South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, September 27, 2016
@ 3:30 PM
McAllen, Texas

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

Review and Recommend Action on Schematic Design of the 2013 Bond Construction La Joya Jimmy Carter Teaching Site

Approval of the schematic design by EGV Architects for the 2013 Bond Construction La Joya Jimmy Carter Teaching Site project will be requested at the September 27, 2016 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 and a project Advisory Committee. 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, EGV Architects will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using College 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.) Bidding, 5.) Construction, and 6.) Closeout

Background

As previously authorized by the Board of Trustees, EGV Architects began working with Broaddus and Associates, Facilities Planning and Construction, and College staff to develop the program requirements and the schematic design of the La Joya Jimmy Carter Teaching Site project. An Advisory Committee consisting of College and La Joya ISD representatives was formed to develop the needs of the program to incorporate into the project program and design. This project is part of the 2013 Bond Construction Program and includes the following scope:

- **Architect**
  - EGV Architects

- **Competitive Sealed Proposals based on 100% drawing completion**

- **Total Project Cost including construction**
  - $1,436,000

- **Program Scope**
  - New Outdoor Welding Lab including equipment
  - Furniture, Fixtures and Equipment for:
    - 2 Computer Labs
    - 2 Science Labs

- 2 Science Prep Rooms
- Science Storage Room
- 3 Classrooms

Funding Source
The current total project cost including construction is $1,436,000. Bond funds are budgeted in the Bond Construction budget for FY 2016 - 2017. La Joya ISD will be responsible for providing additional funds which are itemized on the attached Total Project Cost Estimate.

Reviewers
The proposed schematic design has been reviewed by Broaddus and Associates and staff from South Texas College Facilities Planning and Construction, Operations and Maintenance, Coordinated Operations Council, and Administration.

Enclosed Documents
EGV Architects has developed a schematic presentation describing the proposed design. Enclosed are drawings of the schematic design and Total Project Cost estimate.

Presenters
Representatives from Broaddus and Associates and EGV Architects will be present at the Facilities Committee meeting to present the schematic design.

Recommended Action
It is requested that the Facilities Committee recommend for Board approval at the September 27, 2016 Board meeting, the proposed schematic design by EGV Architects for the 2013 Bond Construction La Joya Jimmy Carter Teaching Site project as presented.

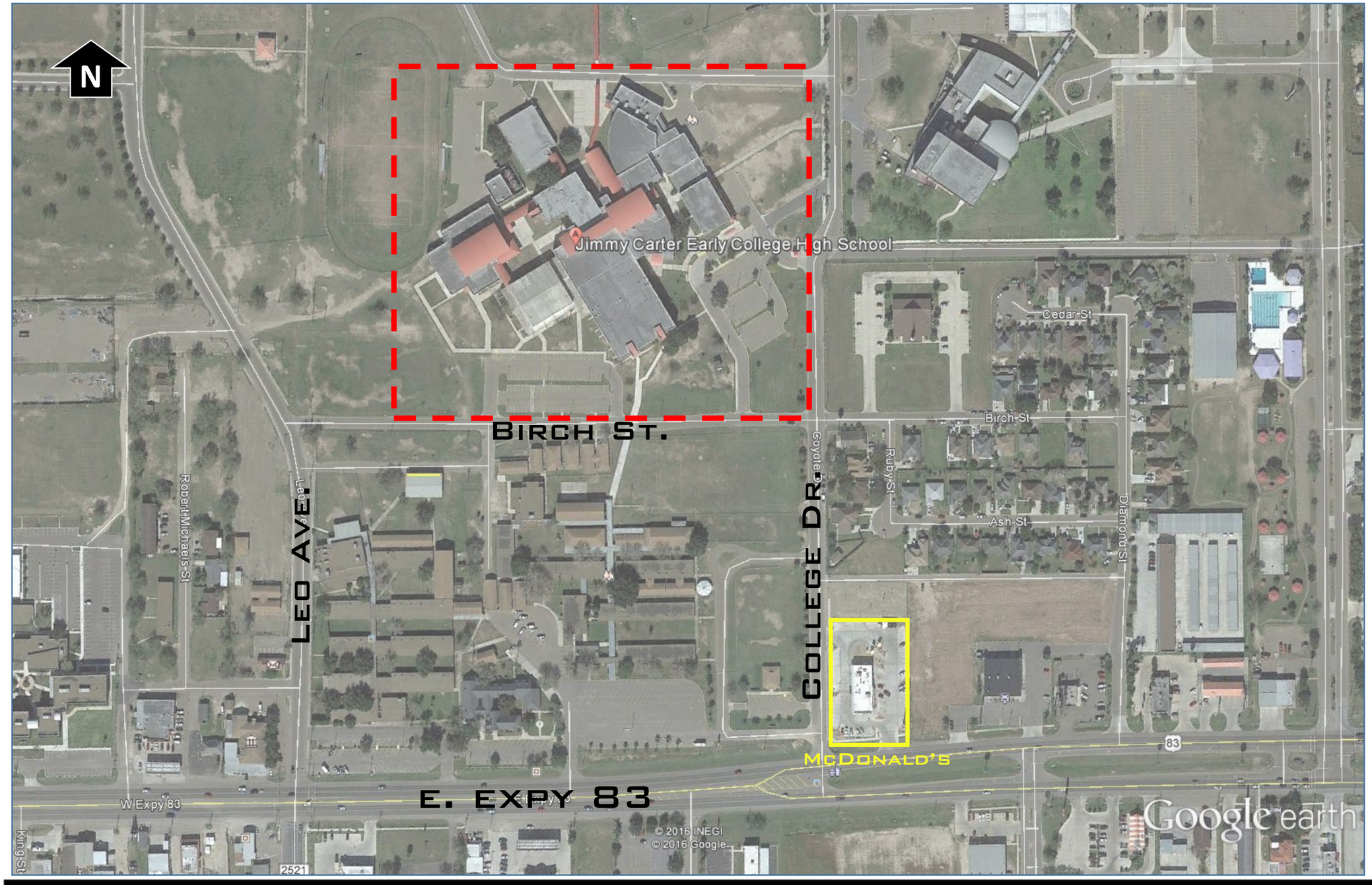
SOUTH TEXAS COLLEGE

LA JOYA TEACHING CENTER

EGV ARCHITECTS, INC.

LA JOYA TEACHING SITE

EGV ARCHITECTS, INC.

