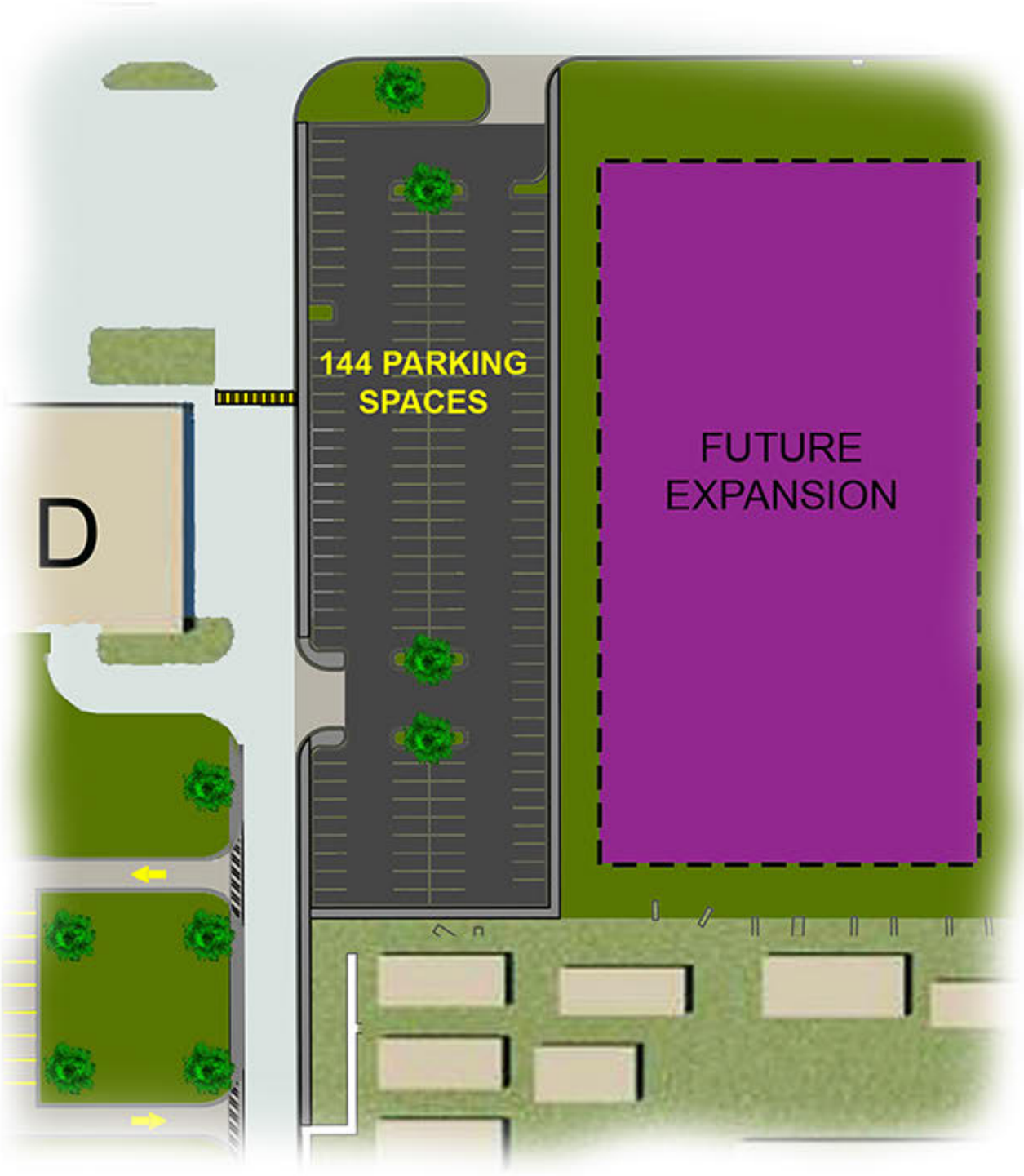
SOUTH TEXAS COLLEGE TECHNOLOGY CAMPUS
PARKING AND SITE IMPROVEMENTS

LEGEND

- ASPHALT
- SIDEWALKS
- CONCRETE DRIVES
- FUTURE EXPANSIONS

ENLARGED
TRUCK DRIVING
SCHOOL PARKING

HINOJOSA ENGINEERING, INC.
STRUCTURAL AND CIVIL ENGINEERING
108 W. 18TH ST. MISSION, TEXAS
(956) 581-0143 FAX: (956) 581-2074
E-MAIL: HINOJOSAENGINC@AOL.COM



SOUTH TEXAS COLLEGE

SOUTH TEXAS COLLEGE TECHNOLOGY CAMPUS
PARKING AND SITE IMPROVEMENTS

LEGEND

- ASPHALT
- SIDEWALKS
- CONCRETE DRIVES
- FUTURE EXPANSIONS

ENLARGED NORTHEAST PARKING LOT

HINOJOSA ENGINEERING, INC.
STRUCTURAL AND CIVIL ENGINEERING
108 W. 18TH ST. MISSION, TEXAS
(956) 581-0143 FAX: (956) 581-2074
E-MAIL: HINOJOSAENGINC@AOL.COM

Review and Recommend Action on Schematic Design of the 2013 Bond Construction Nursing & Allied Health Campus Parking and Site Improvements

Approval of schematic design by R. Gutierrez Engineering for the 2013 Bond Construction Nursing & Allied Health Campus Parking and Site Improvements project will be requested at the October 27, 2015 Board meeting.

Purpose
Schematic design is the first phase of basic design services provided by the project design team. In this phase, the design team prepares schematic drawings based on the Owner's project program and design meetings with staff. The approval of this phase is necessary to establish the basis on which the project design team is given authorization to proceed with design development and construction document phases.

Justification
Once schematic design is approved, R. Gutierrez Engineering will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC design standards as well as all applicable codes and ordinances. The phases of a construction project are as follows: 1.) Schematic Design, 2.) Design Development, 3.) Construction Documents, 4.) Guaranteed Maximum Price, 5.) Construction, and 6.) Closeout

The Construction Manager-at-Risk provides preconstruction services during the design processes leading to the construction phase. A Guaranteed Maximum Price (GMP) will then be developed and will be presented to the Facilities Committee for review at a future date.

Background
As previously authorized by the Board of Trustees, R. Gutierrez Engineering began working with Broaddus & Associates, Facilities Planning & Construction, and STC staff to develop parking and site plans. The proposed Nursing & Allied Health Campus Parking and Site Improvements project is part of the 2013 Bond Construction Program and includes the following scope:

- **Engineer**
  - R. Gutierrez Engineering
- **Construction Manager-at-Risk**
  - D. Wilson Construction Company
- **Construction Cost Limitation (CCL)**
  - $1,100,000
- **Program Scope**
  - 179 Parking Spaces
  - Drives ,Sidewalks, Student Drop Off Area

- Infrastructure Improvements
- Landscaping and Irrigation
- Grading

Funding Source
The current Construction Cost Limitation (CCL) is $1,100,000 and will be adjusted once the Guaranteed Maximum Price (GMP) proposals have been submitted by the Construction Manager-at-Risk to be presented to the Board for approval. Bond funds are budgeted in the Bond Construction budget for fiscal year 2015-2016.

Reviewers
The proposed schematic design has been reviewed by Broaddus & Associates and staff from Facilities Planning & Construction, Operations and Maintenance, Administration, Technology Resources departments, and Campus Coordinator.

Enclosed Documents
R. Gutierrez Engineering has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plans.

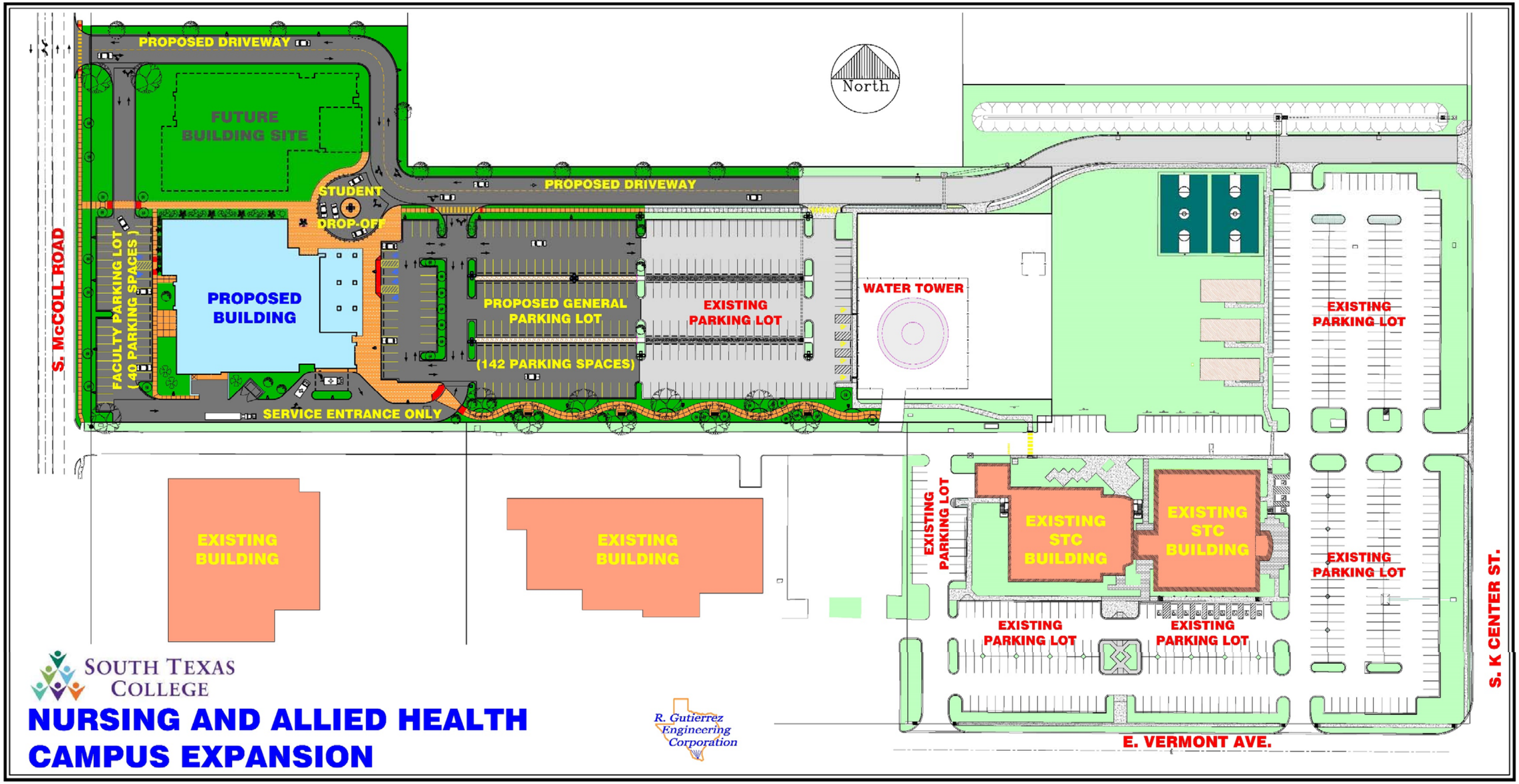
Presenters
R. Gutierrez Engineering has developed a schematic presentation describing the proposed design. Representatives from Broaddus & Associates and R. Gutierrez Engineering will be present at the Facilities Committee meeting to present the schematic design of the proposed parking and site improvements.

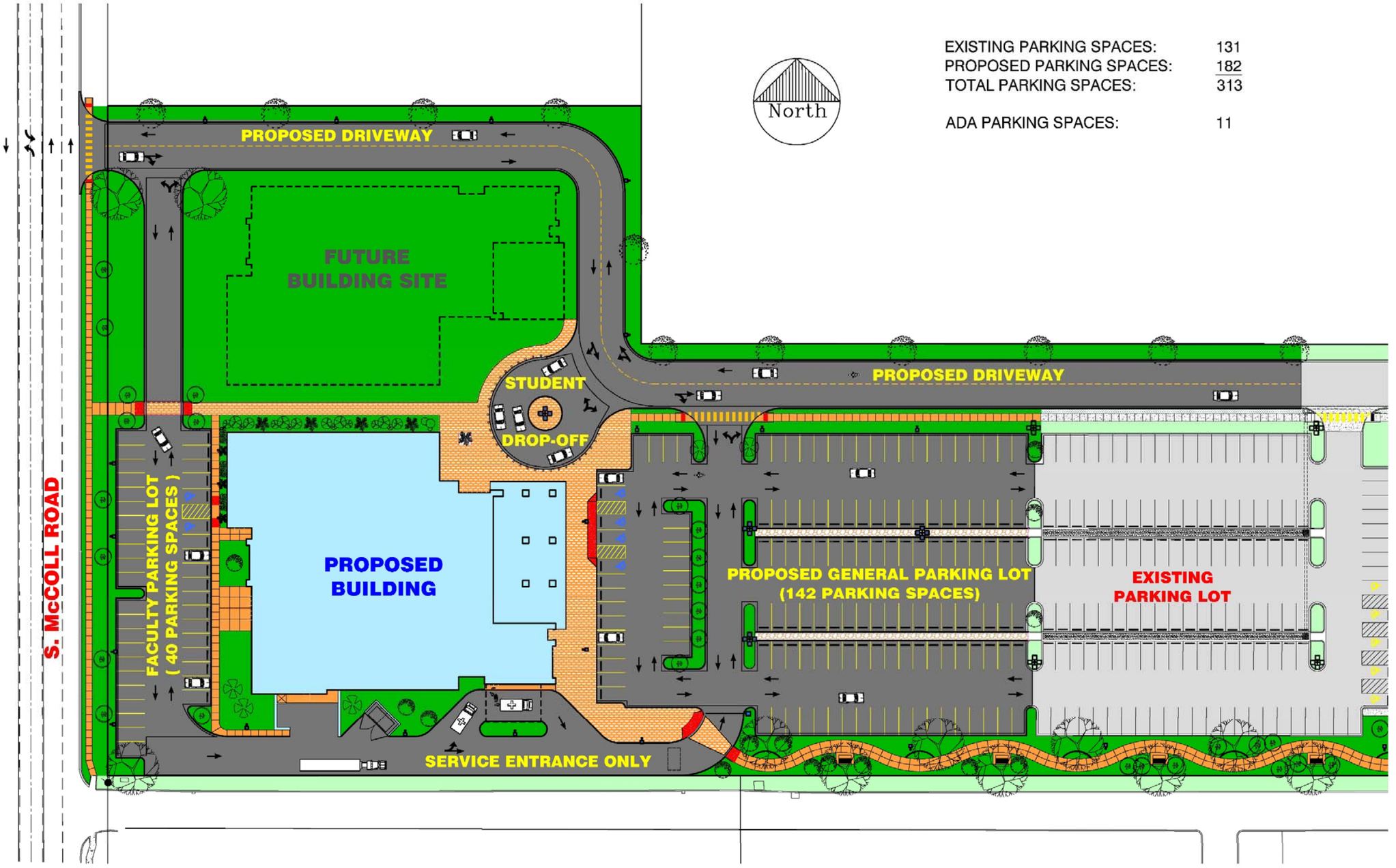
It is requested that the Facilities Committee recommend for Board approval at the October 27, 2015 Board meeting, the proposed schematic design by R. Gutierrez Engineering for the 2013 Bond Construction Nursing & Allied Health Campus Parking and Site Improvements project as presented.

R. Gutierrez Engineering Corporation

SOUTH TEXAS COLLEGE

NURSING AND ALLIED HEALTH CAMPUS EXPANSION


PROPOSED DRIVEWAY
FUTURE BUILDING SITE
STUDENT DROP-OFF
PROPOSED DRIVEWAY
North
S. McCOLL ROAD
FACULTY PARKING LOT (40 PARKING SPACES)
PROPOSED BUILDING
PROPOSED GENERAL PARKING LOT
(142 PARKING SPACES)
EXISTING PARKING LOT
WATER TOWER
EXISTING PARKING LOT
SERVICE ENTRANCE ONLY
EXISTING BUILDING
EXISTING BUILDING
EXISTING PARKING LOT
EXISTING STC BUILDING
EXISTING STC BUILDING
EXISTING PARKING LOT
EXISTING PARKING LOT
EXISTING PARKING LOT
S. K CENTER ST.
E. VERMONT AVE.
SOUTH TEXAS COLLEGE
NURSING AND ALLIED HEALTH CAMPUS EXPANSION
R. Gutierrez Engineering Corporation



NURSING AND ALLIED HEALTH CAMPUS EXPANSION

SOUTH TEXAS COLLEGE

R. Gutierrez Engineering Corporation

Review and Recommend Action on Update for Schematic Design of the 2013 Bond Construction Exterior Elevations of the Pecan Campus South Academic Building

At the August 25, 2015 Board meeting, the Board of Trustees approved schematic design floor plans and asked Boultinghouse Simpson Gates Architects to present revised exterior elevations of the Pecan Campus South Academic Building to the Facilities Committee for Board approval.

The Facilities Committee is asked to recommend Board approval at the October 27, 2015 Regular Board meeting, the revised exterior elevations of the Pecan Campus South Academic Building project as presented.

Presenters
Boultinghouse Simpson Gates Architects has developed a presentation on the revised exterior elevations. Representatives from Broaddus & Associates and Boultinghouse Simpson Gates Architects will be present at the Facilities Committee meeting to present the proposed revised elevations.

