

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, September 11, 2018
@ 4:30 PM
McAllen, Texas

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

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Approval of Facilities Committee Meetings Minutes

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

1. August 14, 2018 Facilities Committee Meeting

Meeting Minutes

Facilities Committee Meeting

August 14, 2018

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus, McAllen, Texas
Tuesday, August 14, 2018 @ 4:30 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, August 14, 2018 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:48 p.m. with Mr. Gary Gurwitz presiding.

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

Other Trustees present: Mrs. Victoria Cantú and Mr. Rene Guajardo

Members absent: None

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. Luis De La Garza, Mr. Khalil Abdullah, Mr. Ben Briones, Mr. Gilbert Gallegos, Mr. Tim Weldon, Mr. Keith Powell, and Mr. Andrew Fish.

Approval of Facilities Committee Meetings Minutes

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Minutes for the July 10, 2018 Facilities Committee meetings were approved as written. The motion carried.

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

As of August 9, 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.

Broaddus & 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 \$1,323,615.

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 as Necessary on 2013 Bond Construction Program Outstanding Issues Action Plan

College staff from Finance and Administrative Services and Facilities Planning and Construction prepared a list outlining outstanding issues that were still pending for the 2013 Bond Construction Program projects.

Broaddus & Associates was asked to provide updates and costs associated with each outstanding issue. The Facilities Committee was asked to review and recommend action as necessary to the Board.

The Committee packet includes an Outstanding Issues Action Plan as developed and maintained by administration.

Pecan Campus

1. Pecan Campus Student Union Bldg. - Replacement of Damage Stair Treads

- Broaddus & Associates reported that some of the damaged stair treads had been replaced, and they hoped that the remaining treads would be repaired prior to the August 28, 2018 Regular Board Meeting.

2. Pecan Campus STEM Bldg. - Fume Hood Controls

- Broaddus & Associates reported that the fume hood controls would be completed with programming changes, and no further costs would be incurred.
- Mr. George McCaleb, South Texas College Director of Operations and Maintenance, concurred.
- They anticipated that this would be completed prior to the August 28, 2018 Regular Board Meeting.

3. Thermal Plant Bldg. - ADA issues with stairs and ramp

- Broaddus & Associates reported that the issues needed to be corrected, and agreed to work out issues of responsibility to pay the necessary costs with D. Wilson Construction Company.

Mid Valley Campus

4. Parking & Site Improvements – Pending Final Completion

- Broaddus & Associates called on Mr. Keith Powell with Skanska USA, the project Construction Manager-at-Risk.
- Mr. Powell identified three outstanding items, and asserted that Skanska would be willing to correct these issues if change orders authorizing additional costs were approved by the Board.
- These outstanding items were:
 - Drainage Swale – needed re-grading
 - Irrigation system – damaged during construction, allegedly because they were not accurately depicted on the construction drawings
 - Sidewalks – damaged during construction

5. Student Services Bldg. – Unequal Exterior Stair Risers

- Broaddus & Associates acknowledged the issue, and recommended withholding funds until the unequal stair risers were brought into code compliance.
- Broaddus & Associates stated that they would bring resolution to this issue at the August 28, 2018 Regular Board Meeting.

6. Health Professions & Science Bldg. - Noise Levels and Fume Hood Controls

- Broaddus & Associates stated that they would bring resolution to this issue at the August 28, 2018 Regular Board Meeting.

District Wide - All Bond Projects

7. Final Test & Balance Reports Still Pending for all Bond Construction Program projects

- Broaddus & Associates stated that they had \$63,000 in Miscellaneous Funds to pay for pending tests, and that the contracted firms would complete them, but were simply busy at this time.

The Facilities Committee did not take any formal action, and instructed Broaddus & Associates to be prepared to update the Board on each issue as discussed.

Review and Recommend Action as Necessary on 2013 Bond Construction Warranty Items Action Plan

College staff from Finance and Administrative Services and Facilities Planning and Construction prepared a list outlining warranty items to be addressed for the 2013 Bond Construction Program Warranty Items Action Plan.

Broaddus & Associates was asked to provide updates and costs associated with each warranty item. The Facilities Committee was asked to review and recommend action as necessary to the Board.

The Committee packet included the following Warranty Items Action Plan as developed and maintained by administration.

Pecan Campus

1. Pecan Campus STEM Bldg. - Bent Louvers on EF#3

- Broaddus & Associates stated that they would continue to discuss this item with D. Wilson Construction Company and would bring resolution to the August 28, 2018 Regular Board Meeting.

Technology Campus

2. Southwest Renovation Bldg. - A/C Issues

- Broaddus & Associates stated that they would bring resolution to this issue at the August 28, 2018 Regular Board Meeting.

Starr County Campus

3. Thermal Plant - Vault Water Issues

- Broaddus & Associates acknowledged that ground penetrations around the vault were not sealed, which allowed pooling water to seep into the vault.
- The unsealed portions were currently being sealed, and the work would be covered under the warranty, with no cost to the college.
- Broaddus & Associates stated that they would bring resolution to this issue at the August 28, 2018 Regular Board Meeting.

South Texas College Regional Center for Public Safety Excellence

4. RCPSE PSI- Asphalt failures at Cityscape drives

- Broaddus & Associates informed the Committee that the contractor had already sealed the cracks as a warranty item, at no cost to the College.
- Broaddus & Associates further stated that they would look into the cause of the issues and would recommend any Board action as necessary at the August 28, 2018 Regular Board Meeting.

The Facilities Committee did not take any formal action, and instructed Broaddus & Associates to be prepared to update the Board on each issue as discussed.

Review and Action as Necessary on Ratification of Change Order for the 2013 Bond Construction Program Mid Valley Campus Student Services Building Expansion Project

Ratification of a proposed change order for use of construction contingency for the 2013 Bond Construction Program Mid Valley Campus Student Services Building Expansion project would be requested at the August 28, 2018 Board meeting.

Purpose

The work authorized by this proposed change order had already been completed, under the approval and contractual authority of Broaddus & Associates.

Justification

Change orders needed to complete the construction of the projects and for removing the buyout savings from the Construction Manager at Risk's (CMR's) contracted GMPs must be provided to the Board of Trustees for review and approval.

Background

The proposed change order for the 2013 Bond Construction Program Mid Valley Campus Student Services Building Expansion project was presented to the Facilities Committee at the February 6, 2018 Facilities Committee meeting before the Special Board meeting that same day. The proposed change order was not approved on that date because the Program Manager had informed the College that the College's landscape vendor was responsible for the damages and the Committee decided the vendor could reimburse the CMR directly. It has since been discovered that the CMR would be responsible for the costs to repair the damages and would be paid through a change order using the Construction Contingency fund. This project has been completed and the Facilities Committee is being asked to recommend ratification of the change order as prepared.

Bond Projects	
Total Use of Construction Contingency for August 2018	\$480

Enclosed Documents

A copy of the proposed change order was included 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 of ratification of the proposed change order for use of construction contingency totaling \$480 for work already completed for the 2013 Bond Construction Program Mid Valley Campus Student Services Building Expansion project as presented. The motion carried.

Review and Recommend Action on Change Orders for Use of Design Contingencies, Owner Contingencies, and Acceptance of Buyout Savings for the 2013 Bond Construction 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 Regional Center for Public Safety Excellence projects would be requested at the August 28, 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).

The CM@R's received buyout savings through their bidding process and change orders were proposed for removing the savings from the overall GMPs for the associated 2013 Bond Construction projects.

Justification

Change orders were needed for approval to provide for items needed to complete the construction of the projects and for removal of the buyout savings from the CM@R's contracted GMPs.

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 they 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 the contingencies would not increase the amount of the GMPs.

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 would also be 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 August 14, 2018 Facilities Committee for recommendation to the Board are listed below:

Bond Projects	
Total General Conditions for August 2018	\$0
Total Cost of Work for August 2018	\$7,967
Total Design Contingency Increases for August 2018	\$57,628
Total Construction Contingency Increases for August 2018	\$13,898
Total Buyout Savings	\$0
Other GMP Adjustments	\$0

Non-Bond Projects	
Total Design Contingency Deducts for August 2018	\$0
Total Construction Contingency Deducts for August 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 were present at the Facilities Committee meeting to discuss the buyout savings and use of design and construction contingencies.

Mr. Tim Weldon with Broaddus & Associates clarified that the work under Change Order #22, for an additional chiller water pump at the Regional Center for Public Safety Excellence Building project, would be completed at a later date, when the site could be

shut down for a sufficient period of days. This would likely take place in December 2018, when the building would be closed during the College's Winter Break.

Motion for Building Project

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval of the proposed Bond change orders for use of Cost of Work funds totaling \$4,616, design contingencies totaling \$50,739, and construction contingencies totaling \$5,007 for the 2013 Bond Construction Regional Center for Public Safety Excellence Building project as presented. The motion carried.

Motion for Parking & Site Improvement Project

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 Cost of Work funds totaling \$3,351, design contingencies totaling \$6,889, and construction contingencies totaling \$8,891 for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking & Site Improvement project as presented. The motion carried.

Review and Recommend Action on Final Completion and Release of Partial Retainage for the 2013 Bond Construction Regional Center for Public Safety Excellence Building

Approval of final completion and release of partial retainage for the 2013 Bond Construction Regional Center for Public Safety Excellence Building project was scheduled for the August 28, 2018 Board Meeting.

Project	Completion Recommended	Projected Date
2013 Bond Construction Regional Center for Public Safety Excellence Building Architect: PBK Architects Contractor: Noble Texas Builders	Final Completion Recommended	TBD

2013 Bond Construction Regional Center for Public Safety Excellence Building

Broaddus & Associates recommended that final completion for this project with Noble Texas Builders be approved.

At the time of publication of the Facilities Committee packet on August 10, 2018, Broaddus & Associates (B&A) and the project team had not performed a final completion walkthrough to verify that all items on the punch list were completed. B&A noted pending items listed below would not be complete prior to the August 28, 2018 Board meeting due to them being work associated with unapproved change orders. B&A would identify and quantify the associated costs of the pending items and recommend the release of partial retainage, withholding a portion of the final payment pending verification of the punch list

items. Broaddus & Associates stated that the pending information would be provided to the Facilities Committee meeting on August 14, 2018.

Release of Partial Retainage Pending Items

- Chiller Pump and Installation
- Signage Replacement

B&A stated that they would provide the final costs for the project to the Facilities Committee meeting on August 14, 2018.

Enclosed Documents

As per B&A, the final completion letter from PBK Architects noting all pending items and recommending release of partial retainage to Noble Texas Builders would be provided at the Facilities Committee meeting, if available.

Broaddus & Associates was unable to provide the final completion letter, accurate project balances, or recommended partial retainage withholding amounts at the Facilities Committee meeting on August 14, 2018.

The Committee took no action, and instructed Broaddus & Associates to provide the missing documentation and information for the Board's consideration and action as necessary on August 28, 2018.

Review and Recommend Action on Final Completion and Release of Partial Retainage for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements

Approval of final completion and release of partial retainage for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements project was scheduled for the August 28, 2018 Board Meeting.

Project	Completion Recommended	Projected Date
2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements Engineer: Dannenbaum Engineering Contractor: Noble Texas Builders	Final Completion Recommended	TBD

2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements

Broaddus & Associates recommended that final completion for this project with Noble Texas Builders be approved.

At the time of publication of the Facilities Committee packet on August 10, 2018, Broaddus & Associates (B&A) and the project team had not performed a final completion walkthrough to verify that all items on the punch list were completed. B&A noted pending items listed below would not be complete prior to the August 28, 2018 Board meeting due to them being work associated with unapproved change orders. B&A would identify and quantify the associated costs of the pending items and recommend the release of partial retainage, withholding a portion of the final payment pending verification of the punch list items. Broaddus & Associates stated that the pending information would be provided to the Facilities Committee meeting on August 14, 2018.

Release of Partial Retainage Pending Items

- Flag Pole Installation
- Gate Installation

B&A stated that they would provide the final costs for the project to the Facilities Committee meeting on August 14, 2018.

Enclosed Documents

As per B&A, the final completion letter from Dannenbaum Engineering noting all pending items and recommending release of partial retainage to Noble Texas Builders would be provided at the Facilities Committee meeting, if available.

Broaddus & Associates was unable to provide the final completion letter, accurate project balances, or recommended partial retainage withholding amounts at the Facilities Committee meeting on August 14, 2018.

The Committee took no action, and instructed Broaddus & Associates to provide the missing documentation and information for the Board’s consideration and action as necessary on August 28, 2018.

Review and Recommend Action as Necessary on Final Completion for the 2013 Bond Construction Mid Valley Campus Parking and Site Improvements

Approval of final completion for the following 2013 Bond Construction Mid Valley Campus Parking and Site Improvements project was scheduled for the August 28, 2018 Board Meeting:

Project	Completion Recommended	Projected Date
2013 Bond Construction Mid Valley Campus Parking and Site Improvements Engineer: Halff Associates Contractor: Skanska Construction	Final Completion Recommended	August 28, 2018

2013 Bond Construction Mid Valley Campus Parking and Site Improvements

Broadus & Associates recommended that final completion for this project with Skanska Construction be approved.

At the time of publication of the Facilities Committee packet on August 10, 2018, Broadus & Associates had provided documents that all items on the punch list were completed. The College had issued a demand letter to Skanska USA on June 25, 2018 to complete all items on the punch list within thirty (30) days.

Skanska USA provided responses to the demand letter. Skanska stated that some items would require additional funds to complete the work. B&A responded to their request and change orders would be provided to the Board for approval using available contingency funds.

Neither the change orders nor the final project costs were available at the time of publication of the Facilities Committee packet. B&A stated that the information would be provided to the Facilities Committee at the meeting on August 14, 2018.

Broadus & Associates was unable to provide the final completion letter, accurate project balances, or recommended partial retainage withholding amounts at the Facilities Committee meeting on August 14, 2018.

The Committee took no action, and instructed Broadus & Associates to provide the missing documentation and information for the Board's consideration and action as necessary on August 28, 2018.