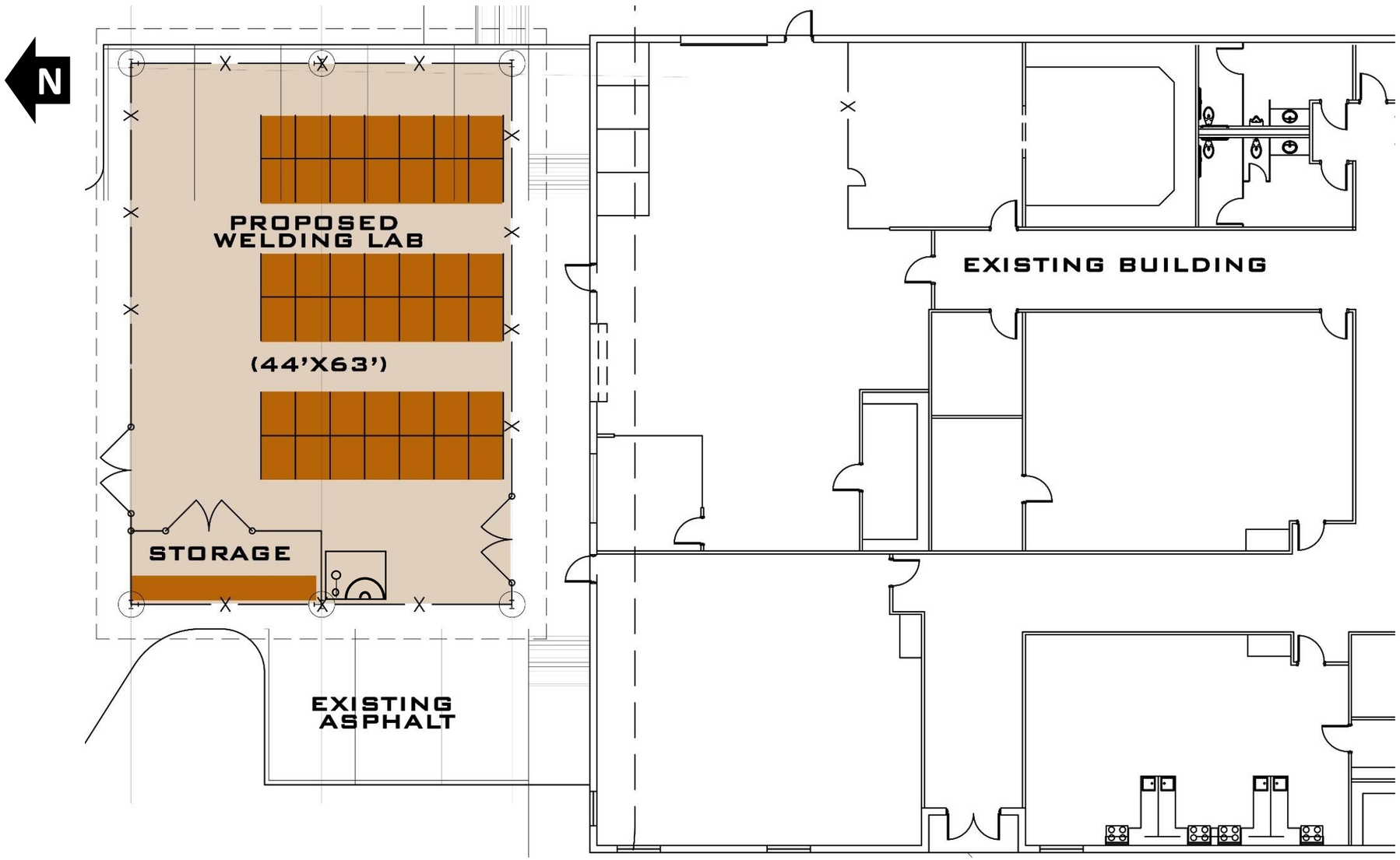


SOUTH TEXAS COLLEGE

EXISTING SITE

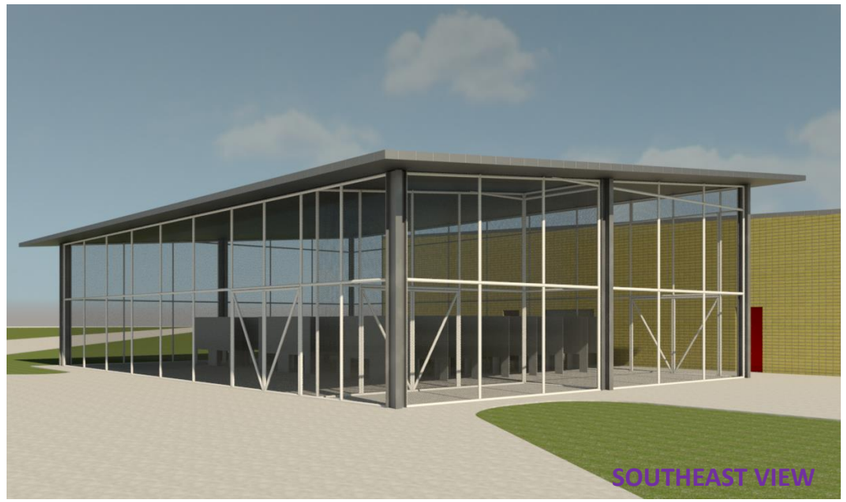
EXISTING SITE

Welding Lab


N
PROPOSED
WELDING LAB
(44'X63')
STORAGE
EXISTING
ASPHALT
EXISTING BUILDING

Welding Lab

NORTHEAST VIEW



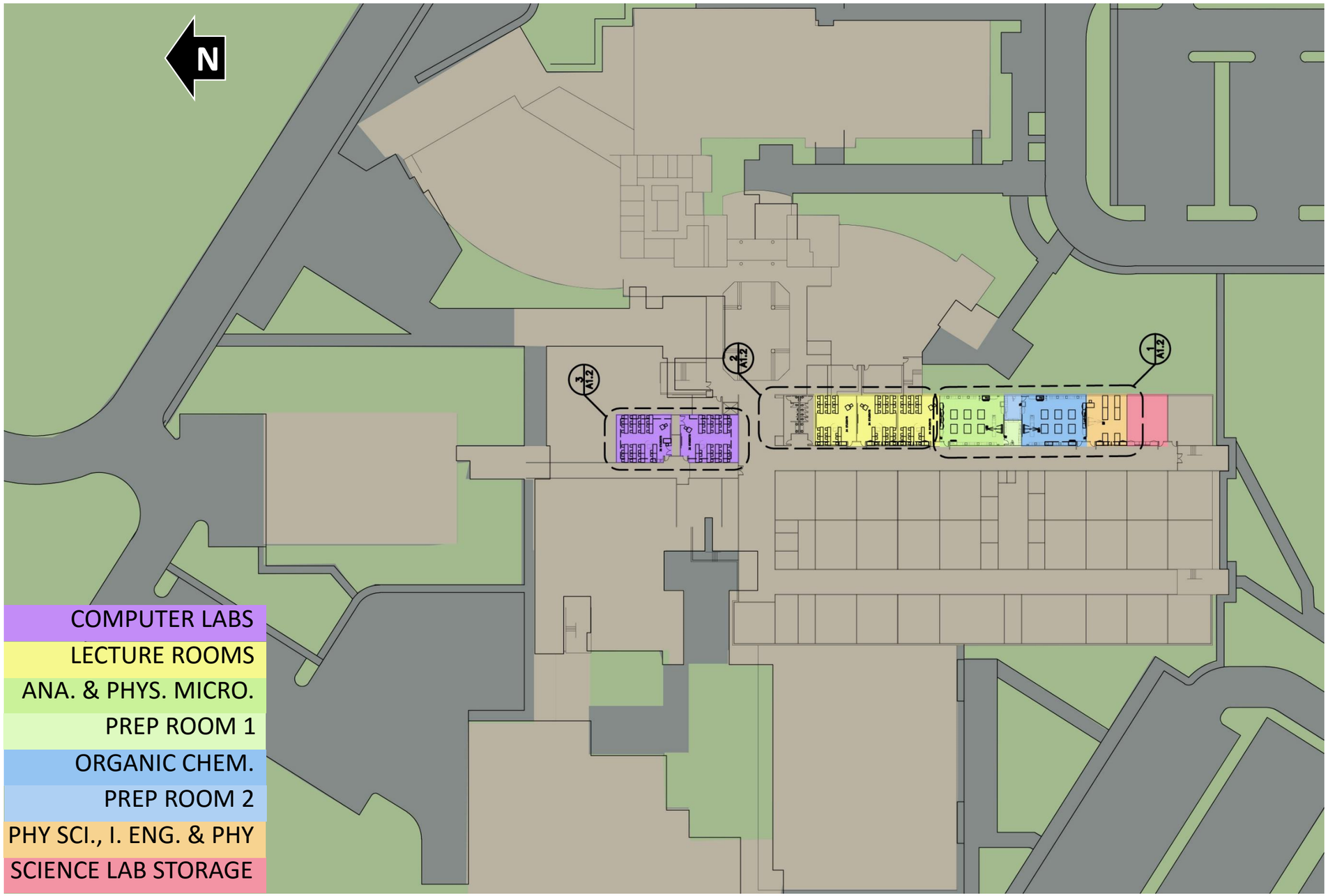
SOUTHEAST VIEW

- BY LA JOYA:
- ELECTRICAL SERVICE FOR WELDING LAB FROM PANELS TO STATIONS

- BY STC:
- 42 WELDING BOOTHS
- METAL BUILDING
- METAL RACKS AT STORAGE
- CHAINLINK FENCE & GATES
- EXHAUST @ EA. STATION EXHAUST TO ROOF
- SPRINKLER (DRY PIPE)
- EYEWASH & HANDSINK

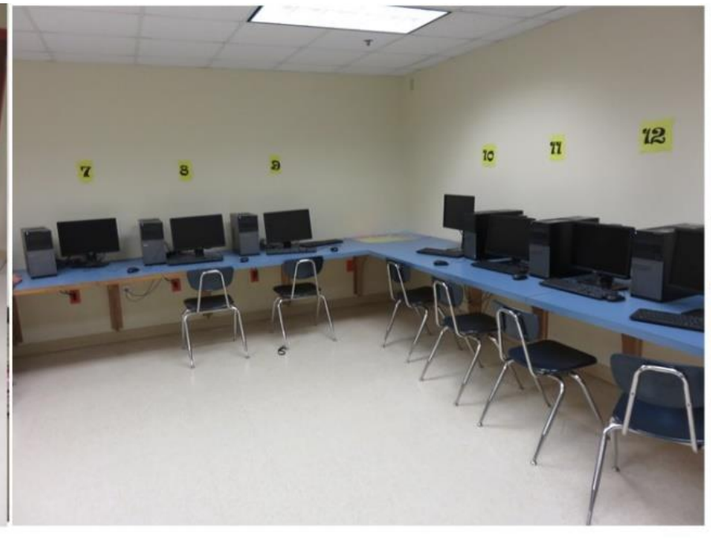
STC LA JOYA TEACHING SITE

EGV ARCHITECTS, INC.