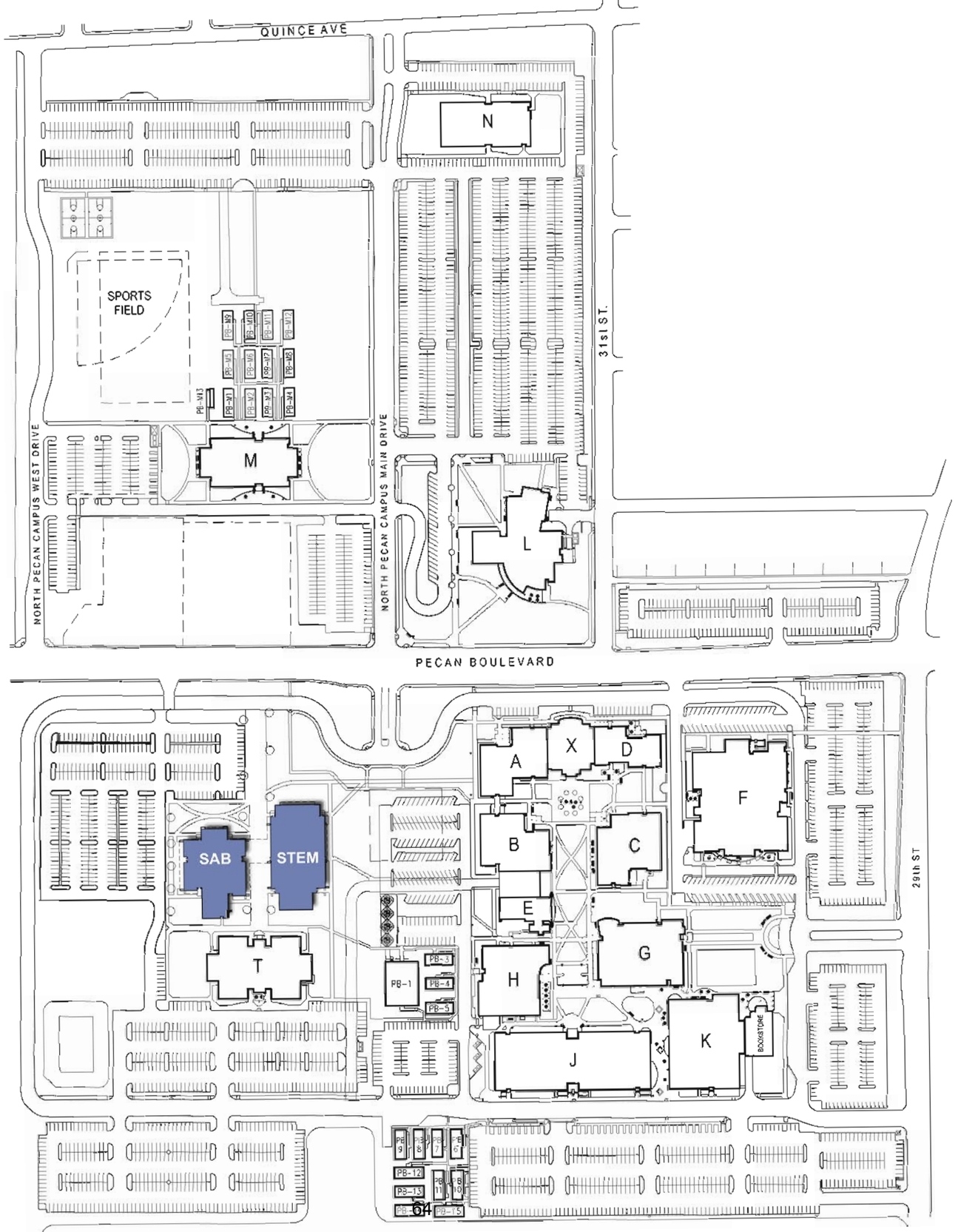
It is requested that the Facilities Committee recommend Board approval at the October 27, 2015 Board meeting, the revised exterior elevations of the 2013 Bond Construction Pecan Campus South Academic Building project as presented.

Boultinghouse Simpson Gates ARCHITECTS

SOUTH ACADEMIC BUILDING

SOUTH TEXAS COLLEGE

OCTOBER 6TH, 2015

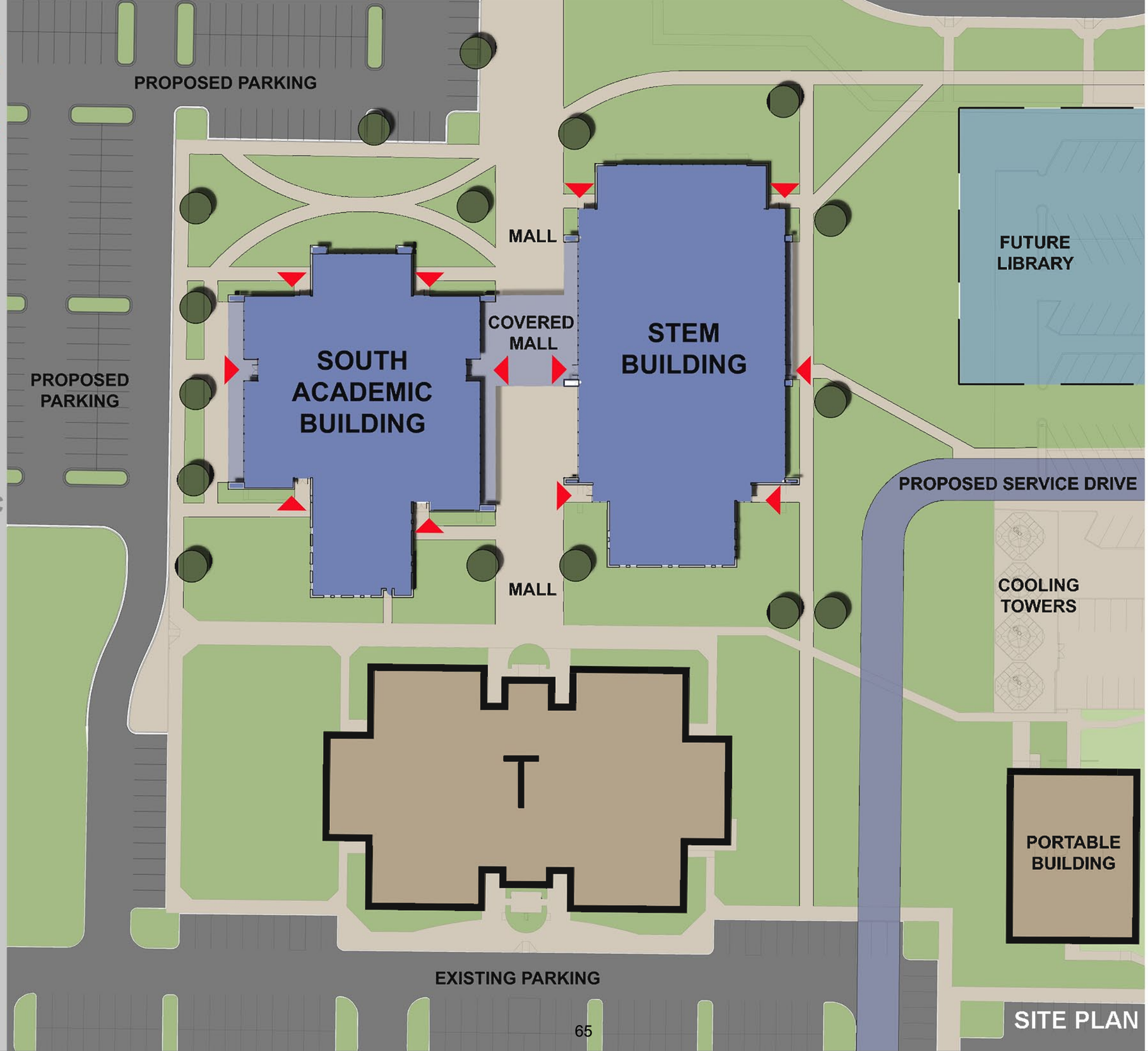


Boulting house Simpson Gates ARCHITECTS

SOUTH ACADEMIC BUILDING

SOUTH TEXAS COLLEGE

OCTOBER 6TH, 2015



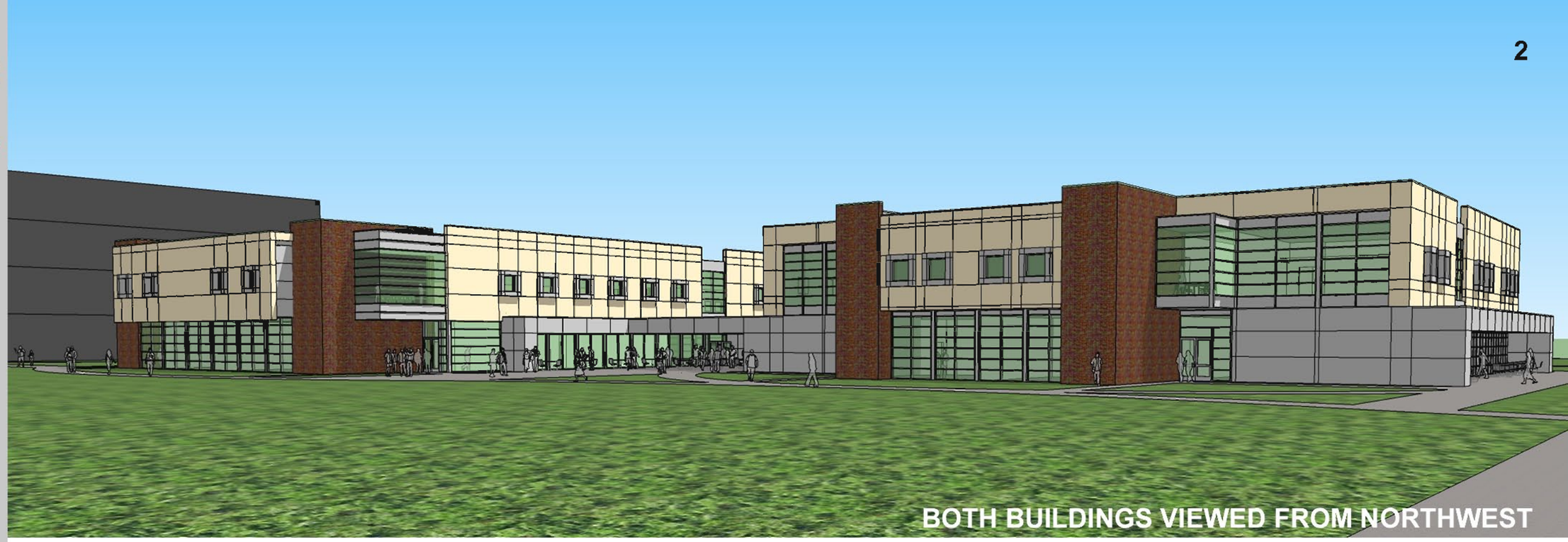
SITE PLAN

Boultinghouse Simpson Gates ARCHITECTS

SOUTH ACADEMIC BUILDING

SOUTH TEXAS COLLEGE

OCTOBER 6TH, 2015



BOTH BUILDINGS VIEWED FROM NORTHWEST

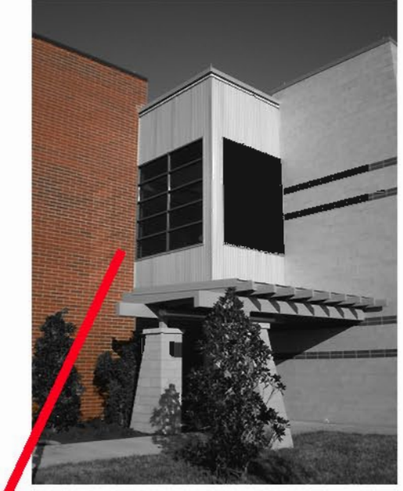
BOTH BUILDINGS VIEWED FROM PECAN BOULEVARD

