

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, July 10, 2018
@ 4:00 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."

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Approval of Facilities Committee Meetings Minutes

The following Minutes for the Facilities Committee meetings are presented for Committee approval.

1. June 19, 2018 Facilities Committee Meeting

Meeting Minutes

Facilities Committee Meeting

June 19, 2018

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus, McAllen, Texas
Tuesday, June 19, 2018 @ 4:00 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, June 19, 2018 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:07 p.m. with Mr. Gary Gurwitz presiding.

Members present: Mr. Gary Gurwitz, Mr. Paul R. Rodriguez, and Dr. Alejo Salinas, Jr.
Other Trustees present: Mrs. Victoria Cantú, and Mr. Rene Guajardo
Members absent: Ms. Rose Benavidez and Mr. Roy de León

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Dr. David Plummer, Mr. Ricardo de la Garza, Mr. George McCaleb, Mr. Robert Cuellar, Mr. Mario Reyna, Mr. Samuel Saldana, Mr. David Valdez, Ms. Monica Perez, Mr. Gilbert Gallegos, Mr. Tim Weldon, Mr. Ben Macias, and Mr. Andrew Fish.

Approval of Facilities Committee Meetings Minutes

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Minutes for the May 8, 2018 Facilities Committee meeting were approved as written. The motion carried.

**Review and Discussion on Projected Shortfall of 2013 Bond
Construction Program Budget**

As of June 14, 2018, the current total budget shortfall was estimated to be at \$1,964,204. This amount did not include the current remaining buyout savings, design and construction contingencies.

Broadus & Associates provided an updated summary of the current 2013 Bond Construction Program shortfall including the *projected* remaining savings. The projected shortfall with project savings, including buyout savings and remaining contingency balances, was estimated to be \$1,253,661. Funding for any shortfall net of buyout savings and use of design and construction contingency would be covered by non-bond funds.

No action was requested.

Review and Recommend Action on Change Orders for Use of Design Contingencies, Owner Contingencies, and Acceptance of Buyout Savings for the 2013 Bond Construction Program

1. Regional Center for Public Safety Excellence Projects

Approval of proposed change orders for use of design and construction contingencies and acceptance of buyout savings for the 2013 Bond Construction projects would be requested at the June 20, 2018 Board meeting.

Purpose

Projects for the 2013 Bond Construction program were in the construction stage and change orders were needed to allow the use of design and construction contingencies within the Guaranteed Maximum Prices (GMPs) submitted by the Construction Managers-at-Risk (CM@Rs).

Justification

Change orders were needed for approval to provide for items needed to complete the construction of the projects.

Background

Project contingencies were provided as part of Guaranteed Maximum Price proposals submitted by the CM@Rs. GMPs were submitted by the CM@Rs at 60% construction drawings. There were two project contingencies and were based on percentages of the construction costs. Design Contingencies were included in the GMPs to allow for costs arising out of the final development and completion of the construction drawings and specifications. Design Contingencies were used at the CM@R's discretion with Owner oversight. Construction Contingencies were controlled solely at the discretion of the Owner.

Expenditures from either of the contingencies do not increase the amount of the GMPs, as those contingencies were incorporated into the approved GMP balance.

On March 29, 2016, the Board of Trustees approved the delegation of authority to Broaddus & Associates to approve change orders from the use of Construction Contingencies for the 2013 Bond Construction Program. The approval amount per change order was \$5,000, with a monthly limit of \$25,000. Broaddus & Associates was expected to provide a contingency expenditure update to the Facilities Committee and Board of Trustees as part of their monthly update.

Level	Approved By	Change Amounts		Aggregate for Month
		From	To	
Level One	Broaddus & Associates	\$.01	\$5,000.00	\$25,000
Level Two	Board of Trustees	\$5,000.01 and above		N/A

The change orders presented for the June 19, 2018 Facilities Committee for recommendation to the Board are listed below:

Bond Projects	
Total General Conditions for June 2018	\$0
Total Cost of Work for June 2018	\$0
Total Design Contingency Increases for June 2018	(\$1,857)
Total Construction Contingency Increases for June 2018	(\$1,572)
Total Buyout Savings	\$0
Other GMP Adjustments	\$0

Non-Bond Projects	
Total Design Contingency Deducts for June 2018	\$0
Total Construction Contingency Deducts for June 2018	\$0
Total Buyout Savings	\$0

Broaddus & Associates provided detailed change order logs with balances for each project as part of their enclosed documents. Broaddus & Associates provided detailed descriptions of the Cost of Work, GMP Adjustments, and Buyout Savings categories reflected on their logs.

Funding Source

Funds were available in the 2013 Bond Construction Program Budget and the Non-Bond Unexpended Budget for FY2017-2018.

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

Enclosed Documents

The packet included the following documents for the Committee's review and information:

- Current Change Order Log
- Change Orders – B&A forms for Bond and Non-Bond
- Change Order Master Summary
- Change Order Log

Presenters

Representatives from Broaddus & Associates and representatives from the Construction Managers at Risk attended the Facilities Committee meeting to discuss the use of design and construction contingencies.

Broaddus & Associates identified a correction to the information provided in the Current Change Order Log as follows:

- A Change Order was identified as Change Order #9 for the Regional Center for Public Safety Excellence Parking & Site Improvements Project, and identified a \$1,572 expenditure from the project's Construction Contingency.
- Broaddus & Associates clarified that this is instead Change Order #18 for the Regional Center for Public Safety Excellence Building Project, though it was still for a \$1,572 expenditure from that project's Construction Contingency.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the proposed Bond change orders for use of design contingencies totaling \$1,857 and construction contingencies totaling \$1,572 for the 2013 Bond Construction projects as presented. The motion carried.

Review Status of Completion of 2013 Bond Construction Mid Valley Campus Parking and Site Improvements Project by Contractor and Any Necessary Action to Complete or Authorize Engaging of Completion Contractor

The status of completion for the 2013 Bond Construction Mid Valley Campus Parking and Site Improvements project was discussed, along with Broaddus & Associate's recommendation of action to be considered at the June 20, 2018 Board meeting.

Purpose

The 2013 Bond Construction Mid Valley Campus Parking and Site Improvements project was nearing final completion but there were pending items regarding irrigation, grading, and landscaping. Broaddus & Associates provided an update of the project's current status for discussion and a recommendation to the Board.

Background

The 2013 Bond Construction Mid Valley Campus Parking and Site Improvements was substantially completed by Skanska USA Building on March 26, 2018, which was approved by the Board on April 24, 2018. There were several items on the punch list prepared by Halff Associates that had not been completed by Skanska USA. In addition, Broaddus & Associates prepared a report indicating pending items that were still incomplete. Broaddus & Associates and College staff met with Skanska Construction to review outstanding items on the punch list and Broaddus & Associates' report which include pending irrigation remediation, fine grading, and hydromulching. In an effort to assist, College staff worked with the College's current lawn maintenance vendor to assess the sprinkler system regarding its current condition and operation.

Per the meeting held on June 12, 2018, Skanska USA Building indicated that they would respond to the pending items in writing by the end of day, June 18, 2018. This response was expected for presentation to the Facilities Committee on June 19, 2018, but Skanska USA Building failed to deliver their written response.

College staff was asked to request a proposal from another contractor to perform the pending items, which will be available for the Facilities Committee's review on June 19, 2018.

Enclosed Documents

The packet included a report from Broaddus & Associates including photographs, the punch list prepared by Halff Associates, and an Allowance Expenditure Notification dated August 28, 2017 from Skanska USA Building for the Committee's review and information.

Mr. Tim Weldon with Broaddus & Associates informed the Facilities Committee that while Skanska USA had not provided a written response, representatives of Skanska had verbally informed him that the firm had exhausted the funds allocated within their contract for landscaping and related site work, and Skanska required additional funding to complete the unfinished scope of work.

This reference to exhausted funds pertained explicitly and exclusively to the scope of work within Skanska's contract as Construction Manager-at-Risk, related to restoring the site to pre-construction condition. In addition to this scope, Broaddus & Associates and College administration stated that there were damages to landscaping and irrigation systems which required repair by Skanska USA.

Broaddus & Associates agreed that Skanska USA's obligation was to complete the punch list of site restoration activities up to the allowance provide in the contract, and additional to make whole any incidental damages they caused to landscaping and irrigation systems. Broaddus & Associates recommended the Board authorize them to request full accounting documentation from Skanska USA to review their expenditures of funds allocated toward site restoration, and to verify that such funding allowances had been exhausted.

Working with Halff Engineers, Broaddus & Associates provided an overview of issues site-wide, which they reviewed briefly with the Committee. This overview included a site map and photographs of pending scope of work and additional damages.

Broaddus & Associates presented a letter to the Facilities Committee recommending Board approval to issue notice of the following to Skanska USA:

- Demanding completion of the Engineer of Record's project punch list;
- Demanding repair of landscape and irrigation damaged by CM@R's construction activities; and
- Confirmation of CM@R's costs associated with work completed to-date, as it related to landscape and irrigation scopes.

The Facilities Committee asked about the retainage fund balance on the project, and was informed there was roughly \$125,000 in retainage. The Committee members asked how much of this retainage should be released to the contractor at this time, and how much should be withheld until the completion of the pending work.

Broaddus & Associates provided a rough estimate of pending work, but requested the opportunity to review the numbers prior to making a Board recommendation.

Legal Counsel recommended that the Board consider the following items, and asked Broaddus & Associates to provide the necessary information for the Board's review and action:

1. Demand Letter to Skanska USA
2. Specific list of unfinished scope and repairs pending completion
3. Amount of retainage to reserve to cover reasonable costs associated with unfinished scope and repairs

Legal Counsel further recommended that the Committee might wish to recommend that the Board consider authorization of College President to negotiate and contract with an alternative contractor to complete the necessary work.

The Committee members instructed Broaddus & Associates to work to develop the list of specific outstanding items to be completed and the associated cost estimates.

No action was taken.

Review and Recommend Action as Necessary on A/E Fee Adjustments for 2013 Bond Construction Mid Valley Campus Library Expansion

Approval to amend the existing architectural agreement with Mata-Garcia Architects to include the additional scope items designed would be requested at the June 20, 2018 Board meeting.

Purpose

Authorization was requested to amend the current architectural agreement with Mata-Garcia Architects to include the design of the additional scope at the 2013 Bond Construction Mid Valley Campus Library Expansion.

Justification

The Architect needed to be compensated based on a percentage of the Construction Cost Limitation and the compensation adjusted once the construction costs were finalized. This increase in compensation was the result of additional construction costs to complete the Mid Valley Campus Library Expansion as approved.

Background

The current architectural agreement with Mata-Garcia Architects for the Mid Valley Campus Library Expansion provided for an additional fee if the final construction cost exceeded the Construction Cost Limitation (CCL) by more than 5%.

The CCL for the project was \$1,750,000.00, and the fee was negotiated at 6.44%, for a total of \$112,700.00 plus a reimbursable cost of \$30,152.77. The total project cost was \$2,414,313.00. No additional costs were anticipated for the project, which exceeded the CCL by the 5% contract threshold.

The Architect accepted the cost for the following error, which was deducted from the additional fee adjustment:

Project Name	Error Descriptions	Amount
Mid Valley Campus Library Expansion	CP-01 for roof slope adjustment to meet manufacturer's requirements	\$6,000.00
Total		\$6,000.00

Mata-Garcia Architects requested an additional fee of \$42,076.21, which would result in a total fee of \$184,928.98, including additional services.

Original Fee:	\$112,700.00
Reimbursable Expenses:	\$30,152.77
Additional Fee:	\$42,076.21
Revised Fee	\$184,928.98

Funding Source

Bond funds are budgeted in the Bond Construction budget for FY 2017-2018.

Presenters

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

Board approval was necessary to amend the current AE contract with Mata-Garcia Architects to a revised fixed fee of \$184,928.98. No additional costs were anticipated for this project.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval to amend the current AE contract with Mata-Garcia Architects for the 2013 Bond Construction Mid Valley Campus Library Expansion project to a revised fixed fee of \$184,928.98, of which all has been paid except \$42,076.21, which should be paid immediately. The motion carried.

Review and Recommend Action on Approval of Signage for the 2013 Bond Construction Regional Center for Public Safety Excellence

Approval to install signage for the 2013 Bond Construction Regional Center for Public Safety Excellence project would be requested at the June 20, 2018 Board meeting.

Purpose

Authorization was requested to install signage at the Regional Center for Public Safety Excellence site.

Justification

The College needed appropriate signage to clearly identify the Regional Center for Public Safety Excellence to the public and establish the regional prominence of the Center.

Background

The Regional Center for Public Safety Excellence facility would be ready for use for the 2018 Fall semester. Appropriate signage was necessary to provide for the formal identification and presence of South Texas College's new center in Pharr, Texas.

South Texas College Facilities Planning and Construction staff have developed the preliminary design of the sign and South Texas College's Administration have reviewed and support the proposed sign. FPC and Purchasing staff were working with a vendor to provide an estimated cost for the proposed sign. The vendor would provide the final design, material, and installation of the sign. The final cost of \$75,000.00 was provided at the June 19, 2018 Facilities Committee meeting for the Committee's review. This cost was provided by National Signs, a vendor through a state procurement system.

Enclosed Documents

A site plan with the proposed location and a preliminary drawing of the proposed sign are enclosed for the Committee's review and information.

Reviewers

The estimated cost of the proposed signage has been reviewed by STC staff.

Representatives from STC staff attended the Facilities Committee meeting to respond to questions from Facilities Committee members.

The Committee asked whether the vendor guaranteed complete fabrication and installation of the sign by August 31, 2018. Staff confirmed that the vendor was aware of the deadline and would work to complete the sign by that deadline.