SOUTH TEXAS COLLEGE

SECOND FLOOR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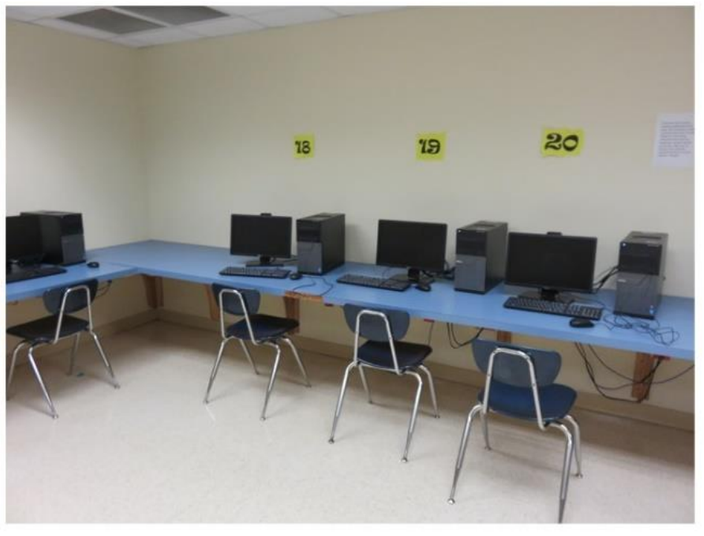
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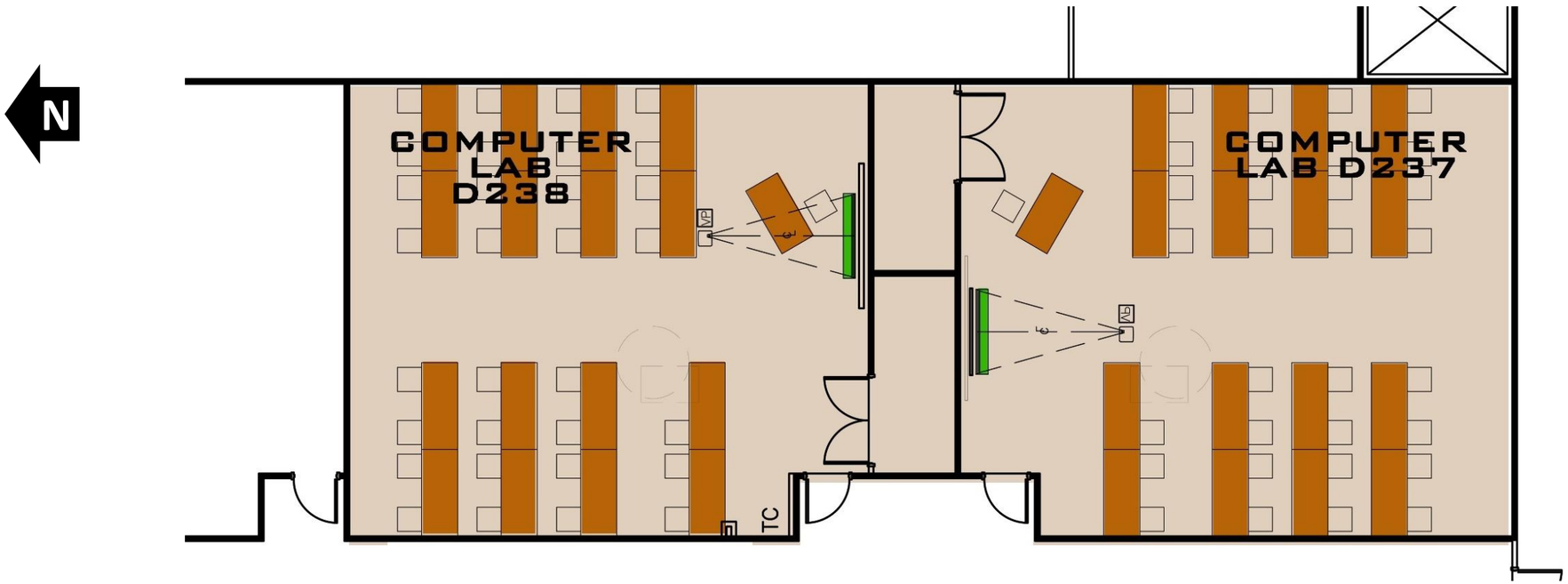
19
20

Computer Labs D238 and D237

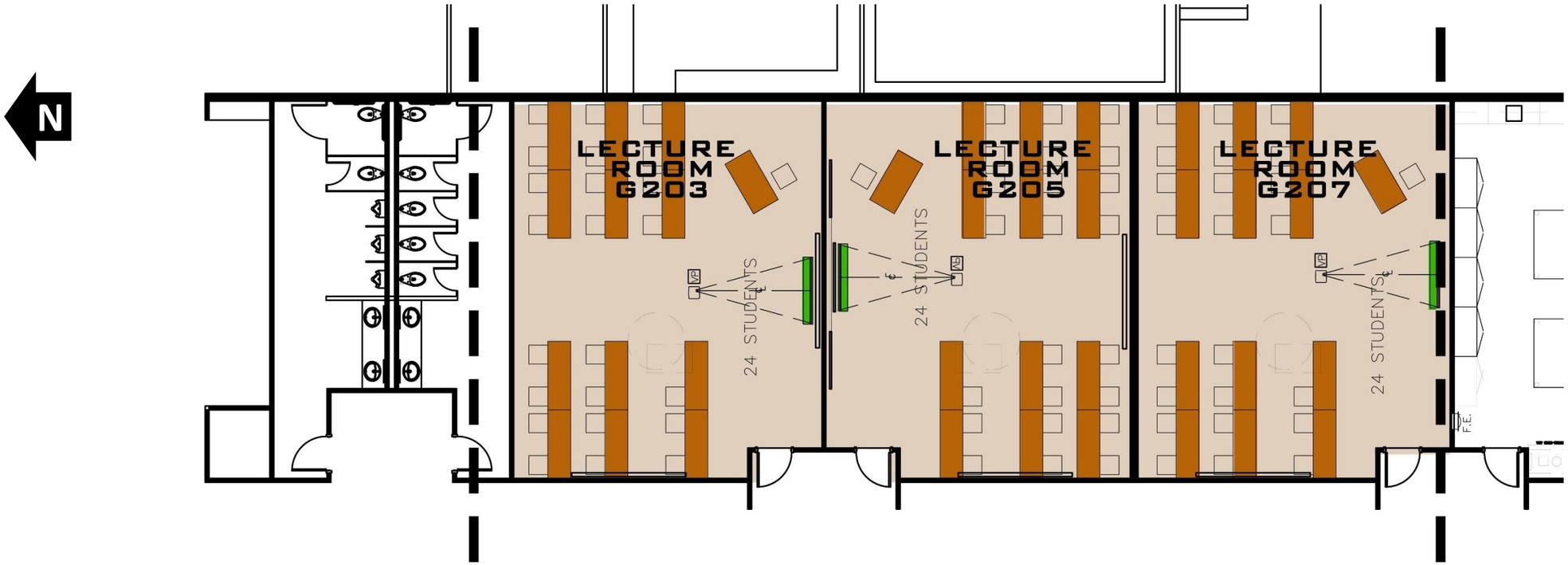


- <u>BY LA JOYA:</u>
- POWER & DATA TO TABLES
- REMOVE COUNTERS ALONG WALLS
- REPAINT WALLS
- POWER & DATA TO PODIUM EXISTING FLOOR OUTLETS

- <u>BY STC:</u>
- NEW 6'X2'6" TABLES & CHAIRS
- INSTRUCTOR'S PODIUM
- NEW MANUAL SCREEN & PROJECTOR
- SERVER ROOM @ EXIST STORAGE
- SWITCH FOR COMPUTERS @ SCIENCE LABS

EGV ARCHITECTS, INC.