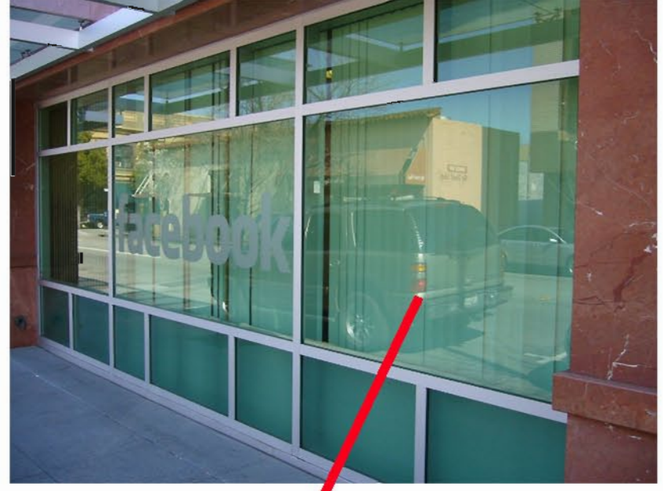
Boultinghouse Simpson Gates ARCHITECTS

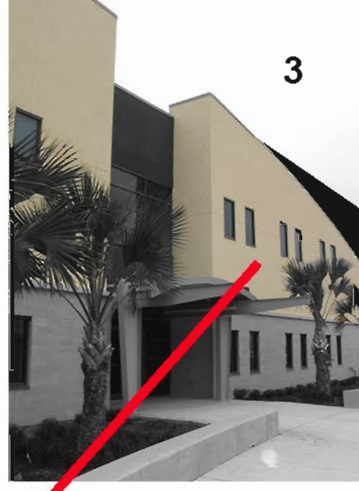
SOUTH ACADEMIC BUILDING

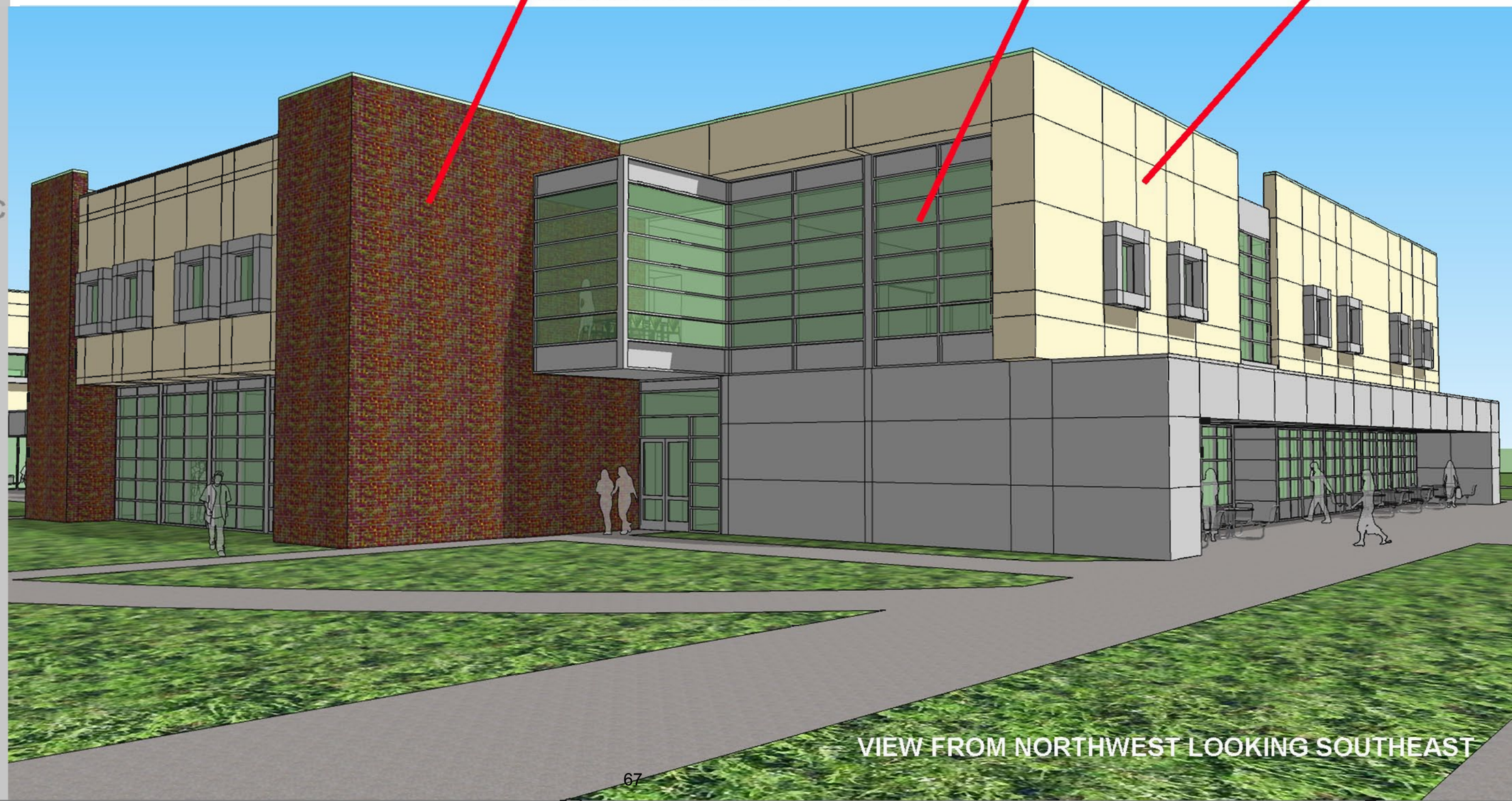
SOUTH TEXAS COLLEGE

OCTOBER 6TH, 2015









VIEW FROM NORTHWEST LOOKING SOUTHEAST

Boultinghouse Simpson Gates ARCHITECTS

SOUTH ACADEMIC BUILDING

SOUTH TEXAS COLLEGE

OCTOBER 6TH, 2015

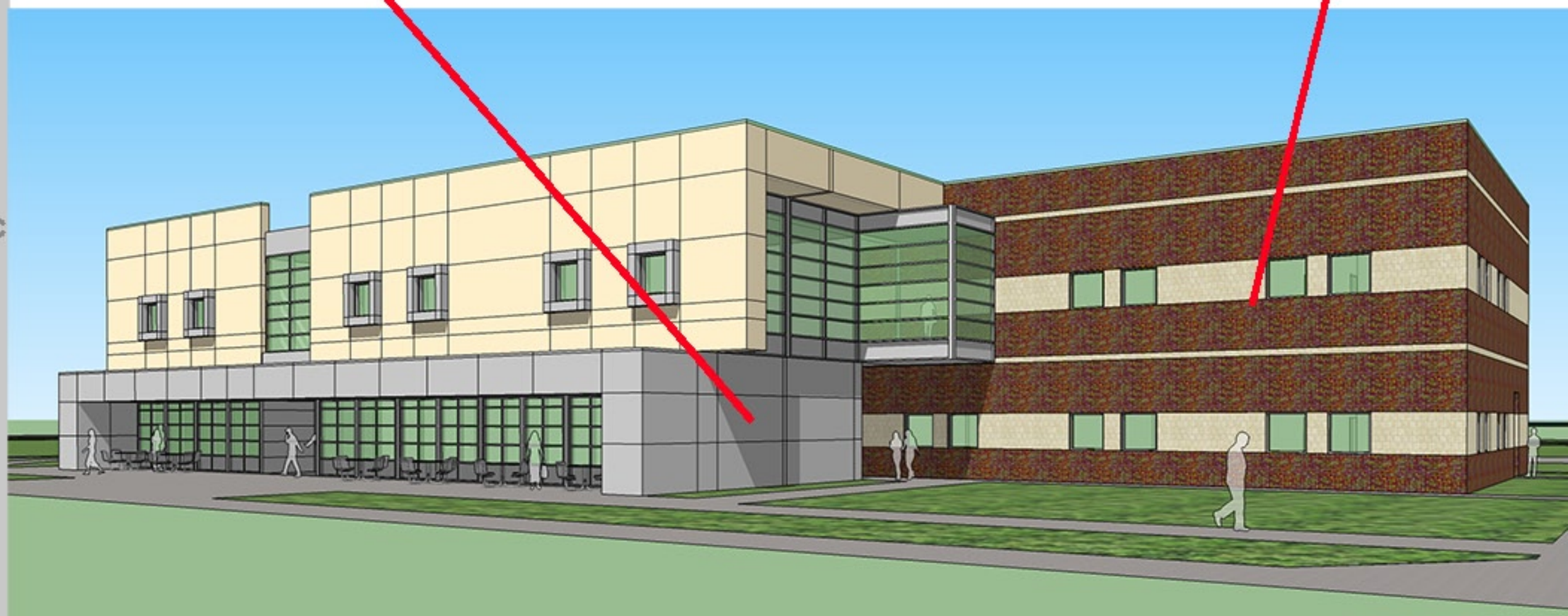
AERIAL VIEW FROM WEST LOOKING EAST

Boultinghouse Simpson Gates ARCHITECTS

SOUTH ACADEMIC BUILDING

SOUTH TEXAS COLLEGE

OCTOBER 6TH, 2015



VIEW FROM SOUTHWEST LOOKING NORTHEAST

Boultinghouse Simpson Gates ARCHITECTS

SOUTH ACADEMIC BUILDING

SOUTH TEXAS COLLEGE

OCTOBER 6TH, 2015

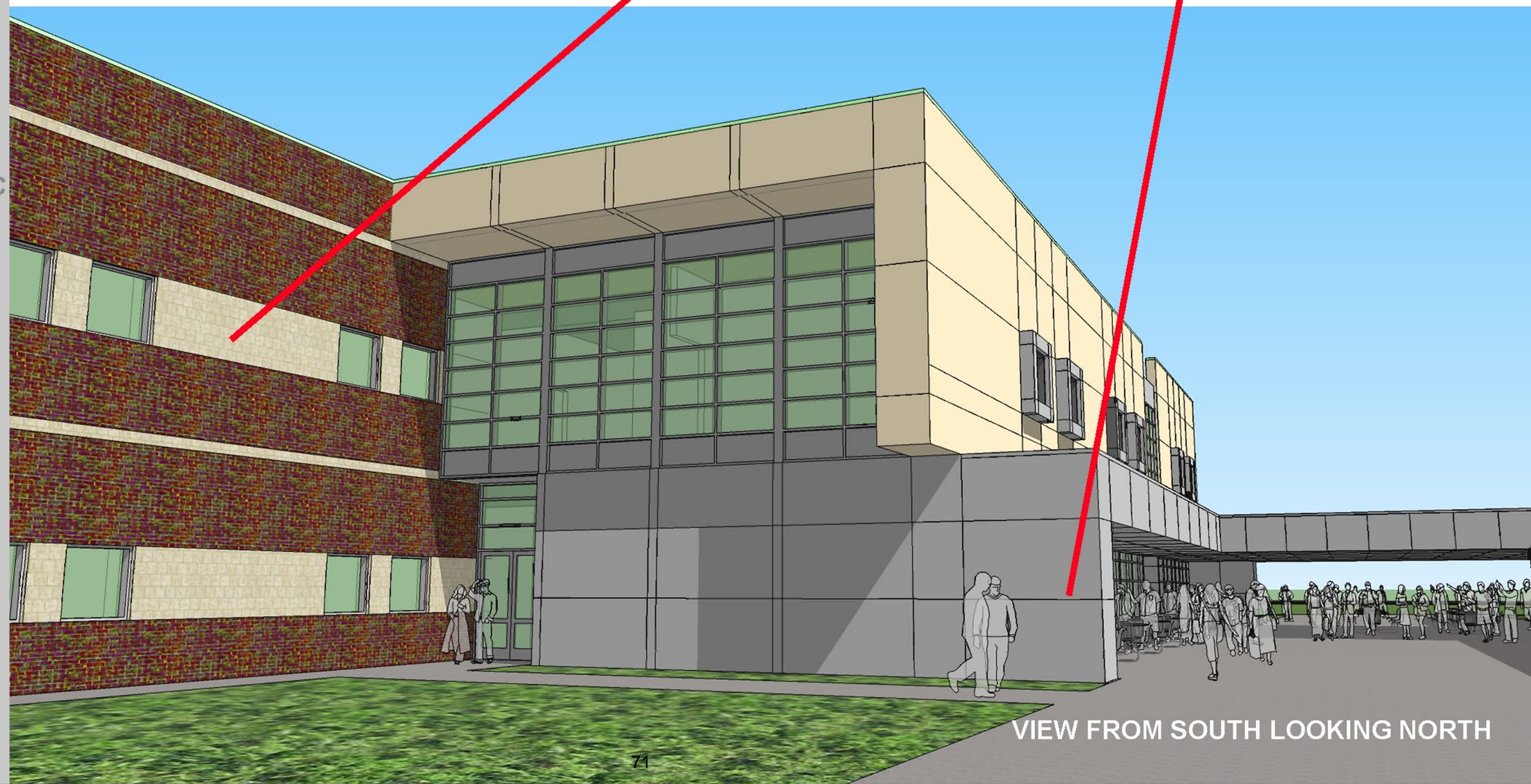
AERIAL VIEW FROM SOUTH LOOKING NORTH

Boultinghouse Simpson Gates ARCHITECTS

SOUTH ACADEMIC BUILDING

SOUTH TEXAS COLLEGE

OCTOBER 6TH, 2015



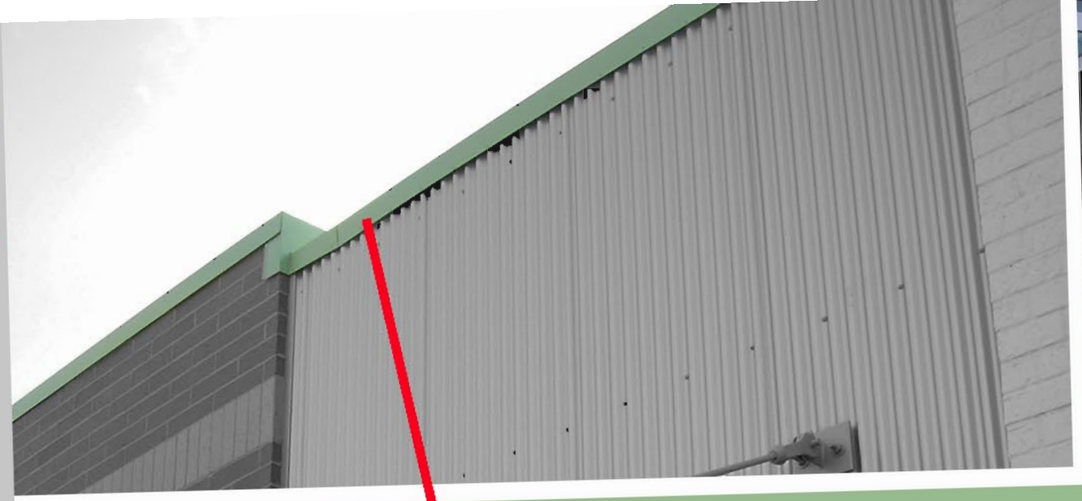
VIEW FROM SOUTH LOOKING NORTH

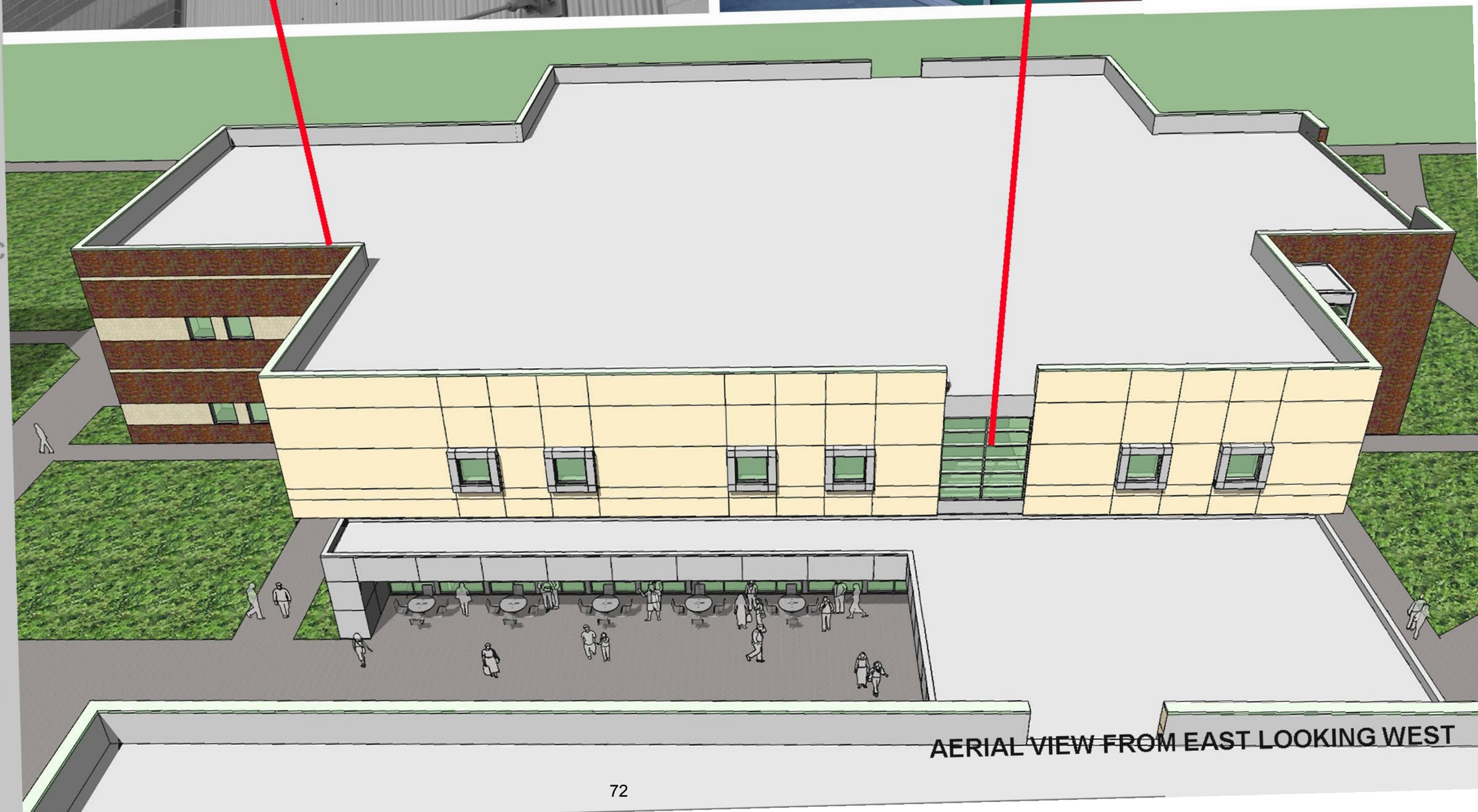
Boultinghouse Simpson Gates ARCHITECTS

SOUTH ACADEMIC BUILDING

SOUTH TEXAS COLLEGE

OCTOBER 6TH, 2015





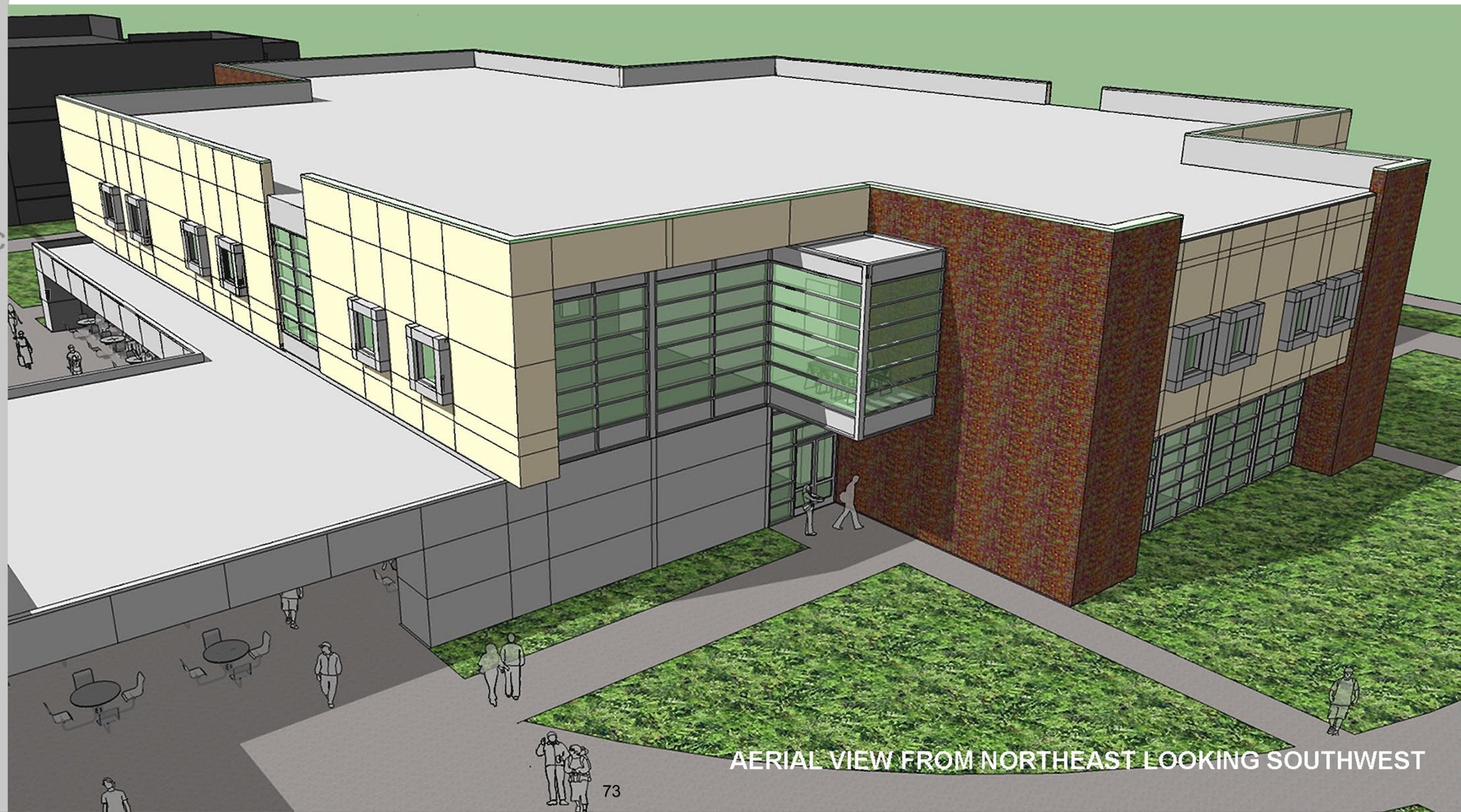
AERIAL VIEW FROM EAST LOOKING WEST

Boultinghouse Simpson Gates Architects

SOUTH ACADEMIC BUILDING

SOUTH TEXAS COLLEGE

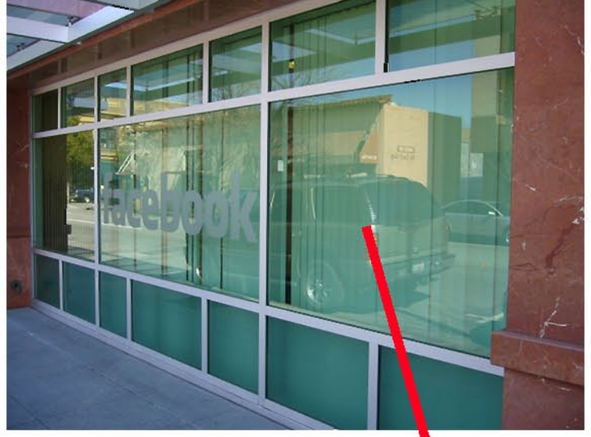
OCTOBER 6TH, 2015

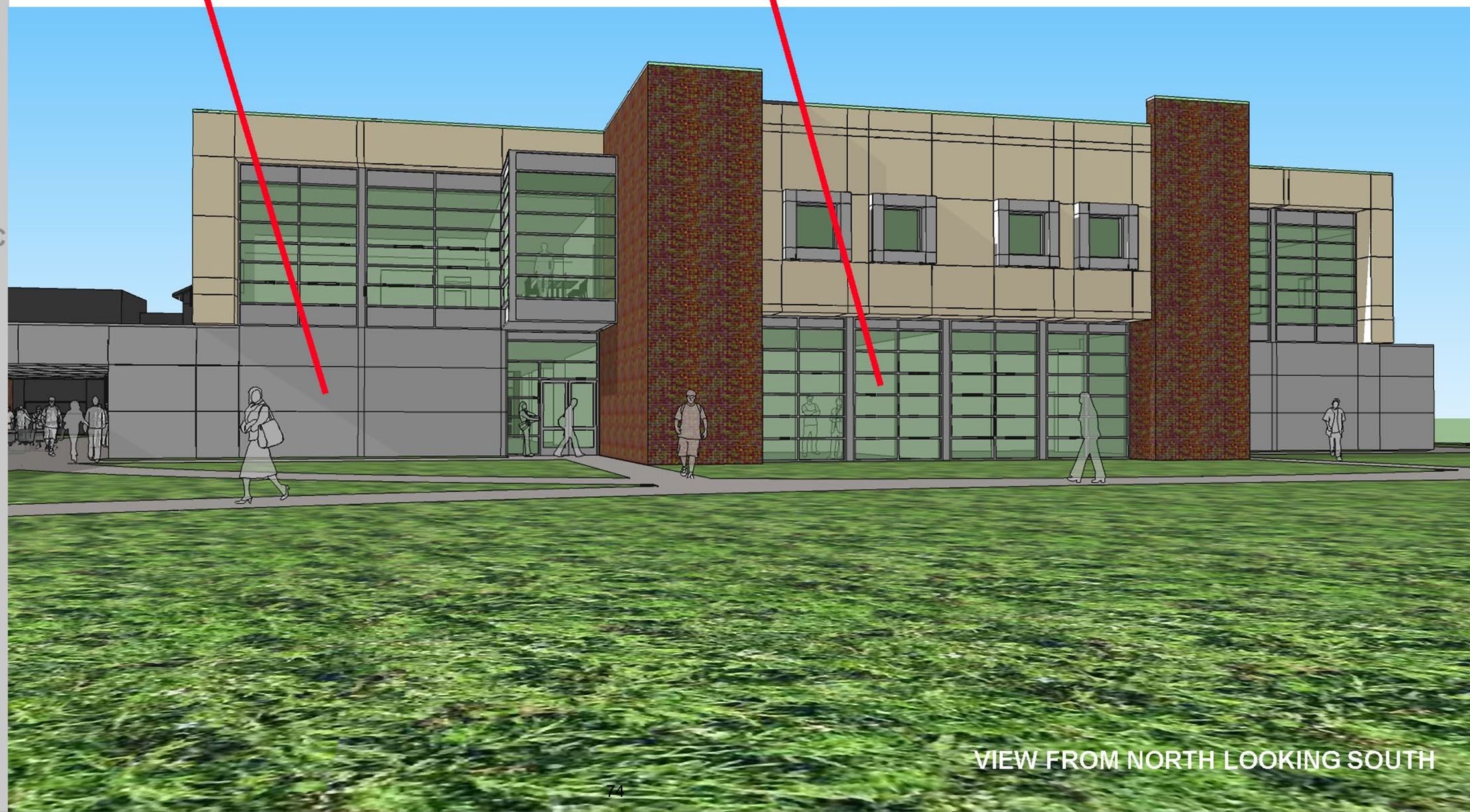


AERIAL VIEW FROM NORTHEAST LOOKING SOUTHWEST

Boultinghouse Simpson Gates ARCHITECTS

SOUTH ACADEMIC BUILDING





VIEW FROM NORTH LOOKING SOUTH

SOUTH TEXAS COLLEGE

OCTOBER 6TH, 2015

Review and Recommend Action on Update for Schematic Design of the 2013 Bond Construction Exterior Elevations of the Pecan Campus STEM Building

At the August 25, 2015 Board meeting, the Board of Trustees approved schematic design floor plans and asked Boultinghouse Simpson Gates Architects to present revised exterior elevations of the Pecan Campus STEM Building to the Facilities Committee for Board approval.