The Committee members recommended that staff reach out to the vendor and inform them that the Board of Trustees would consider their proposal on June 20th, and was showing a favorable response to the proposal contingent upon a commitment to complete the project by August 31, 2018.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the installation of a monument sign for the Regional Center of Public Safety Excellence project as presented and contingent upon the contractor agreeing to complete the construction by August 31, 2018. The motion carried.

Review and Discussion of FY 2018 - 2019 Proposed Unexpended Plant Fund – Non-Bond Construction Projects

Mary Elizondo and Rick De La Garza provided the proposed Construction Projects budgeted for FY 2018 - 2019. The proposed projects listed were not related to the Bond Construction Program projects and would be managed by the College's Facilities Planning & Construction Department staff.

The definitions below provide a brief description of the Construction Projects and the Non-Bond funding source:

Non-Bond Unexpended Plant Fund

The College utilizes the Unexpended Plant Fund to budget and fund Non-Bond Construction projects.

The College's Non-Bond Construction Fund projects are identified on an annual basis through a broad based involvement of Administration, President's Administrative Staff, and Coordinated Operations Council to determine Non-Bond Construction needs and priorities.

Capital Improvements Projects

The Capital Improvements Projects (CIPs) were projects requested and reviewed by College personnel for new renovation and construction. In the CIP process, the College's administrative staff, in conjunction with their respective department/division staff, identify facility improvement needs and justifications. The various needs were described on a CIP form which included a project description and evaluation criteria. The evaluation criteria required the submitter to provide written statements describing how the proposed improvement supported the College's Strategic Directions. This CIP process was developed in order to prioritize improvements, provide an equitable opportunity, and provide an integrated planning process supporting the College mission and related priorities.

A report summarizing the proposed Unexpended Plant Funds Construction projects and budgets for Fiscal Year 2018 - 2019 was enclosed for the Committee's review and information. The proposed budget details Construction, Design, FFE (Furniture, Fixtures, & Equipment), Miscellaneous Items, Technology Equipment, and Security Equipment was provided in the packet. The Miscellaneous items included materials testing, surveys, cost of advertisement, cost of printing, and related fees required by the governing authorities. The proposed projects would be included in the Unexpended - Construction Fund budget.

Mary Elizondo and Ricardo de la Garza were present to address questions related to the proposed projects and budget. No action was taken.

Review and Discussion of FY 2018 – 2019 Proposed Renewal and Replacement Plant Fund Projects

Mary Elizondo and Rick De La Garza provided the proposed Renewal and Replacement Projects budgeted for FY 2018 - 2019. The proposed projects listed were not related to the Bond Construction Program projects and would be managed by the College's Facilities Planning & Construction Department staff.

Renewal and Replacements Fund

Personnel from the College's Facilities Operations and Maintenance Department and the Facilities Planning & Construction Department work together to identify and project facilities' deferred maintenance projects. These efforts result in a five year plan which is updated on an annual basis and includes capital renewal and replacement construction projects needed at each campus. Using this five year deferred maintenance plan, a Renewals and Replacements budget is prepared each year to address the deferred maintenance planned needs for the following fiscal year.

A report summarizing the proposed Renewal and Replacement projects and budgets proposed for Fiscal Year 2018 - 2019 was enclosed for the Committee's review and information. The proposed projects would be included in the Renewals and Replacements Plant Fund budget.

Mary Elizondo and Ricardo de la Garza were present to address questions related to the proposed projects and budget. No action was taken.

Review and Recommend Action on Contracting Civil Engineering Services for the Non-Bond Mid Valley Campus Parking and Drive Resurfacing

Approval to contract civil engineering design services for resurfacing of the Non-Bond Mid Valley Campus Parking Lot 3 and the Northwest Drive would be requested at the June 20, 2018 Board meeting.

Purpose

The procurement of a civil engineer would provide for design services necessary for the Mid Valley Campus Parking and Drive Resurfacing project.

Justification

The procurement of a civil engineer would 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 college design standards as well as all applicable codes and ordinances. Construction documents would then be issued for

solicitation of construction proposals. Once received, construction proposals would be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Background

The existing parking lot, which was built in 2004, and the drive, which was built over 15 years ago, were in need of resurfacing. As part of the deferred maintenance plan, the Facilities Planning and Construction, and Facilities Operations and Maintenance departments scheduled the replacement of the asphalt resurfacing for FY 2017-2018.

In order to proceed with the design of the resurfacing, staff recommended contracting civil engineering services for preparation of plans and specifications. Construction was estimated to be begin during the fall of 2018 and the work would need to be coordinated to minimize impact on College operations.

Solicitation for civil engineering qualifications began on May 17, 2018, for the purpose of selecting a firm to prepare the necessary plans for the parking lot and drive resurfacing. A total of thirteen (13) firms received a copy of the Request for Qualifications (RFQ) and a total of seven (7) firms submitted their responses on June 1, 2018.

College staff completed evaluations for the seven (7) firms and prepared a scoring and ranking summary; as a result of these evaluations, Perez Consulting Engineers, LLC was recommended for Board approval.

Funding Source

Funds were available in the FY 2017 – 2018 renewals and replacement budget for design and construction of these improvements, with the final engineering fees to be negotiated.

Mid Valley Campus Parking Lot #3 Project Budget		
Budget Components	Amount Budgeted	Actual Cost
Design	\$5,000	Actual design fees are estimated and will be finalized during contract negotiations.
Construction	\$50,000	Actual cost will be determined after the solicitation of construction proposals.

Mid Valley Campus Northwest Drive Project Budget		
Budget Components	Amount Budgeted	Actual Cost
Design	\$8,000	Actual design fees are estimated and will be finalized during contract negotiations.
Construction	\$60,000	Actual cost will be determined after the solicitation of construction proposals.

Enclosed Documents

The packet included the scoring and ranking summary and a site plan indicating the proposed resurfacing locations for the Committee's review and information.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval to contract civil engineering services with Perez Consulting Engineers, LLC for the Non-Bond Mid Valley Campus Parking and Drive Resurfacing project as presented. The motion carried.

Review and Recommend Action on Proposed Change Order for the Non-Bond Pecan Plaza Emergency Generator and Wiring and the Non-Bond Starr County Campus Buildings E & J Crisis Management Center Generator

Approval of a proposed change order with McDonald Electric for the Non-Bond Pecan Plaza Emergency Generator and Wiring and the Non-Bond Starr County Campus Buildings E & J Crisis Management Center Generator projects would be requested at the June 20, 2018 Board meeting.

Purpose

The change order was necessary to request authorization to begin work on the proposed modifications.

Justification

Gas lines must be installed from the new gas meters along FM 3167 on west side of the campus to the new generators located adjacent to Starr County Campus Buildings E & J.

Background

Gas lines from the new gas meters to the new generators were not included in the general contractor's (McDonald Electric) bid proposal. The price for boring the new gas lines underground would minimize any damage to any existing utilities and landscaping while installing the gas lines. Below is a description of the proposed change order item.

Pecan Plaza Emergency Generator and Wiring and Starr County Campus Buildings E & J Crisis Management Center Generator			
Proposed Change Order No.	Item Description and Justification	Cost/ Days	Funding Source
1	<ul style="list-style-type: none"> Description: Install gas lines from the new gas meters to the new generators. 	\$27,700 45 days	Non-Bond Construction
Total Proposed Change Order No. 1		\$27,700 45 days	Non-Bond Construction

Funding Source

There were funds budgeted in the FY 1718 Unexpended Plant fund for this project.

Enclosed Documents

The change order proposal was enclosed.

The Facilities Committee members asked why a change order would be necessary to connect a generator to its fuel line, since this should be included in the design documents provided during the RFP process.

Staff and the project engineer responded that the design documents included notation that the direction of the gas line which would need to be connected, but they believe the construction firm misinterpreted the notation to mean that the gas line was near the location of the generator.

Due to the possibility that the change order was due to an issue that might have reasonably been avoided by diligence on behalf of a third party, the committee members and legal counsel discussed the option of recommending board approval of the change order while reserving the right of any party to construe the contract and construction documents and consider recoupment of costs, should the Change Order be necessary due to an error by the contractor or engineer.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the proposed change order with McDonald Electric in the amount of \$27,700 for the Non-Bond Pecan Plaza Emergency Generator and Wiring and the Non-Bond Starr County Campus Buildings E & J Crisis Management Center Generator projects as presented and without waiving any rights of the College or any party to construe the contract and construction documents and consider recoupment of costs should this Change Order be necessary due to an error by the contractor or engineer. The motion carried.

Review and Recommend Action on Renewal of Lease Agreement with City of Edinburg

Approval of the renewal of the facility lease agreement with the City of Edinburg for use of the Edinburg Fire Department Training facility by South Texas College would be requested at the June 20, 2018 Board meeting.

Purpose

Authorization was requested to renew the current facility lease agreement for use by the fire science program.

Justification

The continuation of the lease of this facility was needed to continue to accommodate fire science programs being offered by South Texas College.

Background

At the November 24, 2015 Board meeting, the Board approved the initial facility lease agreement with the City of Edinburg for the period of September 1, 2015 to May 31, 2016 with the option to renew for three successive terms. The Board approved a renewal at the April 26, 2016 Board meeting, and at the February 28, 2017 Board meeting the Board approved to renew the lease until May 31, 2018. Staff from the fire science program expressed interest in continuing to lease this space. Staff recommended approval of the renewal of the facility lease agreement for use starting September 1, 2018 to May 31, 2019.

Facility	Initial Term	Optional Renewal Periods	Lease Cost
City of Edinburg	9/1/15 – 5/31/16	9/1/16-5/31/17 9/1/17-5/31/18 9/1/18-5/31/19	Up to \$13,000 per academic semester plus materials used

Funding Source

Funds for these expenditures were budgeted in the Facilities Lease budget for FY 2018-2019.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the renewal of the facility lease agreement with the City of Edinburg for use of the Edinburg Fire Department by South Texas College for the period of September 1, 2018 to May 31, 2019 as presented. The motion carried.

Update on Status of Non-Bond Construction Projects

The Facilities Planning and 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 were present to respond to questions and address concerns of the committee.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5: 17 p.m.

I certify that the foregoing are the true and correct minutes of the June 19, 2018 Facilities Committee Meeting of the South Texas College Board of Trustees.

Mr. Gary Gurwitz, Chair

**Review and Discussion on Projected Shortfall of 2013 Bond Construction
Program Budget**

As of July 5, 2018, the current total budget shortfall is estimated to be at \$1,965,204. This amount does not include the current remaining buyout savings, design and construction contingencies.

Broaddus & Associates has provided an updated summary of the current 2013 Bond Construction Program shortfall including the *projected* remaining savings. The projected shortfall with project savings, including remaining contingency balances, is estimated to be \$1,253,661.

Funding for any shortfall net of buyout savings and use of design and construction contingency will be covered by non-bond funds.

No action is requested.

2013 - Bond Program Shortfall Summary

Current Shortfall Less Contingency Balance	
<i>June Shortfall</i>	\$ (1,964,204)
Design Contingency Balance (June)	\$ 68,902
Owner's Contingency Balance (June)	\$ 166,641
<i>Current Shortfall Less Contingency Balances</i>	\$ (1,728,661)

Projected Savings	
Projected Miscellaneous Savings	\$ 475,000
<i>Projected Savings Total</i>	\$ 475,000

Shortfall With Projected Savings	
<i>Current Shortfall Less Contingency Balances</i>	\$ (1,728,661)
<i>Projected Savings Total</i>	\$ 475,000
	\$ (1,253,661)

Shortfall	
Shortfall With Projected Savings	\$ (1,253,661)

Executive Summary

	Original Bond Amount	\$	159,028,940
Mid Valley Campus Workforce Expansion - Amount Not Used			(2,105,495)
Starr County Campus Workforce Expansion - Amount Not Used			(1,910,011)
	Revised Amounts	\$	155,013,434

Construction Project Description	Total Project Cost Summary		
	Bond Total Cost	Ytd. Total Project Costs	Variance [Ytd. Total Project Costs to Bond Total Cost]
Pecan Campus			
North Academic Building	\$ 14,843,110	\$ 12,736,306	\$ 2,106,804
South Academic Building	\$ 9,454,426	\$ 8,342,266	\$ 1,112,160
STEM	\$ 13,103,319	\$ 13,073,198	\$ 30,121
Student Activities / Cafeteria "Student Union"	\$ 8,828,254	\$ 8,491,210	\$ 337,044
Thermal Plant Expansion	\$ 5,542,049	\$ 5,341,609	\$ 200,440
Parking & Site Improvements	\$ 2,490,261	\$ 2,977,555	\$ (487,294)
Subtotal	\$ 54,261,419	\$ 50,962,145	\$ 3,299,274
Nursing & Allied Health Campus			
Expansion for Nursing & Allied Health	\$ 21,773,439	\$ 20,417,090	\$ 1,356,349
Thermal Plant Expansion - Non Bond	\$ 601,877	\$ 817,697	\$ (215,820)
Parking & Site Improvements	\$ 1,717,717	\$ 2,421,537	\$ (703,820)
Subtotal	\$ 24,093,033	\$ 23,656,324	\$ 436,709
Technology Campus			
Expansion for Technical & Workforce	\$ 14,864,990	\$ 11,297,010	\$ 3,567,980
Parking & Site Improvements	\$ 905,324	\$ 1,689,237	\$ (783,913)
Subtotal	\$ 15,770,314	\$ 12,986,247	\$ 2,784,067
Mid Valley Campus			
Health Professional & Science Bldg.	\$ 17,277,682	\$ 17,628,628	\$ (350,946)
Expansion for Technical & Workforce	\$ 151,868	\$ 151,868	\$ -
Library Expansion	\$ 2,288,968	\$ 3,593,795	\$ (1,304,827)
Student Services Bldg. Expansion	\$ 4,114,228	\$ 4,948,473	\$ (834,245)
Thermal Plant Expansion	\$ 5,042,398	\$ 5,038,884	\$ 3,514
Parking & Site Improvements	\$ 2,796,035	\$ 2,742,367	\$ 53,668
Subtotal	\$ 31,671,179	\$ 34,104,016	\$ (2,432,837)
Starr County Campus			
Health Professions	\$ 11,267,182	\$ 11,374,535	\$ (107,353)
Workforce	\$ 141,972	\$ 141,972	\$ -
Library Building	\$ 3,732,378	\$ 4,426,898	\$ (694,520)
Student Services	\$ 1,162,522	\$ 1,464,619	\$ (302,097)
Student Activities	\$ 1,166,402	\$ 1,489,981	\$ (323,579)
Thermal Plant Expansion	\$ 4,938,772	\$ 4,518,232	\$ 420,540
Parking & Site Improvements	\$ 1,397,789	\$ 3,553,996	\$ (2,156,207)
Subtotal	\$ 23,807,017	\$ 26,970,234	\$ (3,163,217)
Regional Center for Public Safety Excellence			
Building	\$ 3,655,134	\$ 4,341,142	\$ (686,008)
Parking & Site Improvements	\$ 319,337	\$ 2,259,830	\$ (1,940,493)
Subtotal	\$ 3,974,471	\$ 6,600,972	\$ (2,626,501)
STC La Joya Higher Education			
STEM labs & Welding Lab	\$ 1,436,000	\$ 1,697,700	\$ (261,700)
Subtotal	\$ 1,436,000	\$ 1,697,700	\$ (261,700)

Total \$ 155,013,434 \$ 156,977,638 \$ (1,964,204)

Review and Recommend Action on the Contract Agreement Between South Texas College and Broaddus & Associates

The Facilities Committee will review and recommend action on the contract agreement between South Texas College and Broaddus & Associates.