Lecture Rooms G203, G205, and G207



- BY LA JOYA:
- REMOVE CABINETS ALONG WEST WALLS
- REPAINT WALLS
- POWER & DATA TO PODIUM AND PROJECTOR

- BY STC:
- NEW 6'X2'6" TABLES & CHAIRS
- NEW PROJECTOR & MANUAL SCREEN
- INSTRUCTOR'S PODIUM

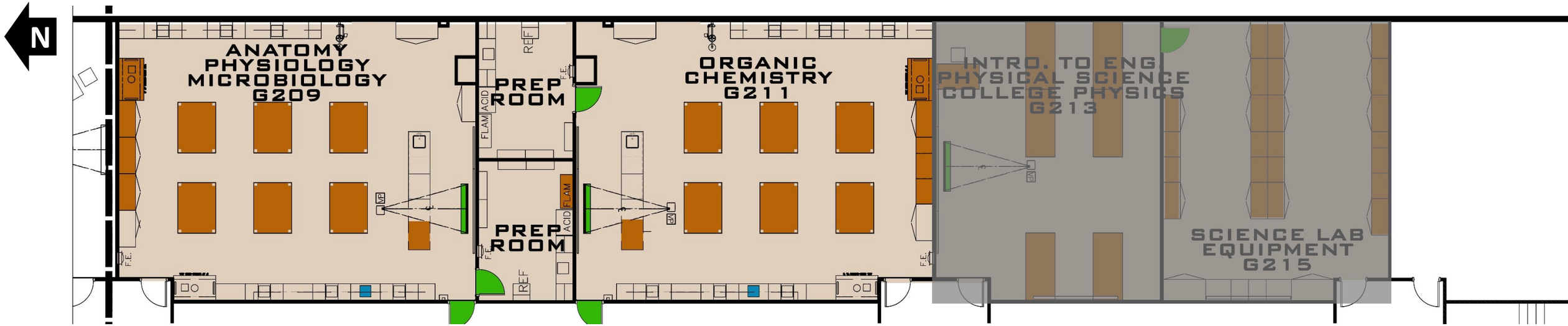
SOUTH TEXAS COLLEGE

EXISTING SCIENCE LABS

SOUTH TEXAS COLLEGE

EXISTING LABS

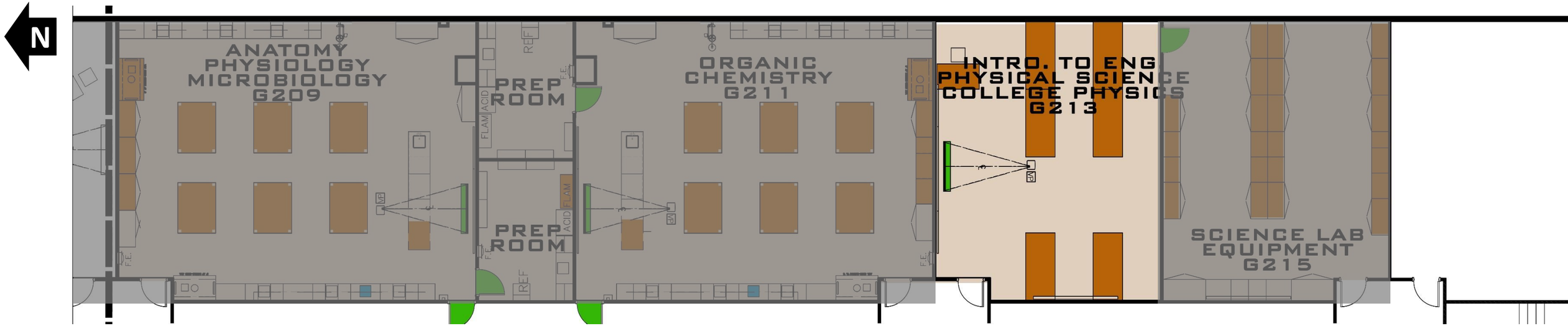
Anatomy Physiology Microbiology G209 and Organic Chemistry G211



- <u>BY LA JOYA:</u>
- POWER TO NEW TABLES (CORE FLOOR FOR OUTLETS)
- POWER & DATA TO PODIUM, PROJECTOR AND COMPUTER STATION
- REPAINT WALLS
- INSTALL DOUBLE FAUCETS AT ALL EXISTING SINKS
- NEW ADA SINK TO BE SAW CUT INTO EXISTING COUNTER
- NEW EXIT DOOR/DEMO & REINFORCE/NEW PANIC HARDWARE/EXIT LIGHT
- NEW (5‘0")FUME HOOD AT MICROBIOLOGY, NEW 6’ FUMEHOOD AT CHEMISTRY
- ADD/UPGRADE AC TO ROOM, MAKE UP AIR
- ADD PURGE SYSTEM, CURB, DUCTWORK UP TO ROOF
- ISIMET SYSTEM

- <u>BY STC:</u>
- INSTRUCTOR'S PODIUM & NEW COMPUTER/ PRINTER STATION
- DISTILLATION SET-UP (AT MICROBIOLOGY)
- NEW 72"x54" LAB TABLES & NEW CHAIRS
- NEW PROJECTOR & MANUAL SCREEN
- BIO-WASTE CONTAINER, 55-GAL
- NEW UNDERCOUNTER ICE MACHINE (ORGANIC CHEMISTRY)
- NEW RING STAND AT EACH SINK (ORGANIC CHEMISTRY)

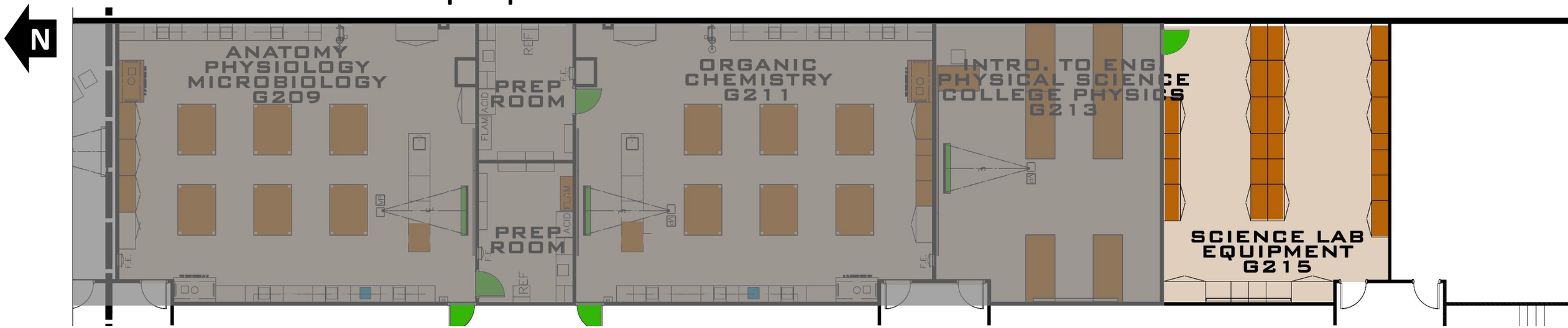
Science Classroom G213



- <u>BY LA JOYA:</u>
- POWER & DATA TO TABLES, PODIUM & COMPUTER STATION
- POWER & DATA TO SCREEN & PROJECTOR
- NEW ELECTRICAL STRIP ALONG WALLS TO SERVICE TABLE (24 STUDENTS MAX)
- REMOVE EXISTING MILLWORK ALONG WEST WALL
- REPAINT EXISTING WALLS AFTER DEMO

- <u>BY STC:</u>
- INSTRUCTOR'S PODIUM
- NEW 8' LONG TABLES, 4 STUDENTS PER TABLE
- NEW COMPUTER/ PRINTER STATION
- NEW ELECTRICAL SCREEN & PROJECTOR

Science Lab Equipment G215



- <u>BY LA JOYA:</u>
- NEW EXHAUST FOR FLAMMABLES
- REINFORCE OF FLOOR STRUCTURE (IF NEEDED)