**Review and Discussion of Budgeted Plant Funds Projects
for FY 2018 – 2019**

On June 19, 2018, the Facilities Committee was provided with a list and description of the construction projects proposed under the FY 2018 – 2019 Plant Funds Budgets consisting of the Unexpended Construction Plant Fund and the Renewal and Replacement Plant Fund.

On July 24, 2018, the Board of Trustees adopted the FY 2018 – 2019 budget, which included the Unexpended Construction Plant Fund projects and Renewal and Replacement Plant Fund projects as listed on the following pages.

The FY 2018 – 2019 Budget included funds anticipated for the completion of all proposed projects as well as funds to complete projects not completed in FY 2017 - 2018.

Committee and Board Oversight of Construction Projects

While the budget has been allocated for these construction projects, no expenses would be incurred without following the proper procurement process, which includes any

competitive solicitation and, for projects at \$50,000 or above, appropriate review by the Facilities Committee and approval by the Board of Trustees as outlined in Board policy.

Budget, contracts and fund allocations, and construction progress of all ongoing and completed construction is reported appropriately to the Facilities Committee and the Board of Trustees on a monthly basis.

This review and discussion was postponed due to time constraints, and would be brought back to a subsequent Facilities Committee meeting.

Review and Recommend Action on Lease Agreement with Pharr Rifle & Pistol Club, Inc. for the Regional Center for Public Safety Excellence Shooting Range

Approval of the facility lease agreement with Pharr Rifle & Pistol Club, Inc. (PRPC) for use by South Texas College for instructional use would be requested at the August 28, 2018 Board meeting.

Purpose

Authorization as requested to approve the facility lease agreement with PRPC to provide instructional facilities.

Justification

The lease was needed to accommodate programs with specific needs related to the law enforcement courses being offered at the Regional Center for Public Safety Excellence.

Background

The lease agreement would allow use of portions of PRPC's shooting range facility, consisting of a pistol range, a 100-yard rifle range, a 200-yard rifle range, as well as the free-standing restroom. The College would provide all firearms, targets, and target backers.

The College's legal counsel has worked with College staff and PRPC, to prepare the lease agreement and it was in substantial form except as it relates to insurance requirements.

Staff recommended approval to the lease agreement as noted below, and contingent upon resolution of the pending insurance issues.

Facility	Lease Term	Term Requested	Lease Cost
Pharr Rifle & Pistol Club, Inc. Shooting Range	1 year	September 1, 2018 to August 31, 2019	\$50 per cadet per semester

Funding Source

Funds for these expenditures were available in the facility lease budget for FY 2018-2019.

Enclosed Documents

The packet included a draft of the lease agreement in its current form for the Committee's review and information.

At the August 14, 2018 Facilities Committee meeting, Mr. Jesus Ramirez, Legal Counsel, clarified the pending insurance issues.

The PRPC required indemnification and insurance provided by the College for the use of its facilities by College programs. They specifically required coverage for the facility, for College faculty and staff, and for College students using the range under the lease.

Legal Counsel had received confirmation from the College's risk management consultant that existing insurance coverage would be adequate for the PRPC, as a leased facility, and for STC Faculty and Staff.

The College's existing policy would not cover students, and they would need to provide their own coverage. Some students may be covered under their own alternative policies, such as a homeowner's insurance policy, or if they were already registered members of the PRPC.

For students within certain programs, such as nursing & allied health programs, individual insurance coverage was negotiated at a low price, roughly \$10 per student. The risk management consultant had been unable to find similar solutions that would cover students in a law enforcement program and operating firearms.

Legal Counsel reported that he had independently determined that insurance might be available at a price point between \$200 - \$500 per student, per year.

The Committee agreed that the proposed cost was too high, and instructed administration and legal counsel to continue working to resolve these issues. They asked for a presentation of any recommendation as appropriate at the August 28, 2018 Regular Board Meeting.

No action was taken.

Review and Action as Necessary on Annual Facility Usage Agreements

Approval of the FY 2018 – 2019 annual facility usage agreements for use by the kinesiology program was requested.

Purpose

Approval of annual facility usage agreements for various locations that host student instruction would be requested for FY 2018 – 2019.

Justification

Various locations were needed to accommodate the kinesiology program courses offered at South Texas College. The facilities needed were course specific (ex. golf, swimming, tennis, weight training, etc.).

Background

Below is a list of facilities that were leased on an annual basis and used for various instructional purposes. The facilities would provide for Fitness Walking, Weight Training, Bowling, Golf, Basketball, Volleyball, Swimming, and Tennis courses in the Kinesiology Program for the fall 2018, spring 2019, and summer 2019. In FY 2017 - 2018 a total of 1866 students enrolled in kinesiology courses and a Physical Education Special Activity fee of \$55 was charged per student for each course taken. A total of \$25,178.84 was spent on facility usage fees in FY 2017-2018. The following were facilities at which kinesiology courses may be offered.

- City of McAllen
 - Boys and Girls Club Othal Brand Center
 - Boys and Girls Club Roney Center
 - Boys and Girls Club Pool
 - Las Palmas Park
 - Los Encinos Park Tennis Courts
 - Municipal Baseball Complex
 - Municipal Pool
 - Palmview Golf Course
 - Parks and Recreation Bicentennial Soccer Field
 - Westside Park
- City of Mission
 - Bannworth Park
 - Parks & Recreation North Side Pool
- City of Weslaco
 - City Park Tennis Courts
- Flamingo Bowl (McAllen, TX)
- McAllen ISD – McHi Tennis Courts
- Ultimate Fitness Center (Weslaco, TX)
- Mighty Joe's Gym (Weslaco, TX)
- Weslaco Fitness Center (Weslaco, TX)
- Harlon Block Park (Weslaco, TX)

Funding Source

Funds were budgeted in the proposed FY 2018 - 2019 Kinesiology budget.

Upon a motion by Mr. Paul R. Rodriguez and a second by Mr. Gary Gurwitz, the Facilities Committee recommended Board approval of the annual facility usage agreements for use by the Kinesiology Program during the period beginning September 1, 2018 to August 31, 2019, at an estimated total cost of \$37,500 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: 55 p.m.

I certify that the foregoing are the true and correct minutes of the August 14, 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 September 7, 2018, the current total budget shortfall is estimated to be at \$1,958,704. 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 buyout savings and remaining contingency balances, is estimated to be \$1,599,401.

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	
September Shortfall	\$ (1,958,704)
Design Contingency Balance (September)	\$ -
Owner's Contingency Balance (September)	\$ -
Current Shortfall Less Contingency Balances	\$ (1,958,704)

Projected Savings	
Projected Miscellaneous Savings	\$ 359,303
Projected Savings Total	\$ 359,303

Shortfall With Projected Savings	
Current Shortfall Less Contingency Balances	\$ (1,958,704)
Projected Savings Total	\$ 359,303
	\$ (1,599,401)

Shortfall	
Shortfall With Projected Savings	\$ (1,599,401)

*RCPSE Building and Site Projects include Non-Bond A/E fee adjustments

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	\$ 12,745,841	\$ 2,097,269
South Academic Building	\$ 9,454,426	\$ 8,348,204	\$ 1,106,222
STEM	\$ 13,103,319	\$ 13,079,200	\$ 24,119
Student Activities / Cafeteria "Student Union"	\$ 8,828,254	\$ 8,496,047	\$ 332,207
Thermal Plant Expansion	\$ 5,542,049	\$ 5,320,468	\$ 221,581
Parking & Site Improvements	\$ 2,490,261	\$ 2,968,056	\$ (477,795)
Subtotal	\$ 54,261,419	\$ 50,957,816	\$ 3,303,603
Nursing & Allied Health Campus			
Expansion for Nursing & Allied Health	\$ 21,773,439	\$ 20,420,563	\$ 1,352,876
Thermal Plant Expansion - Non Bond	\$ 601,877	\$ 816,797	\$ (214,920)
Parking & Site Improvements	\$ 1,717,717	\$ 2,416,170	\$ (698,453)
Subtotal	\$ 24,093,033	\$ 23,653,530	\$ 439,503
Technology Campus			
Expansion for Technical & Workforce	\$ 14,864,990	\$ 11,293,909	\$ 3,571,081
Parking & Site Improvements	\$ 905,324	\$ 1,694,679	\$ (789,355)
Subtotal	\$ 15,770,314	\$ 12,988,587	\$ 2,781,727
Mid Valley Campus			
Health Professional & Science Bldg.	\$ 17,277,682	\$ 17,689,061	\$ (411,379)
Expansion for Technical & Workforce	\$ 151,868	\$ 151,868	\$ -
Library Expansion	\$ 2,288,968	\$ 3,580,535	\$ (1,291,567)
Student Services Bldg. Expansion	\$ 4,114,228	\$ 4,922,675	\$ (808,447)
Thermal Plant Expansion	\$ 5,042,398	\$ 5,029,830	\$ 12,568
Parking & Site Improvements	\$ 2,796,035	\$ 2,741,656	\$ 54,379
Subtotal	\$ 31,671,179	\$ 34,115,624	\$ (2,444,445)
Starr County Campus			
Health Professions	\$ 11,267,182	\$ 11,397,926	\$ (130,744)
Workforce	\$ 141,972	\$ 141,972	\$ -
Library Building	\$ 3,732,378	\$ 4,423,825	\$ (691,447)
Student Services	\$ 1,162,522	\$ 1,462,593	\$ (300,071)
Student Activities	\$ 1,166,402	\$ 1,486,257	\$ (319,855)
Thermal Plant Expansion	\$ 4,938,772	\$ 4,513,062	\$ 425,710
Parking & Site Improvements	\$ 1,397,789	\$ 3,549,451	\$ (2,151,662)
Subtotal	\$ 23,807,017	\$ 26,975,087	\$ (3,168,070)
Regional Center for Public Safety Excellence			
Building	\$ 3,655,134	\$ 4,275,512	\$ (620,378)
Parking & Site Improvements	\$ 319,337	\$ 2,307,544	\$ (1,988,207)
Subtotal	\$ 3,974,471	\$ 6,583,056	\$ (2,608,585)
STC La Joya Higher Education			
STEM labs & Welding Lab	\$ 1,436,000	\$ 1,698,438	\$ (262,438)
Subtotal	\$ 1,436,000	\$ 1,698,438	\$ (262,438)
Total	\$ 155,013,434	\$ 156,972,138	\$ (1,958,704)

**Review and Discussion on Final 2013 Bond Construction Program Presentation
from Broaddus & Associates**

Broaddus & Associates is preparing a final overview of the 2013 Bond Construction Program, and have stated that they will present it at the September 25, 2018 Board meeting and not at the September 11, 2018 Facilities Committee meeting.

**Review and Recommend Action as Necessary on 2013 Bond Construction
Program Outstanding Issues Action Plan**

College staff from Finance and Administrative Services and Facilities Planning and Construction have prepared a list outlining outstanding issues that are still pending for the 2013 Bond Construction Program projects.

Broaddus & Associates will be asked to provide updates and costs associated with each outstanding issue. The Facilities Committee will be asked to review and recommend action as necessary to the Board.

The Committee packet includes an Outstanding Issues Action Plan as developed and maintained by administration.

Campus Specific Outstanding Issues:

1. Pecan Campus
2. District Wide-All Bond Projects

The Facilities Committee will be asked to recommend Board action as necessary for outstanding items.

2013 Bond Construction Program Outstanding Issues - Action Plan
September 11, 2018 Facilities Committee Meeting
as of September 7, 2018

#	Description of Issues	Responsible Parties	Status	Due Date	Comments/Notes	Resolution / Action Item
Pecan Campus						
1	Pecan Campus Student Union Bldg. - Replacement of Damage Stair Treads	B&A, BSGA and D. Wilson	Pending	3/27/2018 7/2/18 8/8/2018 9/11/2018	3/27/18: Noted that stair treads were damaged. 6/11/2018: Received confirmation from D. Wilson would replace the stair treads and work would be completed within 2 weeks (subsequent email stated July 2, 2018). 7/18/2018: Emailed B&A to request status of stair riser repairs from D. Wilson. 7/27/2018: Received email from D. Wilson that replacement treads would arrive first week in August and installed second week in August. 8/8/2018: D. Wilson has installed the replacement treads at some of the treads. Other stair treads remain damaged. 8/9/2018: B&A and College staff will review pending treads. 8/21/2018(Weekly Meeting): B&A reported that they will inspect the stairs to verify status of repairs 8/28/2018(Board Meeting): B&A will continue to work on item 9/4/2018: B&A to request a price to replace treads <i>9/6/2018: College staff will request quotes for the installation of the replacement treads</i>	<i>B&A will provide an update at the September 11, 2018 Facilities Committee meeting.</i>
3	Thermal Plant Bldg. - ADA issues with stairs and ramp	B&A, PCE, and D. Wilson	Pending	9/15/2018	1/09/17: STC issued an email to Broaddus & Associates stating the concerns regarding ADA accessibility as well as direction for the contractor to revise these two areas to comply with the 2012 TAS requirements 6/18/18: ADA report issued to STC showing the area to be in violation of the 2012 TAS requirements 6/25/18: STC forwarded the ADA report to Broaddus & Associates via email 8/6/2018 (Weekly Meeting): Broaddus acknowledged issues needed to be addressed and would follow up with D. Wilson 8/21/2018(Weekly Meeting): B&A reported that D. Wilson will not be addressing this item 8/28/2018(Board Meeting): B&A would be working with D. Wilson to repair work and College would pay for work. Estimated cost to be \$2500. 9/4/2018: B&A to work with PCE to provide a drawing for pricing. <i>9/6/2018: College staff will request quotes for the installation of the handrails as required</i>	<i>B&A will coordinate with D. Wilson to provide cost and install work at an estimated cost of \$2500. B&A will provide an update at the September 11, 2018 Facilities Committee meeting.</i>
District Wide - All Bond Projects						
7	Final Test & Balance Reports Still Pending for all Bond Construction Program projects	B&A and Testing & Balancing Companies	Pending	9/11/2018	During several of the past weekly meetings with Broaddus and College staff, the final Test and Balance reports were requested to be provided to the College to be included as part of the Close Out Documents for each of the projects. Broaddus has stated that they would follow up with the T&B companies to issue the reports and forward to the College. 8/7/18 (Weekly Meeting): College staff requested status of the reports which are still pending to be provided. 8/21/2018(Weekly Meeting): B&A reported that they are working on getting the reports from the two contracted Testing and Balancing companies. <i>8/28/2018: B&A reported that they are working on getting the reports from the two contracted Testing and Balancing companies.</i>	<i>B&A will follow up with the Testing and Balancing Companies to provide the reports. B&A will provide an update at the September 11, 2018 Facilities Committee meeting.</i>

**Review and Recommend Action as Necessary on 2013 Bond Construction
Warranty Items Action Plan**

College staff from Finance and Administrative Services and Facilities Planning and Construction have prepared a list outlining warranty items to be addressed for the 2013 Bond Construction Program Warranty Items Action Plan.