Recommended Action

It is requested that the Facilities Committee recommend action on the contract agreement between South Texas College and Broaddus & Associates at the July 24, 2018 Board meeting.

Review and Recommend Action on Substantial Completion for the 2013 Bond Construction Regional Center for Public Safety Excellence Building

Approval of substantial completion for the following 2013 Bond Construction Regional Center for Public Safety Excellence Building project will be requested at the July 24, 2018 Board Meeting:

Project		Completion Recommended	Projected Completion
1.	2013 Bond Construction Regional Center for Public Safety Excellence Building Architect: PBK Architects Contractor: Noble Texas Builders	Substantial Completion Recommended	Week of July 9, 2018

Due to the rain events on June 20, 2018 and June 21, 2018, the construction schedule was delayed and Substantial Completion will not be achieved in time for the Facilities Committee meeting. Broaddus & Associates, PBK Architects, and College staff will visit the site and develop a construction punch list. As a result of the site visit and observation of the completed work at that time, the project is expected to be certified by the architect the week of July 9, 2018. A Certificate of Substantial Completion would then be issued. Substantial Completion at the projected date will have been accomplished within the time allowed in the Owner/Contractor agreement for this project.

Enclosed Documents

A copy of the Certificate of Substantial Completion will be provided for the July 24, 2018 Board meeting.

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the July 24, 2018 Board meeting, substantial completion of the 2013 Bond Construction Regional Center for Public Safety Excellence Building project as presented.

Review and Recommend Action on Substantial Completion for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements

Approval of substantial completion for the following 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements project will be requested at the July 24, 2018 Board Meeting:

Project		Completion Recommended	Projected Completion
1.	2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements Engineer: Dannenbaum Engineering Contractor: Noble Texas Builders	Substantial Completion Recommended	Week of July 9, 2018

Due to the rain events on June 20, 2018 and June 21, 2018, the construction schedule was delayed and Substantial Completion will not be achieved in time for the Facilities Committee meeting. Broaddus & Associates, Dannenbaum Engineering, and College staff will visit the site and develop a construction punch list. As a result of the site visit and observation of the completed work at that time, the project is expected to be certified by the engineer the week of July 9, 2018. A Certificate of Substantial Completion would then be issued. Substantial Completion at the projected date will have been accomplished within the time allowed in the Owner/Contractor agreement for this project.

Enclosed Documents

A copy of the Certificate of Substantial Completion will be provided for the July 24, 2018 Board meeting.

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the July 24, 2018 Board meeting, substantial completion of the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements project as presented.

Review and Action as Necessary on Facility Damages due to Recent Rain Events on June 20, 2018 and June 21, 2018

The report on the South Texas College district-wide facility damages due to the recent rain events on June 20, 2018 and June 21, 2018 will be reviewed and discussed at the July 10, 2018 Facilities Committee meeting, and approval of action as necessary will be requested at the July 24, 2018 Board meeting.

Purpose

The Facilities Committee will be asked to review and discuss the report on the facility damages due to the recent rain events on June 20, 2018 and June 21, 2018. Authorization will be requested for action as necessary.

Justification

The report will provide an update describing the rain events, descriptions of the damages to the facilities, the status of the current remediation, the estimated costs of the repairs, and a timeline for completion of the repairs.

Background

On June 20, 2018 and June 21, 2018, there were severe rain events across the Rio Grande Valley that caused widespread flooding. As a result of the flooding, the College closed campuses on the following days:

- Wednesday June 20, 2018
 - Mid Valley and Technology Campuses – due to flooding in city/county streets and roadways
- Thursday June 21, 2018
 - All campuses - due to flooding in city/county streets and roadways
- Friday June 22, 2018
 - Technology Campus - due to flooding - Ware Road and Military Highway

Existing Buildings

Existing buildings on all campuses received minor leaks from roof drains, windows and exterior doors and the Facilities Operations and Maintenance Department addressed each area by removing any water in timely manner. The Facilities Operations and Maintenance Department are in the process of removing and installing weather stripping around exterior doors and roof top units for the existing buildings. In addition, third party vendors have been contacted to inspect and repair roof drains and windows throughout the college district.

2013 Construction Bond Buildings

The Facilities Operations and Maintenance Department has submitted warranty requests to each of the Construction Management at Risk Contractors to inspect and repair all identified leaks for the 2013 Bond Construction Buildings.

Flooding

All campuses had reports of flooding in parking lots and roadway. All buildings, district wide, did not have any flooding except for the Mid Valley Campus Center for Learning Excellence Building A.

The Facilities Operations and Maintenance Department contacted Blackmon Mooring, a BuyBoard Water Damage and Mold Restoration vendor, to inspect the building and determined the entire building had high moisture levels due to flooding. Facilities Operations and Maintenance Department approved the authorization to secure the services and requested that water damages restoration begin immediately of the Mid Valley Campus Center for Learning Excellence Building A.

Due to this emergency, Blackmon Mooring mobilized their team and began removing drywall (two feet from the floor) and carpet on Friday afternoon, June 22, 2018. Dehumidifying and specialized equipment were placed in each room of the building to remove moisture beginning on Saturday, June 23, 2018 through Tuesday, June 26, 2018.

All water damaged debris was removed by Thursday, June 28, 2018.

College staff has requested quotes from Noble Texas Builders, Tri-Gen Construction, LLC, and SpawGlass for the rebuild of the damaged area at the Mid Valley Campus Center for Learning Excellence Building A. Based on the quotes received, the College has selected Tri-Gen Construction, LLC to perform the rebuild scope. The rebuild scope will be of the following:

- Install R-19 wall insulation
- Install drywall in all rooms
- Tape, float, and texture all walls
- Paint all rooms from floor to ceiling

The College will be requesting quotes for replacing carpeting and cove base in each room. Installation will begin once the rebuild of drywall and painting has been completed.

Once the carpet and cove base has been installed, the Facilities Operations and Maintenance Department will install all furniture that was removed due to the restoration. The computers in each of the labs and offices will be installed by the Information Technology Department.

Insurance Coverage

The College notified Montalvo Insurance Agency, property and flood insurance carrier, on Saturday, June 23, 2018 of the flooding event and their adjuster inspected the building on Wednesday, June 27, 2018.

The deductible cost for the Mid Valley Campus Center for Learning Excellence Building A was not confirmed at the time the packet was published. The Committee will be updated with the deductible amount at the Facilities Committee meeting.

Areas affected

- Mid Valley Campus Center for Learning Excellence Building A – All classrooms, computer labs, and offices. Items to be repaired within these areas include walls, flooring, painting, and insulation.

Estimated costs:

Type of Work	Vendor	Cost
Water Damage Mitigation	Blackmon Mooring	\$90,802.99
Rebuild	Tri-Gen Construction, LLC	42,644.00
Carpet and Cove Base	TBD	TBD
	Total	TBD

Proposed timeline for completion of the repairs:

- July 31, 2018

Funding Source

Funds are available in the FY 2017 – 2018 Renewal & Replacement budget.

Enclosed Documents

Enclosed is the report detailing the damages, costs, repairs, and timeline.

Presenters

George McCaleb, Director of Facilities Maintenance and Operations, will be present at the Facilities Committee meeting to answer any questions from the Committee.

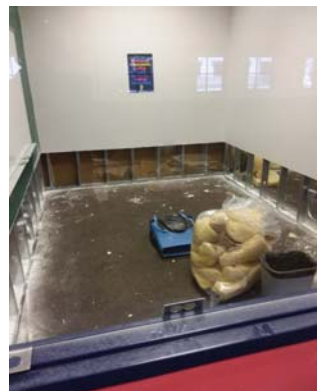
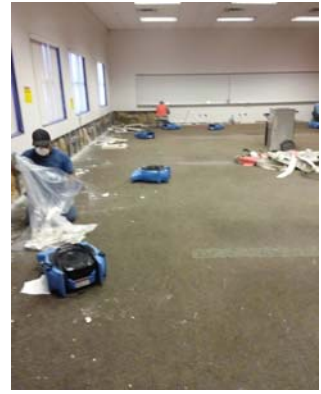
Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the July 24, 2018 Board meeting, action as necessary regarding the water damages due to the recent rain events on June 20, 2018 and June 21, 2018 as presented.

June 2018 Water Damage Report
Major Flood Water Damages by Campus

Campus	Letter	Building	Location	Type of Leak	Major or Minor	Contractor's Warranty Request	STC Work Order	Status
Mid Valley	A	Center for Learning Excellence	Entire Building	Flood	Major		Yes	Blackmon Mooring Restoration removed carpet and drywall two feet from floor and dehumidified entire building

Mid Valley Campus Building A
Major Water Damages
June 20, 2018



June 23, 2018 - FOM began the process of making 2 to 4 foot flood cuts in the Student Success Center, Open Computer Lab, Instructional Computer Lab, and Offices adjacent to the Student Success Center. Also, removed all baseboards throughout the building and will remove carpentering the next day.

June 2018 Water Damage Report
Pecan Campus
Additional Minor Damages

Campus	Letter	Building	Location	Type of Leak	Major or Minor	Contractor's Warranty Request	STC Work Order	Status
Pecan	A	Administration	138	Roof Drain	Minor		Yes	Contact Roofing Vendor
Pecan	X	Administration	141 156	Roof Drain Roof Drain	Minor Minor		Yes Yes	Contact Roofing Vendor Contact Roofing Vendor
Pecan	B	Art	102 106A 115 113	Roof Drain Roof Drain Exterior Door Exterior Door	Minor Minor Minor Minor		Yes Yes Yes Yes	Contact Roofing Vendor Contact Roofing Vendor Install New Weather Stripping Install New Weather Stripping
Pecan	C	Center for Learning Excellence	109 111 116	Exterior Brick Wall Roof Drain Exterior Brick Wall	Minor Minor Minor		Yes Yes Yes	Maintenance Team will investigate Contact Roofing Vendor Maintenance Team will investigate
Pecan	E	Physical Plant	126	Window	Minor	Yes		Submitted to D. Wilson Construction
Pecan	F	Library	129 130 105 106 158 209 229	Exterior Door Exterior Brick Wall Exterior Brick Wall Exterior Brick Wall Exterior Brick Wall Roof Exhaust Fan Window	Minor Minor Minor Minor Minor Minor Minor		Yes Yes Yes Yes Yes Yes Yes	Install New Weather Stripping Maintenance Team will investigate Maintenance Team will investigate Maintenance Team will investigate Maintenance Team will investigate Maintenance Team will investigate Contact Glass Window Vendor
Pecan	G	Business and Sciences	105 211 213 219 222 224 225 226	Window Roof Top A/C Unit Roof Top A/C Unit Roof Top A/C Unit Roof Top A/C Unit Roof Top A/C Unit Roof Top A/C Unit Window	Minor Minor Minor Minor Minor Minor Minor Minor		Yes Yes Yes Yes Yes Yes Yes Yes	Contact Glass Window Vendor Install A/C Weather Stripping Install A/C Weather Stripping Install A/C Weather Stripping Install A/C Weather Stripping Install A/C Weather Stripping Install A/C Weather Stripping Contact Glass Window Vendor
Pecan	H	Student Activities	141 241	Roof Top A/C Unit Roof Top A/C Unit	Minor Minor		Yes Yes	Install A/C Weather Stripping Install A/C Weather Stripping