- <u>BY STC:</u>
- CABINETS & OPEN SHELVING
- FURNITURE AS REQUIRED

Total Project Cost Estimate

La Joya Teaching Site

South Texas College		Cost/SF	CCL	La Joya ISD		Cost/SF	CCL
Exterior signage allowance	1	$15,000	$15,000				
Subtotal			**$15,000**				
Welding Lab				**Welding Lab**			
Building (Hot-dipped Components)	2,772	$40	$110,880	*New Electrical Primary Service Allowance*	1	$50,000	$50,000
Concrete Piers(30"dia. X 15'D)	9	$1,500	$13,500	*New Water Line*	100	$15	$1,500
Asphalt Patching Allowance	1	$7,000	$7,000	*New Sewer Line*	100	$22	$2,200
Secondary Electrical Service W/Panel Allowance	1	$30,000	$30,000				
Galv. Chain Link Fence (20') at Perimeter of Welding Lab	4,280	$12	$51,360				
Welding Station Construction	42	$1,000	$42,000				
Electrical to Each Welding Station	42	$1,600	$67,200				
Electrical Lighting	20	$1,100	$22,000				
Welding station Exhaust System	42	$5,000	$210,000				
New Standalone Showe/Eyewash	1	$1,662	$1,662				
New Standalone Drinking Fountain	1	$2,158	$2,158				
New Stand Alone SS Handsink	1	$1,100	$1,100				
SUBTOTAL WELDING LAB			**$558,860**	***SUBTOTAL WELDING LAB***			**$53,700**
Computer lab D238				***Computer lab D238***			
				Power to tables	8	$625	$5,000
Furniture (See FF&E)				*Remove counters along the wall*	1	$500	$500
				Repant walls	1340	$4	$5,360
				Power and data to podium	1	$625	$625
Subtotal Computer labs			**$0**	**Subtotal Computer labs**			**$11,485**
Computer lab D237				***Computer lab D237***			
				Power to tables	8	$625	$5,000
Furniture (See FF&E)				*Remove counters along the wall*	1	$500	$500
				Repant walls	1340	$4	$5,360
				Power and date to podium	1	$625	$625
Subtotal Computer labs			**$0**	**Subtotal Computer labs**			**$11,485**
Lecture room G203				***Lecture room G203***			
				Power to the podium	1	$625	$625
Furniture (See FF&E)				*Repant walls*	1340	$4	$5,360
Subtotal Lecture Room			**$0**	**Subtotal Lecture Room**			**$5,985**
Lecture room G205				***Lecture room G205***			
				Power to the Podium	1	$625	$625
Furniture (See FF&E)				*Repant walls*	1340	$4	$5,360
Subtotal Lecture Room			**$0**	**Subtotal Lecture Room**			**$5,985**
Lecture room G207				***Lecture room G207***			
				Power to the podium	1	$625	$625
Furniture (See FF&E)				*Repant walls*	1340	$4	$5,360
Subtotal Lecture Room			**$0**	**Subtotal Lecture Room**			**$5,985**
Anatomy & Physiology G209				***Anatomy & Physiology G209***			
New 72x54 Lab Tables with science counter tops (See FF&E)				*Power to tables*	6	$1,200	$7,200
				Power and data to computer station	5	$625	$3,125
				Repaint Walls	1440	$4	$5,040
				Install double faucet at all sinks	1	$600	$600
				New ADA sink to be sawcut into existing coun	1	$850	$850
				New exit door and hardware	1	$2,500	$2,500
				Exhaust to roof and Fire alarm	1	$8,600	$8,600
				Isimet System	1	$35,000	$35,000
				Fume hoods	1	$15,500	$15,500
				Upgrade Duct System (Verification for Make-up Air)	1	$3,500	$3,500
Subtotal Anatomy &Physiology Microbiology			**$0**	**Subtotal Anatomy &Physiology Microbiology**			**$81,915**
Organic Chemistry G211				***Organic Chemistry G211***			
New 72x54 Lab Tables with science counter tops (See FFE)				*Demo Existing Cabinets*	30	$3	$90
Bio Waste Container	1	$80	$80	*Power to tables*	6	$1,200	$7,200
Undercounter Ice Machine	1	$5,000	$5,000				
				Power and data to computer station	5	$625	$3,125
				Repaint Walls	1440	$4	$5,760
				Install double faucet at all sinks	1	$600	$600
				New ADA sink to be sawcut into existing coun	1	$850	$850
				New exit door and hardware	1	$2,500	$2,500
				Exhaust for Fume Hood (Curb/Flashing/Fire a	1	$8,600	$8,600
				Isimet System	1	$35,000	$35,000
				Fume hoods	1	$15,500	$15,500
				Upgrade Duct System (Verification for Make-up Air)	1	$3,500	$3,500
Subtotal			**$5,080**	**Subtotal Organic Chemistry**			**$82,635**

Anatomy and Microbiology Prep G209A					***Anatomy and Microbiology Prep G209A***			
See FF&E budget for Equipment					*Replace door with firerated door and hardwar*	1	$1,500	$1,500
New Autoclave	1	$8,500	$8,500		*Purge Fan*	1	$25,000	$25,000
New Incubator	1	$7,500	$7,500		*Eyewash and plumbing for eyewash*	1	$3,500	$3,500
New Freezer	1	$4,000	$4,000		*Power and water for new autoclave*	1	$1,500	$1,500
					Remove existing flammable cabinet & Connect to auto clast to existing vault	1	$1,500	$1,500
Subtotal Anatomy & Physiology Prep			**$20,000**		**Subtotal Anatomy & Physiology Prep**			**$33,000**
Organic Chemistry Prep G211A					***Organic Chemistry Prep G211A***			
See FF&E budget for Equipment					*Replace door with firerated door and hardwar*	1	$2,500	$2,500
Nitric Acid Storage	1	$3,000	$3,000		*Purge Fan*	1	$25,000	$25,000
Biowaste Container	1	$80	$80		*Eyewash and plumbing for eyewash*	1	$3,500	$3,500
Subtotal Organic Chemistry Prep			**$3,080**		**Subtotal Organic Chemistry Prep**			**$31,000**
Physical Science					***Physical Science***			
Moveable furniture in FF&E					*Power to tables*	4	$625	$2,500
					Repaint Walls	1220	$4	$4,880
					electirc strip along all walls	1	$1,000	$1,000
					Remove existing Millwork along westwall	1	$250	$250
					New Door	1	$2,500	$2,500
Subtotal Physical Science			**$0**		**Subtotal Physical Science**			**$11,130**
Storage Room G215					***Storage Room G215***			
See FF&E budget for Equipment					*New exhaust*	1	$8,500	$8,500
Subtotal Physical Science			**$0**		**Subtotal Storage Room**			**$8,500**
Subtotal CCL			**$602,020**		**Subtotal**			**$342,850**
Contingency 10%			**$60,202**		**Contingency 10%**			**$34,285**
	TOTAL CCL		**$662,222.00**			**TOTAL CCL**		**$377,135.00**
Soft Costs								
Consultant Fees (AE, PM, Furniture etc)			$120,000					
FF&E			$140,000					
Technology/ Equipment			$249,100					
Miscellaneous expenses			$60,000					
Subtotal Soft Costs			$569,100					
Contingency 10%			$56,910					
Total Soft costs			**$626,010**					
TOTAL PROJECT COST			**$1,228,030**					
Miscellaneous Expenses- Building								
Test and Air Balance			20,000					
Material Testing			20,000					
Geotechnical			10,000					
Blueline Reprographics			10,000					
Total			**60,000**					

Review and Recommend Action on Change Orders for Use of Buyout Savings for the 2013 Bond Construction Projects

1. **Technology Campus Expansion – Demolition**
2. **Technology Campus Parking and Site Work – Demolition**

Approval on proposed change orders for use of buyout savings for the 2013 Bond Construction Projects will be requested at the September 27, 2016 Board meeting.

Purpose
The current buyout savings for the 2013 Bond Construction Projects above will be reviewed and the proposed savings will be processed by submitting a change order. These buyout savings are realized when actual construction services are contracted at a lower cost than provided for in a Board approved Guaranteed Maximum Price (GMP).

GMPs include Design and Construction contingency funds based upon a percentage of the total construction cost. When buyout savings reduce the total construction costs, the associated contingencies are also reduced from the GMP.

The proposed Change Orders would reduce the overall GMPs due to buyout savings and associated reductions to project level Design and Construction contingencies, and the reduced costs would be transferred to the 2013 Bond Construction Program Contingency fund.

Background
On June 28, 2016 the Board approved the amended Partial GMPs for the Technology Campus Expansion and the Technology Campus Parking and Site Improvements projects with ECON Construction. As part of the buyout process, ECON brings forward cost information to allow the acceptance of actual buyout savings and adjustments to the contingencies within the projects. They are as follows:

Funding Source
Buyout savings

Project	Design Contingency	Construction Contingency	Buyout Savings	Total Savings
Tech Campus Expansion	$9,106	$5,141	$106,483	$120,730
Tech Campus- Parking Site Improvements	$9,105	$5,141	$8,000	$22,246
Total Savings	**$18,211**	**$10,282**	**$114,483**	**$142,976**

Technology Southwest Building Renovation	
Partial GMP Approved	$358,106
Balance of GMP Approved	10,175,481
Total GMP Approved	**$10,533,587**
Deductive Change Order	(120,730)
Revised GMP	**$10,412,857**

Technology Campus Parking and Site Improvements	
Partial GMP Approved	$192,604
Balance of GMP Approved	1,793,216
Total GMP Approved	$1,985,820
Deductive Change Order	(22,246)
Revised GMP	**$1,963,574**

Broaddus and Associates recommends accepting the buyout savings for a total of $142,976 and approval of change orders to re-allocate the savings to the 2013 Bond Construction Program Contingency. The current program contingency fund amount, including these change orders, totals to $1,345,056.

Staff has recommended that Broaddus and Associates provide a regular report on buyout savings and documentation as those savings are reallocated to the 2013 Bond Construction Program Contingency fund, to help the College track its overall program budget.

Presenters
Representatives from Broaddus and Associates and ECON Construction will be present at the Facilities Committee meeting to discuss the buyout savings.