The Facilities Committee is asked to recommend Board approval at the October 27, 2015 Regular Board meeting, the revised exterior elevations of the Pecan Campus STEM Building project as presented.

Presenters
Boultinghouse Simpson Gates Architects has developed a revised presentation of the exterior elevations. Representatives from Broaddus & Associates and Boultinghouse Simpson Gates Architects will be present at the Facilities Committee meeting to present the proposed revised elevations.

It is requested that the Facilities Committee recommend Board approval at the October 27, 2015 Board meeting, the revised exterior elevations of the 2013 Bond Construction Pecan Campus STEM Building project as presented.

Boultinghouse Simpson Gates ARCHITECTS

STEM

SCIENCE

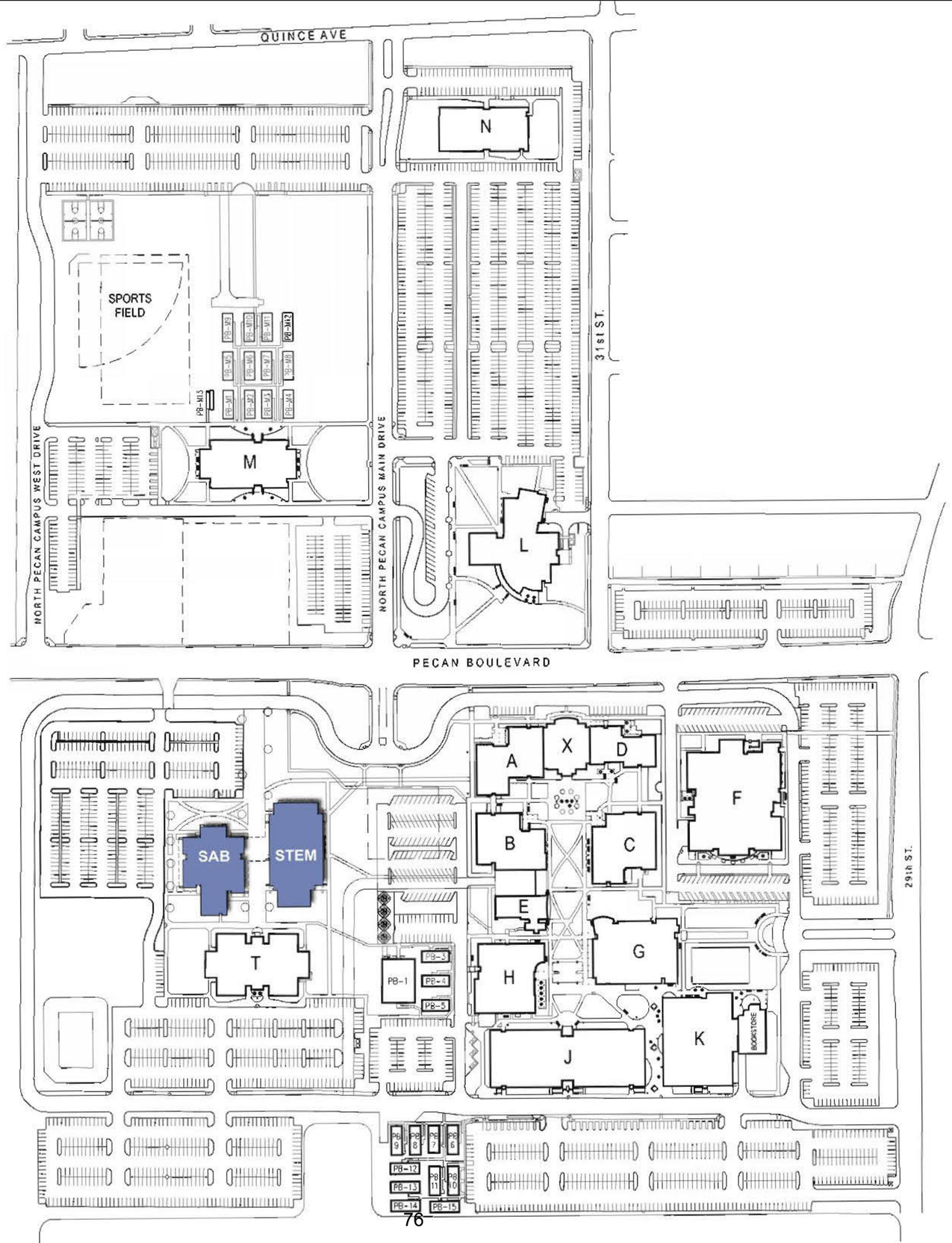
TECHNOLOGY

ENGINEERING

MATH

SOUTH TEXAS COLLEGE

OCTOBER 6TH 2015



Boultinghouse Simpson Gates ARCHITECTS

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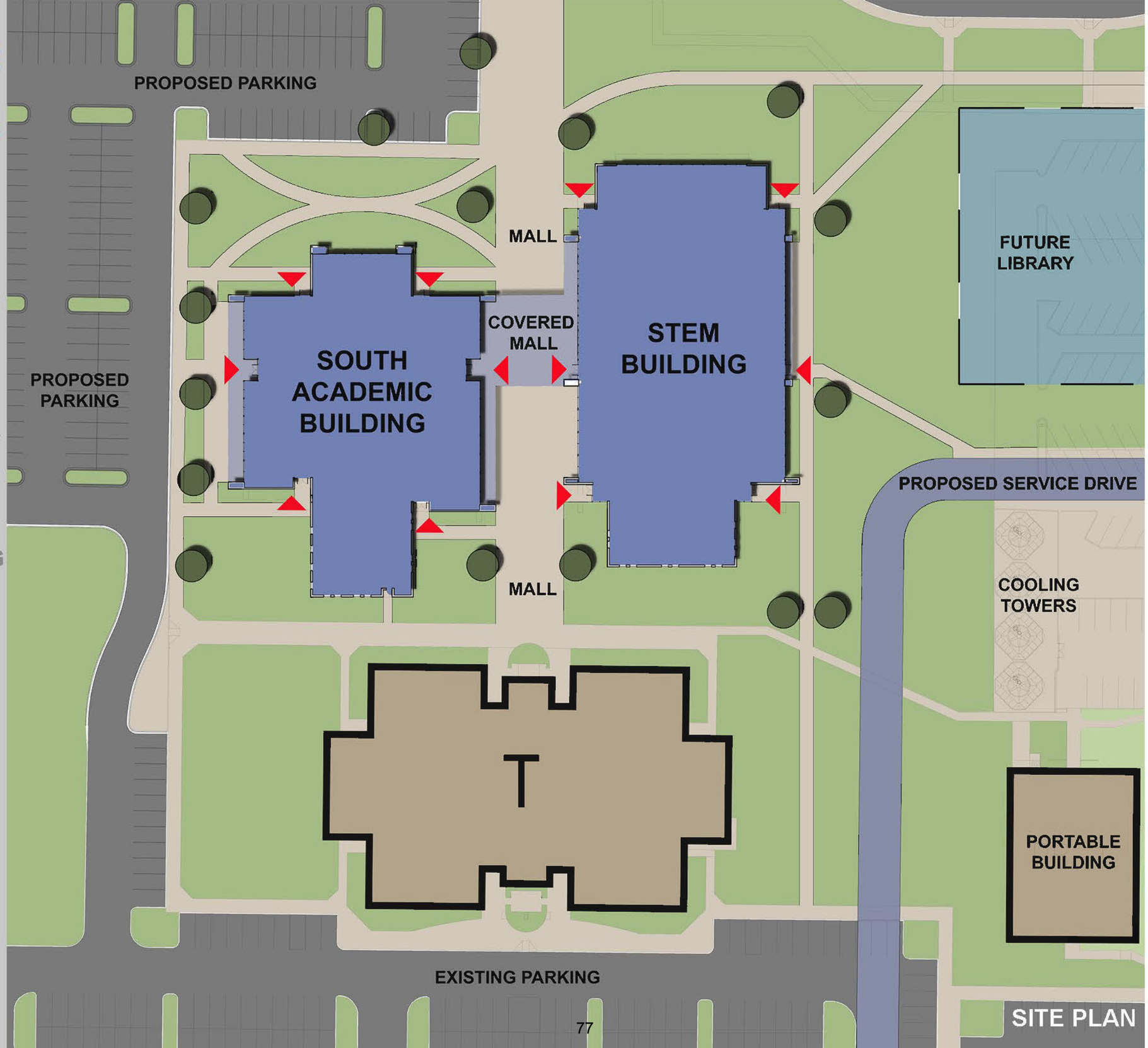
OCTOBER 6TH 2015



SITE PLAN

Boultinghouse Simpson Gates ARCHITECTS

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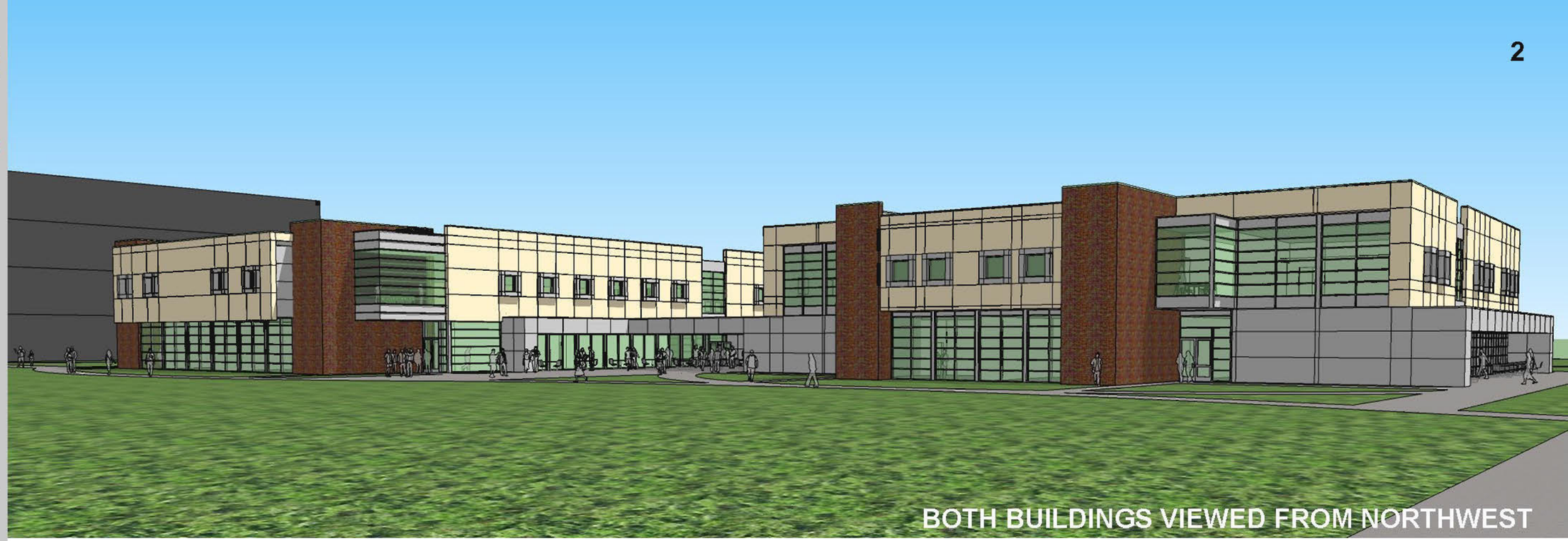
SOUTH TEXAS COLLEGE

OCTOBER 6TH 2015



BOTH BUILDINGS VIEWED FROM NORTHWEST

BOTH BUILDINGS VIEWED FROM PECAN BOULEVARD

Boultinghouse Simpson Gates ARCHITECTS

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SOUTH TEXAS COLLEGE

OCTOBER 6TH 2015

VIEW FROM NORTH LOOKING SOUTH

Boultinghouse Simpson Gates ARCHITECTS

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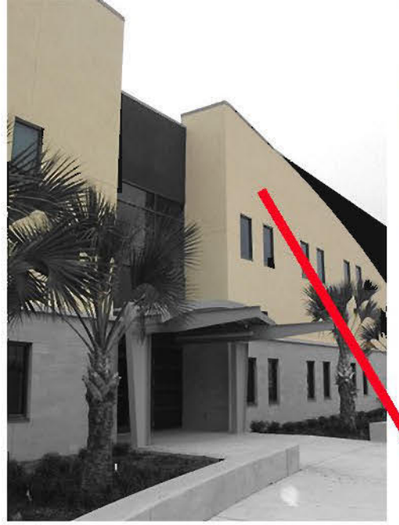
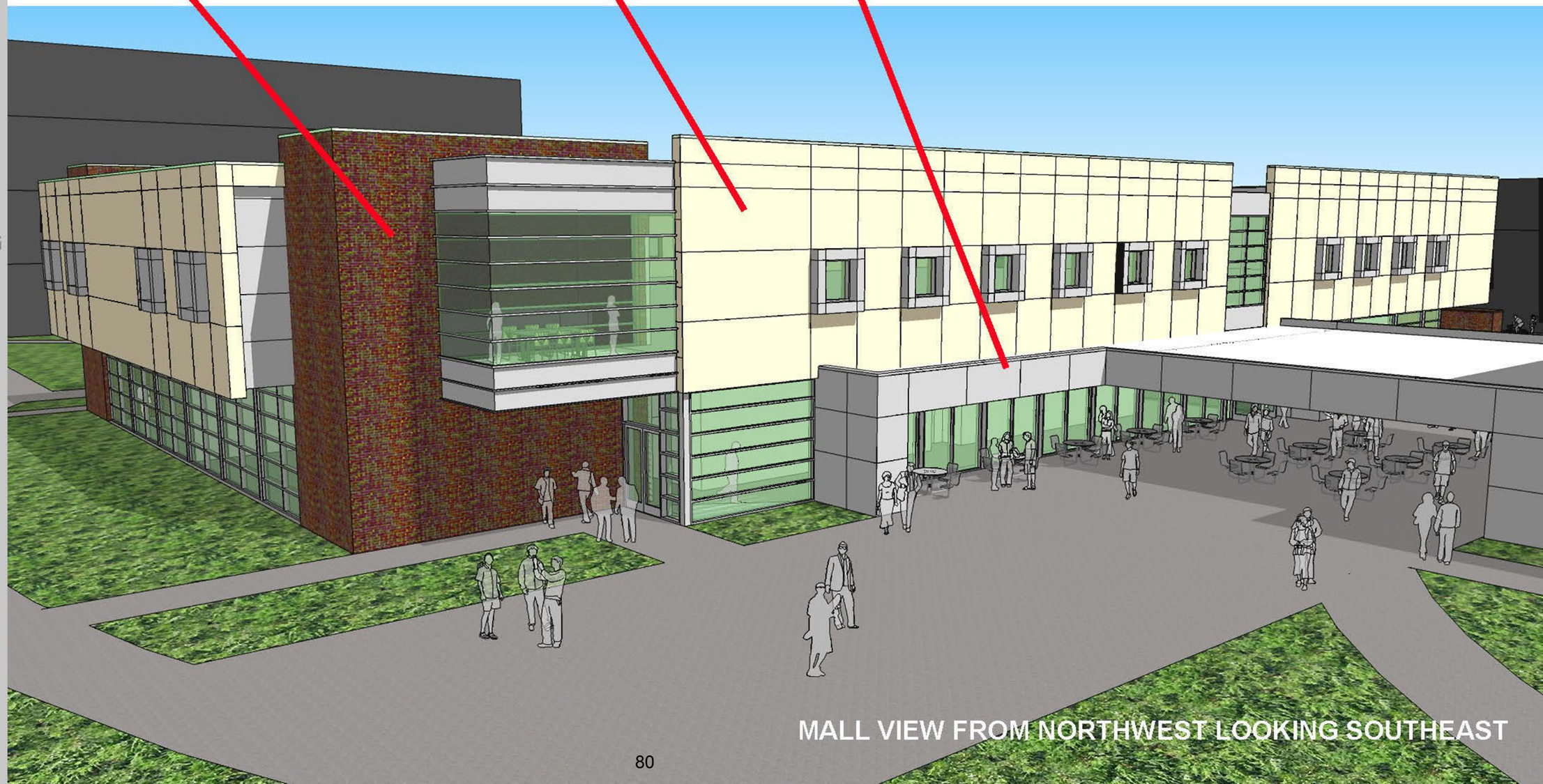
SOUTH TEXAS COLLEGE