Broaddus & Associates will be asked to provide updates and costs associated with each warranty item. The Facilities Committee will be asked to review and recommend action as necessary to the Board.

The Committee packet includes the Warranty Items Action Plan as developed and maintained by administration.

Campus Specific Warranty Items:

1. Pecan Campus
2. Starr County Campus
3. Regional Center for Public Safety Excellence

The Facilities Committee will be asked to recommend Board action as necessary for the warranty items.

2013 Bond Construction Program Warranty Items - Action Plan
September 11, 2018 Facilities Committee Meeting
as of September 7, 2018

#	Description of Issues	Responsible Parties	Status	Due Date	Comments/Notes	Resolution / Action Item
Pecan Campus						
1	Pecan Campus STEM Bldg. - Bent Louvers on EF#3	D. Wilson	Pending	6/18/2018 6/26/2018 7/27/2018	6/13/18: Original warranty request issued to D. Wilson 6/22/18: D. Wilson stated "...blade was repaired on site. Operation was tested and all is ok at this time." 6/26/18: College staff sent pictures showing that the blade "...still appeared to be bent." 6/26/18: D. Wilson stated "...louver wasn't damaged when we delivered the building to the owner." 7/25/18: D. Wilson forwarded the cost of repairing the damaged louver in the amount of \$1800. 7/27/18: College staff stated that "...the College did not damage the unit and it is the responsibility of the contractor to repair it as a warranty item." 8/7/2018 (Weekly Meeting): College staff requested the assistance of Broaddus to address this item with D. Wilson. 8/21/2018(Weekly Meeting): B&A reported that D. Wilson will not be addressing this item. 8/28/2018(Board Meeting): B&A would be working with D.Wilson to repair work and College would pay for work. Estimated cost to be \$1800 <i>9/6/2018: College staff will request quotes for the installation of a new louver</i>	<i>B&A will coordinate with D. Wilson to ensure work is completed. B&A will provide an update at the September 11, 2018 Facilities Committee meeting.</i>
Starr County Campus						
3	Thermal Plant - Vault Water Issues	Sigma HN, Siemens, and D. Wilson	Pending	8/31/2018	5/14/18: Notified contractor and engineer of first rain event with pictures showing how the vault was completely submerged underwater 6/25/18: Warranty request issued for this item after a second rain event occurred which caused the vault to become fully submerged underwater 6/25/18: Contractor sent an email stating that this item is not considered as a warranty item and attached a quote to make the necessary repairs in the amount of \$6,760 7/09/18: Contractor requested for the owner to provide a response to an RFI on how to proceed. 7/26/18: STC sent an email to Broaddus asking for status on this item. Broaddus responded by stating that 2 of the 7 items were an existing condition and it required owner action, if desired, to relocate existing down spouts and provide a form of drainage to divert the water away from the vault 7/29/18: STC responded that college should not be responsible for any cost associated to remediate the issue and that any necessary modifications should have been the responsibility of the design professional. This item should potentially be considered as a design and/or construction error. 8/08/18: Engineer of record (SIGMA HN Engineers,) responded to Broaddus & Associates' email stating information on what needs to be done to resolve the issue. 8/08/2018: Broaddus & Associates forwarded Engineer's response to the CM@R and to the Controls subcontractor. 8/8/2018: D. Wilson subcontractors have responded to the Engineer's response clarifying controls. 8/9/2018: Awaiting response from D. Wilson regarding water infiltration into the vault. 8/21/2018(Weekly Meeting): B&A reported that D. Wilson is correcting this item <i>8/28/2018; B&A to verify with engineers that corrective work is complete.</i>	<i>B&A will provide an update at the September 11, 2018 Facilities Committee meeting.</i>
Regional Center for Public Safety Excellence Center						
4	RCPSE PSI- Asphalt failures at Cityscape drives	Noble Texas Builders	Pending	8/27/2018	7/10/2018: Site visit noted that cracks were on asphalt paving 7/19/2018: B&A instructed College staff to issue a warranty request for the asphalt cracks 7/24/2018: B&A provided College staff with email from Dannenbaum for the College to engage the services of a forensic engineer to verify the cause of the asphalt and substrate failures. Dannenbaum would also be requesting a fee adjustment for this work.. 8/1/2018 (Weekly Meeting-conference call): B&A informed the College that the area was under water during the recent rain events and may have been the cause of the failures. 8/7/2018 (Weekly Meeting): B&A stated that the work was still under warranty and Noble Texas Builders would be repairing the damage 8/21/2018(Weekly Meeting): B&A reported that the Dannenbaum and Noble Texas Builders are inspecting the site and the engineer will be providing any directives as necessary. <i>8/28/2018(Board Meeting: B&A will request Geotechnical Testing of the asphalt drives to verify existing conditions and provide recommendations to the engineer as necessary. Noble Texas Builders will be providing an asphaltic coating over the current crack repairs.</i>	<i>B&A will follow up with the project team for possible recommendations from the Geotechnical Lab reports when available. B&A will provide an update at the September 11, 2018 Facilities Committee meeting.</i>

Review and Action as Necessary on Ratification of Change Order for the 2013 Bond Construction Program Mid Valley Campus Parking and Site Improvements Project

Ratification of a proposed change order for use of construction contingency for the 2013 Bond Construction Program Mid Valley Campus Parking and Site Improvements project will be requested at the September 25, 2018 Board meeting.

Purpose

The transfer of funds by this proposed change order has already been noted on Skanska's pay applications but not formally approved by the Board of Trustees.

Justification

Change order was needed to complete the construction of the project and transfer funds from the Construction Contingency to the Cost of Work in the Construction Manager at Risk's (CMR's) contracted GMP, and must be provided to the Board of Trustees for review and approval.

Background

The proposed change order for the 2013 Bond Construction Program Mid Valley Campus Parking and Site Improvements project was presented to the Board of Trustees at the April 24, 2018 Board meeting. The proposed change order was not approved on that date because the Program Manager had withdrawn their recommendation for approval. This project has been completed and the Facilities Committee is being asked to recommend ratification of the change order as prepared.

Bond Projects	
Total Transfer of Construction Contingency funds for September 2018	\$43,360

Enclosed Documents

A copy of the proposed change order is enclosed for the Committee's review and information.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the September 25, 2018 Board meeting, ratification of the proposed change order for use of construction contingency totaling \$43,360 for work already completed for the 2013 Bond Construction Program Mid Valley Campus Parking and Site Improvements project as presented.



CHANGE ORDER

NUMBER: 9

PROJECT NAME: Mid Valley Campus
Parking and Site

DATE: April 24, 2018

PROJECT NO.: N.A.

To: Skanska USA Building, Inc.
18615 Tuscany Stone
San Antonio, TX 78258

YOU ARE HEREBY AUTHORIZED TO PERFORM THE FOLLOWING ITEM (S) OF WORK AND TO ADJUST THE OWNER'S CONSTRUCTION CONTINGENCY SUM ACCORDINGLY, AS INDICATED BELOW:

SCOPE OF WORK:	Owner's Construction Contingency:	
	Trasfer of Owner's Contingency funds to offset Cost of Work overrun due to Premature Buy-out Savings Return	\$ (43,360)
	Sub Total	\$ (43,360)

ATTACHMENTS: Subcontractor's quote and pricing breakdown and verification correspondence.

ORIGINAL OWNER'S CONSTRUCTION CONTINGENCY	\$	31,731
OWNER'S CONSTRUCTION CONTINGENCY PRIOR TO THIS AUTHORIZATION	\$	40,594
OWNER'S CONSTRUCTION CONTINGENCY BALANCE PRIOR TO THIS AUTHORIZATION	\$	72,325
OWNER'S CONSTRUCTION CONTINGENCY SUM WILL BE DECREASED BY THIS AUTHORIZATION	\$	(43,360)
REMAINING OWNER'S CONSTRUCTION CONTINGENCY	\$	28,965

ODR RECOMMENDATION:

By: _____ Date: _____
Broaddus & Associates

ENGINEER APPROVED:

By: _____ Date: _____
Halff & Associates

CMR ACCEPTANCE:

By: _____ Date: _____
Skanska USA Building, Inc.

OWNER ACCEPTANCE:

By: _____ Date: _____
South Texas College

Review and Recommend Action on Payment for Additional Architectural Design Services for the 2013 Bond Construction Pecan Campus Thermal Plant Screen Enclosure

Approval of payment for additional services with Halff Associates for additional architectural design services for the 2013 Bond Construction Pecan Campus Thermal Plant Screen Enclosure will be requested at the September 25, 2018 Board meeting.

Purpose

Authorization is being requested to approve payment for additional services with Halff Associates for design services for the 2013 Bond Construction Pecan Campus Thermal Plant Screen Enclosure design.

Justification

Payment for additional services is being requested by Halff Associates for their work in providing additional screen enclosure designs as requested by the Board.

Background

Halff Associates provided the architectural and engineering work for the 2013 Bond Construction Pecan Campus Thermal Plant. The schematic design of the project, which was approved at the July 28, 2015 Board meeting, included exterior renderings of the cooling tower screen enclosure which included a wave design and the illustrations provided did not show the top portions of the cooling towers. The original wave design was then excluded from the Guaranteed Maximum Price (GMP) as a cost saving effort by Broaddus & Associates without clearly notifying the Board when the GMP was approved at the November 24, 2015 Board meeting. When the enclosure was under construction, it became apparent that the enclosure was designed too low to conceal the top portion of the cooling towers and did not include the wave design. The Board requested designs from Halff Associates that would meet the original schematic design intent as approved by the Board, but no action was taken on the revised schematic design options. Halff Associates is requesting payments for the additional work performed for providing the revised designs. The amount being requested is \$13,198.00. Broaddus & Associates is recommending that the additional services request be paid as requested.

Below is a table detailing the fee calculation methodology from Halff Associates.

Pecan Campus Thermal Plant Screen Enclosure Fee Calculation Methodology		
Estimated Cost of Additional Construction	Fee Percentage	Additional Services Fee
\$270,000	7.52%	\$20,304
Additional Services Fee	Estimated Completion %	Revised Fee Total
\$20,304	65%	\$13,198

Funding Source

Funds are available in the 2013 Bond Construction Program FY 2018 – 2019 budget.

Enclosed Documents

The original schematic design and the revised design options and their associated estimated construction costs are enclosed for the Committee’s review and information.

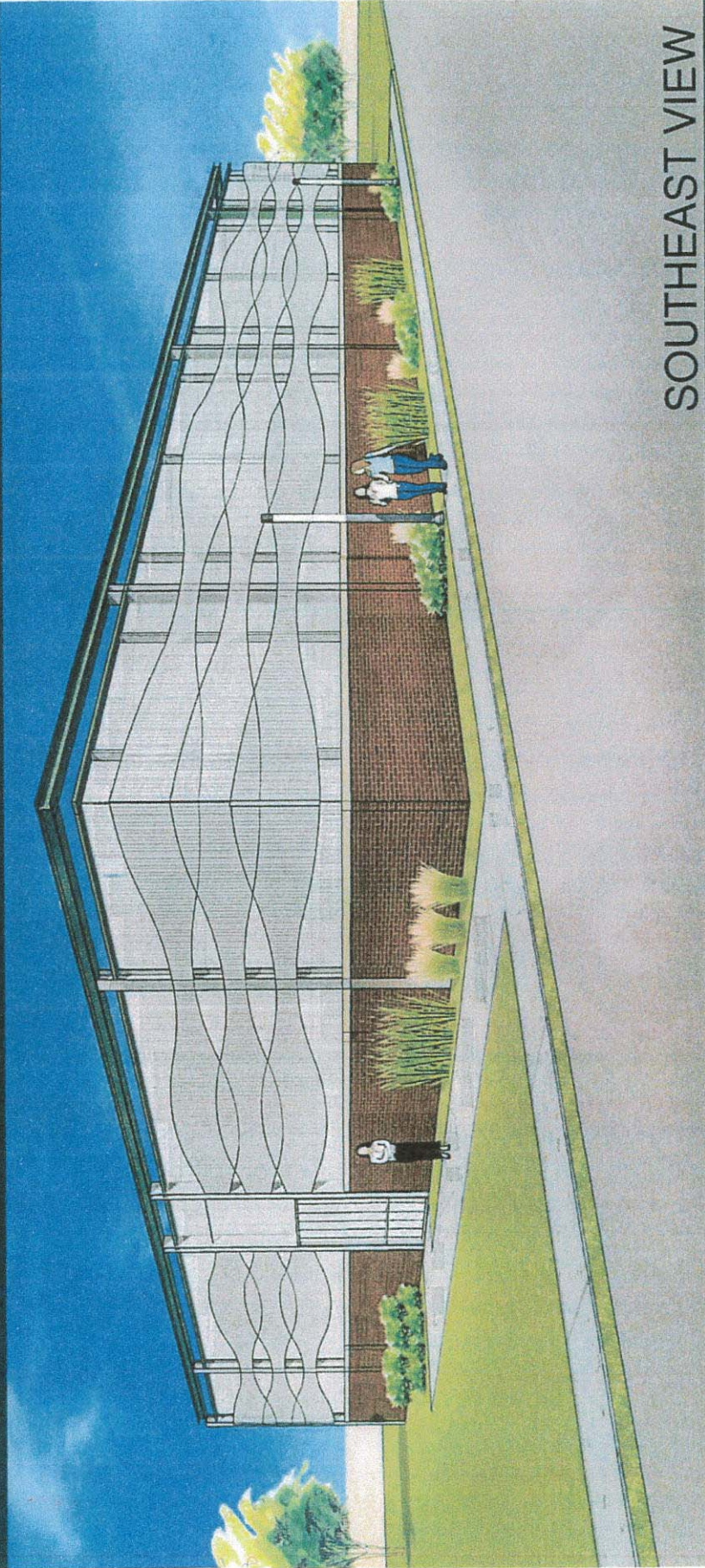
Presenters

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the September 25, 2018 Board meeting, payment for additional services with Halff Associates in the amount of \$13,198.00 for architectural design services for the 2013 Bond Construction Pecan Campus Thermal Plant Screen Enclosure as presented.