Recommended Action
It is requested that the Facilities Committee recommend Board approval at the September 27, 2016 Board meeting, the proposed change orders for the buyout savings in the amount of $142,976 for the 2013 Bond Construction Technology Campus projects as presented.

Review and Recommend Action on Change Orders for the 2013 Bond Construction Pecan Campus Thermal Plant

Approval of change orders for the 2013 Bond Construction Pecan Campus Thermal Plant will be requested at the September 27, 2016 Board Meeting.

Purpose

The use of the change order process will provide for proper documentation of any changes in the contract documents for the 2013 Bond Construction Pecan Campus Thermal Plant project.

Background

On August 9, 2016, Broaddus provided an update on the status of the construction process for the 2013 Bond Construction Pecan Campus Thermal Plant. Broaddus and Associates discussed two items: 1) new cooling tower column locations and 2) elevated platform adjustment due to dimensional discrepancy. Broaddus and Associates explained that both items were addressed by the Engineer of Record, Halff Associates, through additional engineering documents along with construction modifications performed by the Construction Manager-at-Risk, D. Wilson Construction. The issues were corrected at no cost impact to South Texas College.

Broaddus and Associates was directed by the College's legal counsel to document these two issues through the use of construction change orders. The change orders have been provided by the program manager noting the changes to the contract documents and noting the no cost impacts to the Owner.

Broaddus and Associates and College staff have reviewed the change orders and recommend approval by the Board.

Presenters

Representatives from Broaddus and Associates will be present at the Facilities Committee meeting to address any questions.

Recommended Action

It is requested that the Facilities Committee recommend Board approval at the September 27, 2016 Board meeting, of the proposed no cost change orders for the 2013 Bond Construction Pecan Campus Thermal Plant projects as presented.

Review and Recommend Action as Necessary Regarding 2013 Bond Construction Program Contingencies and Use of Non-Bond Funds

On September 20, 2016, the Board of Trustees approved Guaranteed Maximum Prices (GMPs) for two projects:

- Pecan Campus Parking and Site Improvements
- Starr County Campus Health Professions and Science Building (balance of the previously approved GMP)

Upon approval of the proposed GMPs for both projects, the College has exhausted the available 2013 Bond Construction Program Contingency fund established and maintained by Broaddus & Associates to cover project budget deficits program-wide. The approved GMPs exceeded the established program contingency.

Broaddus & Associates is working to identify options to cover these unbudgeted expenses, including the use of project buyout savings and unexpended project level Design and Construction contingency funds.

Administration will present a summary report of the utilization of the program level contingency fund, as well as the allocation and balances of project level Design and Construction contingency funds.

Administration will also include a summary of the utilization of non-bond funds in conjunction with 2013 Bond Construction Program projects.

Administration will distribute the summary reports to the Facilities Committee on Tuesday, September 27, 2016.

Recommended Action
The Facilities Committee will be asked to recommend any Board action as necessary regarding the 2013 Bond Construction Program Contingencies and the use of non-bond funds.

Review and Recommend Action on Color Boards for the 2013 Bond Construction Projects as Revised per Board Meeting on August 23, 2016

1. **Nursing and Allied Health Campus Expansion**
2. **Technology Campus Southwest Building Renovations**
3. **Pecan Campus North Academic Building**
4. **Pecan Campus Student Activities and Cafeteria**

Approval of the revised colors and finishes for the 2013 Bond Construction projects will be requested at the September 27, 2016 Board meeting.

Background
On August 23, 2016, the architects presented color boards for the projects listed above to the Board of Trustees. During the review, the Trustees gave specific feedback on some items. The architects have made appropriate changes and will present their revisions for review and feedback.

The architects have prepared revised color boards containing interior paint colors, wall finishes, flooring materials, millwork finishes, and wall tile for review by the Facilities Committee. The revised colors and finishes have been reviewed with College staff and Broaddus and Associates.

Enclosed Documents
Color boards and renderings are provided under separate cover for the Committee's review.

Presenters
Representatives from the respective architects will be present at the September 27, 2016 Facilities Committee meeting to present the color boards as follows:

Nursing and Allied Health Campus Expansion – ERO Architects
The Board of Trustees was favorable toward the presentation on this project, and no revisions were requested.

Technology Campus Southwest Building Renovations – EGV Architects
The Board of Trustees was generally favorable toward the presentation but requested that additional colors be used to improve the aesthetics of the facility.

Pecan Campus North Academic Building – PBK Architects
The Board of Trustees was generally favorable toward the presentation but requested that additional colors be used to improve the aesthetics of the facility. This included floor patterns as well as restroom interiors.

Pecan Campus Student Activities and Cafeteria – The Warren Group

The Board of Trustees was generally favorable toward the presentation but requested that additional colors be used to improve the aesthetics of the facility. This included floor patterns as well as restroom interiors.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the September 27, 2016 Board meeting, the selection of revised colors and finishes for the 2013 Bond Construction Nursing and Allied Health Campus Expansion, Technology Campus Southwest Building Renovations, Pecan Campus North Academic Building, and Pecan Campus Student Activities and Cafeteria projects as presented.

Review and Recommend Action on Color Board for the Non-Bond Pecan Campus Student Services Building K Enrollment Center

Approval of the colors and finishes for the Non-Bond Pecan Campus Student Services Building K Enrollment Center will be requested at the September 27, 2016 Board meeting.

Background
The architects have prepared a color board and rendering containing interior paint colors, wall finishes, flooring materials and millwork finishes for review by the Facilities Committee. The colors and finishes have been reviewed with College staff.

Presenters
Representatives from Boultinghouse Simpson Gates Architects will be present at the September 27, 2016 Facilities Committee meeting to present the color selections.

Enclosed Documents
The color board and renderings are provided under separate cover for the Committee's review.

Recommended Action
It is requested that the Facilities Committee recommend for Board approval at the September 27, 2016 Board meeting, the selection of proposed colors and finishes for the Non-Bond Pecan Campus Student Services Building K Enrollment Center as presented.

Review and Recommend Action on Contracting Mechanical Electrical and Plumbing (MEP) Engineering Services for the Non-Bond Technology Campus Building B Domestic/Fire Sprinkler Lines

Approval to contract mechanical, electrical, and plumbing (MEP) engineering services to prepare plans for the Non-Bond Technology Campus Building B Domestic/Fire Sprinkler Lines project will be requested at the September 27, 2016 Board meeting.

Purpose
Mechanical, Electrical, Plumbing (MEP) professional engineering services are necessary for design and construction administration services for the Technology Campus Building B Domestic /Fire Sprinkler Lines 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 project.

Justification
This project will provide replacement of the existing domestic and fire sprinkler lines within Building B at the Technology Campus. This project is planned and scheduled as part of the Deferred Maintenance Plan developed by the Facilities Planning and Construction and Facilities Operation and Maintenance departments.

Background
The existing lines are over 20 years old and in need of replacement. The College's Operation and Maintenance Department has been replacing portions of the existing piping due to water leaks and have also noted a build-up of corrosion within the piping which restricts the proper water flow and pressure for the building.

Funding Source
Funds for these expenditures are budgeted in the non-bond Renewals and Replacements Fund for FY 2016 - 2017.

Enclosed Documents
A plan indicating the building location is enclosed. College staff completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

Recommended Action
It is requested that the Facilities Committee recommend Board approval at the September 27, 2016 Board meeting, the contracting of mechanical, electrical, and plumbing (MEP) engineering services with Halff Associates for preparation of plans for the Non-Bond Technology Campus Building B Domestic /Fire Sprinkler Lines project as presented.