June 2018 Water Damage Report
Pecan Campus
Additional Minor Damages

Campus	Letter	Building	Location	Type of Leak	Major or Minor	Contractor's Warranty Request	STC Work Order	Status
Pecan	J	South Academic	2.1402	Window	Minor		Yes	Contact Glass Window Vendor
			2.306	Window	Minor		Yes	Contact Glass Window Vendor
			3.208	Roof Drain	Minor		Yes	Contact Roofing Vendor
			3.806	Roof Drain	Minor		Yes	Contact Roofing Vendor
Pecan	J	South Academic	2.204	Roof Drain	Minor		Yes	Garland Roofing Representative conducted an Inspection and will have the drain replaced
Pecan	K	Student Services	2.4000	Roof Exhaust Unit	Minor		Yes	Maintenance Team will investigate
Pecan	L	Cooper Center	160	Window	Minor		Yes	Contact Glass Window Vendor
Pecan	M	Information Technology	101	Window	Minor		Yes	Contact Glass Window Vendor
			206	Roof Exhaust Unit	Minor		Yes	Maintenance Team will investigate
Pecan	P	North Academic	1.112	Window Leak	Minor	Yes		Submitted to D. Wilson Construction
			1.114	Window Leak	Minor	Yes		Submitted to D. Wilson Construction
			1.135	Window Leak	Minor	Yes		Submitted to D. Wilson Construction
			1.146	Window Leak	Minor	Yes		Submitted to D. Wilson Construction
			1.150	Window Leak	Minor	Yes		Submitted to D. Wilson Construction
			2.114	Window Leak	Minor	Yes		Submitted to D. Wilson Construction
			2.146	Window Leak	Minor	Yes		Submitted to D. Wilson Construction
			2.150	Window Leak	Minor	Yes		Submitted to D. Wilson Construction
			2.153	Window Leak	Minor	Yes		Submitted to D. Wilson Construction
			3.110	Window Leak	Minor	Yes		Submitted to D. Wilson Construction
Pecan	T	Social Sciences	2.118	Window Leak	Minor		Yes	Contact Glass Window Vendor
Pecan	U	Student Union	1.003	Door Leak	Minor	Yes		Submitted to D. Wilson Construction
			2.11	Roof Door Leak	Minor	Yes		Submitted to D. Wilson Construction
			2.101	Exterior Brick Wall	Minor	Yes		Submitted to D. Wilson Construction
Pecan	V	STEM	2.101	Roof Top A/C Unit	Minor	Yes		Submitted to D. Wilson Construction
			2.101B	Roof Exhaust Unit	Major	Yes		Submitted to D. Wilson Construction
			2.204	Roof Top A/C Unit	Minor	Yes		Submitted to D. Wilson Construction
			2.800	Window Leak	Minor	Yes		Submitted to D. Wilson Construction
Pecan	Y	General Academic	2.207	Window Leak	Minor	Yes		Submitted to D. Wilson Construction

June 2018 Water Damage Report
Mid Valley Campus
Additional Minor Damages

Campus	Letter	Building	Location	Type of Leak	Major or Minor	Contractor's Warranty Request	STC Work Order	Status
Mid Valley	D	Workforce	147	Exterior Door	Minor		Yes	Install Weather Stripping
Mid Valley	E	Library (Existing)	1.326	Roof Top A/C Unit	Minor		Yes	Install A/C Weather Stripping
Mid Valley	F	Student Union (Existing)	135	Roof Top A/C Unit	Minor		Yes	Install A/C Weather Stripping
Mid Valley	G	North Academic	East Entrance	Exterior Door	Minor		Yes	Install Weather Stripping
			226	Roof Exhaust Unit	Minor		Yes	Install A/C Weather Stripping
			261	Roof Exhaust Unit			Yre	Install A/C Weather Stripping
Mid Valley	H	South Academic	North Entrance	Exterior Door	Minor		Yes	Install Weather Stripping
Mid Valley	K	Health Professions	2.503	Roof Exhaust Unit	Minor	Yes		Submitted to Skanska USA
			2.504	Roof Exhaust Unit	Minor	Yes		Submitted to Skanska USA

June 2018 Water Damage Report

NAH Campus

Additional Minor Damages

Campus	Letter	Building	Location	Type of Leak	Major or Minor	Contractor's		STC Work Order	Status
						Warranty Request			
NAH	A	East	Old Library	Window	Minor			Yes	Contact Glass Window Vendor
				221 Window	Minor			Yes	Contact Glass Window Vendor
				Window	Minor			Yes	Contact Glass Window Vendor
			401 Window	Window	Minor			Yes	Contact Glass Window Vendor
NAH	B	West	1.401 Window	Window	Minor	Yes			Submitted to D. Wilson Construction
			3.311 Window	Window	Minor	Yes			Submitted to D. Wilson Construction
			3.316 Window	Window	Minor	Yes			Submitted to D. Wilson Construction
			3.501 Window	Window	Minor	Yes			Submitted to D. Wilson Construction

June 2018 Water Damage Report
Tech Campus
Additional Minor Damages

Campus	Letter	Building	Location	Type of Leak	Major or Minor	Contractor's Warranty Request	STC Work Order	Status
Technology A		Emerging Technologies	East Entrance	Exterior Door	Minor		Yes	Install New Weather Stripping
			South Entrance	Exterior Door	Minor		Yes	Install New Weather Stripping
			West Entrance	Exterior Door	Minor		Yes	Install New Weather Stripping
Technology B		ADVANCED TECHNICAL CAREERS	North Entrance	Exterior Door	Minor		Yes	Install New Weather Stripping
Technology E		INSTITUTE FOR ADVANCED MANUFACTURING	East Entrance	Exterior Door	Minor	Yes		Submitted to ECON
			Main Lobby 1.110	Roof Drains	Minor	Yes		Submitted to ECON and Garland Roofing
			Welding Area 1.415	Roof Exhaust Fans	Minor	Yes		Submitted to ECON and Garland Roofing

June 2018 Water Damage Report
Tech Campus
Additional Minor Damages

Campus	Letter	Building	Location	Type of Leak	Major or Minor	Contractor's Warranty Request	STC Work Order	Status
Technology A		Emerging Technologies	East Entrance	Exterior Door	Minor		Yes	Install New Weather Stripping
			South Entrance	Exterior Door	Minor		Yes	Install New Weather Stripping
			West Entrance	Exterior Door	Minor		Yes	Install New Weather Stripping
Technology B		ADVANCED TECHNICAL CAREERS	North Entrance	Exterior Door	Minor		Yes	Install New Weather Stripping
Technology E		INSTITUTE FOR ADVANCED MANUFACTURING	East Entrance	Exterior Door	Minor	Yes		Submitted to ECON
			Main Lobby 1.110	Roof Drains	Minor	Yes		Submitted to ECON and Garland Roofing
			Welding Area 1.415	Roof Exhaust Fans	Minor	Yes		Submitted to ECON and Garland Roofing

June 2018 Water Damage Report
Starr County Campus
Additional Minor Damages

Campus	Letter	Building	Location	Type of Leak	Major or Minor	Contractor's Warranty Request	STC Work Order	Status
Starr	B	Center for Learning Excellence	208	Roof Drain	Minor		Yes	Contact Roofing Vendor
			209	Roof Drain	Minor		Yes	Contact Roofing Vendor
Starr	E	South Academic	1.516	Exterior Brick Wall	Minor		Yes	Maintenance Team will investigate
			2.202	Roof Drain	Minor		Yes	Contact Roofing Vendor
			2.404	Roof Drain	Minor		Yes	Contact Roofing Vendor
			2.416	Window Leak	Minor		Yes	Contact Glass Window Vendor
			Northwest Entrance	Exterior Door	Minor		Yes	Install New Weather Stripping
Starr	G	Student Activities	West Entrance	Exterior Door	Minor	Yes		Submitted to D. Wilson Construction
Starr	J	Rural Technology Center	South Entrance 101 105 110	Exterior Door	Minor		Yes	Install New Weather Stripping
				Window Leak	Minor		Yes	Contact Glass Vendor
				Window Leak	Minor		Yes	Contact Glass Vendor
				Window Leak	Minor		Yes	Contact Glass Vendor
Starr	L	Health Professions	2.104	Roof Exhaust Unit	Minor	Yes		Submitted to D. Wilson Construction
			2.208	Roof Exhaust Unit	Minor	Yes		Submitted to D. Wilson Construction
			2.304	Roof Exhaust Unit	Minor	Yes		Submitted to D. Wilson Construction
			2.308	Roof Exhaust Unit	Minor	Yes		Submitted to D. Wilson Construction

Review and Recommend Action on Contracting Architectural Services for the Pecan Campus Buildings D and H Renovation

Approval to contract architect design services to prepare plans for the Pecan Campus Buildings D and H Renovation project will be requested at the July 24, 2018 Board meeting.

Purpose

Architectural design services are necessary for design and construction administration services for the Pecan Campus Buildings D and H Renovation project. The design scope of work includes, but is not limited to design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

Justification

The proposed Pecan Campus Buildings D and H Renovation project is needed to renovate the existing office spaces in Building D and to renovate the existing cafeteria in Building H for use by the Culinary Arts Department.

Background

On May 29, 2018, South Texas College began soliciting for architectural design services for the purpose of selecting a firm to prepare the necessary plans and specifications for the Pecan Campus Buildings D and H Renovation project. A total of twenty-four (24) firms received a copy of the RFQ and a total of eleven (11) firms submitted their responses on June 14, 2018.

Funding Source

Funds for these expenditures are budgeted and available in the unexpended construction budget for FY 2017-2018.

Reviewers

The Requests for Qualifications have been reviewed by staff from the Facilities Planning and Construction, Operations and Maintenance, and Purchasing departments.

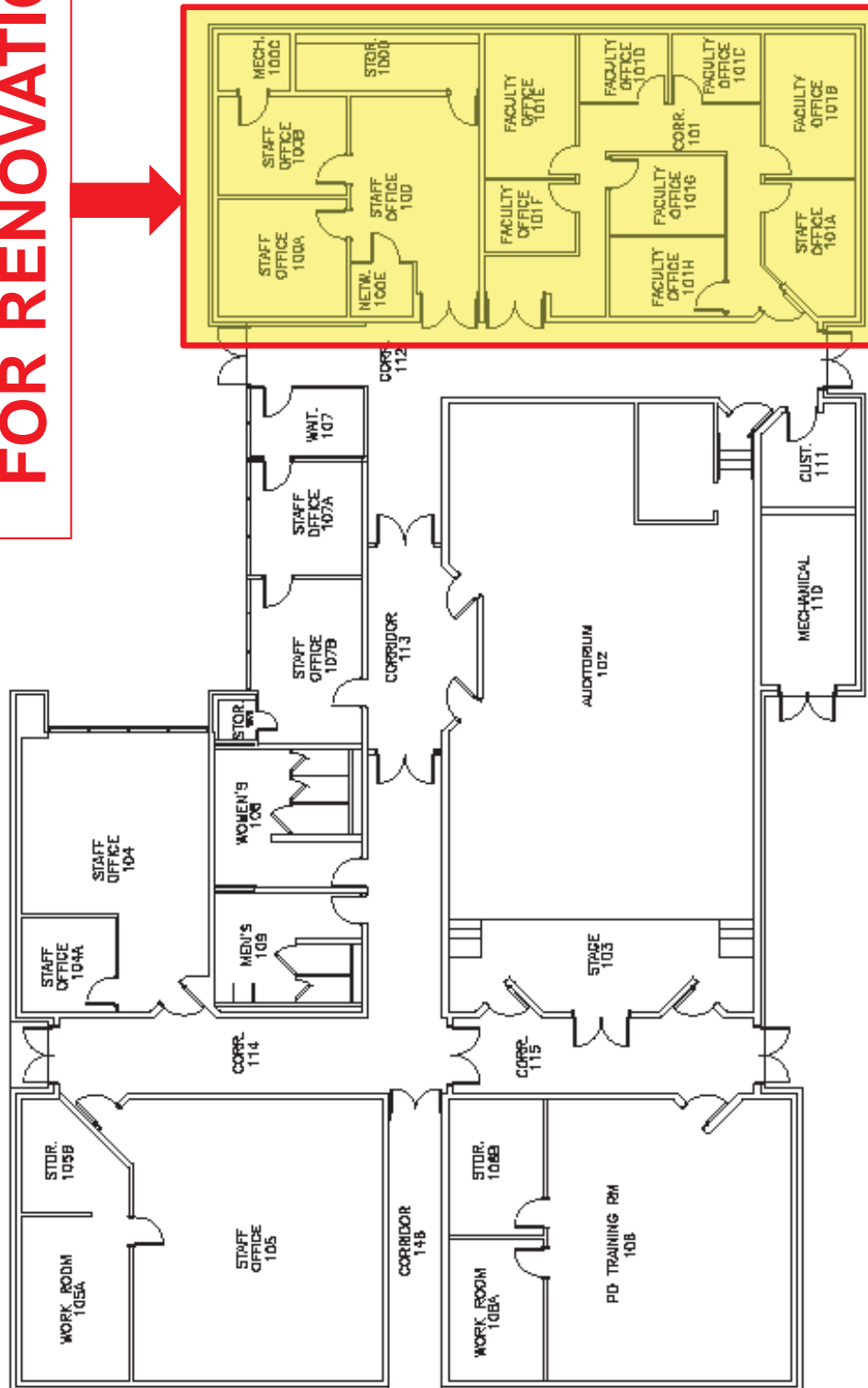
Enclosed Documents

Site plans indicating the areas of the proposed renovations are enclosed. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