PERSPECTIVE: TOWER YARD



SOUTHEAST VIEW

 HALFF



Elevation of Exiting Chiller Yard



OPTION A - FREE FORMED TOP PANEL

COST BREAKOUT

1. 3-WAVE (VE) REPLACEMENT PANEL \$113,000
2. -1 FREE FORMED TOP PANEL \$ 170,000

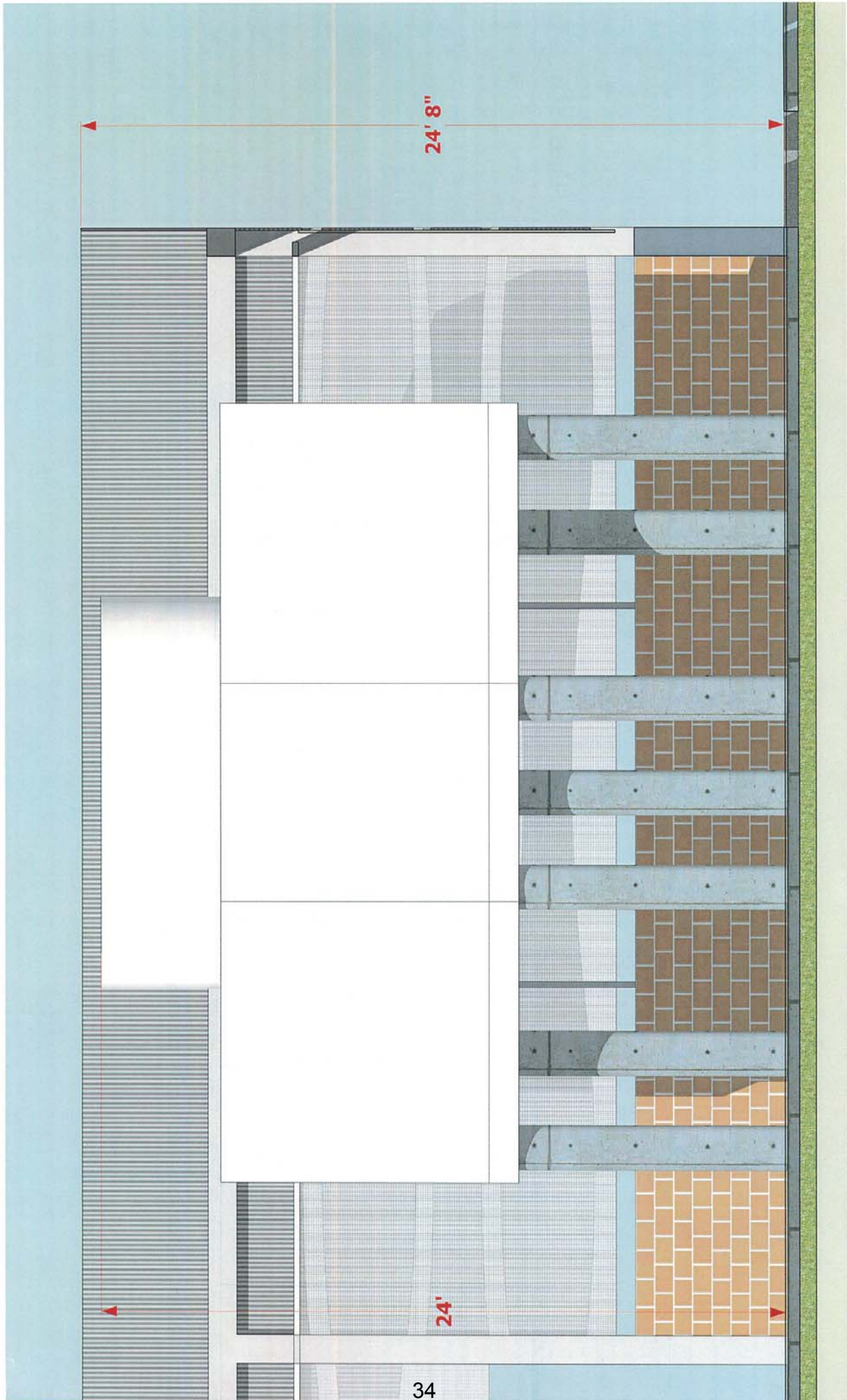


OPTION B - SQUARE EDGE PANEL

COST BREAKOUT

- 1. 3 WAVE PANEL (VE) REPLACEMENT - \$113,000
- 2. 1 TOP PANEL SQUARE EDGE - \$170,000

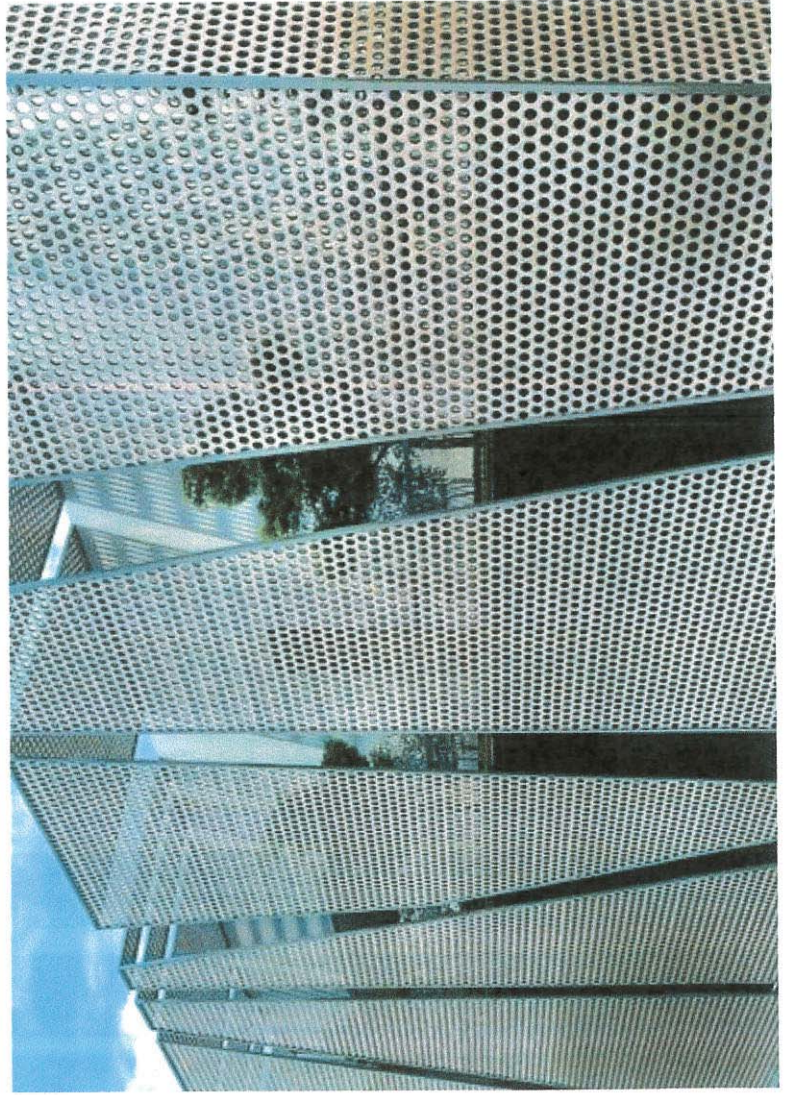
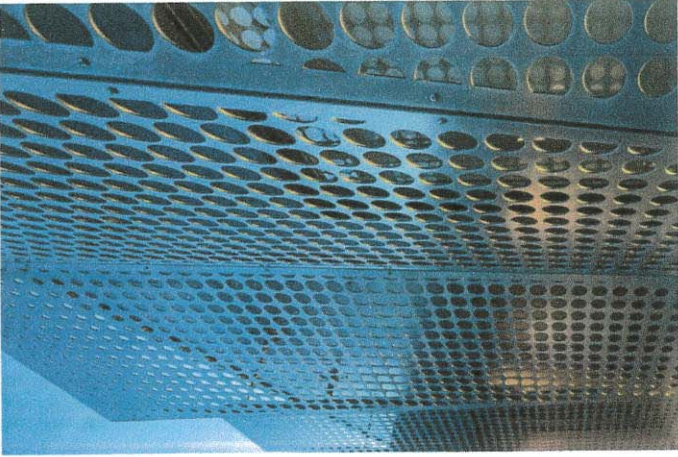




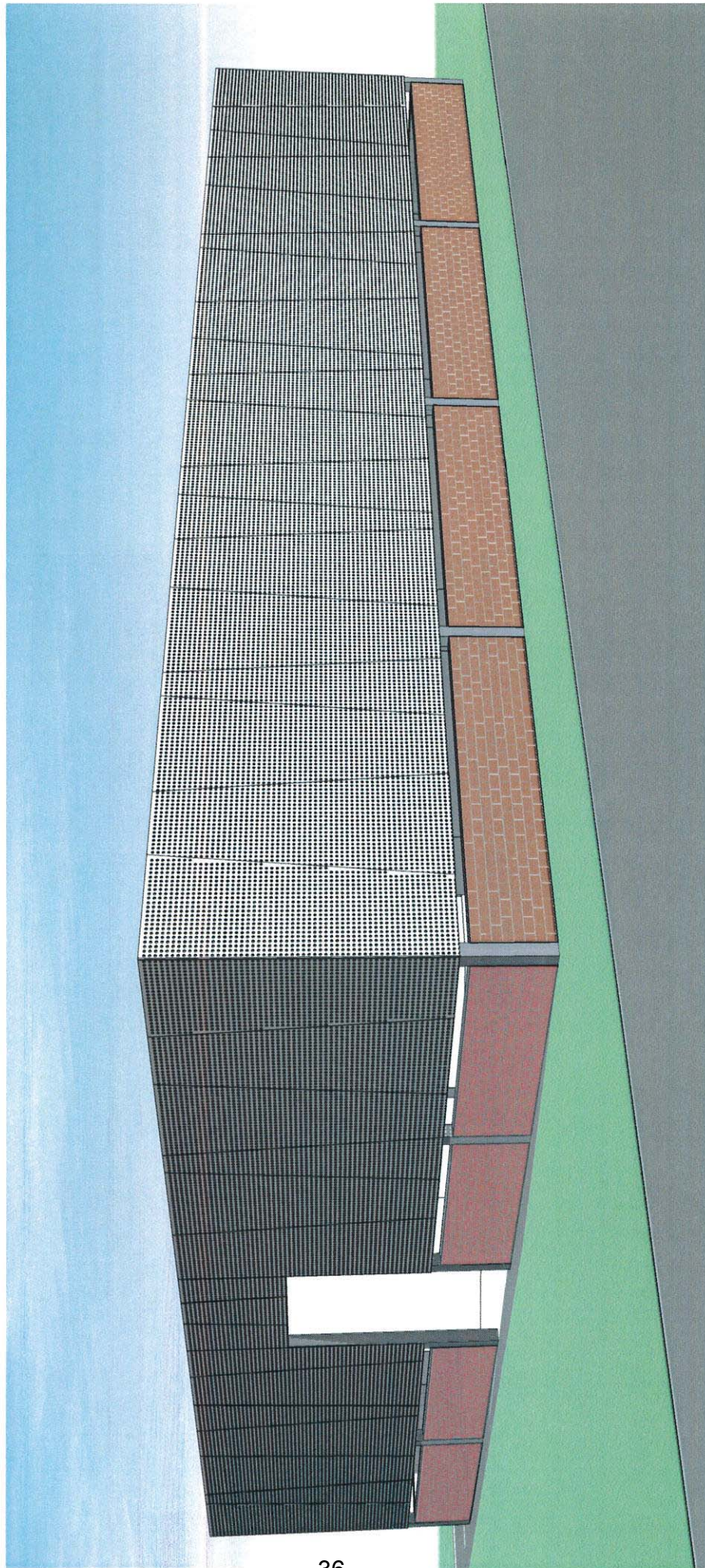
24' 8"

24'

SAMPLE OF
PROPOSED
METAL PANELS



OPTION C



Review and Recommend Action on Final A/E Fee Adjustments for the 2013 Bond Construction Mid Valley Campus Parking and Site Improvements

Approval to amend the existing engineering agreement with Halff Associates to include the additional scope items designed will be requested at the September 25, 2018 Board meeting.

Purpose

Authorization is requested to amend the current engineering agreement with Halff Associates to include the design of the additional scope at the 2013 Bond Construction Mid Valley Campus Parking and Site Improvements.

Justification

The Engineer needs to be compensated based on a percentage of the Construction Cost Limitation and the compensation adjusted once the construction costs are finalized. This increase in compensation is the result of additional construction costs to complete the Mid Valley Campus Parking and Site Improvements as approved.

Background

The current engineering agreement with Halff Associates for the Mid Valley Campus Parking and Site Improvements provides for an additional fee if the final construction cost exceeds the Construction Cost Limitation (CCL) by more than 5%.

The CCL for the project was \$2,000,000, and the fee was negotiated at 8.5%, for a total of \$170,000 plus additional services and reimbursable cost totaling \$27,975. The total project cost is \$2,367,696. No additional costs are anticipated for the project, which exceeded the CCL by the 5% contract threshold.

The Engineer has accepted a reduction in design scope which has been deducted from the additional fee adjustment:

Project Name	Adjustment Description	Amount
Mid Valley Campus Parking and Site Improvements	Landscape Irrigation Design Scope	\$4,375
Total		\$4,375

Halff Associates is requesting an additional fee of \$26,879.16, which would result in a total fee of \$224,854.16, including additional services.