SOUTH TEXAS COLLEGE
MEP ENGINEERING SERVICES
TECHNOLOGY CAMPUS BUILDING B DOMESTIC/FIRE SPRINKLER LINES
PROJECT NO. 16-17-1013

VENDOR	DBR Engineering Consultants, Inc.	Halff Associates, Inc.	Sigma HN Engineers, PLLC.	Trinity MEP Engineering, LLC.
ADDRESS	200 S 10th St Ste 901	5000 W Military Ste 100	701 S 15th St	3533 Moreland Dr Ste A
CITY/STATE/ZIP	McAllen, TX 78501	McAllen, TX 78503	McAllen, TX 78501	Weslaco, TX 78596
PHONE	956-683-1640	956-664-0286	956-332-3206	956-973-0500
FAX	956-683-1903	956-664-0282	956-687-5561	956-351-5750
CONTACT	Edward Puentes	Hugo Avila	Jesus Gabriel Hinojosa	Leonardo Munoz
3.1 Statement of Interest				
3.1.1 Statement of Interest for Project	Pointed out the work the firm has provided for STC recently, including several projects within the last two years. Indicated their understanding of STC's need for quick response and attention to detail.	Pointed out the work the firm has provided to STC on many projects and indicated that the staff for this project would be the same that has served STC on previous projects.	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.	Indicated the firm's experience in providing MEP engineering services in South Texas from small projects to large new construction.
3.1.2 History and Statistics of Firm	- Providing services since 1972 - 120 staff member in 5 offices in Texas - 8 Managing Partners - Offices in Houston, San Antonio, Austin, McAllen and Corpus Christi	- Founded in Dallas in 1950 - Has 13 offices in Texas - McAllen office since 1994 - About 560 total staff	Established in 2012. Indicated a combined 20 years experience of the two principals. Stated that they have completed over 160 projects with 42 of these for higher education.	- Established in 2008. - Has a staff of 14 - Pointed to a sister company, Texas Fireguard, which specializes in fire protection design
3.1.3 Narrative on qualifications and specialized experience	The firm emphasized their hands-on approach to construction administration and their ability to provide commissioning and operator training on the equipment to be installed related to the project.	Pointed out their familiarity with STC staff and their expectations. They stated about the work already done under previous projects at the STC Technology Campus.	Indicated that their size allows them to be more flexible and better able to meet client's need in a cost-effective manner. Pointed out previous work for STC and the knowledge of it existing systems.	Pointed to their 8 years of experience in fire protection design. Indicated the 15 years experience of the principal.
3.1.4 Statement of Availability and Commitment	Indicated that the firm's design team meets each week to discuss project schedules and allocate staff to meet needs to project. Stated that they will be available "as often as needed by the college."	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.	Indicated that firm has the resources to perform work immediately for STC. Listed a staff of six, including the principals. Stated that they will ensure the necessary resources for the project.	Indicated the firm's availability to perform the work based on the work load. They pointed out their commitment to complete the project within designated schedules.
3.2 Prime Firm				
3.2.1 Resumes of Principals and Key Members	Included resumes for the following staff: - Edward Puentes, PE, Partner/Project Manager - Antonio Salazar, Jr., Mechanical Designer - T. Joey Beltz, EIT, Electrical Designer - Maritza Garza, EIT, Plumbing Designer	Included resumes for the following staff: - Menton "Trey" Murray III, PE, LEED AP - Hugo H. Avila, PE, Project Manager - Robert Tijerina, PE, HVAC/Plumbing -Jose Delgado, PE, LEED AP BD+C, Electrical Engineer - Tom Dearmin, PE, LEED AP, Electrical Engineer -Gabriel Benavides Jr., PE, Electrical Engineer	Provided resumes for the two principals: - Jesus Gabriel Hinojosa, PE, LEED AP - Jose Antonio Nicanor, PE, LEED AP	Included resumes for the following staff: -Leonardo Munoz, P.E, R.M.E
3.2.2 Project Assignments and Lines of Authority	Listed the assignments for the above named staff and the time commitment each will devote to the project. The project manager will commit 75% of his time to project. The others are indicated at 50% time commitment.	Showed percentage time assignments for eleven named staff members who would be involved in the project.	Indicated a 100% time commitment from both principles for the project and provided the time commitments from the five other staff.	Stated that time involvement will be based on complexity of the project.
3.2.3 Prime Firm's Proximity and ability to respond to unplanned meetings	Pointed to their McAllen location and that they are only 15 minutes away from the STC Technology Campus.	Located in McAllen. Stated that they are less than 1 mile away from the STC Technology Campus.	Located in McAllen. Indicated that their office is 5.5 miles from the campus.	Located in Weslaco, Texas and therefore in close proximity to STC.
3.2.4 Litigation that could affect firm's ability provide services	Indicated that there is no past or pending litigation that would affect ability to provide services to STC.	Stated that the limited litigation they are involved with is unrelated to STC and will have no impact in their performance for STC.	Indicated that they are not currently involved in litigation that would affect ability to provide services to STC.	Indicated that they do not have any litigation.
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. Indicated that no sub-consultants will be used for project.	Included organization chart with the staff who will be assigned to the project and their roles.	Organization chart was included showing the primary roll of the two principals and which included two subconsultants. The subconsultants are: - Mata Garcia Architects - CLH Engineering	Included organization chart that showed the lines of authority and positions of firm staff.
3.4 Representative Projects				
3.4.1 Minimum of 5 projects firm has worked on	- South Texas College - Mid Valley Campus - Health Profession and Science Building ($12.5 million) -South Texas College-District-Wide Lighting Upgrades ($50,000) -South Texas College-Pecan Campus-North Academic Building ($10.5 million) -McAllen ISD-Memorial High School and Brown Middle School Fire Alarm Replacement ($283,291.00) -Rice University -Bake College and Will Rice College Commons Area Fire Sprinkler Addition	-McAllen ISD -Fire Alarm Replacements and New Fire Sprinkler System at McAllen High School ($2,288,204) -McAllen ISD - Fire Alarm Replacements and New Fire Sprinkler System at James "Nikki" Rowe High School ($2,580,930) -McAllen ISD - Memorial High School HVAC Replacement and New Fire Sprinkler ($4,531,338) -South Texas College- Technology Center New Fire Sprinkler System ($164,147) -Texas State Technical College Student Services Center ($1,304,991)	- South Texas College - Starr County Thermal Plant Expansion ($3.8 million) - South Texas College - Pecan Campus Student Services Building Modifications ($350k) - UT-RGV- One Stop ($1.7 million) - La Joya ISD - Hidalgo County FEMA Safe Room ($5.75 million) - Edinburg CISD - Freddy Gonzalez Elementary School Renovations ($1.36 million)	-Mission CISD - Cantu Elementary Fire Sprinkler ($383,000) -City of McAllen - McAllen Performing Arts Center ($45,000,000) -Houston ISD - Furr High School ($40,000,000) -PSJA ISD - Pathway Towards Independence Center ($150,000) -City of McAllen - McAllen Boys and Girls Club ($250,000)
3.5 References				
3.5.1 References	- PSJA ISD - City of McAllen -McAllen ISD -TSTC-Harlingen - UT-RGV	- Harlingen CISD - McAllen ISD - San Benito ISD - La Joya ISD -UT-RGV	- La Joya ISD - UT-RGV -Edinburg CISD -Brownsville ISD	-Mission CISD -PSJA ISD -City of McAllen -Houston 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. Stated that they do not foresee any need to supplement production capability, but can do so by utilizing staff from other offices.	Indicated that their staff of 17 at the McAllen office provides a production capacity that no other local firm can match. Also added that staff from other offices is available if needed.	Indicated that meeting schedules and accelerated timelines is part of the firm's culture. Stated that they are willing and able to expedite services. Pointed to a proven track record for the two principals.	Indicated willingness to expedite design services.
Total Evaluation Points	547.83	549.67	535.67	539.17
Ranking	2	1	4	3

SOUTH TEXAS COLLEGE
MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING SERVICES
TECHNOLOGY CAMPUS BUILDING B DOMESTIC/FIRE SPRINKLER LINES
PROJECT NO. 16-17-1013
EVALUATION FORM

VENDOR	DBR Engineering Consultants, Inc.		Halff Associates, Inc.		Sigma HN Engineers, PLLC.		Trinity MEP Engineering, LLC.	
ADDRESS	200 S 10th St Ste 901		5000 W Military Ste 100		701 S 15th St		3533 Moreland Dr Ste A	
CITY/STATE/ZIP	McAllen, TX 78501		McAllen, TX 78503		McAllen, TX 78501		Weslaco, TX 78596	
PHONE	956-683-1640		956-664-0286		956-332-3206		956-973-0500	
FAX	956-683-1903		956-664-0282		956-687-5561		956-351-5750	
CONTACT	Edward Puentes		Hugo Avila		Jesus Gabriel Hinojosa		Leonardo Munoz	
3.1 Statement of Interest (up to 100 points)								
3.1.1 Statement of interest on projects	92		93		95		95	
3.1.2 Firm History and credentials	95		92		90		85	
3.1.3 Narrative describing firm's qualifications and specialized design experience	95	93.33	90	92.67	90	91.00	95	90.67
3.1.4 Availability and commitment of firm, consultants, and key professionals	92		92		94		88	
	95		94		90		92	
	91		95		87		89	
3.2 Prime Firm (up to 100 points)								
3.2.1 Experience and expertise of principles and key members, including resumes	92		92		93		90	
3.2.2 Proposed project assignments, lines of authority, estimated time assignment of personnel	92		90		92		88	
3.2.3 Firm's proximity of college and ability to respond to project needs	85	90.50	80	90.50	85	90.17	85	88.17
3.2.4 Litigation prime firm is involved in	90		92		90		85	
	92		94		88		92	
	92		95		93		89	
3.3 Project Team (up to 100 points)								
3.3.1 Organizational chart showing, roles of prime firm and basic services consultants	90		93		92		92	
--Name Consultant and provide brief history	90		90		90		88	
--Consultant's proposed role in project	85	90.33	80	90.17	85	89.50	85	89.67
--Projects Consultant and prime firm have worked together on in last 5 years	90		90		90		90	
--Statement of Consultant's availability for this project	93		93		88		90	
--Resumes showing experience and expertise of key individuals	94		95		92		93	
3.4 Representative Projects (up to 100 points)								
3.4.1 Specific data on 5 representative projects	90		90		85		90	
--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; and Project designer.	92		94		90		90	
	85	89.33	80	90.00	85	87.50	85	89.50
	85		92		90		92	
	94		94		85		90	
	90		90		90		90	
3.5 Five References (up to 100 points)								
3.5.1 Name Owner and Owner's Representative and phone numbers.	90		95		92		90	
	90		90		80		85	
	95	93.17	100	95.00	70	87.00	100	92.50
	95		95		95		92	
	95		95		95		95	
	94		95		90		93	
3.6 Project Execution (up to 100 points)								
3.6.1 Willingness and ability to expedite design and construction administration for project.	90		95		94		90	
	90		90		90		85	
	85	91.17	80	91.33	80	90.50	80	88.67
	92		93		95		93	
	95		95		90		90	
	95		95		94		94	
TOTAL EVALUATION POINTS	547.83		549.67		535.67		539.17	
RANKING	2		1		4		3	