Recommended Action

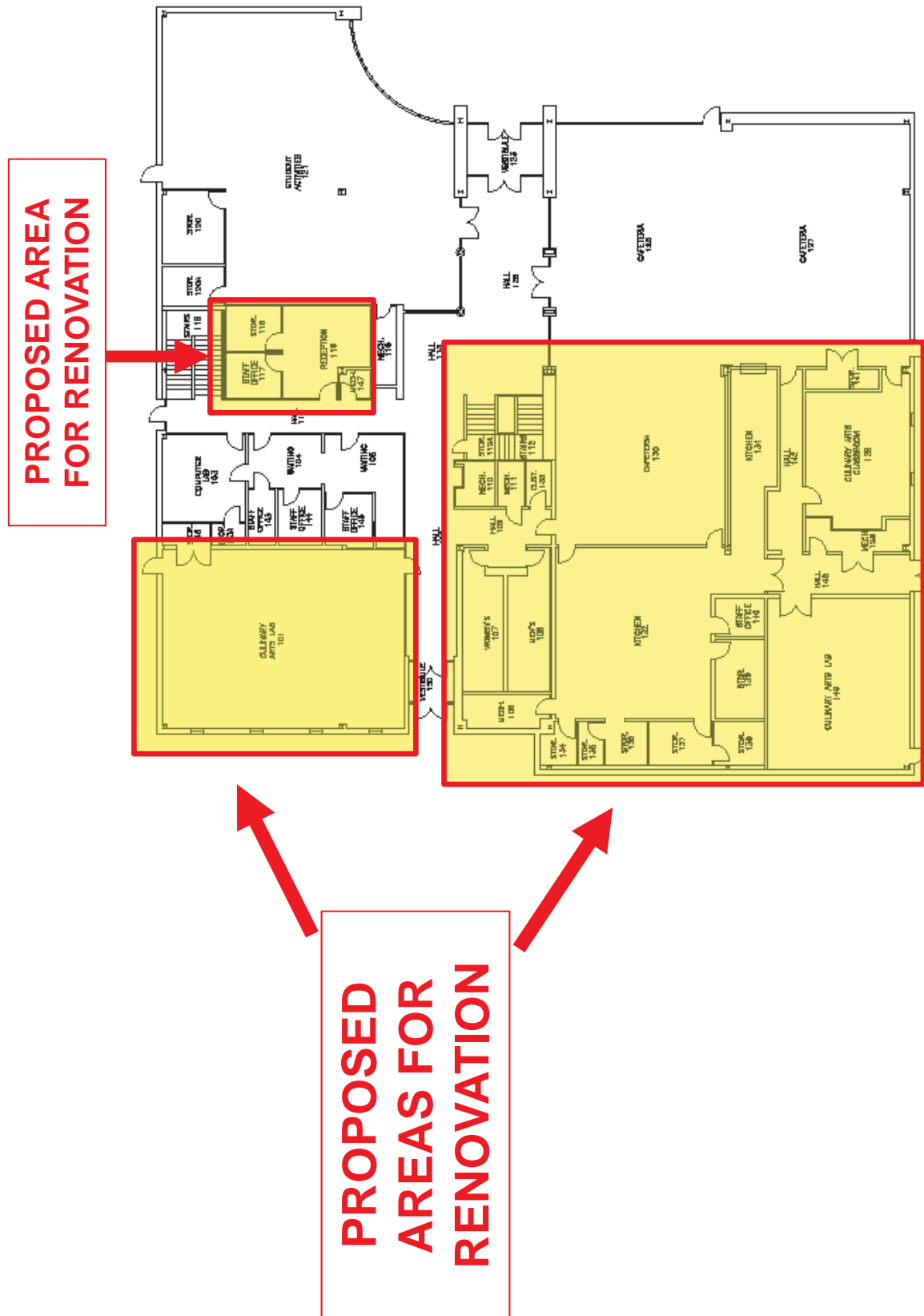
It is requested that the Facilities Committee recommend for Board approval at the July 24, 2018 Board meeting, the contracting of architectural design services with EGV Architects, Inc. for preparation of plans and specifications for the Pecan Campus Buildings D and H Renovation project as presented.

PROPOSED AREA FOR RENOVATION



PECAN CAMPUS
BLDG. D

PECAN CAMPUS
BLDG. H FIRST FLOOR



**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - PECAN CAMPUS BUILDINGS D & H RENOVATION
PROJECT NO. 17-18-1044**

VENDOR	Alvarado Architects & Associates, Inc.	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.	goERO International, LLC/ dba ERO Architects	Gignac & Associates, LLP.	Minet Architectural Services, PLLC.
ADDRESS	307 S Main St Donna, TX 78537	3301 N McColl Rd McAllen, TX 78501	220 S Bridge St Hidalgo, TX 78557	300 S 8th St McAllen, TX 78501	3700 N 10th St McAllen, TX 78504	608 S 12th St McAllen, TX 78501
CITY/STATE/ZIP	Donna, TX 78537	McAllen, TX 78501	Hidalgo, TX 78557	McAllen, TX 78501	McAllen, TX 78504	McAllen, TX 78501
PHONE	956-464-8258	956-630-9494	956-843-2987	956-655-4655	956-686-0100	956-688-5656
FAX		956-630-2058			956-622-7313	
CONTACT	Erasmo Eli Alvarado III	Danny Boultinghouse	Eduardo G. Vela	Eli R. Ochoa	Raymond Gignac	Rodolfo R. Molina, Jr.
3.1 Statement of Interest						
3.1.1 Statement of Interest for Project	Indicated they are committed to establishing a long term partnership. Pointed out that their team members have prior experience working in South Texas and know all the opportunities and challenges of designing and building a project in this region.	Stated that firm has provided numerous renovation services to the STC Pecan Campus for over 18 Years and will continue to provide the same immediate and thorough response to the STC needs.	The firm emphasized their quality control program in their projects. They indicated that they are immediately available to perform design needs for the college.	Firm listed previous renovation projects they have worked on for STC and look forward to serving the college again.	Pointed out their expertise with state-of-the-art educational spaces. Indicated that sustainable design is a regular practice for the firm.	The company pointed out their experience working with the college and indicated that the company specializes in renovation projects.
3.1.2 History and Statistics of Firm	- Firm founded in 1991 - Pointed out 25+ years of experience	- Firm established in 1990 - 600+ successful projects and 85% repeat client rate - Three registered architects	- Established in 1994 - Specializes in educational facilities	- Created in 2001 - Headquartered in McAllen, TX - Professional staff of 26 includes 2 licensed architects and 4 licensed engineers	- Offices in Corpus Christi, Harlingen and McAllen - Established in 1988 - Show a total staff of 20 in organization chart	- Established in 2000 - Pointed out experience in educational design. - Pointed out the 33+ years experience of principal
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated that firm offers multiple services within a single source, which allows increased flexibility to react quickly to a variety of options and considerations.	Enumerated the different services provided by the firm, such as programming, space planning, model making, site selection master planning, etc.	Did not specifically address this item of information. They provided a general statement of the firm's qualifications.	Presented the following aspects of the firm's experience: - Collaborative/Holistic Approach - Higher Education Experience - Cultural Design - Problem-Solving Design - Technical Accuracy and Speed	Pointed out the firm's experience with educational facilities. Cited the firm's design of facilities in the Rio Grande Valley and their familiarity with geotechnical and civil engineering firms and their understanding of local codes and ordinances.	Firm listed the following items: - Prior Experience with STC Renovations of Functioning Buildings - BIM Experience - Budget Conscious - "More Attentive Service"
3.1.4 Statement of Availability and Commitment	Indicated their team is ready to begin work on the project immediately and ready to provide the proposed staff within this timeline and any other resources necessary to perform architectural services to this Project.	Indicated their availability and commitment to the project. Stated that two of their principals would be involved with the project until completed.	Stated that they are available for any planning and design work for South Texas College.	Indicated all key principles and staff are available and committed to lead and manage the proposed STC projects.	Stated that they will commit the work force necessary to complete project within the designated schedule.	State that they do not pursue projects unless certain of capabilities to produce on or ahead of schedule. Indicated that staff are immediately available for the project.
3.2 Prime Firm						
3.2.1 Resumes of Principals and Key Members	Included resumes for the following: - Erasmo D. Alvarado, Jr - President - Erasmo Eli Alvarado, III - Vice-President - Pedro G. Ayala - Associate - Mario Garza, Jr - Project Manager	Included resumes for the following: - Robert S. Simpson, Principal Architect - John Gates, Architect	Included resumes for the following: - Eduardo G. Vela, President/Registered Architect - Alejandra Mina, Senior Project Manager - Rebecca Acuña, Project Manager - Ramiro E. Ramos, Project Manager - Yahaira N. Davila, Project Manager	Included resumes for the following: - Eli R. Ochoa, Project Architect - Maria O. Scary, Project Manager - Gabriel H. Herrera, Associate Architect - Roberto Pineda, Design & Visualization - Jose L. Rios, Associate Architect - Manuel Zamora, Associate Architect - Sergio Castillo, BIM Specialist - Jerry Garcia, Manager	Included resumes for the following staff: - Raymond Gignac, Principal-In-Charge/Project Director - Rolando Garza, Architectural Design Manager - Carolyn James, Interior Designer - Nicholas Gignac, Associate AIA - Juan Mijaca, Project Manager - Richard Tagle, Construction Manager - David Magda, Construction Manager - Ann Salas-Lukso, Architectural Associate	Included resumes for the following staff: - Rodolfo R. Molina, Jr. - President
3.2.2 Project Assignments and Lines of Authority	Lines of authority and assignments within firm are shown in an organization chart that includes ten staff members.	Lines of authority and assignments within firm are shown in an organization chart that includes ten staff members.	Listed key personnel for projects in order of authority and their titles. Indicated that they adjust staff to different lines of duty depending on specific project needs.	Duties and time assignments for each staff member were included.	Lines of authority and project assignments were shown in organization chart.	Listed four staff, including the president, who will be involved. Pointed out a range in time commitment by each staff member, but the range varied widely.
3.2.3 Prime Firm proximity and meeting availability	Firm is located in Donna, TX which is only 20 minutes away from the STC Campus.	Indicated that their local presence give them the opportunity to respond in a timely many to any planned or unexpected meetings with STC.	Firm is local located in Hidalgo, Texas. Indicated that their proximity has allowed them to immediately meet to resolve any unforeseen circumstances.	Indicated that the firm is 2.6 miles away from the Pecan Campus.	Indicated they are located in McAllen, TX a 10 minute drive from STC campus and will be very accessible for meeting throughout the entire project.	Indicated that the firm is approximately 8 minutes from the Pecan Campus.
3.2.5 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	Indicated that the firm is not involved in any litigation.	Firm did not address this item.	Indicated that firm has not been involved in litigation disputes.	Indicated that the firm is not involved in any litigation.	Currently, involved in one case, but indicated it will not affect ability to provide services to STC.	Indicated that the firm is not involved in any litigation.
3.3 Project Team						
3.3.1 Organization chart with Role of Prime Firm and each consultants firm	Included organization chart which showed the following consultants: - M Garcia Engineering - Chanin Engineering - Jones-DBR	Included organization chart which showed the following consultants: - Half Associates - MEP - Chanin Engineering - Structural	Included organizational chart showing prime firm and the following consultants: - Chanin Engineering - Structural - Trinity MEP Engineering - MEP - FCA Design Inc.	Included organizational chart showing the prime firm and the following consultants: - Perez Consulting Engineers - Half Associates, Inc.	Included organization chart showing prime firm and the following consultants: - Tercon - Geotechnical Engineering - Chanin Engineering - Structural - Sigma - MEP - Melden & Hunt - Civil - Foodservice Design Pros - Kitchen & Culinary Consultant Owner	Included organizational chart showing prime firm and the following consultants: - DBR Engineering - MEP Engineer - Solorio, Inc. - Structural Engineer - Civil Engineer - As designated by Owner
3.3.2 Organizational chart with roles of the prime firm(s) and each specialized consultant(s)	Included organizational chart and one sub-consultant (Cosper & Associates).	Included organization chart showing prime firm and subconsultants.	Included organization chart showing prime firm and subconsultants.	Included organization chart showing prime firm and subconsultants.	Included organization chart showing prime firm and subconsultants.	Included organization chart showing prime firm and subconsultants.
3.4 Representative Projects						
3.4.1 Minimum of 5 projects firm has worked on	- Taft ISD - Taft High School Roof and HVAC (1,216,099) - Mission CISD - Tom Landry Hall of Fame Stadium Renovations (\$7,463,000) - Mercedes CISD - CNP Kitchen and Warehouse Addition (\$1,736,590) - Mission CISD - Mission High School Renovations (\$24,000,000) - Donna ISD - Donna North High School (\$52,124,890)	- City of McAllen - McAllen Public Library and Dewey Park Trails (\$14,300,000) - UTRGV - Haggard Building Renovation (\$2,200,000) - STC - Auditorium Remodel (\$565,802) - STC - 2501 Pecan Plaza Renovation (\$2,026,926) - UTRGV - Ames Building Renovation (\$2,727,000)	- Mission CISD - Mission Collegiate High School (\$13,626,000) - Roma ISD - Anna S Canavan Elementary School (\$14,495,610) - PSIA ISD - New Garza-Peña Elementary School (\$12,446,800) - City of Hidalgo - Rio Grande Valley Border Security and Technology Training Center (\$1,866,905) - Mission CISD - Waitz Elementary School New Cafeteria & Kitchen (\$2,404,500)	- South Texas College- Nursing and Allied Health Professions Expansion Phase 1 (\$16,037,087) - South Texas College- Repurposing of Mid Valley Campus Building C into new Health Professions Labs, instructional space and Monitoring rooms (\$2,020,012) - UTRGV- Repurposing the UTRGV Edinburg Campus bookstore into a new School for Social Work and Occupational Therapy (\$2,289,490) - Seguin ISD - Repurposing of the Seguin HS 9th Grade Center into Administrative spaces, student services and a cafeteria (\$81,850,065) - Houston ISD - Repurposing of the main Stephen F. Austin HS building into 21st Century labs, research and CTE learning spaces for Houston ISD (\$79,590,679)	- Del Mar College - Emerging Technology Expansion (\$8 million) - Robstown ISD - High School Additions & Renovations (\$11.3 million) - University of Texas - Bay Education Center & Laboratory (\$1.2 million) - La Joya ISD - Juarez Lincoln High School & Technology Labs (\$57.3 million) - Corpus Christi ISD - Veterans Memorial High School with Science and C.A.T.E Labs & Kitchen (\$93,204,494)	- Texas State Technical College- Engineering Center - Phase II - (\$3,400,000) - PSIA ISD - Daniel Ramirez Elementary School (\$12,747,800) - Edinburg CISD - Robert Vela HS - New Science Wing Addition & Renovations - (\$9,727,637) - Brooks County ISD - Fallharris High School - Phase I & II Renovations (\$9,958,322) - Edinburg CISD - Barrientes MS - Fine Arts Addition (\$3,752,899)
3.5 References						
3.5.1 References for five projects	- Taft ISD - Weslaco ISD - Mission CISD - Donna ISD - Mercedes ISD - Brownsville ISD	- University of Texas Pan American - City of McAllen	- PSIA ISD - Mission CISD - Roma ISD - Hidalgo ISD - City of Hidalgo	- UTRGV - Texas State Technical College - Seguin ISD - Houston ISD - Harlingen CISD	- Del Mar College - City of Corpus Christi - PSIA ISD - Corpus Christi ISD - La Joya ISD	- Brooks County ISD - Edinburg CISD - Pharr-San Juan-Alamo ISD - Texas State Technical College
3.6 Project Execution						
3.6.1 Willingness and ability to expedite services. Ability to supplement production.	Stated that they have implemented step by-step procedures to ensure a project stays on schedule. Will work closely with Owner to ensure project timelines are met. Will supplement production capability to meet schedule demands, if necessary.	Returned the availability of the firm's staff and their commitment of whatever resources needed to fulfill work obligations.	Stated their process of "architecture-by-team" approach in which client, architect and consultants to exchange ideas and all work together to establish goals for the project. Stated that they will acquire additional help as necessary to ensure on time delivery of project.	Indicated willingness and ability to expedite services and construction administration for projects. Stated their extensive experience in accelerating project schedules to meet school year calendars and minimize the time students are exposed to construction.	Indicated they are willing and able to expedite design services and construction administration. Provided very detailed project approach process and part of it addresses timely completion of project.	Stated their ability to complete projects on short timelines. Indicated they have completed most of their larger projects and are ready for a new design challenge.
Total Evaluation Points	549.4	554.8	565.80	561.00	558.6	549.4
Ranking	9	6	1	3	4	9