Original Fee:	\$170,000.00
Reimbursable Expenses:	27,975.00
<u>Additional Fee:</u>	<u>26,879.16</u>
Revised Fee	\$224,854.16

Funding Source

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

Presenters

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

Board approval is necessary to amend the current A/E contract with Halff Associates to a revised fixed fee of \$224,854.16. No additional costs are anticipated for this project.

Recommendation

It is requested that the Facilities Committee recommend for Board approval at the September 25, 2018 Board meeting, to amend the current A/E contract with Halff Associates for the 2013 Bond Construction Mid Valley Campus Parking and Site Improvements project to a revised fixed fee of \$224,854.16.

Half - Fee Adjustment Summary - Mid-Valley Campus Parking and Site

Company Name:	Half
Campus:	STC Mid Valley
Project Name:	Parking and Site
Original CCL:	\$ 2,000,000.00
Contract Construction Contingency	\$ 31,731.00
Contract Design Contingency	\$ 31,731.00
Original Fee Percent	8.50%
Calculated Fee:	\$ 170,000.00

Approved GMP:	\$ 2,479,153.00
Alternates - None	\$ -
Less Returned Design Contingency Balance	\$ -
Less Returned Buy Out Savings (Cooling Tower)	\$ (109,376.00)
Less Returned Construction Contingency Balance	\$ (2,081.00)
Construction Contingency Utilized Amount	\$ -
Total Adjusted Scope of Work Amount:	\$ 2,367,696.00

Original Base Contract Fee:	\$ 170,000.00
ASR #1 - Surveying	\$ 10,000.00
ASR #2 - Landscape & Irrigation	\$ 17,000.00

Adjusted Contract Fee (Scope Total x Fee %)	\$ 201,254.16
ASR #1 - Surveying	\$ 10,000.00
ASR #2 - Landscape & Irrigation	\$ 17,000.00

Reimbursable Expense - TAS	\$ 975.00
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Reimbursable Expense - TAS	\$ 975.00
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Total to Date: \$ 197,975.00

Proposed Total Fee Adjustment: \$ 229,229.16

Net Adjusted Increase Amount \$ 31,254.16
 Minus Landscape Irrigation Design Scope ASR 2 \$ (4,375.00)
 Less Error Cost Contribution \$ -

Net Adjusted Increase Amount \$ 31,254.16
 Minus Landscape Irrigation Design Scope ASR 2 \$ (4,375.00)
 Less Error Cost Contribution \$ -

Net Adjusted Increase Amount \$ 26,879.16

Net Adjusted Increase Amount \$ 26,879.16

Total Revised Contract Amount \$ 224,854.16

Total Revised Contract Amount \$ 224,854.16

Review and Recommend Action on Release of Revised Final Retainage for the 2013 Bond Construction Regional Center for Public Safety Excellence Building

Approval of release of revised final retainage for the following 2013 Bond Construction Regional Center for Public Safety Excellence Building project will be requested at the September 25, 2018 Board Meeting:

2013 Bond Construction Regional Center for Public Safety Excellence Building

Final completion for this project with Noble Texas Builders was approved at the August 28, 2018 Board meeting.

Broaddus & Associates and PBK Architects recommended and the Board approved withholding \$49,864 for items that were still not completed at the August 28, 2018 Board meeting. These funds will be withheld until those items are completed.

Revision of Final Retainage

Broaddus & Associates provided a final amount owed to Noble Texas Builders on August 28, 2018 to the Board but understated that amount. The final construction amount stated to the Board was \$215,511.60, but was actually \$254,375.60. This is an increase of \$38,864.00. The Committee is asked to recommend for approval the release of revised final retainage in the amount of \$254,375.60 to Noble Texas Builders.

The following chart summarizes the above information:

Guaranteed Maximum Price	Net Total Change Orders	Final Project Cost	Final Project Cost including Pre-construction Services	Previous Amount Paid as of August 27, 2018	Remaining Balance as of August 27, 2018
\$4,494,426.00	(\$115,675.00)	\$4,378,751.00	\$4,383,751.00	\$ 4,122,892.65	\$255,858.35
				Less Failed Testing Reimbursement	1,482.75
				Revised Final Retainage for Approval September 25, 2018	\$ 254,375.60
				Previously Approved Retainage on August 28, 2018	\$ 215,511.60
				Retainage Increase	\$ 38,864.00

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the September 25, 2018 Board meeting, release of revised final retainage in the amount of \$254,375.60, a \$38,864.00 increase from the previously approved amount, for the 2013 Bond Construction Regional Center for Public Safety Excellence Building project as presented.

Review and Recommend Action on Final A/E Fee Adjustments for the 2013 Bond Construction Regional Center for Public Safety Excellence Building

Approval to amend the existing architectural agreement with PBK Architects to include the additional scope items designed will be requested at the September 25, 2018 Board meeting.

Purpose

Authorization is requested to amend the current architectural agreement with PBK Architects to include the design of the additional scope at the 2013 Bond Construction Regional Center for Public Safety Excellence Building.

Justification

The Architect needs to be compensated based on a percentage of the Construction Cost Limitation and the compensation adjusted once the construction costs are finalized. This increase in compensation is the result of additional construction costs to complete the Regional Center for Public Safety Excellence Building as approved.

Background

The current architectural agreement with PBK Architects for the Regional Center for Public Safety Excellence Building provides for an additional fee if the final construction cost exceeds the Construction Cost Limitation (CCL) by more than 5%.

The CCL for the project was \$3,910,000, and the fee was negotiated at 6.41%, for a total of \$250,600 plus additional services and reimbursable costs of \$18,488.79. The total project cost is \$4,378,751. No additional costs are anticipated for the project, which exceeded the CCL by the 5% contract threshold.

PBK Architects is requesting an additional fee of \$30,043.35, which would result in a total fee of \$299,132.14, including additional services.

Original Fee:	\$250,600.00
Reimbursable Expenses:	18,488.79
<u>Additional Fee:</u>	<u>30,043.35</u>
Revised Fee	\$299,132.14

Funding Source

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

Presenters

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

Board approval is necessary to amend the current A/E contract with PBK Architects to a revised fixed fee of \$299,132.14. No additional costs are anticipated for this project.

Recommendation

It is requested that the Facilities Committee recommend for Board approval at the September 25, 2018 Board meeting, to amend the current A/E contract with PBK Architects for the 2013 Bond Construction Regional Center for Public Safety Excellence Building project to a revised fixed fee of \$299,132.14.

PBK - Fee Adjustment Summary - Pharr RCPSE Building

Company Name:	PBK
Campus:	RCPSC
Project Name:	Building
Original CCL:	\$ 3,910,000.00
Contract Construction Contingency	\$ 89,889.00
Contract Design Contingency	\$ 68,315.00
Original Fee Percent	6.40921%
Calculated Fee:	\$ 250,600.00

Approved GMP:	\$ 3,494,426.00
Add for PSJA Scope (Four Classrooms)	\$ 1,000,000.00
	\$ -
	\$ -
Less Returned Design Contingency Balance	\$ -
Less Returned Net Final Buy Out Savings	\$ (47,960.00)
Less Returned Construction Contingency Balance	\$ (67,715.00)
Total Adjusted Scope of Work Amount:	\$ 4,378,751.00

Original Base Contract Fee:	\$ 250,600.00
ASR Master Plan Services	\$ 17,000.00
ASR Master Plan Reimbursable	\$ 1,043.79
Reimbursable Expenses - TAS	\$ 445.00

Adjusted Contract Fee (Scope Total x Fee %)	\$ 280,643.35
ASR Master Plan Services	\$ 17,000.00
ASR Master Plan Reimbursable	\$ 1,043.79
Reimbursable Expenses - TAS	\$ 445.00

Total to Date: \$ 269,088.79

Proposed Total Fee Adjustment:
 Fee Adjustment @ Project Closeout \$ 299,132.14

Net Adjusted Increase Amount \$ 30,043.35
 Less Design Error Contribution \$ -

Comments:

Total Revised Contract Amount \$ 299,132.14

Review and Recommend Action on Release of Revised Final Retainage for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements

Approval of release of revised final retainage for the following 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements project will be requested at the September 25, 2018 Board Meeting:

2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements

Final completion for this project with Noble Texas Builders was approved at the August 28, 2018 Board meeting.

Broaddus & Associates and Dannenbaum Engineering also recommended withholding \$27,508.55 for items that were still not completed at the August 28, 2018 Board meeting. These funds will be withheld until those items are completed.

Revision of Final Retainage

Broaddus & Associates provided a final amount owed to Noble Texas Builders on August 28, 2018 to the Board but understated that amount. The final construction amount stated to the Board was \$97,863.12 and was actually \$132,853.67. This is an increase of \$34,990.55. The Committee is asked to recommend for approval the release of revised final retainage in the amount of \$132,853.67 to Noble Texas Builders.

The following chart summarizes the above information:

Guaranteed Maximum Price	Net Total Change Orders	Final Project Cost	Final Project Cost including Pre-construction Services	Previous Amount Paid as of August 27, 2018	Remaining Balance as of August 27, 2018
\$1,887,866.00	\$120,522.00	\$2,008,388.00	\$2,013,388.00	\$1,874,727.58	\$133,660.42
				Less Failed Testing Reimbursement	806.75
				Revised Final Retainage for Approval September 25, 2018	132,853.67
				Previously Approved Retainage on August 28, 2018	\$ 97,863.12
				Retainage Increase	\$34,990.55

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the September 25, 2018 Board meeting, release of revised final retainage in the amount of \$132,853.67, a \$34,990.55 increase from the previously approved amount, for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements project as presented.

Review and Recommend Action on Final A/E Fee Adjustments for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements

Approval to amend the existing engineering agreement with Dannenbaum Engineering to include the additional scope items designed will be requested at the September 25, 2018 Board meeting.

Purpose

Authorization is requested to amend the current engineering agreement with Dannenbaum Engineering to include the design of the additional scope at the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements.

Justification

The Engineer needs to be compensated based on a percentage of the Construction Cost Limitation and the compensation adjusted once the construction costs are finalized. This increase in compensation is the result of additional construction costs to complete the Regional Center for Public Safety Excellence Parking and Site Improvements as approved.

Background

The current engineering agreement with Dannenbaum Engineering for the Regional Center for Public Safety Excellence Parking and Site Improvements provides for an additional fee if the final construction cost exceeds the Construction Cost Limitation (CCL) by more than 5%.

The CCL for the project was \$1,350,000, and the fee was negotiated at 8.6%, for a total of \$116,100 plus additional services and reimbursable costs of \$19,263.99. The total project cost is \$3,148,388. No additional costs are anticipated for the project, which exceeded the CCL by the 5% contract threshold.

Dannenbaum Engineering is requesting an additional fee of \$154,661.37, which would result in a total fee of \$290,025.36.

Original Fee:	\$116,100.00
Reimbursable Expenses:	19,263.99
Additional Fee:	<u>154,661.37</u>
Revised Fee	\$290,025.36

The Engineer was previously paid \$98,040 for a partial fee adjustment, approved at the May 29, 2018 Board meeting, resulting in a pending additional fee balance of \$56,621.37.

Additional Fee:	\$154,661.37
Previously Paid:	<u>98,040.00</u>
Additional Fee Balance	\$56,621.37

Funding Source

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

Presenters

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

Board approval is necessary to amend the current A/E contract with Dannenbaum Engineering to a revised fixed fee of \$290,025.36. No additional costs are anticipated for this project.

Recommendation

It is requested that the Facilities Committee recommend for Board approval at the September 25, 2018 Board meeting, to amend the current A/E contract with Dannenbaum Engineering for the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements project to a revised fixed fee of \$290,025.36.

Dannenbaum - Fee Adjustment Summary - Pharr RCPSE Parking and Site

Company Name:	Dannenbaum
Campus:	Pharr RCPSE
Project Name:	Parking and Site
Original CCL:	\$ 1,350,000.00
Contract Construction Contingency	\$ 28,696.00
Contract Design Contingency	\$ 37,757.00
Original Fee Percent	8.60%
Calculated Fee:	\$ 116,100.00

Original Base Contract Fee:	\$ 116,100.00
Additional Services	\$ 18,209.49

Reimbursable Expenses	\$ 1,054.50
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Total to Date: \$ 135,363.99

Comments:

Approved GMP:	\$ 1,887,866.00
Add for TxDPS Scope (Skills Pad, EVOG, Citiscape)	\$ 1,140,000.00
Add for Lightpole Bases	\$ 110,496.00
Add for Landscape Scope	\$ 18,934.00
Less Returned Design Contingency Balance	\$ (4,149.00)
Less Returned Net Final Buy Out Savings	\$ (2,057.00)
Less Returned Construction Contingency Balance	\$ (2,702.00)
Total Adjusted Scope of Work Amount:	\$ 3,148,388.00

Adjusted Contract Fee (Scope Total x Fee %)	\$ 270,761.37
Additional Services	\$ 18,209.49

Reimbursable Expenses	\$ 1,054.50
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Proposed Total Fee Adjustment: \$ 290,025.36
 Fee Adjustment @ Project Closeout

Net Adjusted Increase Amount \$ 154,661.37
 Less Previously Paid Partial Adjustment \$ (98,040.00)

Current Adjustment Balance Due \$ 56,621.37

Total Revised Contract Amount \$ 290,025.36

Review and Discussion of Budgeted Plant Funds Projects for FY 2018 – 2019

On June 19, 2018, the Facilities Committee was provided with a list and description of the construction projects proposed under the FY 2018 – 2019 Plant Funds Budgets consisting of the Unexpended Construction Plant Fund and the Renewal and Replacement Plant Fund.

On July 24, 2018 the Board of Trustees adopted the FY 2018 – 2019 budget, which included the Unexpended Construction Plant Fund projects and Renewal and Replacement Plant Fund projects as listed on the following pages.

The FY 2018 – 2019 Budget includes funds anticipated for the completion of all proposed projects as well as funds to complete projects not completed in FY 2017 - 2018.