OCTOBER 6TH 2015





MALL VIEW FROM NORTHWEST LOOKING SOUTHEAST

Boultinghouse Simpson Gates ARCHITECTS

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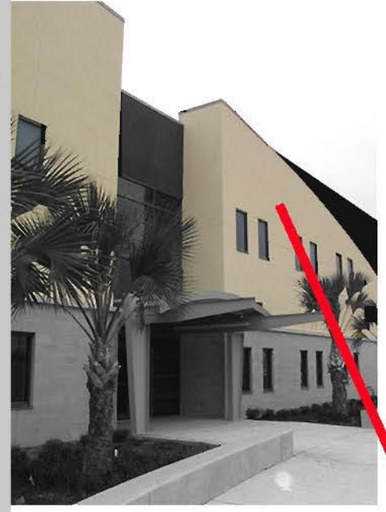
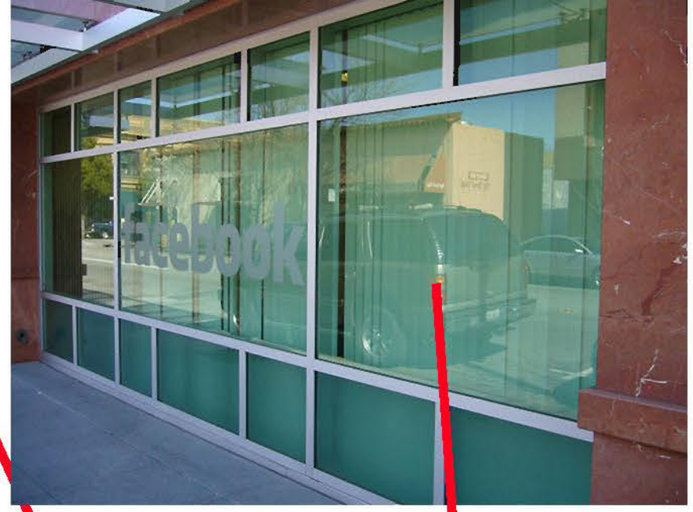
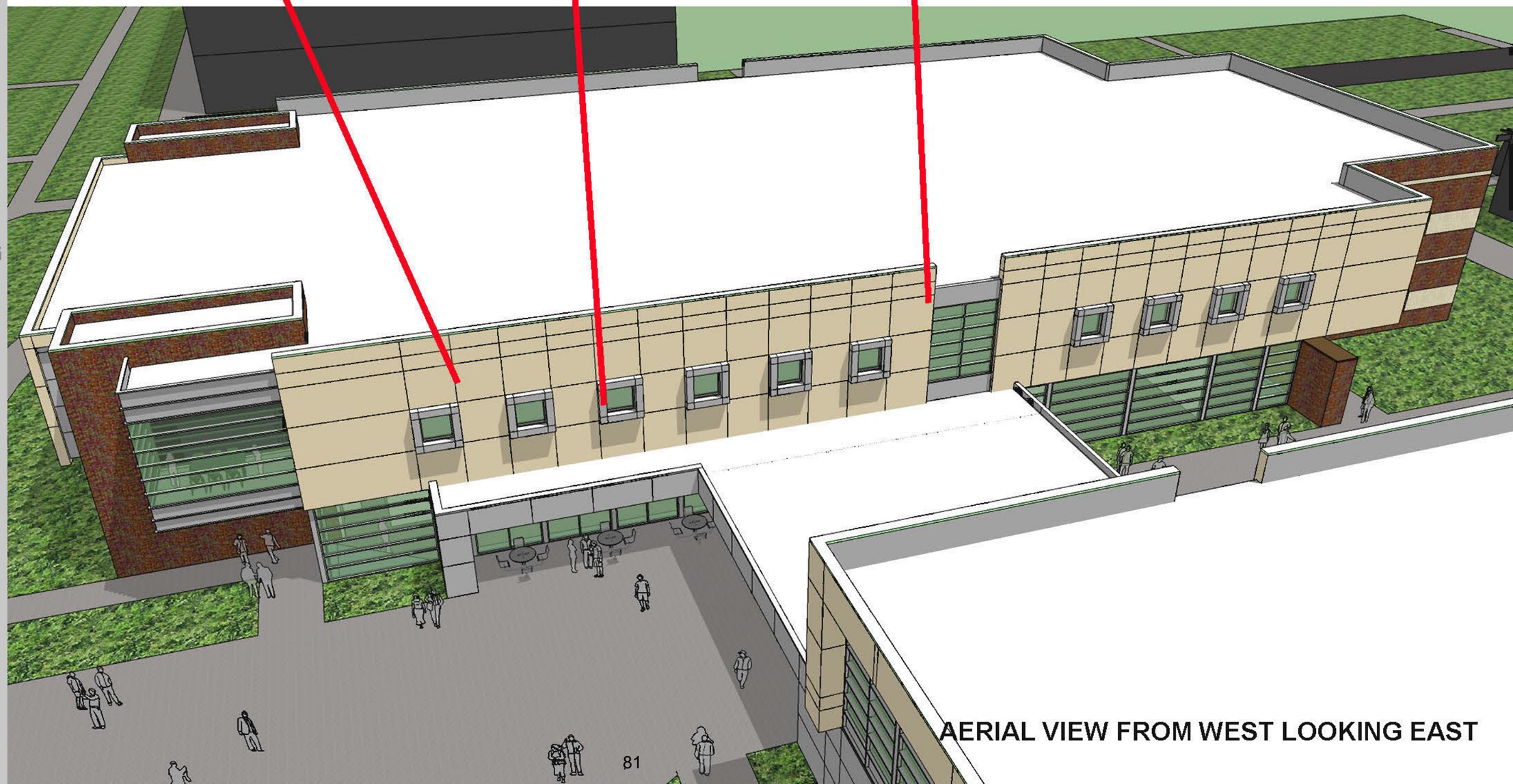
SOUTH TEXAS COLLEGE

OCTOBER 6TH 2015







AERIAL VIEW FROM WEST LOOKING EAST

Boultinghouse Simpson Gates ARCHITECTS

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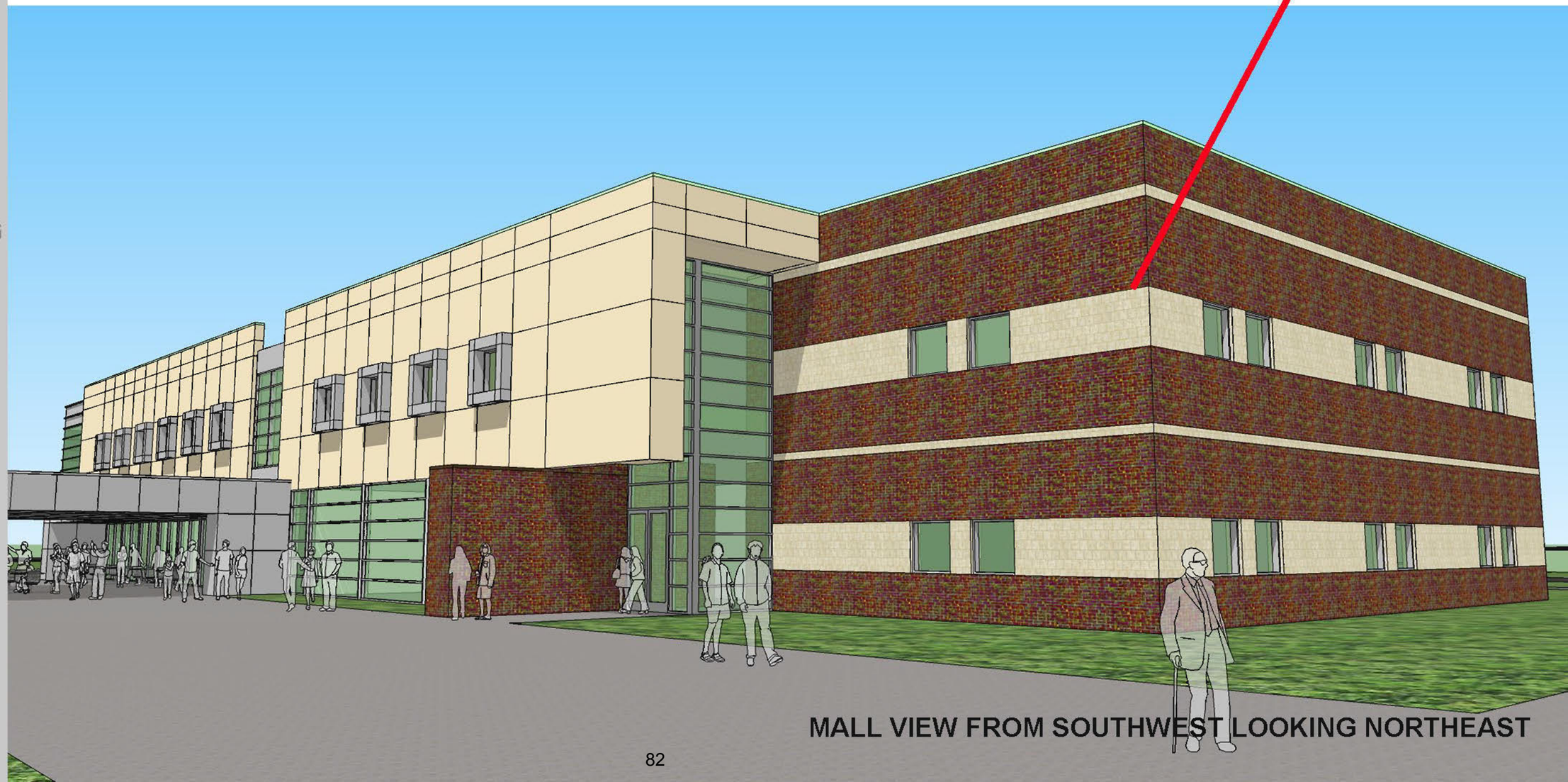
SOUTH TEXAS COLLEGE

OCTOBER 6TH 2015



MALL VIEW FROM SOUTHWEST LOOKING NORTHEAST

Boultinghouse Simpson Gates ARCHITECTS

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SOUTH TEXAS COLLEGE

OCTOBER 6TH 2015

VIEW FROM SOUTHEAST LOOKING NORTHWEST

Boultinghouse Simpson Gates ARCHITECTS

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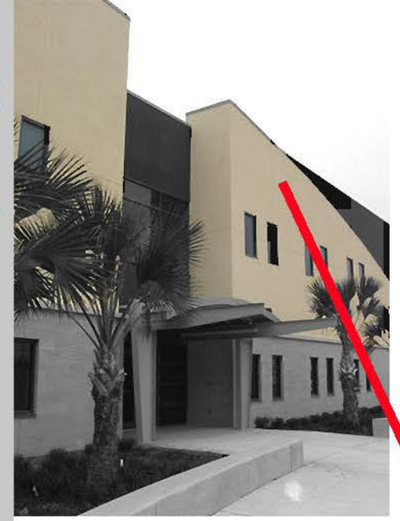
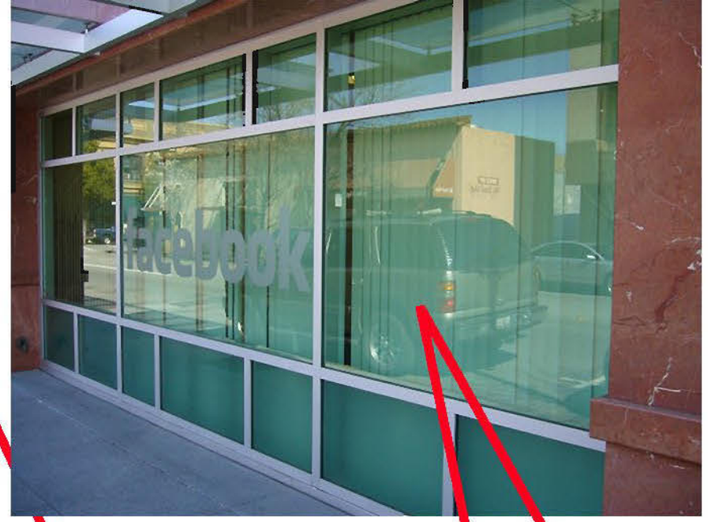
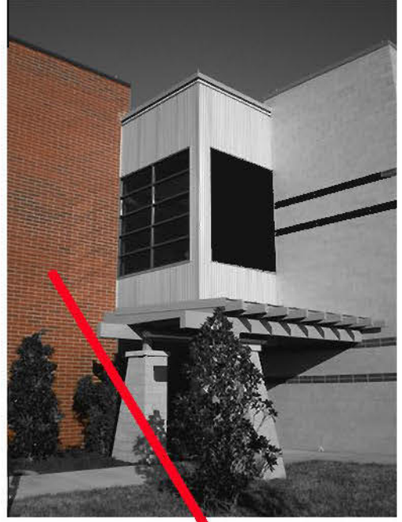
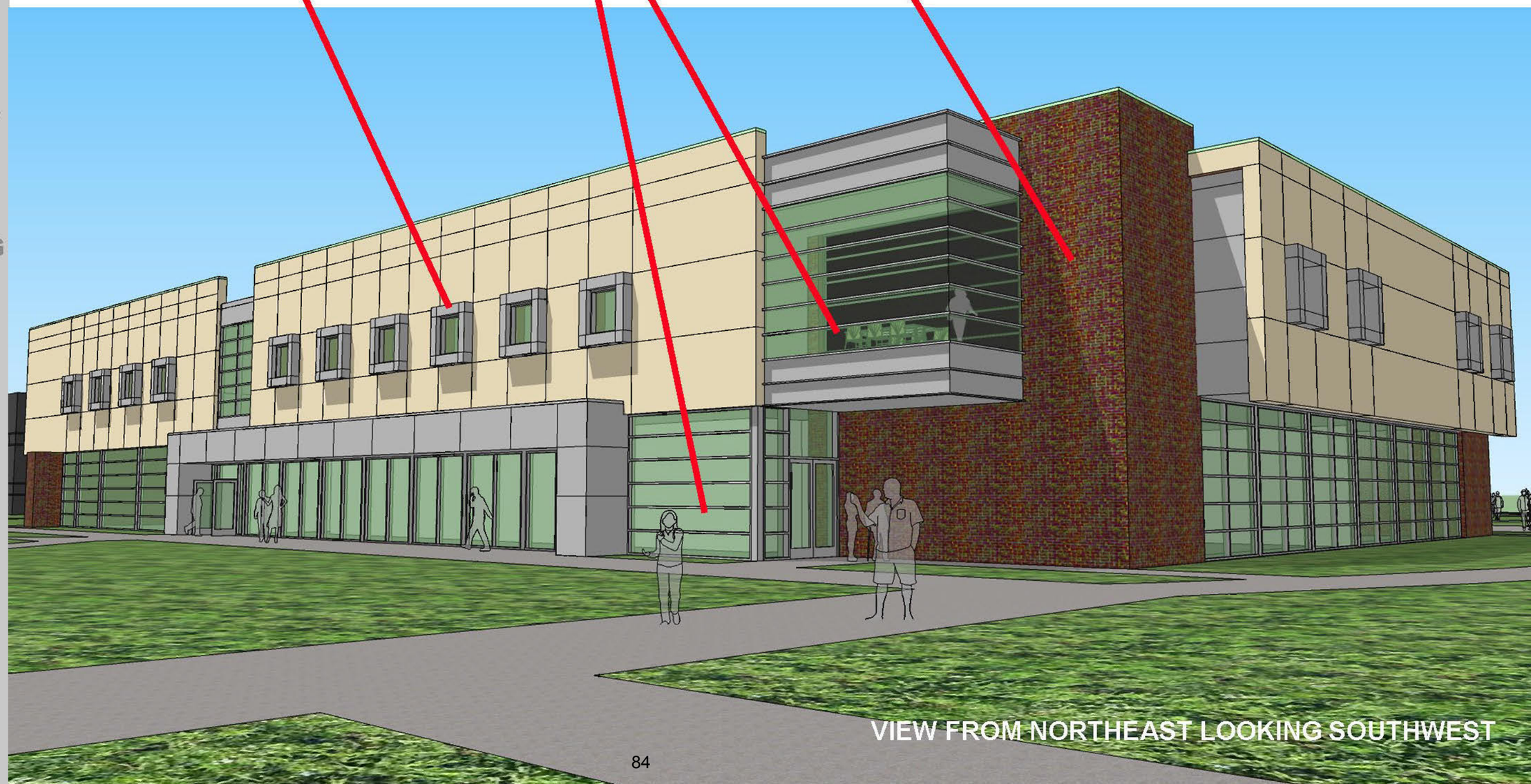
SOUTH TEXAS COLLEGE