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - PECAN CAMPUS BUILDINGS D & H RENOVATION
PROJECT NO. 17-18-1044**

VENDOR	Negrete & Kolar Architects, LLP.	PBK Architects, Inc.	Rike Ogen Figueroa Alex Architects, Inc.	Sam Garcia Architect, LLC.	The Warren Group Architects, Inc.
ADDRESS	204 E Stubbs St Edinburg, TX 78539	3900 N 10th St Ste 810 McAllen, TX 78501	1007 Walnut Ave McAllen, TX 78501	200 S 10th St Ste 1602 McAllen, TX 78501	1801 S 2nd St Ste 330 McAllen, TX 78503
CITY/STATE/ZIP	Edinburg, TX 78539	McAllen, TX 78501	McAllen, TX 78501	McAllen, TX 78501	McAllen, TX 78503
PHONE	512-461-8810	210-854-0241	956-686-7771	956-631-8227	956-994-1900
FAX					
CONTACT	David Negrete	Cliff Whittingstall	Luis A. Figueroa	Sam Garcia	Laura N. Warren
3.1 Statement of Interest					
3.1.1 Statement of Interest for Project	Indicated that over 60% of the firm's work has been in "transforming, modernizing, rehabilitation, or adding to existing facilities and office space."	Indicated that of more than 200 projects in the last five years, 70% were renovation projects. Pointed to programming and design of 25 culinary art spaces for educational clients.	The firm cited the previous work they have provided for STC and stated their confidence in the ability to continue providing excellent service.	Indicated they are looking forward to have the opportunity to work closely with STC and show you their firm's capabilities. Stated they are available and well-qualified for this project.	Pointed to the current work being provided to STC and welcome the opportunity to continue providing services.
3.1.2 History and Statistics of Firm	- Offices in Austin and Edinburg - Principal has 30+ years experience - Established in 2003	- Established in 1981 - 11 offices across Texas and Louisiana, including McAllen - 400+ Full-Time professionals	- Established in 1949 in McAllen - Maintain offices in McAllen	- Founded in 2013 - Based in McAllen, TX	- Established in 2004 - Offices in McAllen and Austin - Recognized as "Top 5 Small Businesses of 2013" by McAllen Chamber of Commerce
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Pointed out the collaboration with Half Associates for 18 years in building conversions.	Reiterated that 70% of projects have been in renovations and the majority have been for education clients.	Cited the firm's familiarity with food service programs and equipment by providing these types of facilities in schools for over 70 years.	Pointed out the wide array of design professionals within firm and their extensive experience in renovation projects.	Indicated that the firm is known state-wide for educational and research facility design.
3.1.4 Statement of Availability and Commitment	Indicated that the firm will commit to having the staff available according to the schedules determined.	Indicated that timing of project is ideal for their schedule. Stated their commitment of necessary time and resources for the project.	Indicated the immediate availability to provide services and the active participation by the key team members of the firm.	Indicated they are ready and available to execute assignments associated with the project and commit to the timely execution of this project.	Indicated their commitment to allocate the best members of the staff to STC projects.
3.2 Prime Firm					
3.2.1 Resumes of Principals and Key Members	Included resumes for the following staff: - David N. Negrete, Principal Partner - Andres L. Maia, Jr., Project Manager - Esteban Zamora, Project Designer - Bruce W. Menke, Project Manager - Jason T. George, Architect Project Manager	Included resumes for the following staff: - Cliff Whittingstall, Partner - David Iglesias, Project Manager - Sarah Busamante, Project Architect - Scott Adams, Principal, Design lead - Erica Salinas, Interior Designer - A. Todd Scrimpsheer, Associate Director of Facilities	Included resumes for the following: - Luis A. Figueroa - Principal - Manuel Hinojosa - Principal - Miguel Martinez, Associate AIA	Included resumes for the following: - Sam R. Garcia, Principal in Charge - Fernanda Aragon, Assistant Project Manager - Alejandro Gonzalez, Architectural Production Support	Included resumes for the following staff: - Laura Nassri Warren - President/Principal - Andrina De Anda - Associate Architect Director - Natanuel Perez - Senior Project Manager - Maritza Cardenas - Senior Project Manager - Crystal Chavez - Project Manager
3.2.2 Project Assignments and Lines of Authority	Lines of authority are indicated in an organization chart. Indicate that all team members will, at some point, dedicate 100% of time to project.	Lines of authority and communication are indicated in an organization chart. A table is included that shows staff that will work on project and their time assignments.	Indicated duties and time assignments for the key team members.	Indicated duties and time assignments for the key team members.	Duties and time assignments for firm staff and staff from consultant firms are summarized in a table. Time assignments for most of the staff range from 40% to 80%.
3.2.3 Prime Firm proximity and meeting availability	Firm is located within 11 miles of the work site.	Indicated that they have an office in McAllen and will be able to respond quickly to any item that may arise.	Indicated that he firm is 2 miles away from the Pecan Campus.	Indicated that he firm is 2.5 miles away from the Pecan Campus.	Firm is located in McAllen and is about 10 minutes from STC.
3.2.5 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation that would affect ability to provide services to STC.	Indicated that the firm is not involved in any litigation that would affect its ability to provide services to STC.	Indicated that the firm is not involved in any litigation.	Indicated that firm has not been involved in litigation disputes.
3.3 Project Team					
3.3.1 Organization chart with Role of Prime Firm and each consultants firm	Included organizational chart showing prime firm and the following consultants: - HALFP Associates - MEP & Structural Engineering	Included organizational chart showing prime firm and the following consultants: - Jones'DBR - MEP Engineering & Technology & Security	Included organizational chart showing prime firm and the following consultants: - M. Garcia Engineering - Civil Engineering - Chanin Engineering - Structural Engineering - Trinity Engineering - MEP - Cosper & Associates - Kitchen Consultant	Included organizational chart showing prime firm and the following consultants: - Chanin Engineering - Structural Engineering - MEP, Electrical Designer	Included organizational chart showing prime firm and the following consultants: - Half Associates - MEP
3.3.2 Organizational chart with roles of the prime firm(s) and each specialized consultant(s)	Included organizational chart showing prime firm and one sub consultant for both MEP and Structural engineering.	Organization chart did not include any specialized consultants.	Included organization chart showing prime firm and subconsultants.	Organization chart did not show any specialized consultant.	Included organizational chart with prime firm staff and engineering subconsultants.
3.4 Representative Projects					
3.4.1 Minimum of 5 projects firm has worked on	- UTRGV - Dietetics Lab Renovation (\$280,000) - Austin Community College (\$10,673,647) - UTRGV Marialice Shary Shivers Interior Renovations (\$2,345,000) - UTRGV - El Comedor Food Service (\$534,000) - McAllen ISD - James "Nikki" Rowe High School Cafeteria Renovation (\$1,100,000)	- South Texas College - Police Headquarters Building Renovation (\$864,000) - Texas State Technical College - Dental Building Renovation (\$1,575,339) - Central Texas College - Building 112 Renovation (\$2,515,000) - St. Mary's University - 2017 Summer Projects (\$1,500,349) - Baylor University - Sid Richardson Building Renovation (\$1,000,000)	- South Texas College - Mid Valley Student Service Building Expansion (\$2,500,000) - Harlingen ISD - Harlingen School of Health Professions (\$15,319,400) - PSJA ISD - High School Stadium Renovations Phase I, II, III (\$9,828,955) - PSJA ISD - Zefirino Farías Elementary School (\$10,338,911) - PSJA ISD - Southwest Early College High School (\$45,000,000) - Valley View ISD - Valley View Early College (\$15,608,800)	- Bicentennial Crossing LTD - College of Health Care Professions (\$2,400,000) - IDEA Public Schools - IDEA Camp Rio Vista Ambulatory Surgery Center, LLC - Rio Vista Surgery Center (\$1,092,356) - Cavazos Sports Institute (\$1,200,000) - Texas Department of Public Safety - Texas Department of Public License Mega Center (\$3,500,000)	- South Texas College - Student Activities and Cafeteria Building (\$6,897,227) - UTRGV-DHR - Multi-Disciplinary Medical Research Facility (\$36,000,000) - City of McAllen - McAllen Miller International Airport Renovations and Additions (\$36,000,000) - Mission EDC - CEED Mission Economic Development Corporation (\$3,602,638) - Doctors Hospital at Renaissance - Four Story Breast Health Center and Medical Office Building at DHR (\$12,000,000)
3.5 References					
3.5.1 References for five projects	- UT-Rio Grande Valley - Edinburg CISD - Washington Alliance Capital - City of McAllen - City of Edinburg	- Texas State Technical College Fort Bond - University of Houston - College of the Mainland - Creekside Center - Alief Campus Improvements	- Edinburg CISD - Harlingen ISD - La Villa ISD - PSJA ISD - Roma ISD	- Bicentennial Crossing, LTD - IDEA Public Schools - Rio Vista Ambulatory Surgery Center, LLC. - Cavazos Sports Institute - Texas Department of Public Safety	- UTRGV - Camu Construction & Development Company - McAllen Miller International Airport Renovations and Additions - Broadus & Associates
3.6 Project Execution					
3.6.1 Willingness and ability to expedite services. Ability to supplement production.	Indicated that they will assign staff as needed to meet STC's goals. Stated that firm is currently underutilized and fully capable of undertaking the services to meet the College's needs.	Indicated that McAllen office will be the primary contact, but that it will utilize the 400+ company-wide staff to meet schedule demands.	Indicated that firm is committed to immediate and thorough response to the project. Stated that in house staff in the Rio Grande Valley is able to provide all production.	Indicated they have completed projects requiring expedited design services on projects that have accelerated timelines. Stated they can and will do what we need to do from a staffing and manpower perspective to meet our client's project deadlines.	Stated that staff can be assigned to the project immediately. Are able and committed to begin work on your project the moment we receive notice of award. Indicated that team has no need to supplement production capability as they are able to provide services through all phases of the project.
Total Evaluation Points	553.2	556	561.8	547	553
Ranking	7	5	2	10	8

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - PECAN CAMPUS BUILDINGS D & H RENOVATION
PROJECT NO. 17-18-1044
EVALUATION SUMMARY