Committee and Board Oversight of Construction Projects

While the budget has been allocated for these construction projects, no expenses have been or will be incurred without following the proper procurement process, which includes any competitive solicitation and, for projects at \$50,000 or above, appropriate review by the Facilities Committee and approval by the Board of Trustees as outlined in Board policy.

Budget, contracts and fund allocations, and construction progress of all ongoing and completed construction is reported appropriately to the Facilities Committee and the Board of Trustees on a monthly basis.

No action is requested from the Facilities Committee at this time. Projects will be brought to the Committee for review, discussion, and recommendations as necessary during the upcoming fiscal year.

South Texas College
Plant Fund Unexpended - Construction Projects for FY 2018-2019

Budgeted FY 2018 - 2019

Pecan Campus		
1	Sand Volleyball Courts*	\$ 56,138
2	New Library*	\$ 496,736
3	Building H (Former Cafeteria) Renovation*	\$ 832,600
4	Building A (Ann Richards Administration, West Wing) Renovation*	\$ 130,000
5	Building M (Information Technology) Office and Work Space Renovation	\$ 433,800
6	Athletic Field Fence Enclosure	\$ 111,500
7	Building D (Ann Richards Administration, East) Renovation	\$ 247,800
8	Building H (Former Cafeteria) West Elevation Modification	\$ 183,750
9	Cooling Towers Screen Upgrades	\$ 309,375
10	Site Improvements to North Pecan Campus	\$ 37,000
11	Demolition of Dr. Casso Property	\$ 74,000
12	Virtual Teaching Environment Training Room	\$ 130,000
13	Park and Ride Portable Renovation and Fence Enclosure for College Vehicles	\$ 118,000
Subtotal:		\$ 3,160,699

Pecan Plaza		
1	Emergency Generator and Wiring*	\$ 29,000
2	Building C (West) 2601 Testing Center Renovations*	\$ 151,750
Subtotal:		\$ 180,750

Mid Valley Campus		
1	Covered Walkway for Bus Drop Off*	\$ 88,900
2	Thermal Plant Renovation*	\$ 95,200
3	East Loop Drive	\$ 214,200
4	Student Services Renovation	\$ 355,000
Subtotal:		\$ 753,300

Technology Campus		
1	Automotive Lab Exhaust System*	\$ 111,600
2	Building A (East) & B (West) Renovations	\$ 3,604,250
3	Shipping and Receiving Bldg D. Office Renovation	\$ 82,000
4	Site Improvements	\$ 40,000
Subtotal:		\$ 3,837,850

Nursing & Allied Health Campus		
1	Student Success Center Renovation*	\$ 190,656
2	Student Services Renovation	\$ 427,500
3	West Entry Campus Sign	\$ 26,000
Subtotal:		\$ 644,156

* Projects carried forward from FY 2017 - 2018

South Texas College
Plant Fund Unexpended - Construction Projects for FY 2018-2019

Budgeted FY 2018 - 2019

Starr County Campus		
1	Building E (South Academic) & J (Manuel Benavides Jr. Rural Technology Center) Crisis Management Center Generator*	\$ 56,000
2	Student Services Renovation*	\$ 225,000
3	Cultural Arts Center Renovation*	\$ 160,000
4	Welding Expansion	\$ 230,000
Subtotal:		\$ 671,000

Regional Center for Public Safety Excellence		
1	Building (PSJA ISD)*	\$ 203,261
2	Target Range (TxPWD)	\$ 1,062,938
3	RCPSE Signage	\$ 77,000
4	Canopy for Safety Training Vehicles	\$ 75,500
5	Canopy for Students/Instructors	\$ 75,500
6	Portables for Program Expansion	\$ 682,000
7	Chiller Relocation	\$ 170,000
8	Fire Training Area	\$ 200,000
Subtotal:		\$ 2,546,199

District Wide		
1	Land	\$ 3,000,000
2	Renovations	\$ 597,000
3	Outdoor Furniture	\$ 25,000
4	Directional Signage	\$ 50,000
5	Removal of Existing Trees	\$ 25,900
6	Facilities Conditional Assessment	\$ 50,000
7	Automatic Doors Phase IV	\$ 81,575
8	Campus Master Plan	\$ 375,000
9	Bus Drop Off Areas	\$ 35,000
Subtotal:		\$ 4,239,475

**Total Proposed Plant Fund Unexpended Construction Projects
for FY 2018 - 2019 \$ 16,033,429**

* Projects carried forward from FY 2017 - 2018

South Texas College
Plant Fund - Renewals Replacements Fund for FY 2018-2019

Budgeted FY 2018 - 2019

Pecan Campus

1	Pecan Arbor Brick Column Repairs & Replacement*	\$	46,000
2	Building X Data Cabling Infrastructure Replacement	\$	90,000
3	Building J Data Cabling Infrastructure Replacement	\$	500,000
Subtotal:		\$	636,000

Mid Valley Campus

1	Childcare Center Canopy Replacement*	\$	66,000
2	Resurfacing Parking Lot #3*	\$	57,000
3	MV Resurfacing Parking Lot #7*	\$	106,000
4	MV Resurfacing Northwest Drive*	\$	191,000
5	Roofing Replacement	\$	860,000
C - Kinesiology and Recreational Center			
D - Workforce Center			
E -Library (Non-bond portions)			
F - Student Union			
G - North Academic			
Subtotal:		\$	1,280,000

Technology Campus

1	Repair Concrete Floors Mechanical Rm*	\$	33,200
2	Building B (West) Domestic/Fire Sprinkler Lines*	\$	616,100
3	Building B (West) Concrete Floor Repairs*	\$	417,700
Subtotal:		\$	1,067,000

Nursing & Allied Health Campus

1	West Side Window Waterproofing	\$	25,000
2	Westside Elevators Refurbishment	\$	159,000
3	Resurface Parking Lot #1	\$	282,000
4	Roofing Replacement (East)	\$	250,000
Subtotal:		\$	716,000

Starr County Campus

1	Repaint Stucco Buildings	\$	90,400
2	Roofing Replacement	\$	770,000
A – Administration/Bookstore			
B – Center for Learning Excellence			
C – North Academic			
D – Workforce Center			
E – South Academic			
F – Cultural Arts Center			
G – Student Services (Non-bond portions)			
H – Student Activities Center (Non-bond portions)			
Subtotal:		\$	860,400

* Projects carried forward from FY 2017 - 2018

South Texas College
Plant Fund - Renewals Replacements Fund for FY 2018-2019

Budgeted FY 2018 - 2019

District Wide			
1	Irrigation System Controls Upgrade*	\$	76,200
2	Fire Alarm Panel Replacement/Upgrades*	\$	200,000
3	Renewals & Replacements	\$	150,000
4	Marker Boards Replacement	\$	201,000
5	Interior LED Lighting Upgrade	\$	110,000
6	Ext Walkway LED Lighting Upgrade	\$	35,000
7	FOCUS on Active Learning Classroom	\$	30,000
8	Interior Controls Upgrade	\$	84,000
9	Flooring Replacement	\$	504,000
10	Restroom Fixtures Replacement & Upgrade	\$	25,000
11	Water Heater Replacement & Upgrade	\$	20,000
12	Door Access Controls Replacement	\$	30,000
13	HVAC Upgrades	\$	600,000
14	Water Pump Stations	\$	15,000
15	Exterior Lighting Upgrade	\$	279,000
16	Keyless Entry Access Upgrades (IT)	\$	50,000
17	Camera Replacement	\$	98,000
18	Basketball Court Repainting	\$	55,000
		Subtotal:	\$ 2,562,200

**Total Proposed Renewal and Replacement Construction Projects
for FY 2018 - 2019 \$ 7,121,600**

* Projects carried forward from FY 2017 - 2018

Review and Recommend Action on Contracting Engineering Services for the Mid Valley Campus Evaluation and Recommendation of Existing Site Drainage

Approval to contract engineering services to evaluate and make recommendations for the Mid Valley Campus Existing Site Drainage will be requested at the September 25, 2018 Board meeting.

Purpose

Engineering services are necessary for evaluating and obtaining recommendations for the Mid Valley Campus Existing Site Drainage. The design scope of work includes, but is not limited to, design, analysis, surveys, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

Justification

The solicitation of qualifications for engineering services for the Mid Valley Campus Evaluation and Recommendations of Existing Site Drainage project was approved by the Board to evaluate the drainage conditions after the recent rain event at the Mid Valley Campus.

Background

On August 13, 2018, South Texas College began soliciting for engineering design services for the purpose of selecting a firm to prepare the necessary plans and specifications for the Mid Valley Campus Evaluation and Recommendations of Existing Site Drainage project. A total of eleven (11) firms received a copy of the RFQ and a total of six (6) firms submitted their responses on August 28, 2018.

Funding Source

Funds for these expenditures are available in the unexpended construction budget for FY 2018-2019.

Reviewers

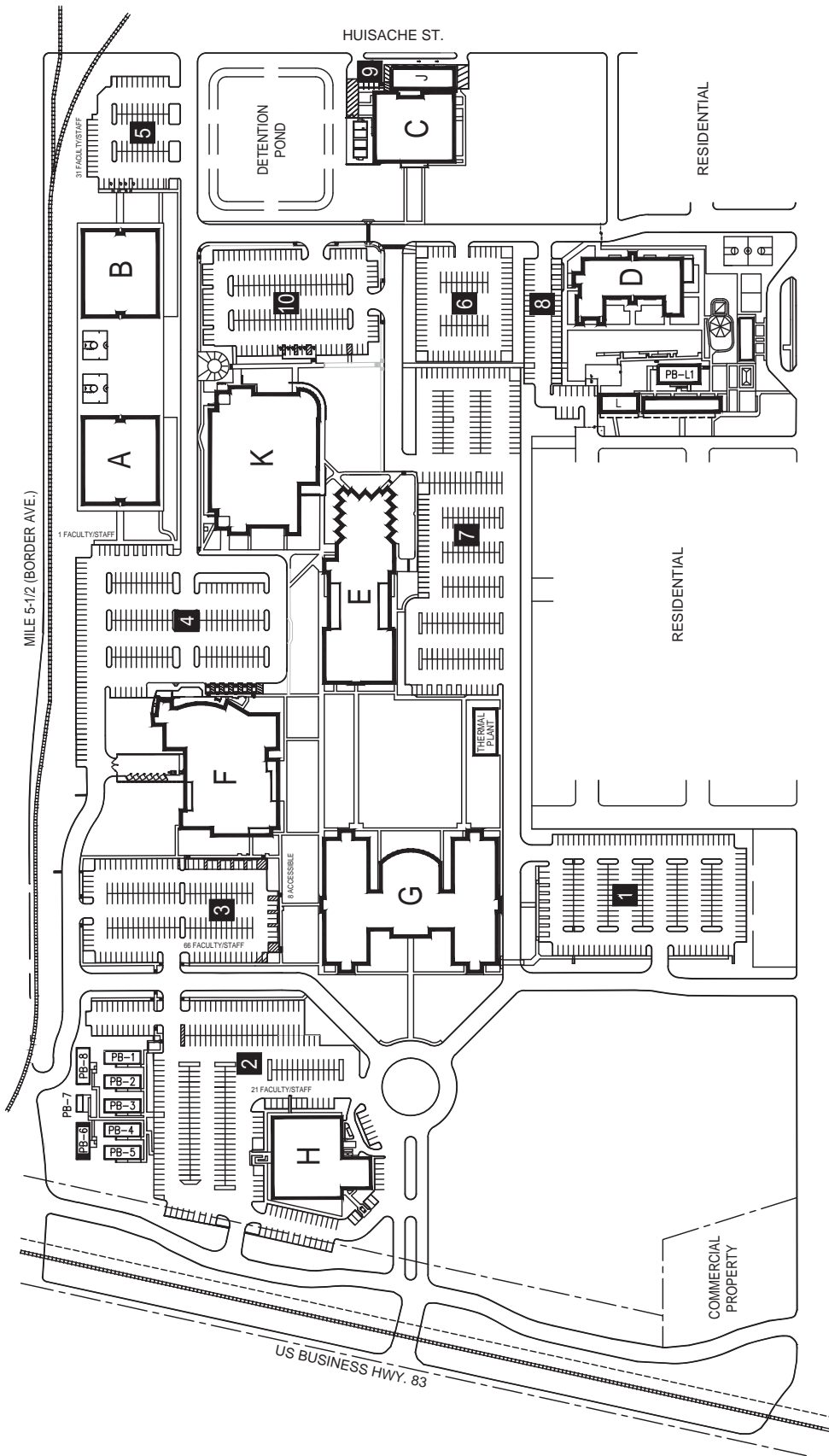
The Requests for Qualifications have been reviewed by staff from the Facilities Planning and Construction, Operations and Maintenance, and Purchasing departments.

Enclosed Documents

A site plan of the Mid Valley Campus is 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 February 27, 2018 Board meeting, the contracting of engineering services with Perez Consulting Engineers, LLC for evaluation and recommendations for the Mid Valley Campus Evaluation and Recommendations of Existing Site Drainage project as presented.