OCTOBER 6TH 2015









VIEW FROM NORTHEAST LOOKING SOUTHWEST

Boultinghouse Simpson Gates ARCHITECTS

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SOUTH TEXAS COLLEGE

OCTOBER 6TH 2015

AERIAL VIEW FROM NORTHWEST LOOKING SOUTHEAST

Boultinghouse Simpson Gates ARCHITECTS

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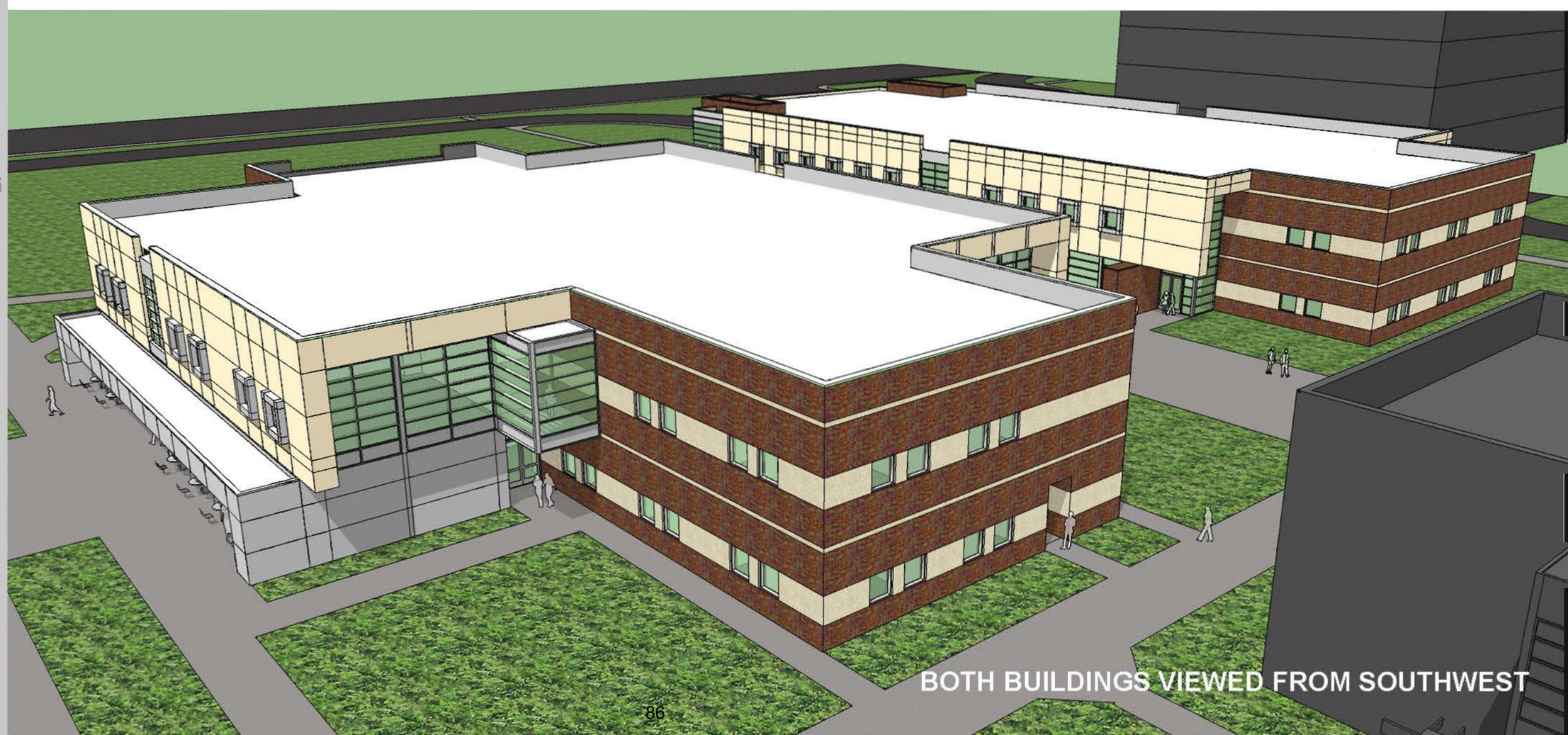
SOUTH TEXAS COLLEGE

OCTOBER 6TH 2015



BOTH BUILDINGS VIEWED FROM SOUTHWEST

Boultinghouse Simpson Gates ARCHITECTS

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SOUTH TEXAS COLLEGE

OCTOBER 6TH 2015

BOTH BUILDINGS VIEWED FROM SOUTH

Boultinghouse Simpson Gates ARCHITECTS

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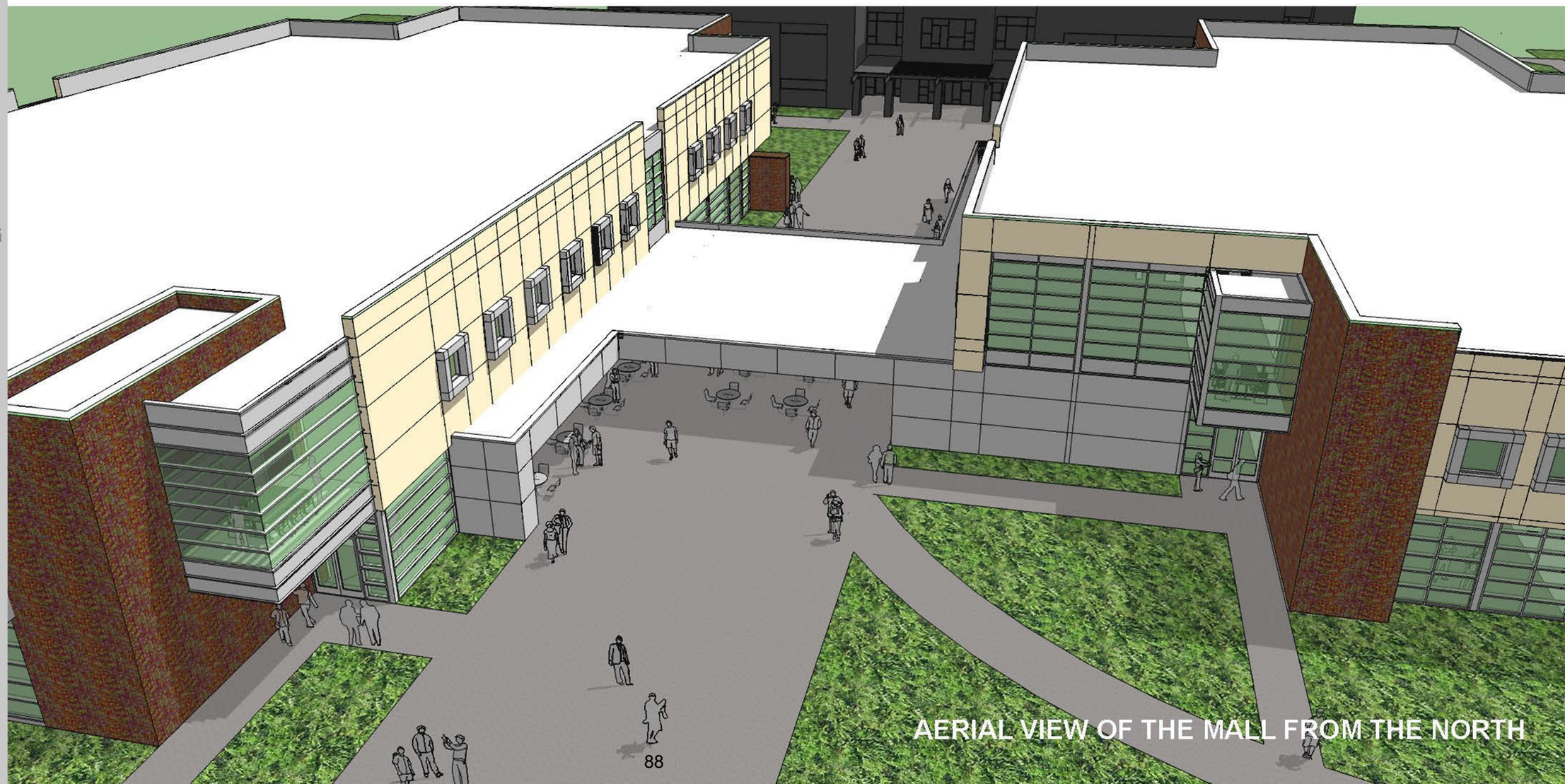
SOUTH TEXAS COLLEGE

OCTOBER 6TH 2015



AERIAL VIEW OF THE MALL FROM THE NORTH

Boultinghouse Simpson Gates ARCHITECTS

S CIENCE

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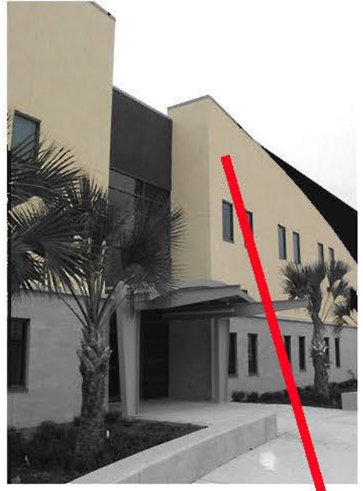
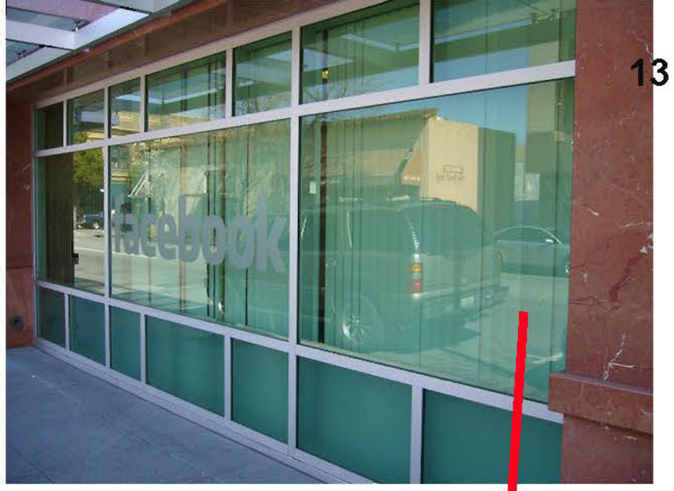
E NGINEERING

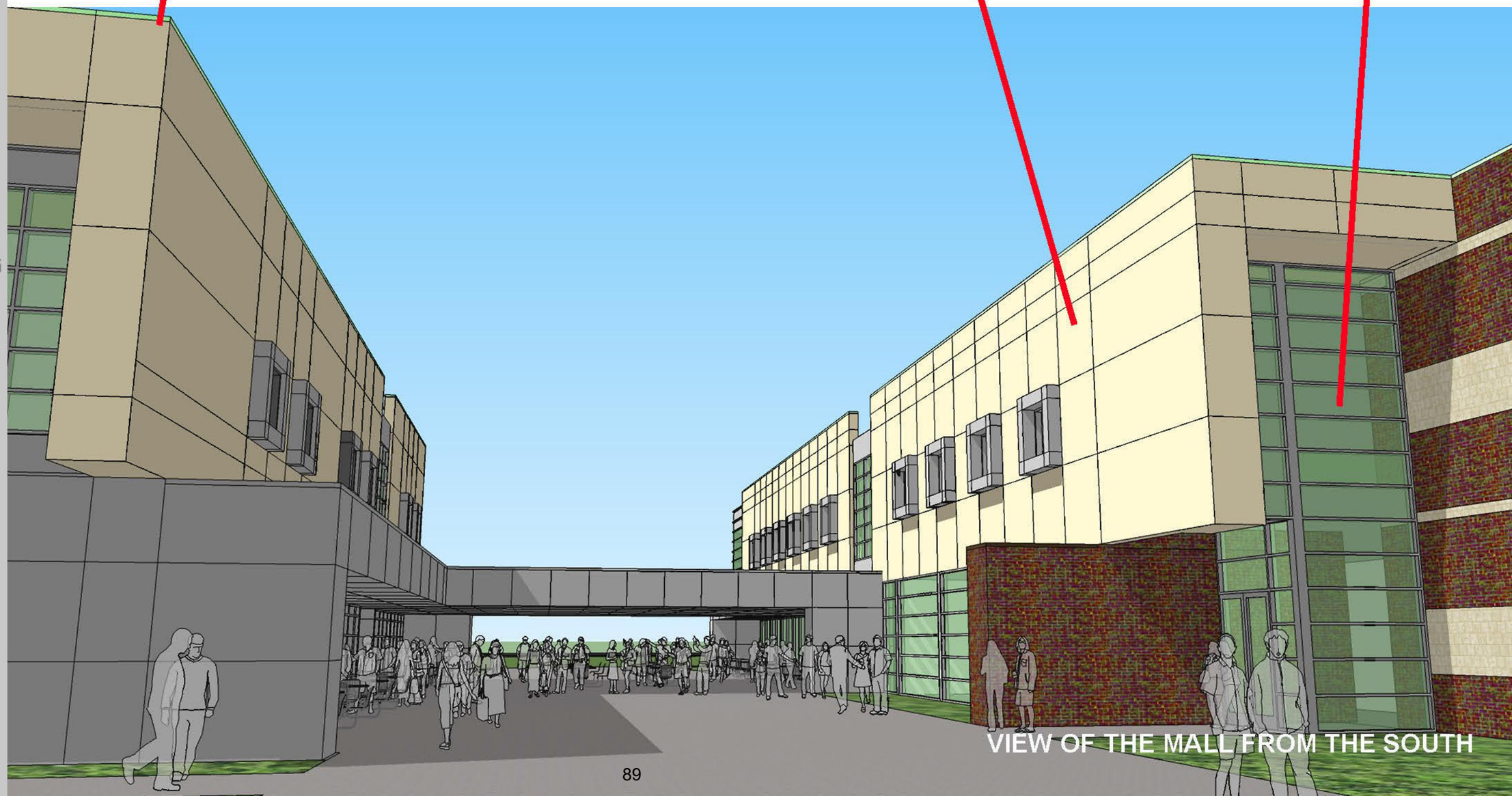
M ATH

SOUTH TEXAS COLLEGE

OCTOBER 6TH 2015







VIEW OF THE MALL FROM THE SOUTH

Boultinghouse Simpson Gates ARCHITECTS

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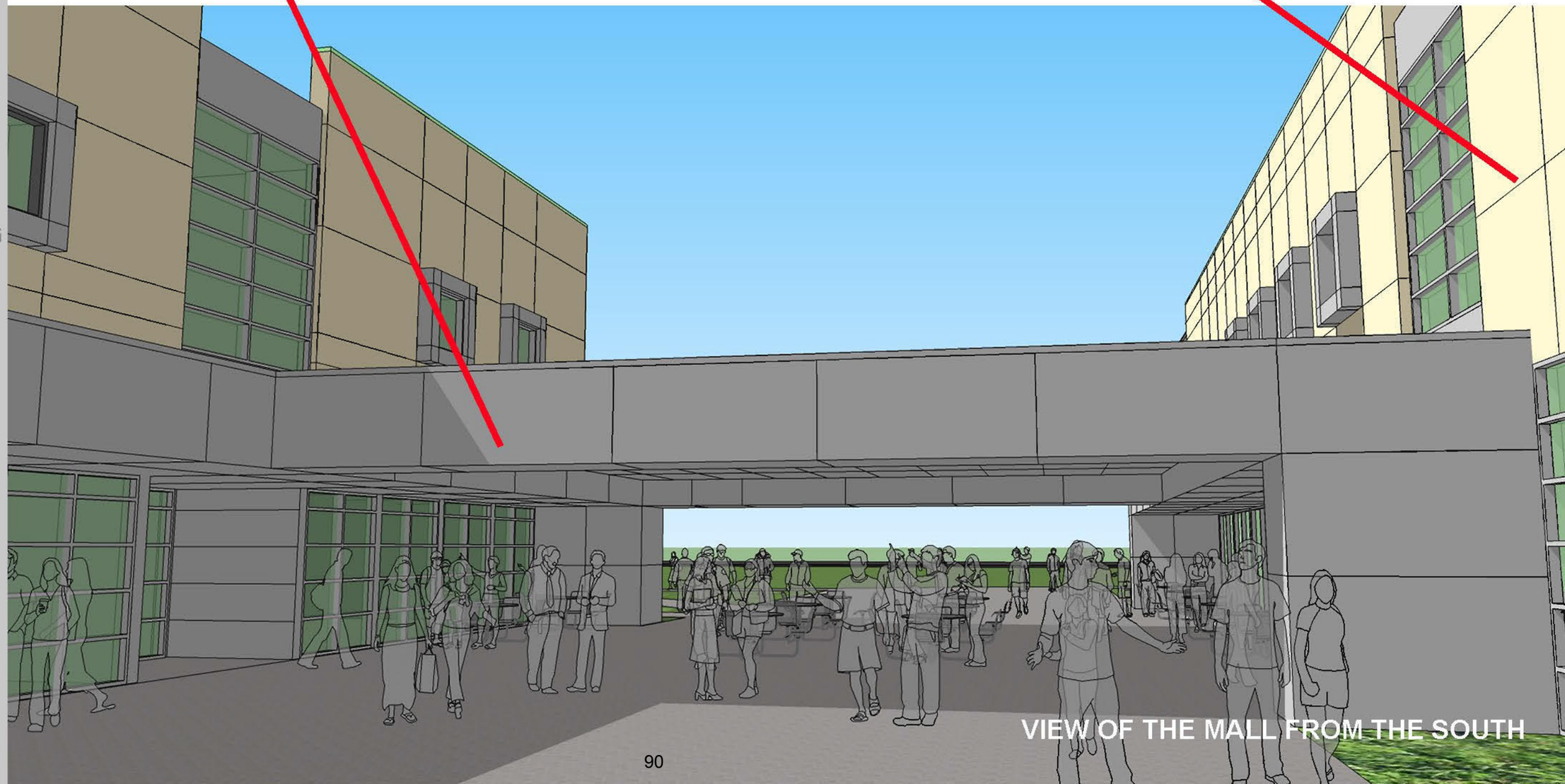
SOUTH TEXAS COLLEGE

OCTOBER 6TH, 2015



VIEW OF THE MALL FROM THE SOUTH

Review and Recommend Action on Contracting Civil Engineering Services for the Non-Bond Pecan Plaza Parking Area for Police Vehicles

Approval to contract civil engineering design services for the Non-Bond Pecan Plaza Parking Area for Police Vehicles will be requested at the October 27, 2015 Board meeting.

Purpose

The procurement of a civil engineer will provide for design services necessary for the non-bond Pecan Plaza Parking Area for Police Vehicles project.

Justification

The procurement of a civil engineer will allow for the engineer to work with staff to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC design standards as well as all applicable codes and ordinances. Construction documents will then be issued for solicitation of construction proposals. Once received, construction proposals will be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Background

The police department currently has police vehicles that need to be parked and stored in a secured area. STC staff has proposed an area adjacent to the existing police department that could be used for this purpose. The attached site plan shows the proposed location.

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

Four civil engineering firms listed below were previously approved by the Board at the March 31, 2015 Board meeting for one year to provide professional services as needed for projects under $500,000.

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

Based on the following criteria, R. Gutierrez Engineers is recommended to provide civil engineering services for this project.