VENDOR	Alvarado Architects & Associates, Inc.	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.	goERO International, LLC./dba ERO Architects	Gignac & Associates, LLP.	Milnet Architectural Services, PLLC.	Negrete & Kolar Architects, LLP.	PBK Architects, Inc.	Rike Ogden Figueroa Allex Architects, Inc.	Sam Garcia Architect, LLC.	The Warren Group Architects, Inc.											
ADDRESS	307 S Main St	3301 N McColl Rd	220 S Bridge St	300 S 8th St	3700 N 10th St	608 S 12th St	204 E Stubbs St	3900 N 10th St Ste 810	1007 Walnut Ave	200 S 10th St Ste 1602	1801 S 2nd St Ste 330											
CITY/STATE/ZIP	Donna, TX 78537	McAllen, TX 78501	Hidalgo, TX 78557	McAllen, TX 78501	McAllen, TX 78504	McAllen, TX 78501	Edinburg, TX 78539	McAllen, TX 78501	McAllen, TX 78501	McAllen, TX 78501	McAllen, TX 78503											
PHONE	956-464-8258	956-630-9494	956-843-2987	956-655-4655	956-686-0100	956-688-5656	512-461-8810	210-854-0241	956-686-7771	956-631-8227	956-994-1900											
FAX		956-630-2058			956-622-7313																	
CONTACT	Erasm0 Eli Alvarado III	Danny Boultinghouse	Eduardo G. Vela	Eli R. Ochoa	Raymond Gignac	Rodolfo R. Molina, Jr.	David Negrete	Cliff Whittingstall	Luis A. Figueroa	Sam Garcia	Laura N. Warren											
3.1 Statement of Interest (up to 100 points)																						
3.1.1 Statement of interest on projects including a narrative describing the prime firm's unique qualifications 3.1.2 Firm History including credentials 3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project 3.1.4 Availability and commitment of firm and its principal(s) and key professionals	91	90.00	91	92.80	92	94.40	94	93.80	94	94.00	90	92.80	92	92.00	94	94.00	93	94.60	91	91.40	93	93.00
	92		95		95		97		95		97		95		95		96		94		93	
	90		92		92		94		94		92		92		94		93		92		92	
	85		93		97		91		91		95		91		95		95		90		95	
	92		93		96		93		96		90		90		92		96		90		92	
3.2 Prime Firm (up to 100 points)																						
3.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm 3.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s). 3.2.3 Prime Firm proximity and meeting availability 3.2.5 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	91	91.20	92	92.40	92	93.80	94	93.60	94	93.60	90	92.00	92	92.40	93	92.80	93	93.80	90	91.00	92	92.00
	92		94		94		95		95		96		95		94		95		94		93	
	90		92		93		93		93		90		93		94		94		90		92	
	91		91		95		93		91		93		91		92		92		90		92	
	92		93		95		93		95		91		91		91		95		91		91	
3.3 Project Team (up to 100 points)																						
3.3.1 Organizational chart showing, the roles of the prime firm and each consultant firm or individual included. --Identify the consultant and provide a brief history about the consultant --Describe the consultant's proposed role in the project and its related project experience --List a project(s) that the prime firm and the consultant have worked together on during the last five years --Provide a statement of the consultant's availability for the projects(s) --Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the projects(s) 3.3.2 provide an organizational chart showing the roles of the prime firm and each specialized consultant firm(s) or individual(s) to be included if any. --Identify the consultant and provide a brief history about the consultant and their area of design expertise	92	91.80	91	92.00	94	95.40	93	93.20	93	92.00	90	91.40	90	90.60	91	91.60	93	94.80	90	91.80	91	90.80
	93		92		96		94		92		93		92		94		97		96		92	
	94		92		94		94		93		90		90		90		93		90		90	
	89		93		98		93		88		94		91		93		97		93		91	

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - PECAN CAMPUS BUILDINGS D & H RENOVATION
PROJECT NO. 17-18-1044
EVALUATION SUMMARY

VENDOR	Alvarado Architects & Associates, Inc.		Boultinghouse Simpson Gates Architects		EGV Architects, Inc.		goERO International, LLC./dba ERO Architects		Gignac & Associates, LLP.		Milnet Architectural Services, PLLC.		Negrete & Kolar Architects, LLP.		PBK Architects, Inc.		Rike Ogden Figueroa Allex Architects, Inc.		Sam Garcia Architect, LLC.		The Warren Group Architects, Inc.		
ADDRESS	307 S Main St		3301 N McColl Rd		220 S Bridge St		300 S 8th St		3700 N 10th St		608 S 12th St		204 E Stubbs St		3900 N 10th St Ste 810		1007 Walnut Ave		200 S 10th St Ste 1602		1801 S 2nd St Ste 330		
CITY/STATE/ZIP	Donna, TX 78537		McAllen, TX 78501		Hidalgo, TX 78557		McAllen, TX 78501		McAllen, TX 78504		McAllen, TX 78501		Edinburg, TX 78539		McAllen, TX 78501		McAllen, TX 78501		McAllen, TX 78501		McAllen, TX 78503		
PHONE	956-464-8258		956-630-9494		956-843-2987		956-655-4655		956-686-0100		956-688-5656		512-461-8810		210-854-0241		956-686-7771		956-631-8227		956-994-1900		
FAX			956-630-2058						956-622-7313														
CONTACT	Erasmio Eli Alvarado III		Danny Boultinghouse		Eduardo G. Vela		Eli R. Ochoa		Raymond Gignac		Rodolfo R. Molina, Jr.		David Negrete		Cliff Whittingstall		Luis A. Figueroa		Sam Garcia		Laura N. Warren		
--Describe the consultant's proposed role in the project --List (3) projects the consultant has worked on during the last 5 years which best describe the firm's design expertise --List a project(s) that the prime firm and the specialized consultant have worked together on during the last 5 years --Provide a statement of the consultant's availability for the project --Provide resumes giving the experience and expertise of principals and key professionals members for the consultant who will be assigned to the project	91		92		95		92		94		90		90		90		94		90		90		
3.4 Representative Projects (up to 100 points)																							
3.4.1 Specific data on 5 projects the prime firm provided or is providing professional services in an educational setting --Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise	90	90.80	90	91.40	94	94.60	93	92.40	93	92.40	92	91.80	92	91.80	91	91.60	92	92.20	88	89.20	92	91.60	
	94		96		97		96		95		95		95		92		95		92		94		
	90		90		95		92		92		92		93		90		92		86		92		
	90		89		94		90		90		90		89		95		89		90		90		
	90		92		93		91		92		90		90		90		90		93		90		90
3.5 Five References (up to 100 points)																							
3.5.1 Provide references for 5 projects, other than STC, listed in response to Part four, 3.4.1. The references shall include: --Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number and email address	92	92.80	93	93.40	93	94.00	93	94.20	93	92.40	85	88.60	93	92.80	93	92.20	91	92.40	90	91.00	93	92.40	
	95		95		95		96		95		92		94		95		96		95		93		
	92		94		94		94		94		86		92		93		93		90		93		
	95		95		98		98		90		90		95		90		92		90		93		
	90		90		90		90		90		90		90		90		90		90		90		90
3.6 Project Execution (up to 100 points)																							
3.6.1 Provide information as part of submission response to assure that Architectural firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Architect is intending to supplement production capability in order to meet schedule demands.	90	92.80	90	92.80	92	93.60	92	93.80	93	94.20	90	92.80	92	93.60	92	93.80	92	94.00	88	92.60	92	93.20	
	94		94		94		95		94		94		94		95		96		95		92		
	90		90		92		92		94		90		92		92		90		92		90		
	95		95		95		95		95		95		95		95		95		95		95		
	95		95		95		95		95		95		95		95		95		95		95		95
TOTAL EVALUATION POINTS	549.40		554.80		565.80		561.00		558.60		549.40		553.20		556.00		561.80		547.00		553.00		
RANKING	9		6		1		3		4		9		7		5		2		10		8		

Review and Recommend Action on Solicitation of Request for Qualifications (RFQ) for Civil Engineering Services to Evaluate Existing Drainage Conditions at the Mid Valley Campus

Approval to solicit civil engineering design services to evaluate the existing drainage conditions at the Mid Valley Campus will be requested at the July 24, 2018 Board meeting.

Purpose

Authorization is being requested to solicit civil engineering services to evaluate the drainage conditions at the Mid Valley Campus.

Justification

Solicitation of Request for Qualifications (RFQ) for civil engineering services is necessary to procure a design team to evaluate the existing drainage conditions at the Mid Valley Campus and prepare all necessary design development drawings and specifications in preparation for construction to address any improvements that may be needed regarding the existing drainage conditions. Once the RFQ's are received, an evaluation team will evaluate the RFQ's using the currently approved procurement process and will recommend a design team to the Facilities Committee at a later date.

Background

The widespread flooding from the rain events on June 20 and 21, 2018 highlighted potential areas for improvement in the existing drainage conditions at the Mid Valley Campus. In order to proceed with evaluating the existing drainage conditions, staff recommends soliciting an RFQ for civil engineering services to provide an assessment of the existing drainage conditions and preparation of plans and specifications.

Funding Source

Funds are available in the FY 2017 – 2018 Renewals and Replacements budget.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the July 24, 2018 Board meeting, the solicitation of civil engineering services to evaluate the existing drainage conditions at the Mid Valley Campus as presented.

Review and Recommend Action on Contracting Construction Services for the Mid Valley Campus Building B Flooring Replacement

Approval to contract construction services for the Mid Valley Campus Building B Flooring Replacement will be requested at the July 24, 2018 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the Mid Valley Campus Building B Flooring Replacement.

Justification

As part of the College's Renewal and Replacement program, staff has planned and budgeted for the replacement of the carpeted areas in Building B at the Mid Valley Campus. The existing carpet has been in place for over 13 years.

Background

Facilities Planning and Construction staff worked with the Purchasing department to develop the Request for Proposal documents for the Mid Valley Campus Building B Flooring Replacement. Building A was originally included in the Request for Proposals (RFP), but was removed since it will be part of the scope of the water damage repairs.

Solicitation of competitive sealed proposals for these projects began on June 5, 2018. Sets of construction documents were issued to general contractors and subcontractors. A total of four (4) proposals were received on June 25, 2018. The highest ranked proposal was from Diaz Floors & Interiors, Inc. in the amount of \$24,186.92.

Timeline for Solicitation of Competitive Sealed Proposals	
June 5, 2018	Solicitation of competitive sealed proposals began.
June 25, 2018	4 proposals were received.

Funding Source

Funds are available in the FY 2017-2018 renewals and replacements budget.

Reviewers

The proposals were reviewed by staff from the Facilities Planning and Construction 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 July 24, 2018 Board meeting, to contract construction services with Diaz Floors & Interiors, Inc. in the amount of \$24,186.92 for the Mid Valley Campus Building B Flooring Replacement as presented.

SOUTH TEXAS COLLEGE
MID VALLEY CAMPUS - BUILDING A AND B FLOORING REPLACEMENT
PROJECT NO. 17-18-1046

VENDOR		Calico Construction & Development, LLC.	Diaz Floors & Interiors, Inc.	Golden Key Construction Services, LLC.	Vintage Tile & Stone, LLC.
ADDRESS		1242 E Bus 83 Ste 7	1205 W Polk	3409 S Jackson Rd	2020 W Nolana
CITY/STATE/ZIP		Mission, TX 78572	Pharr, TX 78577	Pharr, TX 78577	McAllen, TX 78504
PHONE		956-893-2272	956-787-0056	956-393-0960	956-631-8528
FAX		956-683-6152	956-781-7917	956-681-6164	956-631-8526
CONTACT		Jose G. Vargas	Andres Diaz, Sr.	Raul Aguirre	Elizabeth R. Govea
#	Description	Proposed	Proposed	Proposed	Proposed
1	Base Proposal: Mid Valley Campus - Building A and B Flooring Replacement --Proposal Option for Building B Only	\$ 27,895.00	\$ 24,186.92	\$ 35,500.00	\$ 32,729.12
TOTAL PROPOSAL AMOUNT		\$ 27,895.00	\$ 24,186.92	\$ 35,500.00	\$ 32,729.12
TOTAL EVALUATION POINTS		81.5	91.8	****	80.9
RANKING		2	1	****	3

***The vendor did not submit required documents therefore not evaluated.

**SOUTH TEXAS COLLEGE
MID VALLEY CAMPUS - BUILDING A AND B FLOORING
PROJECT NO. 17-18-1046
EVALUATION SUMMARY**

VENDOR		Calico Construction & Development, LLC.		Diaz Floors & Interiors, Inc.		Vintage Tile & Stone, LLC.	
ADDRESS		1242 E Bus 83 Ste 7		1205 W Polk		2020 W Nolana	
CITY/STATE/ZIP		Mission, TX 78572		Pharr, TX 78577		McAllen, TX 78504	
PHONE		956-893-2272		956-787-0056		956-631-8528	
FAX		956-683-6152		956-781-7917		956-631-8526	
CONTACT		Jose G. Vargas		Andres Diaz, Sr.		Elizabeth R. Govea	
1	The Respondent's price proposal. (up to 45 points)	39.2	39.2	45	45	33.3	33.3
		39.2		45		33.3	
		39.2		45		33.3	
		39.2		45		33.3	
		39.2		45		33.3	
2	The Respondent's experience and reputation. (up to 10 points)	8	6.9	9	8.6	9	8.6
		6		8		9	
		6		8.5		9	
		7		8.5		8	
		7.5		9		8	
3	The quality of the Respondent's goods or services. (up to 10 points)	8	7.8	9	8.7	9	8.5
		8		8		8	
		8		9		9	
		7		8.5		8	
		8		9		8.5	
4	The Respondent's safety record (up to 5 points)	3	3.4	3	3.3	3	3.4
		3		3		3	
		4		4		4	
		4		3		3	
		3		3.5		4	
5	The Respondent's proposed personnel. (up to 8 points)	6	6.2	4	6.2	6.5	6.9
		6		6		7	
		7		7		7	
		6		7		7	
		6		7		7	
6	The Respondent's financial capability in relation to the size and the scope of the project.(up to 9 points)	7	6.6	8	8	8	7.6
		7		8		6	
		5		8		8	
		7		8		8	
		7		8		8	
7	The Respondent's organization and approach to the project. (up to 6 points)	4	4.4	5	5	5	5.6
		5		5		4	
		5		5		5	
		4		5		5	
		4		5		9	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7	7	7	7	7
		7		7		7	
		7		7		7	
		7		7		7	
		7		7		7	
TOTAL EVALUATION POINTS		81.5		91.8		80.9	
RANKING		2		1		3	

Review and Recommend Action on Lease Agreement with Pharr-San Juan-Alamo Independent School District

Approval of the facility lease agreement with Pharr-San Juan-Alamo Independent School District (PSJA ISD) for use of space in the College, Career & Technology Academy (CCTA) building in Pharr by South Texas College will be requested at the July 24, 2018 Board meeting.

Purpose

Authorization is being requested to enter a new facility lease agreement for use by South Texas College as classroom facilities.

Justification

The initiation of the new lease of this facility is needed to continue to accommodate Construction Supervision, Electrician, HVAC, and Welding classes being offered by South Texas College.