SOUTH TEXAS COLLEGE
MID VALLEY CAMPUS 

 PARKING LOT NUMBER

**SOUTH TEXAS COLLEGE
CIVIL ENGINEERING SERVICES FOR MID VALLEY CAMPUS EVALUATION AND RECOMMENDATION OF EXISTING SITE DRAINAGE
PROJECT NO. 18-19-1017**

VENDOR	Ambiores Civil Engineering Group, Inc. 5420 Paredes Line Rd Brownsville, TX 78526 956-548-9333	Dannenbaum Engineering Corporation 1109 W Nolana Ave Ste 208 McAllen, Texas 78504 956-682-3677	Guzman & Minozz Engineering and Surveying, Inc. 2020 E Expressway 83 Mercedes, TX 78570 956-565-4637	Perez Consulting Engineers, LLC. 808 Dallas Ave McAllen, TX 78501 956-631-4482	R. Gutierrez Engineering Corporation 130 E Park Ave Pharr, TX 78877 956-782-2557 956-782-2558	South Texas Infrastructure Group, LLC. 900 S Stewart Rd, Ste 13 Mission, TX 78572 956-424-3335
CITY/STATE/ZIP	Brownsville, TX 78526	McAllen, Texas 78504	Mercedes, TX 78570	McAllen, TX 78501	Pharr, TX 78877	Mission, TX 78572
PHONE	956-548-9333	956-682-3677	956-565-4637	956-631-4482	956-782-2557	956-424-3335
FAX						
CONTACT	Vicente Mendez	Louis H. Jones, Jr.	Jose L. Minnoz	J. David Perez	Ramiro Gutierrez	Julio Cerda
3.1. Statement of Interest						
	The firm presented their interest by summarizing their qualifications and experience of their staff. They indicate that all work would be performed by local staff and that the principals would be directly involved in providing services.	Stated the firm's eagerness to work on the project. They emphasized their firm's ability to coordinate work with other organizations involved in the project and their ability to complete the project on time and within budget.	The firm expressed their interest in the project and summarized the firm's different types of services it provides to show their capabilities.	Stated they are very interested in assisting STC with the evaluation and recommendation of existing site drainage at the Mid Valley Camps. Having worked with STC, they are familiar with the procedures for a smooth project design and construction.	Firm stated their interest in the project. They summarized their firm's capability in various aspects of services required for the project.	Firm stated their interest in the project and summarized the firm's history and capabilities. They have a goal to provide STC with a strong pro-active Design Team.
3.1.1 Statement of Interest for Project						
3.1.2 History and Statistics of Firm	- Established in 1986 - Staff of 24 - Located in Brownsville, TX with office in Harlingen	- Established in 1945 - Staff of over 80 professionals - Texas based consulting engineering companies that has offices in El Paso, Houston, Austin, San Antonio, Dallas, Ft. Worth and McAllen	- Located in Mercedes, Texas - Has been providing services since 1973 - Staff of approx. 20 employees	- Established in 1991 - Located in McAllen, TX - Principal has been providing services since 1976	- Established in 1998 - Staff of 10 Employees with three professional engineers - Located in Pharr, Texas	- Staff of 13 - Located in Mission, Texas - 20 years of experience
3.1.3 Narrative describing the design team's unique specialized design experience as it relates to the project	Indicated they are the largest engineering firm in Cameron County and has over 70 years of cumulative experience in planning, permitting, design, construction and surveying services. Pointed to work provided previously to institutions of higher education.	Pointed out the firm's work in other projects within the cities where STC has campuses, which has given them the knowledge of the ordinances and regulations governing construction within those cities.	Indicated that firm has a broad range of engineering, surveying, and construction and inspection related services and have provided services to many non-profit organizations.	Pointed to the firm's experience throughout the Rio Grande Valley area in various aspects of services. Provided an example of the type of work already provided to the STC previously.	The firm described the specific details needed for the work and provided a list of previous similar work they have provided for STC.	The firm described their various areas of experience and how it pertains to the project at hand. They listed a couple of projects that they have worked on to show their experience.
3.1.4 Statement of Availability and Commitment	Stated their team is dedicating the resources required to complete the project on-time and within budget. Indicated that project will be given highest priority.	Stated their team will provide experienced professional and technical personnel to competently and efficiently perform the work required to successfully meet or exceed the project schedule.	Indicated that there are not potential conflicts with current work. Stated that key personnel are working under an average 60% workload.	Indicated that they are involved in other work, but is approx. 85% complete. They can assign a project engineer as soon as awarded and can add personnel as workload increases.	Stated they consider STC to be an extremely valuable and important client and it will receive the best in priority and attention.	Listed the roles and percentage of time each employee will deliver to the project at hand.
3.2. Prime Firm						
	Included resumes for the following: - Carlos M. Marin, Ph.D., P.E., Principal-In-Charge/Technical Review Committee - Vicente Mendez, P.E., R.P.L.S., Principal Engineer/Project Manager - John W. Clint, P.E., Principal Engineer/Project Manager - Lupe Nunez, R.P.L.S., Surveying Manager - Joseph Tanayo, P.E., Civil Engineering - Marc Haws, P.G., Sr. Geologist/Environmental Consultant/Project Manager - Jude Benavides, Ph.D., Senior Project Engineer/Technical Review Committee - Annemarie Whitko, M.S., Project Scientist - Robert Anzak, Senior Designer - Miguel Garcia, Surveying-CAD Manager-Ambiores - Homer Trevino, Construction Inspection	Included resumes for the following: - Louis H. Jones, Jr., P.E., Principal-In-Charge/QA/QC Officer - Richard D. Setz, P.E., Project Manager/Project Engineer/Drainage Officer - Johan C. Peterson, P.E., CFM, QA/QC Manager - Keith A. Fredrickson, Manager - Nathaniel Olivarez, P.E., Project Engineer/Civil - Alejandro C. Flores, PE, CFM, D.WRE, Hydrology/Hydraulics - Ashish Waghay, P.E., CFM, Drainage Analysis, Modeling & Design - David M. Layman, R.P.L.S., Project Surveyor - Adrian Figueroa, EIT, Roads/Streets Design	Included resumes for the following staff: - Jose L. Minnoz, P.E., S.I.T., President - Rodolfo Montero, Senior Project Manager - Oscar Herrera, E.I.T - Carlos Aguilar, R.P.L.S., Surveyor - Dan Hamilton, Senior Project Manager for Construction - Chris Lopez, Administrative Project Coordinator	Included resumes for the following staff: - Jorge D. Perez, P.E., R.P.L.S - J. David Perez, P.E. - Rene Gonzalez, P.E. - Alfonso Gonzalez, P.E.	Included resumes for the following staff: - Ramiro Gutierrez, PE, Manager - Hernan A. Lago, PE, CFM - Pablo Soto, Jr., PE, RPLS, Survey Project Manager	Included resumes for the following staff: - Julio C. Cerda, P.E., Projected Manager - Victor Trevino, P.E. - Jonathan D. Garcia Zamudio, Graduate Engineer
3.2.1 Resumes of Principals and Key Members						
3.2.2 Project Assignments and Lines of Authority	Listed key personnel, role and percent of time they can commit to this project.	Listed key personnel, role and percent of time they can commit to this project.	Listed two key personnel who would be involved in the project.	Listed key personnel and each role that they play within the company. Indicated the percentage of time the principal-in-charge will be involved as well as project manager and assistant project manager.	Named three key personnel and the roles each will play in the project. Indicated they will spend as much time needed to meet all scheduled milestones for the project.	Listed three personnel and a summary of their expertise, and named the main person who would be the point of contact. They also listed the percentage of time each personnel would have for the project.
3.2.3 Prime Firm proximity and meeting availability	Firm has its prime office located in Brownsville with an additional office in Harlingen. Indicated that both offices are less than an hours drive to STC and will be available through all phases of the project.	Firms McAllen office is located within three miles of the Building N on STC's Pecan Campus.	The firm did not directly address item, but their office is located in Mercedes, Texas.	Firm has stated that they are less than 10 minutes away from Pecan Campus which makes them readily available for scheduled and unannounced meetings.	Firm is located in Pharr. They indicated that they can be at the STC Planning & Construction office or the Mid Valley Campus within 15 minutes of leaving their office.	Firm is located in Mission, Texas and is 6 miles from STC and are able to respond to planned and/or unexpected meetings.
3.2.4 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 firm has not been involved in litigation disputes that would affect ability to provide services to STC.	Indicated that firm has not been involved in litigation disputes.	Indicated that they have no pending litigations.	Firm states they are not involved in any litigation.	Firm is not currently involved in any litigation.	Indicated that firm has only had 1 automobile insurance claim. The accident occurred on June 17, 2015 and claim was settled.
3.3. Project Team						
3.3.1 Organization chart with Role of Prime Firm and each consultants firm	Included organization chart which showed the firm's prime staff and employee levels.	Included organization chart showing prime firm and following consultants: - Ansothern Environmental, Inc. - Heifer Design Team, PLLC. - CLH Engineering, Inc. - Ferracon Consultants, Inc.	Included organization chart with the roles of the firm and sub consultant firms if required.	Included organizational chart showing prime firm and employee roles.	Included organizational chart showing prime firm and the employee roles.	Included organizational chart showing prime firm and the following consultants: - R.O.W Surveying Services, LLC.
3.4 Representative Projects						
3.4.1 Minimum of 5 projects firm has worked on	- Harlingen ISD - Dr. Abraham P. Cano Freshman Academy (\$26.8 Million) - Brownsville ISD - Performing Arts Building at Hanna High School (\$2.8 Million) - Brownsville ISD - BISD Early College (\$5.7 Million) - South Texas ISD - Cameron County Med High School (\$28.1 Million) - UTRGV - Multipurpose Academic Center (\$23 Million)	- South Texas College - Pecan Campus Parking Lot Expansion and Parking and Street Improvements (\$121,947,49) - Edinburg ISD - Edinburg High School Drainage Reconfiguration (\$250,000) - La Joya ISD - Transportation Roadway Improvement Project (\$113,789,15) - La Joya ISD - Diaz Villarreal, Kika De La Garza & Bentsen Elementary (\$164,740,80) - South Texas ISD - Cameron County Middle School (\$28.1 Million) - UTRGV - Multipurpose Academic Center (\$23 Million)	- City of Mercedes - Provide Surveying, Engineering Design, Construction and Inspection Services for various street projects - Project 1 - Street Program West Side (\$1,693,502.65) - Project 2 - Street Program East Side (\$2,191,074.99) - City of Raymondville - Provide Surveying, Engineering Design, Construction and Inspection Services - Project 1 - Replacement of LS 18 and Elimination of LS 3 (\$2306,476) - Project 2 - Street Overlay Projects (\$246,883)	- South Texas College - STC Nursing & Allied Health Center - UTRGV - Lamar Parking Lot - UTRGV - FRM Drainage Project - South Texas College - North Pecan Campus Infrastructure Improvements Project (\$3 Million) - PSJA ISD - T-STEM Early College & Football Stadium Parking Lot (\$1,800 parking space)	- South Texas College - Nursing and Allied Health Center Campus Parking and Site Improvements (\$2.2 Million) - South Texas College - Pecan Plaza Parking Area for Police Vehicle Project (\$202,500.00) - PSJA ISD - Liberty Middle School Athletic Fields (\$3.7 Million) - PSJA ISD - Jaime Escalante Middle School (\$3,694,980) - PSJA ISD - LBI Middle School Renovations and Additions (\$1,100,000)	- Sharyland ISD - Pioneer High School Subdivision, Shary Road and 6 Mile Line Road in City of McAllen ETJ (\$40,500,000.00) - Sharyland ISD - Support Services Bus and Staff Parking Lot Improvements, US Business 83 and Bryan Road in City of Mission (\$460,000.00) - IDEA Public Schools - McAllen Subdivision, US Business 83 and Bentsen Road in City of McAllen (\$4,788,000.00) - Hidalgo County Precinct 4 - Endowment Center at San Carlos Phase II (Sunflower Park) (\$1,000,000.00)
3.4.2 References for five projects	- Harlingen ISD - Brownsville ISD - UTRGV - City of Brownsville	- Edinburg CISD - Hidalgo City Drainage District No. 1 - Burns Brothers LTD - City of McAllen - City of Edinburg	- City of Mercedes - City of Raymondville - Harlingen Water Works - Mercedes Builders - Raymondville County Judge	- South Texas College - UTRGV - PSJA ISD	- PSJA ISD - City of Pharr	- Orchard States - Marvel Plaza, Edinburg, TX - Rockingham Subdivision - City of Mission - City of Edinburg
3.6 Project Execution						
3.6.1 Willingness and ability to expedite services. Ability to supplement production.	Stated their commitment to providing quality services to STC in an expedited manner. They summarized their process for maintaining projects on time and within budget.	Stated that they have more than adequate personnel from which to supplement the team they will assign to the project. They pointed to the use of Critical Path Scheduling to complete the project on time.	Firm did not directly address item, but it indicated elsewhere that additional staff will be added if the volume of work for project team affect the performance on work on STC's project.	Stated the firm's understanding of the growth of STC's student population and recent drainage issues call for Fast-Track Engineering. Provided a detailed summary of the firm's tasks and schedules for the project.	Stated the firm's willingness and ability to commence work on the project. The firm does not foresee a need to supplement work capability, but they have the resources to do so in needs presents itself.	The firm did not give a response to expediting of services; however they did list their plan of action if they were to be awarded the project. They also provided a statement on their quality control practices.
Total Evaluation Points	545.3	528.31	530.99	557.64	547.9	527.48
Ranking	3	5	4	1	2	6

SOUTH TEXAS COLLEGE
CIVIL ENGINEERING SERVICES FOR MID VALLEY CAMPUS EVALUATION AND RECOMMENDATION OF EXISTING SITE DRAINAGE
PROJECT NO. 18-19-1017
EVALUATION SUMMARY

VENDOR	Ambiolec Civil Engineering Group, Inc.	Dannenbaum Engineering Company - McAllen, LLC.	Guzman & Munoz Engineering and Surveying, Inc.	Perez Consulting Engineers, LLC.	R. Gutierrez Engineering Corporation	South Texas Infrastructure Group, LLC.
ADDRESS	5420 Paredes Line Rd Brownsville, TX 78526	1109 W Nolana Ave Ste 208 McAllen, TX 78504	2020 E Expressway 83 Mercedes, TX 78570	808 Dallas Ave McAllen, TX 78501	130 E Park Ave Pharr, TX 78577	900 S Stewart Rd Ste 13 Mission, TX 78572
CITY/STATE/ZIP	956-548-9333	956-682-3677	956-565-4637	956-631-4482	956-782-2557	956-424-3335
PHONE	956-548-9399	956-686-1822	956-565-4636		956-782-2558	
FAX	Vicente Mendez	Louis H. Jones, Jr.	Jose L. Munoz	J. David Perez	Ramiro Gutierrez	Julio Cerda
CONTACT						
3.1 Statement of Interest (up to 100 points)						
3.1.1 Statement of interest on projects	94	90	94	97	96.5	95.5
3.1.2 Firm History including credentials	90	80	85	95	90	85
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	85	85	88	93	93	85
3.1.4 Availability and commitment of firm and its principal(s), its consultants and key professionals	90	80	80	90	85	80
	93	94	92	94	94	90
	93	91	88	93	92	90
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	94	90	95	97	97	96
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).	88	88	88	93	90	85
3.2.3 Prime Firm proximity and meeting availability	90	85	85	90	85	80
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC.	93	93	91	94	93	90
	94	92	90	95	94	90
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.	94	90	95	97	96.5	95.5
3.3.2 Describe the consultant's proposed role in the project and its related project experience	90	80	90	95	90	80
3.3.3 Provide a statement of the consultant's availability for the project(s)	90	90	90	93	90	85
3.3.4 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.	90	85	85	90	90	85
3.3.5 Provide a list of the consultant's key professionals and their area of design expertise.	92	92	90	94	92	90
3.3.6 Provide a list of the consultant's key professionals and their area of design expertise.	94	92	90	94	93	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	95	85	95	97	96.5	96
3.4.2 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	80	88	95	88	80
	90	88	88	90	90	90
	85	90	80	80	80	80
	89	94	89	90	90	89
	92	92	88	92	91	88
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	96	90	95	96	96.5	95
	88	85	90	95	90	85
	90	90	90	95	93	88
	85	85	85	90	90	85
	90	90	87	92	92	90
	95	94	85	95	94	94
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.	96	90	95	97	96.5	96
	85	80	88	90	90	85
	90	90	80	93	93	80
	90	85	80	85	80	85
	92	92	92	92	92	92
	92	93	85	93	93	90
TOTAL EVALUATION POINTS	545.3	528.31	530.99	557.64	547.9	527.48
RANKING	3	5	4	1	2	6

Review and Recommend Action on Contracting Construction Services for the Mid Valley Campus Covered Bus Drop Off Improvements

Approval to contract construction services for the Mid Valley Campus Covered Bus Drop Off Improvements project will be requested at the September 25, 2018 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the Mid Valley Campus Covered Bus Drop Off Improvements project.