Criteria:

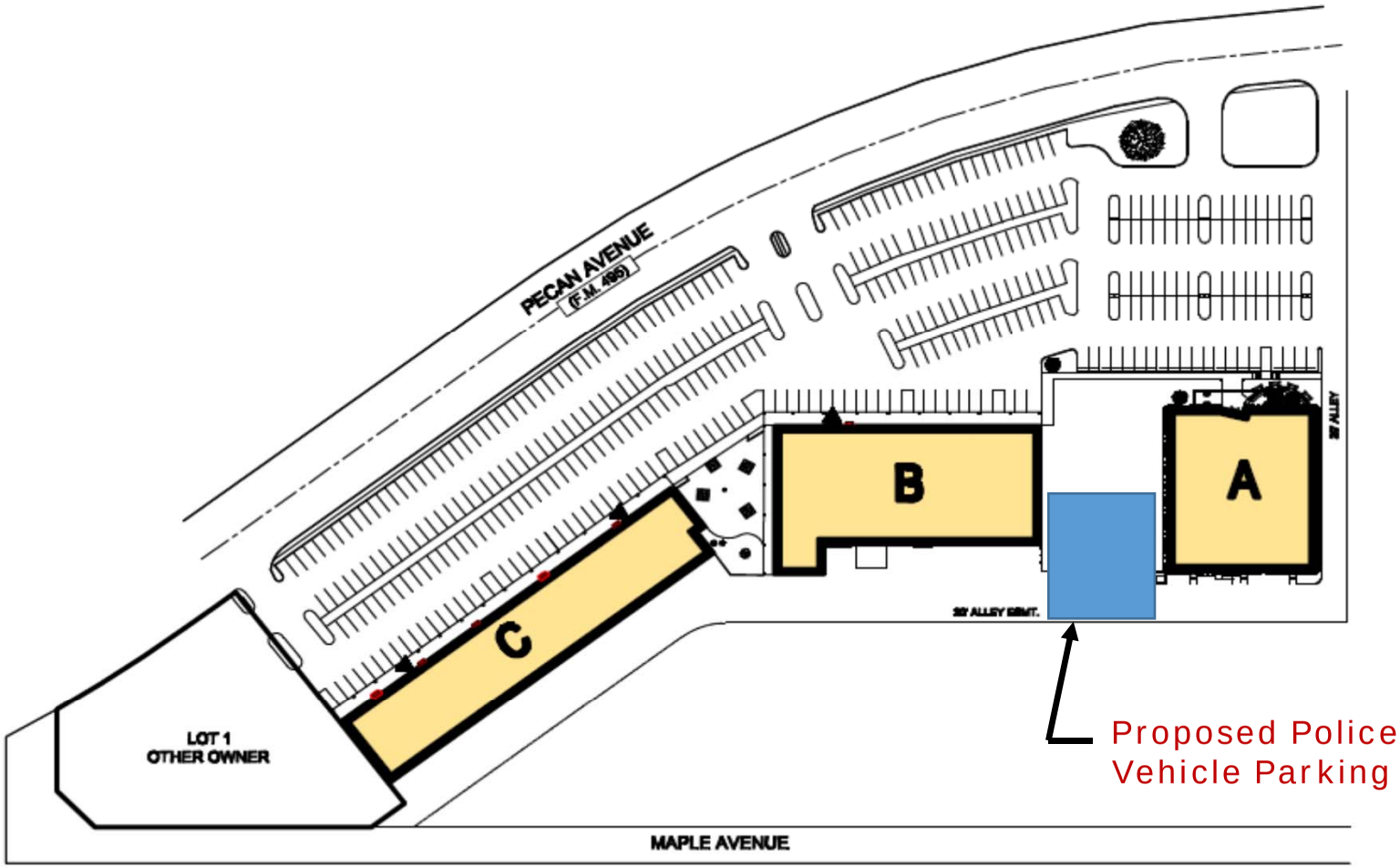
- Previous experience with facilities at Pecan Plaza
- Experience with similar projects
- Familiarity with the college’s standards

Funding Source
Funds are available in the FY 2015 – 2016 construction budget for design and construction of these improvements, with the final engineering fees to be negotiated.

Project Budget		
Budget Components	**Amount Budgeted**	**Actual Cost**
Design	$25,000	Actual design fees are estimated and will be finalized during contract negotiations.
Construction	$250,000	Actual cost will be determined after the solicitation of construction proposals.

Enclosed Documents
Enclosed is a site plan indicating the location of the proposed parking area.

It is requested that the Facilities Committee recommend for Board approval at the October 27, 2015 Board meeting, the contracting of civil engineering services with R. Gutierrez Engineers for the Non-Bond Pecan Plaza Parking Area for Police Vehicles project as presented.



SOUTH TEXAS COLLEGE

PECAN PLAZA

Review and Recommend Action on Schematic Design of the Non-Bond Pecan Campus Student Support Services Building K Student Enrollment Center

Approval of schematic design by Boultinghouse Simpson Gates Architects for the Non-Bond Pecan Campus Student Support Services Building K Student Enrollment Center will be requested at the October 27, 2015 Board meeting.

Purpose

Schematic design is the first phase of basic design services provided by the project design team. In this phase, the design team prepares schematic drawings based on the Owner's project program and design meetings with staff. The approval of this phase is necessary to establish the basis on which the project design team is given authorization to proceed with design development and construction document phases.

Justification

Once schematic design is approved, Boultinghouse Simpson Gates Architects will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC design standards as well as all applicable codes and ordinances. Construction documents will then be issued for solicitation of construction proposals. Once received, construction proposals will be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Background

Due to the growth in enrollment, the college has experienced large increases in student traffic in Pecan Campus Student Support Services Building (K) particularly during peak registration periods. The redesign will maximize space in order to provide excellent and efficient customer service to each student and ensure all complete the enrollment process. In addition, students will be able to complete the entire enrollment process with staff assistance in one location without moving around between difference offices or other computer labs on campus. Services will be open and transparent providing a warm, welcoming and service-oriented environment and students will be able to remain in the same location with full access to staff for assistance at all times.

At the October 28th, 2014 Board meeting, the Board selected Boultinghouse Simpson Gates Architects from the college's approved list of architectural firms for on-call services. The list of architects for on-call services was approved by the Board on June 26, 2014. At that time, firms were selected in alphabetical order and Boultinghouse Simpson Gates Architects was selected for this project.

Boultinghouse Simpson Gates Architects began working with Facilities Planning & Construction and STC staff to develop plans and interior elevations. The proposed Pecan Campus Student Support Services Building Improvements project includes the following scope:

- **Student Admissions**
  - Admissions
  - Welcome Center
  - Information

Funding Source
As part of the FY 2015-2016 non-bond construction budget, funds in the amount of $400,000 were budgeted for this project. The design team met with staff to review the project scope and developed a schematic design. The architect had originally prepared a preliminary construction cost estimate of $450,000 based on the schematic design and verifying the existing building conditions. The architect has since then revisited the scope and reduced the construction cost estimate to approximately $400,000. The total project cost including design and soft costs is $701,825.

Reviewers
The proposed schematic design has been reviewed by staff from Facilities Planning & Construction, Student Affairs and Enrollment, Operations and Maintenance, Instructional Technologies, and Technology Resources departments, and Coordinated Operations Council.

Enclosed Documents
Boultinghouse Simpson Gates Architects has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plan, floor plan, and interior views.

Presenters
Boultinghouse Simpson Gates Architects has developed a schematic presentation describing the proposed design. Representatives from Boultinghouse Simpson Gates Architects will be present at the Facilities Committee meeting to present the schematic design of the proposed improvement project.

It is requested that the Facilities Committee recommend for Board approval at the October 27, 2015 Board meeting, the proposed schematic design of the Pecan Campus Student Support Services Building K Student Enrollment Center project as presented.

Boultinghouse Simpson Gates ARCHITECTS

SOUTH TEXAS COLLEGE

BUILDING 'K'
STUDENT ENROLLMENT CENTER

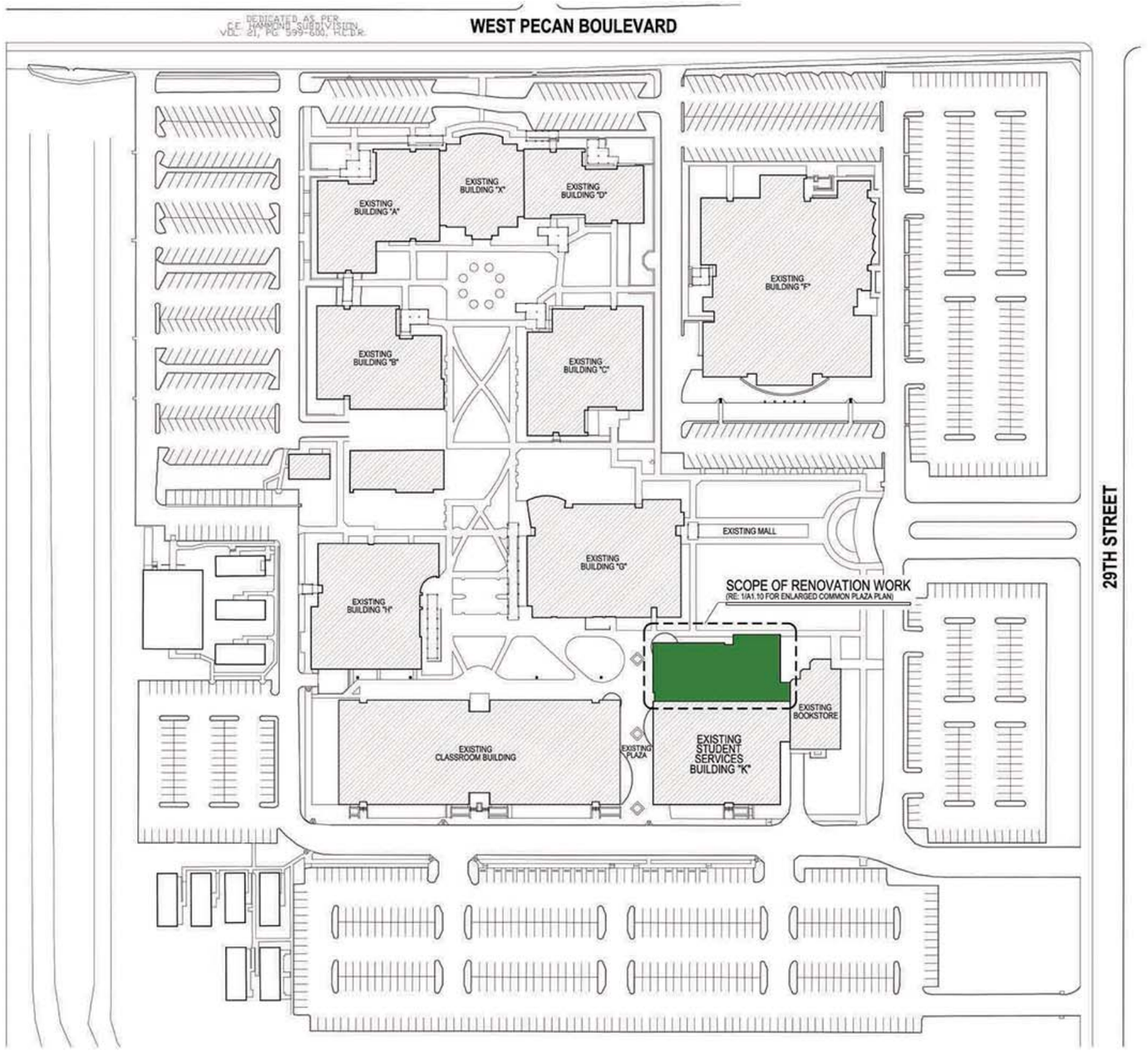
October 6. 2015

Boultinghouse Simpson Gates ARCHITECTS

BUILDING K
ENROLLMENT CENTER

October 6, 2015

SOUTH TEXAS COLLEGE



BUILDING 'K' - STUDENT ENROLLMENT CENTER

CAMPUS SITE PLAN

SCALE: 1/64" = 1'-0"

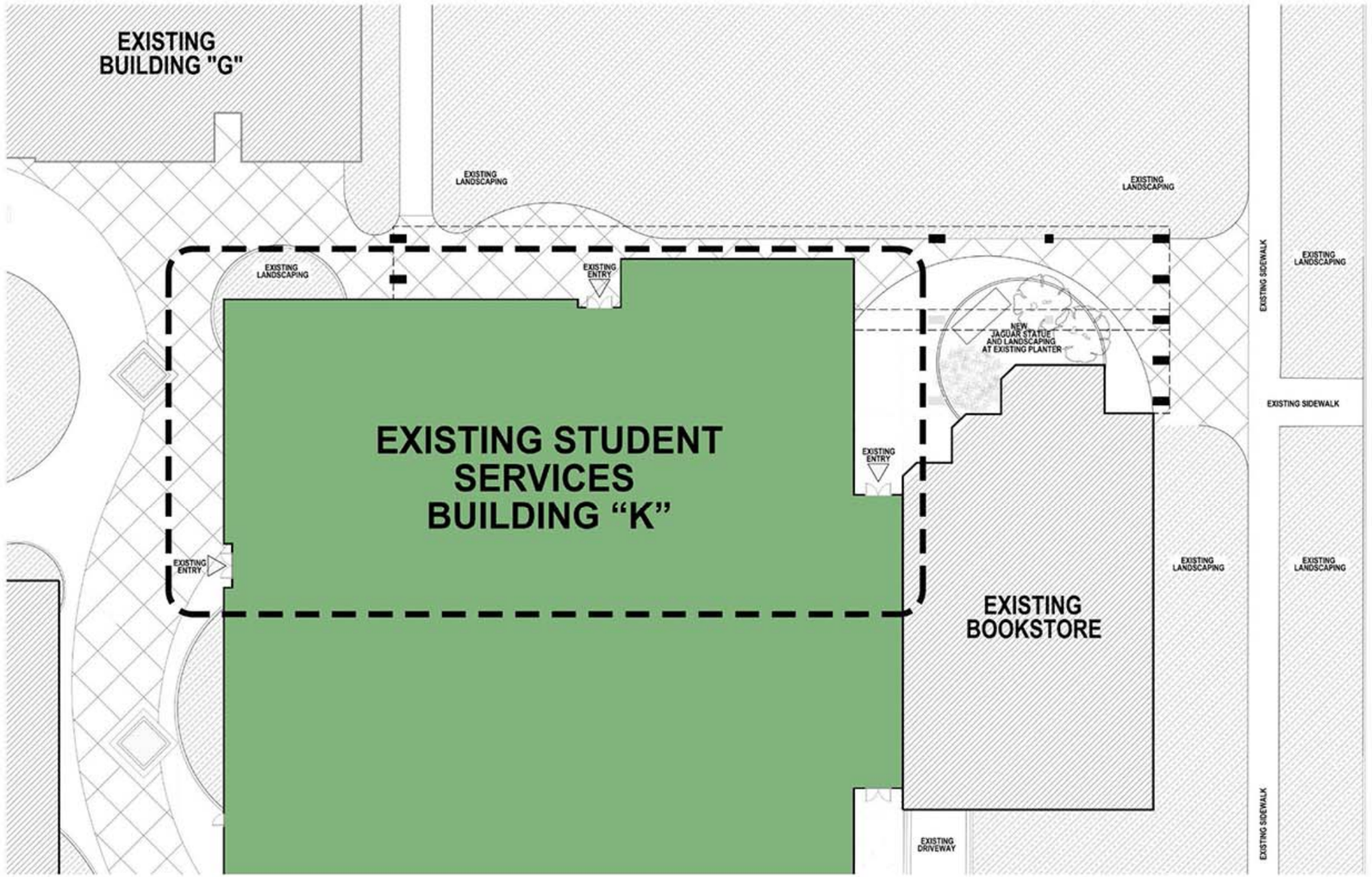
Boultinghouse Simpson Gates ARCHITECTS

BUILDING K

ENROLLMENT CENTER

October 6, 2015

SOUTH TEXAS COLLEGE



BUILDING 'K' - STUDENT ENROLLMENT CENTER

ENLARGED COMMON PLAZA PLAN

SCALE: 3/32" = 1'-0"