Review and Recommend Action on Contracting Construction Services for the Non-Bond Technology Campus General Motors (GM) Car Storage

Approval to contract construction services for the Non-Bond Technology Campus General Motors (GM) Car Storage project will be requested at the September 27, 2016 Board meeting.

Purpose
The procurement of a contractor will provide for construction services necessary for the Non-Bond Technology Campus General Motors (GM) Car Storage project.

Background
On December 15, 2015, the Board of Trustees approved design services with R. Gutierrez Engineering to prepare plans and specifications for the Non-Bond Technology Campus General Motors (GM) Car Storage. The design team at R. Gutierrez Engineering worked with college staff in preparing and issuing the necessary plans and specifications for the solicitation of competitive sealed proposals.

Solicitation of competitive sealed proposals for this project began on August 18, 2016. A total of six (6) sets of construction documents were issued to general contractors, subcontractors, and plan rooms. A total of four (4) proposals were received on September 1, 2016.

Timeline for Solicitation of Competitive Sealed Proposals	
August 18, 2016	Solicitation of competitive sealed proposals began.
September 1, 2016	Four (4) proposals were received.

Justification
The existing General Motors car storage area is constructed of a caliche surface. Faculty and staff at the Technology Campus had requested to replace the existing caliche surface with a permanent impermeable surface for proper drainage and maintenance. The vehicles stored in this facility have been donated for classroom training for students enrolled in automotive courses. The project will also include exterior lighting, storm drainage, fencing, and landscaping. This project was submitted as part of the College's Capital Improvement Process.

Funding Source
As part of the FY 2016 - 2017 Renewals and Replacements construction budget, funds in the amount of $275,000 are budgeted for this project.

Source of Funding	Amount Budgeted	Highest Ranked Proposal Roth Excavating, Inc.
Renewals and Replacements	$275,000	$262,500

Reviewers
The proposals have been reviewed by R. Gutierrez Engineering, College faculty, and staff from the Facilities Planning and Construction, Operations and Maintenance, and Purchasing departments.

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

Recommended Action
It is requested that the Facilities Committee recommend for Board approval at the September 27, 2016 Board meeting, to contract construction services with Roth Excavating, Inc. in the amount of $262,500 for the Non-Bond Technology Campus General Motors (GM) Car Storage project as presented.

SOUTH TEXAS COLLEGE
TECHNOLOGY CAMPUS - GM CAR STORAGE AREA UPGRADE
PROJECT NO. 16-17-1014

VENDOR		5 Star Construction	Hector Balderas, LLC.	Holchemont, Ltd.	Roth Excavating, Inc.	Synergy Builders of Texas
ADDRESS		3209 Melody Ln	927 W Expway 83	900 N Main St	5820 N Cage Blvd Ste 1	PO Box 4292
CITY/STATE/ZIP		Mission, Texas 78574	Donna, Texas 78537	McAllen, TX 78501	Pharr, Texas 78577	Edinburg, TX 78542
PHONE		956-867-5040	956-461-2821	956-686-2901	956-787-2742	956-222-6624
FAX		956-599-9055	956-461-2820	956-686-2925	956-787-5152	
CONTACT		Alan Oakley	Hector Balderas	Michael Che Montalvo	Tyler Wulf	Dagoberto Perez, Jr.
#	**Project Description**	**Proposed**	**Proposed**	**Proposed**	**Proposed**	**Proposed**
1	**Base Proposal:** Technology Campus GM Car Storage Area Upgrade	$ 311,800.00	$ 255,079.48	$ 279,000.00	$ 262,500.00	$ 240,000.00
2	Begin Work Within	15 Working Days	10 Working Days	10 Working Days	5 Working Days	45 Working Days
3	Completion of Work Within	110 Calendar Days	45 Calendar Days	90 Calendar Days	40 Calendar Days	90 Calendar Days
TOTAL AWARD AMOUNT		$ 311,800.00	$ 255,079.48	$ 279,000.00	$ 262,500.00	$ 240,000.00
TOTAL EVALUATION POINTS		76.49	****	81.83	89.29	82.16
RANKING		4	****	3	1	2

****Bid did not include signed and completed execution of offer, notification of criminal history, or conflict of interest questionnaire therefore not evaluated.

SOUTH TEXAS COLLEGE
TECHNOLOGY CAMPUS - GM CAR STORAGE AREA UPGRADE
PROJECT NO. 16-17-1014

	VENDOR	5 Star Construction		Holchemont, Ltd.		Roth Excavating, Inc.		Synergy Builders of Texas	
	ADDRESS	3209 Melody Ln		900 N Main St		5820 N Cage Blvd Ste 1		PO Box 4292	
	CITY/STATE/ZIP	Mission, Texas 78574		McAllen, TX 78501		Pharr, Texas 78577		Edinburg, TX 78542	
	PHONE	956-867-95040		956-686-2901		956-787-2742		956-222-6624	
	FAX	956-599-9055		956-686-2925		956-787-5152			
	CONTACT	Alan Oakley		Michael Che Montalvo		Tyler Wulf		Dagoberto Perez, Jr.	
1	The Respondent's price proposal. (up to 45 points)	34.7 34.7 34.7 34.7 34.7 34.7 34.7	34.70	38.7 38.7 38.7 38.7 38.7 38.7 38.7	38.70	41 41 41 41 41 41 41	41.00	45 45 45 45 45 45 45	45.00
2	The Respondent's experience and reputation. (up to 10 points)	9 9 9 8 9 9 9	8.86	6 8.5 9 8 8 9 9	8.21	9 9 9 8 9 10 8	8.86	8 7 7 7 7 5 8	7.00
3	The quality of the Respondent's goods or services. (up to 10 points)	9 9 9 8.5 9 9 9	8.93	8 8.5 9 8 8 9 9	8.50	9 9 8.5 8 9 9 7	8.50	8 7 8 7.5 7 5 6.5	7.00
4	The Respondent's safety record. (up to 5 points)	3 4 3 3 3 4 3.5	3.36	4 4 4 3.5 4 5 3.5	4.00	4 5 4.5 4.5 4 5 4	4.43	3 3 3.5 3.5 2 3 3	3.00
5	The Respondent's proposed personnel. (up to 8 points)	6 7 6.5 6.5 7 4 6.5	6.21	7 7 7.5 7.5 7 7 7.5	7.21	7 7 7 7 7 6 6.5	6.79	7 6 7.5 6.5 7 4.5 7	6.50
6	The Respondent's financial capability in relation to the size and the scope of the project. (up to 9 points)	9 8 7 7 6 6 8	7.29	6 7.5 6 6.5 7 9 7	7.00	7 7 8.5 8 8 9 8	7.93	6 6 7 7 6 7 6	6.43
7	The Respondent's organization and approach to the project. (up to 6 points)	5 5 5 4.5 4 4 5	4.64	5 5 5.5 4.5 5 5 5	5.00	5 5 4 4 5 6 4.5	4.79	5 4 6 5.5 5 4 5	4.93
8	The Respondent's time frame for completing the project. (up to 7 points)	2.5 2.5 2.5 2.5 2.5 2.5 2.5	2.50	3.2 3.2 3.2 3.2 3.2 3.2 3.2	3.20	7 7 7 7 7 7 7	7.00	2.3 2.3 2.3 2.3 2.3 2.3 2.3	2.30
	TOTAL EVALUATION POINTS	76.49		81.83		89.29		82.16	
	RANKING	4		3		1		2	