Background

The College has had a facility lease agreement with PSJA ISD for the period of August 2014 to the present for the use of the CCTA Building and the Ballew High School. Effective August 15, 2018, the College will no longer use the space at the Ballew High School. The College will be using a reduced amount of space at the CCTA due to some courses being relocated to the new Regional Center for Public Safety Excellence. Staff recommends approval of the new facility lease agreement for the term of August 15, 2018 to August 14, 2019, with the option to renew for four (4) successive terms. The College anticipates the costs for the lease payments will remain the same at \$1 plus the prorated cost of security, custodial, and utilities.

Facility	Initial Term	Optional Renewal Periods	Anticipated Lease Cost
PSJA ISD – CCTA Classrooms, Science Labs, Construction Labs, Electronic Lab, Welding Lab, and Staff Offices	8/15/18 – 8/14/19	8/15/19-8/14/20 8/15/20-8/14/21 8/15/21-8/14/22 8/15/22-8/14/23	\$1 annually plus prorated cost of security, custodial, and utilities

Funding Source

Funds for these expenditures are budgeted in the Facilities Lease budget for FY 2018-2019.

Recommended Action

It is requested that the Facilities Committee recommend Board approval at the July 24, 2018 Board meeting for the proposed classroom lease agreement with PSJA ISD for use of the CCTA building by South Texas College for the period of August 15, 2018 to August 14, 2019 as presented.

Update on Status of Non-Bond Construction Projects

The Facilities Planning and 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.

CONSTRUCTION PROJECTS PROGRESS REPORT - July 6, 2018																						
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																						
15-1-R03	Pecan - Arbor Brick Columns Repair & Replacement (RR)					N/A				N/A								David	N/A			
16-1-014	Pecan - Sand Volleyball Courts																	David				
16-1-x02	Pecan - Library																					
16-1-R01	Pecan - Building A Sign Replacement (RR)					N/A				N/A								Robert	Public Relations	National Signs		
16-1-001	Pecan - Relocation of Information Booths to Athletic Fields					N/A				N/A								David	DBR Engineering	Noble Texas Builders		
16-1-005	Pecan - Building A Production Studio Office Expansion					N/A				N/A								Robert	M&O			
18	Pecan - Library Facility Assessment					N/A				N/A								Rick	Godfrey Associates			
	Pecan - Relocation of Information Booths to Mid Valley					N/A				N/A								David	Zunigas Moving			
	Pecan - Cooper Center Workroom					N/A				N/A												
	Pecan - Cooper Center Music Expansion					N/A				N/A												
	Pecan - Building D Renovations																					
	Pecan - Building H Cafeteria Renovations																	Robert				
	Pecan - Building A Renovations					N/A				N/A									M&O			
Pecan Plaza																						
15-1-003	Pecan Plaza - Emergency Generator and Wiring																					
18-1-008	Pecan Plaza - Building C 2601 Test Site Renovations					N/A				N/A								Sam	DBR Engineering	McDonald Municipal and Industrial		
Mid Valley Campus																						
16-2-R08	MV - Childcare Canopy Replacement (RR)					N/A				N/A								Sam		TBD		
16-2-009 R09	MV - Resurfacing Parking Lot #3 (RR)																	Sam				
16-2-008	MV - Child Development Center Covered Walkway					N/A				N/A								Sam	N/A	Alpha Building Corp.		
	MV - Resurfacing Northwest Drive (RR)																	Sam				
Technology Campus																						
16-2-011	TC - Ford Lab Exhaust System																	Sam	TBD	TBD		
15-3-R02	TC - Building D Exterior Metal Siding Repairs (RR)					N/A				N/A								Sam	N/A	Noble Texas Builders		
15-3-R03	TC - Repair Concrete Floor Mechanical Room (RR)					N/A				N/A								David	CLH Engineering	TBD		
15-3-R03	TC - Building B Concrete Floor Repairs (RR)					N/A				N/A								David	CLH Engineering	TBD		
16-2-R13	TC - Building B Domestic/Fire Sprinkler Lines (RR)									N/A								Sam	Half Associates	TBD		
16-3-011	TC - Update Furniture for labs A209					N/A				N/A								Robert	N/A	N/A		
Nursing and Allied Health Campus																						
	NAH - Student Success Center Retrofit																	Sam	TBD	TBD		
Starr County Campus																						
15-5-x05	Starr - Building E & J Crisis Mgt Center Generator									N/A								Sam	DBR Engineering	McDonald Municipal and Industrial		
16-4-R18	Starr - Building F Site Grading & Sidewalk Replacement(RR)									N/A								Sam	Melden and Hunt	IS Star Construction		
District Wide Improvements																						
13-6-003	DW - Automatic Doors Phase III					N/A				N/A								Robert	TBD	TBD		
14-6-013	DW - La Joya Monument Sign					N/A				N/A								David	N/A	Interface		
14-6-R014	DW - Marker Boards Replacement (RR)					N/A				N/A								Sam	N/A	TBD		
14-6-R015	DW - Irrigation System Controls Upgrade (RR)					N/A				N/A								Sam	M&O	TBD		
15-6-R01	DW - Fire Alarm Panel Replacement/Upgrades (RR)					N/A				N/A								Sam	M&O	TBD		
	DW - Interior LED Lighting Ph I (RR)					N/A				N/A								Rick	M&O	TBD		
15-6-001	DW - Outdoor Furniture					N/A				N/A								Sam	N/A	TBD		

Status of Non-Bond Construction Projects in Progress May 2018

Project	% Complete	Date to Complete	Current Activity	Original Budget	Contract Amount	Comparison to Budget	Amount Paid	Contract Balance
Pecan Campus								
Arbor Brick Columns Repair and Replacement	5%	August 2018	1. Construction Phase 2. Bidding in Progress	\$ 20,000.00	TBD	TBD	\$ -	TBD
Sand Volleyball Courts	20%	August 2018	1. Project Development 2. Design in Progress	\$ 50,000.00	TBD	TBD	\$ -	TBD
Building A Sign Replacement	100%	July 2018	1. Construction Phase 2. Construction in Progress	\$ 25,000.00	\$ 19,475.00	\$ 5,525.00	\$ -	TBD
Relocation of Information Booths to Athletic Fields	100%	April 2018	1. Construction Completed	\$ 20,000.00	\$ 14,038.00	\$ 5,962.00	\$ 15,013.00	\$ (975.00)
Building A Production Studio Office Expansion	100%		1. Construction Completed	\$ 5,000.00	TBD	TBD	\$ -	TBD
Library Facility Assessment	75%	August 2018	1. Design Phase 2. Design in Progress	\$ 150,000.00	TBD	TBD	\$ -	TBD
Pecan Plaza Police Department Emergency Generator	75%	August 2018	1. Construction Phase 2. Construction in Progress	\$ 400,000.00	TBD	\$ 213,324.00	\$ 39,520.00	\$ 186,676.00
Building D Renovations	25%	August 2018	1. Project Development 2. Advertising RFQ	\$ 18,000.00	TBD	TBD	\$ -	TBD
Building H Renovations	25%	August 2018	1. Project Development 2. Advertising RFQ	\$ 60,000.00	TBD	TBD	\$ -	TBD
Pecan Campus Total				\$ 773,000.00	\$ 33,513.00	\$ 224,811.00	\$ 54,533.00	\$ 185,701.00
Mid Valley Campus Total								
Childcare Canopy Replacement (RR)	75%	July 2018	1. Project Development 2. Design in Progress	\$ 3,000.00	TBD	TBD	\$ -	TBD

Project	% Complete	Date to Complete	Current Activity	Original Budget	Contract Amount	Comparison to Budget	Amount Paid	Contract Balance
Covered Walkway for Bus Drop Off	75%	July 2018	1. Project Development 2. Design in Progress	\$ 5,000.00	TBD	TBD	\$ -	TBD
Child Development Center Covered Walkway	100%	March 2018	1. Construction Phase 2. Construction Complete	\$ 65,000.00	\$ 73,872.00	\$ 65,000.00	\$ 73,872.00	\$ -
Mid Valley Campus Total				\$ 5,000.00	\$ -	\$ -	\$ -	\$ -

Project	% Complete	Date to Complete	Current Activity	Original Budget	Contract Amount	Comparison to Budget	Amount Paid	Contract Balance
Technology Campus								
Ford Lab Exhaust System	5%	August 2018	1. Project Development 2. Design in Progress	\$ 10,000.00	TBD	TBD	\$ -	TBD
Building D Exterior Metal Siding Repairs	100%	December 2017	1. Construction Phase 2. Construction Complete	\$ 35,000.00	\$ 13,193.13	\$ 21,806.87	\$ 13,193.13	\$ -
Repair Concrete Floor Mechanical Room	50%	August 2018	1. Construction Phase 2. Bidding in Progress	\$ 30,000.00		\$ -	\$ -	\$ -
Building B Concrete Floor Repairs	50%	August 2018	1. Construction Phase 2. Bidding in Progress	\$ 10,000.00	\$ 4,750.00	\$ 5,250.00	\$ 3,200.00	\$ 1,550.00
Building B Domestic/Fire Sprinkler Lines	10%	April 2018	1. Construction Phase 2. Contractor Approved	\$ 900,000.00	\$ 638,935.00	\$ 261,065.00	\$ -	TBD
Technology Campus Total				\$ 985,000.00	\$ 656,878.13	\$ 288,121.87	\$ 16,393.13	\$ 1,550.00
Nursing and Allied Health Campus								
Student Success Center Retrofit	5%	September 2018	1. Design Phase 2. Contract Negotiations	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ -	TBD
Nursing and Allied Health Campus Total				\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ -	\$ -
Starr County Campus								
Bldg E & J Crisis Management Center with Generator	75%	August 2018	1. Construction Phase 2. Construction in Progress	\$ 400,000.00	\$ 257,793.00	\$ 142,207.00	\$ 46,321.05	\$ 211,471.95
Bldg F Site Grading and Sidewalk Replacement	100%	March 2018	1. Construction Phase 2. Construction Complete	\$ 50,000.00	\$ 46,650.00	\$ 3,350.00	\$ 22,800.00	\$ 23,850.00
Starr County Campus Total				\$ 450,000.00	\$ 304,443.00	\$ 145,557.00	\$ 69,121.05	\$ 235,321.95

Project	% Complete	Date to Complete	Current Activity	Original Budget	Contract Amount	Comparison to Budget	Amount Paid	Contract Balance
District Wide								
Automatic Doors Phase III	5%	August 2018	1. Construction Phase 2. Construction in Progress	\$ 65,000.00	TBD	TBD	\$ -	TBD
La Joya Monument Sign	100%	April 2018	1. Construction Phase 2. Construction in Progress	\$ -	\$ 31,341.88	\$ (31,341.88)	\$ -	\$ 31,341.88
Marker Boards Replacement	5%	August 2018	1. Project Development 2. Design in Progress	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -
Irrigation System Controls Upgrade (RR)	5%	August 2018	1. Construction Phase 2. Construction in Progress	\$ 70,000.00	TBD	TBD	\$ -	TBD
Fire Alarm Panel Replacement / Upgrades (RR)	5%	August 2018	1. Construction Phase 2. Construction in Progress	\$ 180,000.00	TBD	TBD	\$ -	TBD
Outdoor Furniture	60%	July 2018	1. Project Development 2. Design in Progress	\$ 250,000.00	TBD	TBD	\$ -	TBD
Directional Signage Updates	25%	July 2018	1. Project Development 2. Design in Progress	\$ 25,000.00	TBD	TBD	\$ -	TBD
Walkway LED Lighting Upgrade	5%	August 2018	1. Construction Phase 2. Construction in Progress	\$ 35,000.00	TBD	TBD	\$ 10,687.50	TBD
FOCUS on Active Learning (RR)	5%	July 2018	1. Construction Phase 2. Construction in Progress	\$ 30,000.00	\$ 676.90	\$ 29,323.10	\$ 676.90	\$ -
Interior Controls Upgrade (RR)	5%	August 2018	1. Construction Phase 2. Construction in Progress	\$ 75,000.00	TBD	TBD	\$ -	TBD
Flooring Replacement Phase I (RR)	5%	July 2018	1. Construction Phase 2. Construction in Progress	\$ 500,000.00	TBD	TBD	\$ 22,323.23	TBD
Restroom Fixtures Replacement & Water Heater Replacement & Upgrade	5%	August 2018	1. Construction Phase 2. Construction in Progress	\$ 25,000.00	\$ 4,047.68	\$ 20,952.32	\$ 4,047.68	\$ -
Door Access Controls Replacement (RR)	5%	August 2018	1. Construction Phase 2. Construction in Progress	\$ 20,000.00	\$ 13,372.47	\$ -	\$ 3,532.63	\$ 13,372.47
HVAC Upgrades (RR)	5%	August 2018	1. Construction Phase 2. Construction in Progress	\$ 100,000.00	\$ 13,372.47	\$ 86,627.53	\$ 21,464.85	\$ (8,092.38)

Project	% Complete	Date to Complete	Current Activity	Original Budget	Contract Amount	Comparison to Budget	Amount Paid	Contract Balance
Water Pump Stations (RR)	5%	August 2018	1. Construction Phase 2. Construction in Progress	\$ 25,000.00	TBD	TBD	\$ -	TBD
Exterior Lighting Upgrade (RR)	5%	August 2018	1. Construction Phase 2. Construction in Progress	\$ 250,000.00	TBD	TBD	\$ -	TBD
District Wide Total				\$ 1,880,000.00	\$ 31,341.88	\$ (31,341.88)	\$ 10,687.50	\$ 31,341.88
Non-Bond Construction Project Total				\$ 4,104,000.00	\$ 1,037,176.01	\$ 638,147.99	\$ 150,734.68	\$ 453,914.83
For FY 2017 - 2018, 32 non-bond projects are currently in progress, 7 has been completed and 33 pending start up - 72 Total								