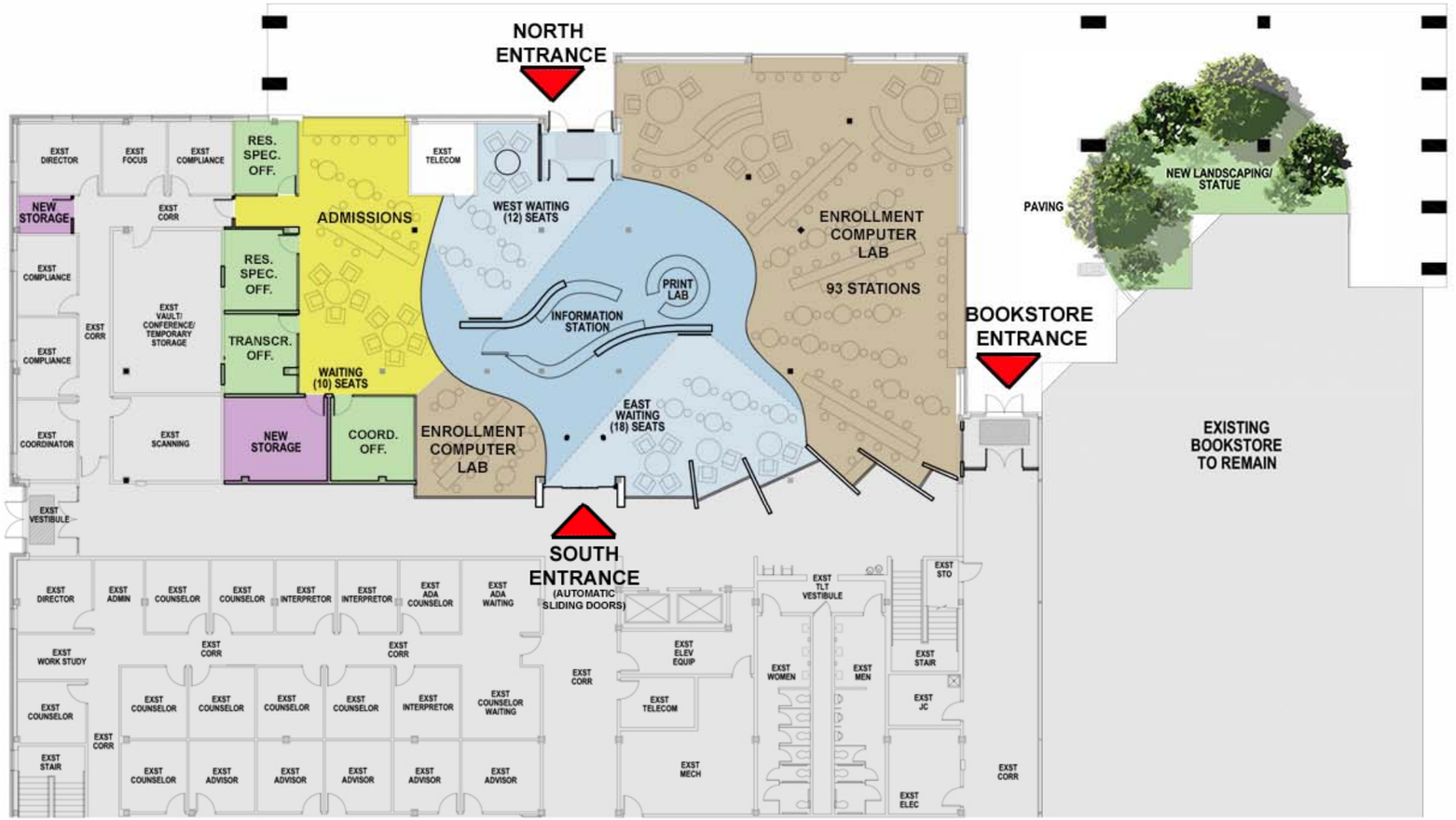
Boultinghouse Simpson Gates ARCHITECTS

BUILDING K

ENROLLMENT CENTER

October 6, 2015

SOUTH TEXAS COLLEGE



FLOOR PLAN

NORTH

Boultinghouse Simpson Gates ARCHITECTS

BUILDING K
ENROLLMENT CENTER

October 6, 2015

SOUTH TEXAS COLLEGE

AERIAL PERSPECTIVE OF ENROLLMENT CENTER

Boultinghouse Simpson Gates ARCHITECTS

BUILDING K
ENROLLMENT CENTER

October 6, 2015

SOUTH TEXAS COLLEGE

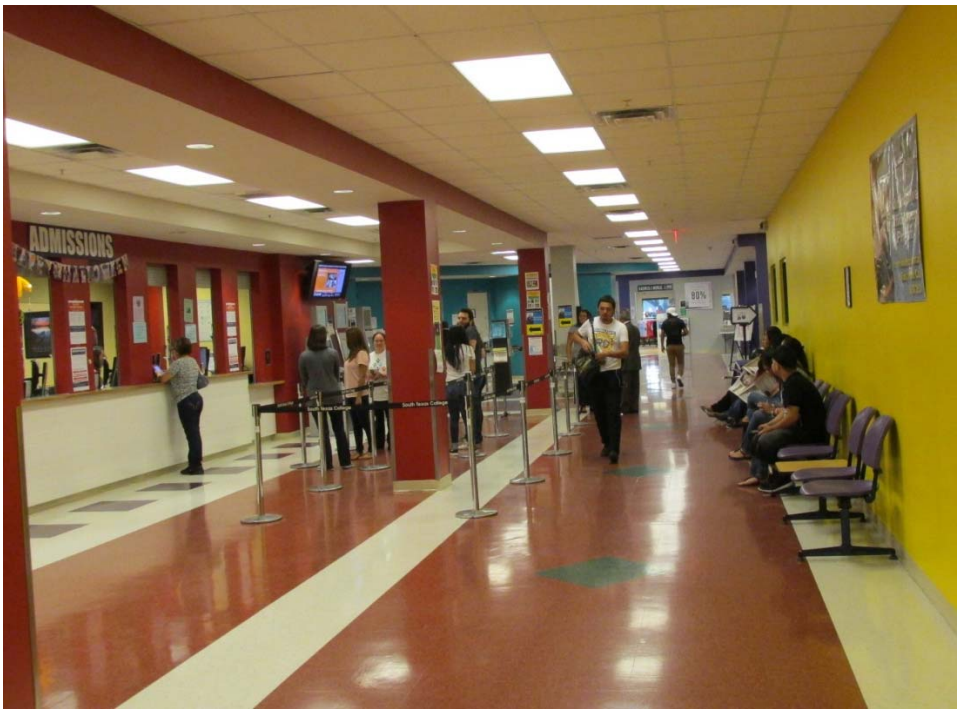
= STAFF

= STUDENTS

INTERIOR PERSPECTIVE FROM ENROLLMENT CENTER TOWARDS THE INFORMATION STATION

Enrollment Center Photos – Building "K"

East view toward Admissions



View from entry at Welcome Center

Enrollment Center Photos – Building “K”

West view at corridor to Admissions

Information Center

Review and Recommend Action on Approval of Change Order for the Non-Bond Pecan Campus Portable Buildings Infrastructure

Approval of proposed Change Order No. 2 with Celso Construction for the Pecan Campus Portable Buildings Infrastructure project will be requested at the October 27, 2015 Board meeting.

On April 28, 2015, the Board approved the construction proposal from Celso Construction which included the infrastructure for ten (10) portable buildings. On July 28th 2015, the Board approved the revised plan for relocation of two additional portable buildings for a grand total of twelve (12) portable buildings on the Pecan Campus to allow for the construction of the Bond projects. The two additional portable buildings were required to provide additional classrooms space.

Change Order No. 2 is needed to provide infrastructure for the two additional portable buildings as approved in the revised plan for the relocation of portable buildings.

This proposed change order item has been reviewed and confirmed by the project design team at Melden & Hunt and STC staff.

Pecan Campus Portable Buildings Infrastructure			
Change Order No.	**Item Description and Justification**	**Cost/ Days**	**Funding Source**
2	• **Description:** Infrastructure for electrical, fire alarm, data, mechanical, and concrete sidewalks.	$40,754.63	Non-Bond Construction
Total Change Order No. 2		$40,754.63 0 days	Non-Bond Construction

A representative from Melden & Hunt and STC staff will attend the October 6, 2015 Facilities Committee meeting to respond to questions from the Facilities Committee members.

It is requested that the Facilities Committee recommend for Board approval at the October 27, 2015 Board meeting, proposed Change Order No. 2 in the amount of 40,754.63 with Celso Construction for the Pecan Campus Portable Buildings Infrastructure project as presented.

Review and Recommend Action on Substantial or Final Completion for the Following Non-Bond Construction Projects

Approval of substantial completion for the following projects will be requested at the October 27, 2015 Board meeting:

	Projects	Substantial Completion	Final Completion	Documents Attached
1.	Nursing & Allied Health Campus Irrigation System Upgrade Engineer: SSP Design Contractor: Southern Landscapes	Recommended	Expected November 2015	Substantial Completion Certificate
2.	Pecan Campus AECHS Service Drive and Sidewalk Engineer: R. Gutierrez Engineering Contractor: Roth Excavating	Approved September 2015	Recommended	Certificate of Construction Completion

1. Nursing & Allied Health Campus Irrigation System Upgrade

It is recommended that substantial completion for this project with Southern Landscapes be approved.

SSP Design 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 September 23, 2015. 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.

Contractor Southern Landscapes 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 November 2015 Board meeting.

2. Pecan Campus AECHS Service Drive and Sidewalk

It is recommended that final completion and release of final payment for this project with Roth Excavating be approved.

Final Completion including punch list items were accomplished as required 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 be approved. The original cost approved for this project was in the amount of $49,472.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
$60,000	$49,472	$0	$49,472	$46,998.40	$2,473.60

On August 27, 2015, STC Planning & Construction Department staff along with R. Gutierrez Engineering inspected the site to confirm that all punch list items were completed. Attached is a certificate of construction completion from R. Gutierrez Engineering acknowledging all work is complete and recommending release of final payment.

It is recommended that the Facilities Committee recommend for Board approval at the October 27, 2015 Board meeting, the substantial or final completion of the projects as presented.

September 23, 2015

Mr. Jon Klement
President
Valley Garden Center, Inc. DBA Southern Landscapes
821 E. Beech Ave.
McAllen, TX 78501

RE: Substantial Completion
STC Nursing and Allied Health Campus Irrigation Improvements
RFP: 14-15-1080

Dear Mr. Klement:

Please accept this letter as your notice of substantial completion on September 23, 2015 per our walkthrough that day at 4:30. Please note your warranty period on the irrigation ends on September 23, 2016.

This warranty includes the irrigation components installed, backflow, controllers, valves, etc. (Repairs and replacements shall be completed within two weeks of notification from owner).

Two pending items remain first please submit close out documents, warranty letters, laminated colored zoning diagrams, operational manuals and as-built drawings for review. Second the Plug in Relays are a warranty items that require to be addressed.

Please call if you have any questions.

Sincerely,

S. Scott Pajeski, Director
SSP Design, LLC

789 East Washington Street
Brownsville, Texas 78520
Tel (956) 547-9788 Fax (956) 547-9977

CERTIFICATE OF CONSTRUCTION COMPLETION

THIS IS TO CERTIFY THAT ON 27th DAY OF August 2015, A FINAL INSPECTION was made of the project herein described:

CONTRACT

CONTRACT DATE: August 27, 2015

OWNER: South Texas College

CONSTRUCTION CONTRACTOR: Roth Excavating, Inc.

OF THE CITY OF PHARR, STATE OF TEXAS

PROJECT DESCRIPTION

CONSTRUCTION OF: STC Achieve Early College High School Service Drive and Sidewalk

STC CONTRACT NO.: Project No. 14-15-1063

LOCATED IN OR NEAR THE CITY OF: McAllen, Texas

THIS IS TO CERTIFY:

1. That the work has been completed in accordance with the plans and specifications and all addenda, change orders, supplemental agreements thereto, and with the following exceptions: None

2. That the sum of zero dollars and 00 /100 dollars ($ 0.00), be deducted from the final payment of the Contractor for liquidated damages.

3. That the contractor has presented a "Certificate of Release" stating under oath, that all claims arising out of the performance of work have been fulfilled, and the OWNER is released from all claims arising under or by virtue of said contract.

4. That the CONTRACTOR has presented in behalf of itself and its sureties, satisfactory evidence that it is bound to repair, replace, and make good any faulty workmanship and/or materials discovered in the work within a period of one year from this date, as provided in said contract.

5.	Amount of Original Contract	$ 49,472.00
	Present Amount of Contract	$ 49,472.00
	Total Amount of earned to date	$ 49,472.00
	Less: previous payments	$ 46,998.40
	Balance	$ 2,473.60
	Authorized deductions	$ 0.00
	AMOUNT OF FINAL PAYMENT	$ 2,473.60

6. That the final payment in the amount of $ Two Thousand Four Hundred Seventy-Three Dollars and Sixty Cents ($2,473.60) is now due and payable.

Engineer's Signature
Ramiro Gutierrez, PE

CONCURRED BY:

Roth Excavating, Inc.

BY: _____

TITLE: President

CONCURRED BY:

South Texas College

BY: _____

TITLE: _____

Update on Status of Non-Bond 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. Mary Elizondo and Rick de la Garza will be present to respond to questions and address concerns of the committee.

At the September 22, 2015 board meeting, staff was authorized to negotiate the final completion and close out of the Technology Campus Cooling Tower Replacement with Pro Tech Mechanical. A delay in the completion of this project may result in possible liquidated damages being incurred. The contractor has been working on completing all pending items needed to close out the project but there is one item that has yet to be addressed. This item could also affect the liquidated damages provision in the contract. Therefore, a recommendation is not being provided at this time but an appropriate recommendation will be provided at a subsequent Facilities Committee meeting.

CONSTRUCTION PROJECTS PROGRESS REPORT - October, 2015

Project number	PROJECT DESCRIPTION	Project Development					Design Phase				Solicitation of Proposals			Construction Phase						Project Manager	Architect/Engineer	Contractor
		Project Development	Board approval of A/E	Contract Negotiations	Concept Development	Schematic Approval	30%	60%	95%	100%	Solicit of Proposals	Approve Contractor	Construction Start	30%	50%	75%	95% Substantial Comp	100%	Final Completion			
	Pecan Campus and Pecan Plaza																					
15-1-002a	Pecan - Covered Area for Ceramic Arts Kilns																			Robert	EGV Architects	Holchemont Ltd.
15-1-002b	Pecan - Interior Renovation for Ceramic Arts																			Robert	EGV Architects	Herrcon
15-1-006	Pecan - Library Study Rooms Additions																			Robert	Boultinghouse Simpson Gates Architects	TBD
15-1-007	Pecan - Student Activities Sports Field Lighting																			John	DBR Engineering	Zitro Electric
15-1-012	Pecan - Infrastructure for Relocation of Portable Buildings																			John	Melden & Hunt	Celso Construction
15-1-013	Pecan - Relocation of Electrical Power Lines																			Robert	Sigma Engineering	Metro Electric
15-1-017	Pecan - Building K Enrollment Center																			Rick	Boultinghouse Simpson Gates Architects	TBD
15-1-020	Pecan - AECHS Service Drive and Sidewalk					N/A														John	R. Gutierrez Engineering	Roth Excavation
16-1-xx1	Pecan - Removal of Existing Trees		N/A	N/A		N/A														John	TBD	TBD
16-1-R01	Pecan - Building A Sign Replacement (RR)																					
15-1-003	Pecan Plaza - Emergency Generator and Wiring																			Rick	TBD	TBD
15-1-R04	Pecan Plaza - Resurfacing Back Side of Building B (RR)																			Victor	Halff Associates	5 Star Construction
16-1-016	Pecan Plaza - Parking Area for Police Vehicles																			Victor	TBD	TBD
	Mid Valley Campus																					
16-2-R07	MV - Childcare Center Play Ground Flooring (RR)		N/A	N/A		N/A	N/A	N/A	N/A	N/A										Victor	N/A	TBD
	Technology Campus																					
15-3-004	TC - Building B Doors and Frame Replacement																			Robert	ROFA	TBD
15-3-014	TC - Workforce Building Conference Room																			Robert	ROFA	TBD
13-3-R002	TC - West Academic Building Re-Roofing (RR)																			Robert	Amtech Building Sciences	Rio Roofing
14-3-R004	TC - Cooling Tower Replacement (RR)																			Rick	Halff Associates	Pro-Tech
	Nursing and Allied Health Campus																					
14-4-R004	NAH - Irrigation System Upgrade (RR)	N/A	N/A																	John	SSP Design	???
16-4-xx4	NAH - Thermal Plant																					
	Starr County Campus																					
15-5-xx5	Starr - Building E & J Crisis Mgt Center Generator																					
	District Wide Improvements																					
14-6-010	DW - Building to Building ADA Compliance Ph II																			Robert	Dannenbaum Engineering	TBD
14-6-R012	DW - Lighting Upgrades for Parking Lots (RR)																			Robert	DBR Engineering	Metro Electric
15-6-001	DW - Outdoor Furniture		N/A	N/A		N/A														Rick	N/A	
15-6-002	DW - Directional Signage		N/A	N/A																Rick	N/A	TBD

For FY 2015-2016, 24 non-bond projects are currently in progress, 1 has been completed and 47 pending start up - 72 Total

Status of Non-Bond Construction Projects in Progress
October 2015

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Pecan Campus							
Covered Area for Ceramic Arts Kilns	5%	October 2015	1. Construction Phase 2. Construction in progress	$325,000	$339,259	$0	$339,259
Interior Renovation for Ceramic Arts	95%	August 2015	1. Construction phase 2. Substantial Completion	$325,000	$109,209	$103,748.55	$5,460.45
Library Additional Study Rooms	15%	June 2015	1. Design phase 2. Design on hold	$54,000	TBD	$0	TBD
Sports Fields Lighting	30%	December 2015	1. Construction phase 2. Construction in progress	$200,000	$228,000	$0	$228,000
Infrastructure for Relocation of Portable Buildings	50%	December 2015	1. Construction Phase 2. Construction in progress	$350,000	$333,249.50	$76,639.85	$256,609.95
Relocation of Electrical Power Lines	30%	December 2015	1. Construction Phase 2. Construction in progress	$220,000	$210,478	$0	$210,478
Student Services Building K Enrollment Center	95%	October 2015	3. Design Phase 3. Design in progress	$30,000	$23,125	$4,990	$18,135
AECHS Service Drive and Sidewalk Relocation	100%	August 2015	1. Construction phase 2. Final Completion	$60,000	$49,472	$46,998.40	$2,473.60
Removal of Trees for Bond Construction	95%	January 2016	1. Design Phase 2. Bids in progress	$21,000	TBD	$0	TBD
Building A Sign Replacement	0%	February 2016	1. Project Development 2. Design in progress	$10,000	TBD	$0	TBD

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Pecan Plaza Police Department Emergency Generator	0%	May 2016	1. Project Development 2. Work in progress	$400,000	TBD	$0	TBD
Pecan Plaza Asphalt Resurfacing on Alley Side	75%	November 2015	1. Construction Phase 2. Construction in progress	$30,000	$58,000	$0	$58,000
Pecan Plaza Parking Area for Police Vehicles	0%	May 2016	1. Project Development 2. Work in progress	$250,000	TBD	$0	TBD
Mid Valley Campus							
Childcare Center Play Ground Flooring	95%	December 2015	1. Design Phase 2. Bidding in progress	$31,000	TBD	$0	TBD
Technology Campus							
West Academic Building Re-roofing	75%	December 2015	1. Construction Phase 2. Construction in progress	$1,698,900	$1,296,000	$845,737.50	$450,262.50
HVAC Cooling Tower Replacement	95%	October 2015	1. Construction Phase 2. Construction in progress	$415,000	$396,000	$361,000	$35,000
Building B Main Door and Frame Replacement	10%	March 2016	1. Design Phase 2. Design in progress	$7,500	$3,750	$0	$3,750
Building C Conference Room Addition	10%	March 2016	1. Design Phase 2. Design in progress	$9,600	$4,500	$0	$4,500
Nursing and Allied Health Campus							

Project	% Complete	Date to Complete	Current Activity	Budget	Contract Amount	Amount Paid	Balance
Irrigation System upgrades	95%	October 2015	1. Construction Phase 2. Substantial Completion	$30,000	$37,767	$26,412.36	$11,354.64
Thermal Plant	0%	March 2016	1. Project Development 2. Solicitation of consultant	$2,650,000	TBD	$0	TBD
Starr County Campus							
Bldg E & J Crisis Management Center with Generator	0%	March 2016	1. Project Development 2. Work in progress	$400,000	TBD	$0	$400,000
District Wide							
Building to Building ADA Accessibility Improvements Phase II	95%	October 2015	1. Design Phase 2. Solicitation of proposals	$60,000	$83,389.03	$68,232.81	$15,156.22
Parking Lots Lighting Upgrades to LED	95%	August 2015	1. Construction phase 2. Substantial Completion	$100,000	$50,691	$0	$50,691
Directional Signage Updates	10%	December 2015	1. Project development 2. Work in progress	$50,000	TBD	$0	TBD
Outdoor Furniture	95%	November 2015	1. Design phase 2. Solicitation of proposals	$25,000	TBD	$0	TBD
For FY 2014-2015, 24 non-bond projects are currently in progress, 1 has been completed and 47 pending startup - 72 Total							