Background

The Mid Valley Campus Covered Bus Drop Off project has been approved as part of the Capital Improvement Proposal process for FY17-18. The project was proposed to provide a covered area for students being dropped off or picked up. The project is located on the northeast area of the campus along Republic Street. The area has an existing drop off loop drive and covered canopies that were part of the purchase from Weslaco ISD. The scope of the project will include upgrades to the existing covered structure, sidewalks, and concrete flooring.

Staff from the Facilities Planning and Construction and Purchasing Departments prepared and issued the necessary plans and specifications for the solicitation of competitive sealed proposals for this phase.

Solicitation of competitive sealed proposals for this project began on July 30, 2018. A total of ten (10) sets of construction documents were issued to general contractors and a total of five (5) proposals were received on August 21, 2018.

Timeline for Solicitation of Competitive Sealed Proposals	
July 30, 2018	Solicitation of competitive sealed proposals began.
August 21, 2018	Five (5) proposal(s) were received.

College staff reviewed and evaluated the competitive sealed proposal and recommend Tri-Gen Construction, LLC as the highest ranked in the amount of \$46,633.18.

Funding Source

Source of Funding	Amount Budgeted	Highest Ranked Proposal Tri-Gen Construction, LLC	Budget Variance
Unexpended Construction Plant Fund	\$75,000	\$46,633.18	\$28,366.82
Total Amount	\$75,000	\$46,633.18	\$28,366.82

Funds are budgeted in the Unexpended Construction Plant Fund budget for fiscal year 2018-2019.

Reviewers

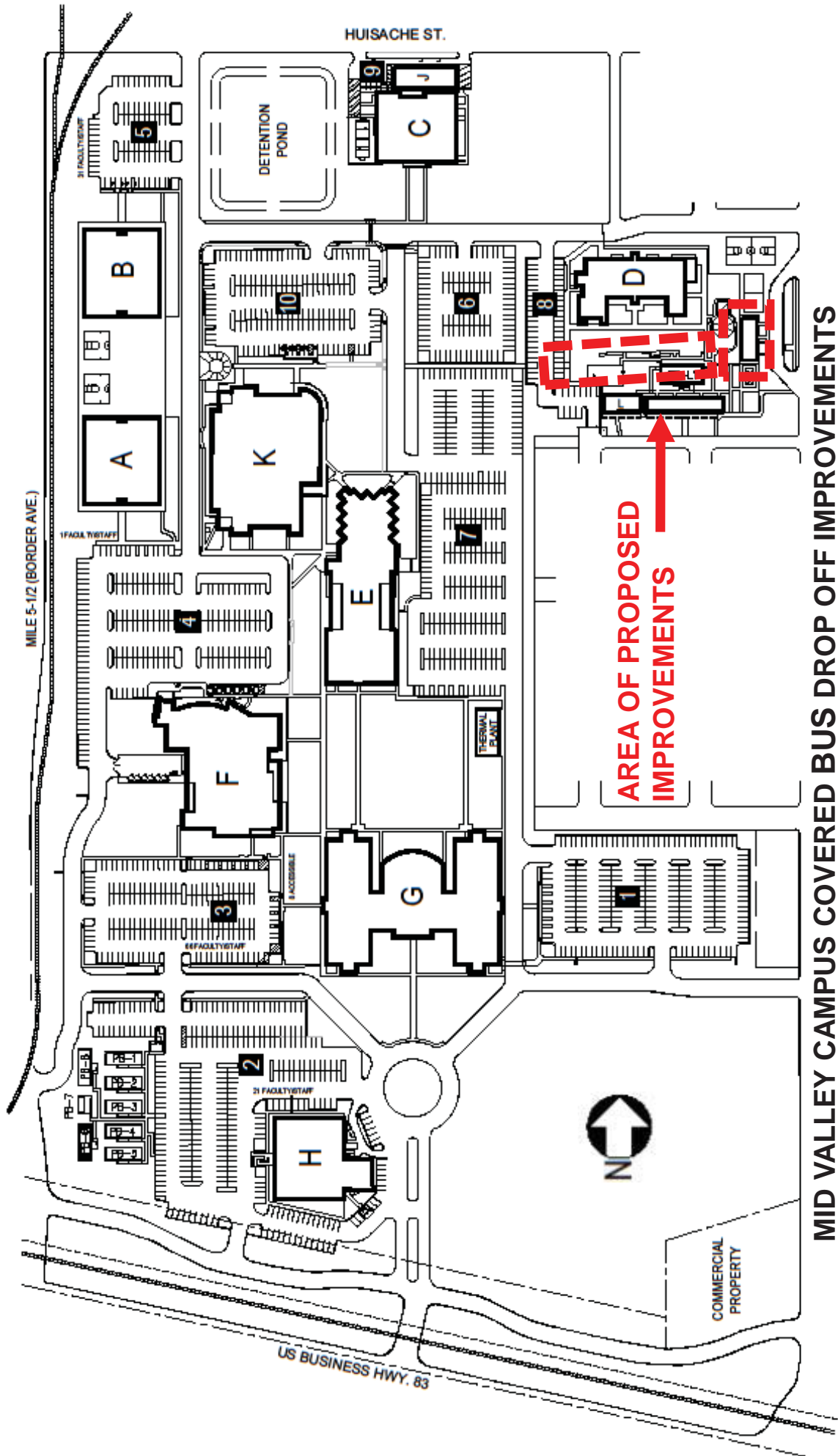
The proposals have been reviewed by College staff from the Facilities Planning & Construction, Maintenance & Operations, and Purchasing departments.

Enclosed Documents

Staff evaluated the proposal and prepared the enclosed proposal summary. It is recommended that the top ranked contractor be recommended for Board approval.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the September 25, 2018 Board meeting, to contract construction services with Tri-Gen Construction, LLC in the amount of \$46,633.18 for the Mid Valley Campus Covered Bus Drop Off Improvements project as presented.



MID VALLEY CAMPUS COVERED BUS DROP OFF IMPROVEMENTS

AREA OF PROPOSED IMPROVEMENTS

**SOUTH TEXAS COLLEGE
MID VALLEY CAMPUS - COVERED BUS DROP OFF IMPROVEMENTS
PROJECT NO. 18-19-1013**

VENDOR	5 Star GC Construction, LLC.	Golden Key Construction Services, LLC.	Herrcon, LLC.	RG Enterprises, LLC./ dba G&G Contractors	Tri-Gen Construction, LLC.
ADDRESS	3209 Melody Ln	3409 S Jackson Rd	1333 E Jasmine Ave	712 E Wisconsin Rd	2900 N Texas Blvd Ste 201
CITY/STATE/ZIP	Mission, TX 78574	Pharr, TX 78577	McAllen, TX 78501	Edinburg, TX 78539	Weslaco, TX 78599
PHONE	956-867-5040	956-393-0960	956-330-5566	956-283-7040	956-447-1048
FAX	956-599-9055			956-259-8046	956-447-2003
CONTACT	Alan Oakley	Raul Aguirre	Gilbert Herrera	Rene Garza	J. Gonzalez
#	Proposed	Proposed	Proposed	Proposed	Proposed
1	Mid Valley Campus- Covered Bus Drop Off Improvements	\$ 57,000.00	\$ 57,233.08	\$ 50,900.00	\$ 46,633.18
2	Begin Work Within	15 Working Days	10 Working Days	10 Working Days	10 Working Days
3	Completion of Work Within	50 Calendar Days	45 Calendar Days	60 Calendar Days	30 Calendar Days
TOTAL PROPOSAL AMOUNT		\$ 57,000.00	\$ 57,233.08	\$ 50,900.00	\$ 46,633.18
TOTAL EVALUATION POINTS		82.3	71	83.4	72.4
RANKING		3	5	2	4
					1

**SOUTH TEXAS COLLEGE
MID VALLEY CAMPUS BUS DROP OFF IMPROVEMENTS
PROJECT NO. 18-19-1013
EVALUATION SUMMARY**

VENDOR		5 Star GC Construction, LLC.	Golden Key Construction Services, LLC.	Herrcon, LLC.	RG Enterprises, LLC./ dba G&G Contractors	Tri-Gen Construction, LLC.
ADDRESS		3209 Melody Ln	3409 S Jackson Rd	1333 E Jasmine Ave	712 E Wisconsin Rd	2900 N Texas Blvd Ste 201
CITY/STATE/ZIP		Mission, TX 78574	Pharr, TX 78577	McAllen, TX 78501	Edinburg, TX 78539	Weslaco, TX 78599
PHONE		956-867-5040	956-393-0960	956-330-5566	956-283-7040	956-447-1048
FAX		956-599-9055			956-259-8046	956-447-2003
CONTACT		Alan Oakley	Raul Aguirre	Gilbert Herrera	Rene Garza	J. Gonzalez
1	The Respondent's price proposal. (up to 45 points)	36.8	36.7	41.2	32.3	45
		36.8	36.7	41.2	32.3	45
		36.8	36.7	41.2	32.3	45
		36.8	36.7	41.2	32.3	45
		36.8	36.7	41.2	32.3	45
2	The Respondent's experience and reputation. (up to 10 points)	9	7	8.5	8	9
		9	7	8.5	8	9.5
		9	8.5	8.5	8.5	9
		8	6	7	9	9
		9	6	8	8	8.5
3	The quality of the Respondent's goods or services. (up to 10 points)	9	7	9	9	9
		9.5	7	9	7	9
		9	6.5	8	7	8
		8	5	8	8	8
		8.5	5	8	6	8.5
4	The Respondent's safety record (up to 5 points)	3.5	3	3.5	3.5	4.5
		4.5	3.5	3.5	3	4.5
		4	4	4.5	3	4.5
		4	3	4.5	4	4
		4	3	4	3	4.5
5	The Respondent's proposed personnel. (up to 8 points)	7	5.5	6	6.5	6.5
		7	6	7	6	7
		7	7	6.5	7	7
		7	5	6	7	8
		7	5	6	5	7
6	The Respondent's financial capability in relation to the size and the scope of the project. (up to 9 points)	8	4	6	7	7.5
		8	7	5	7	8
		7	5	6	7	8
		7	5	8	7	7
		8	4	6.5	6	7
7	The Respondent's organization and approach to the project. (up to 6 points)	5.5	1	4	5	2
		5	3	5	5	3
		5	4	4	5	5
		5	3	5	4	5
		5	2	4	3.5	2.5
8	The Respondent's time frame for completing the project. (up to 7 points)	4.2	4.7	4.7	3.5	7
		4.2	4.7	4.7	3.5	7
		4.2	4.7	4.7	3.5	7
		4.2	4.7	4.7	3.5	7
		4.2	4.7	4.7	3.5	7
TOTAL EVALUATION POINTS		82.3	71	83.4	72.4	92
RANKING		3	5	2	4	1

Review and Recommend Action on Contracting Construction Services for the District Wide Automatic Door Openers – Phase III

Approval to contract construction services for the District Wide Automatic Door Openers – Phase III project will be requested at the September 25, 2018 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the District Wide Automatic Door Openers – Phase III project.

Background

Although not required by current ADA code, automatic door openers are being installed at high traffic building entrances. Staff has surveyed all campus buildings to determine where the automatic door openers will be most beneficial. The installation of these openers provides convenience for faculty, staff, and students with disabilities or who may have difficulty opening a standard exterior door.

Ethos Engineering prepared the plans and specifications necessary for the solicitation of competitive sealed proposals for this phase.

Solicitation of competitive sealed proposals for this project began on August 14, 2018. A total of eight (8) sets of construction documents were issued to general contractors and a total of three (3) proposal was received on August 28, 2018.

Timeline for Solicitation of Competitive Sealed Proposals	
August 14, 2018	Solicitation of competitive sealed proposals began.
August 28, 2018	Three (3) proposals were received.

College staff reviewed and evaluated the competitive sealed proposal and recommend 5 Star GC Construction, LLC as the highest ranked in the amount of \$128,000.

Funding Source

Source of Funding	Amount Budgeted	Highest Ranked Proposal 5 Star GC Construction, LLC	Budget Variance
Unexpended Construction Plant Fund	\$65,000	\$128,000	\$63,000
Total Amount	\$65,000	\$128,000	\$63,000

Funds are budgeted and additional funds are available in the Unexpended Construction Plant Fund budget for fiscal year 2018-2019.

Reviewers

The proposals have been reviewed by College staff from the Facilities Planning & Construction, Maintenance & Operations, and Purchasing departments.

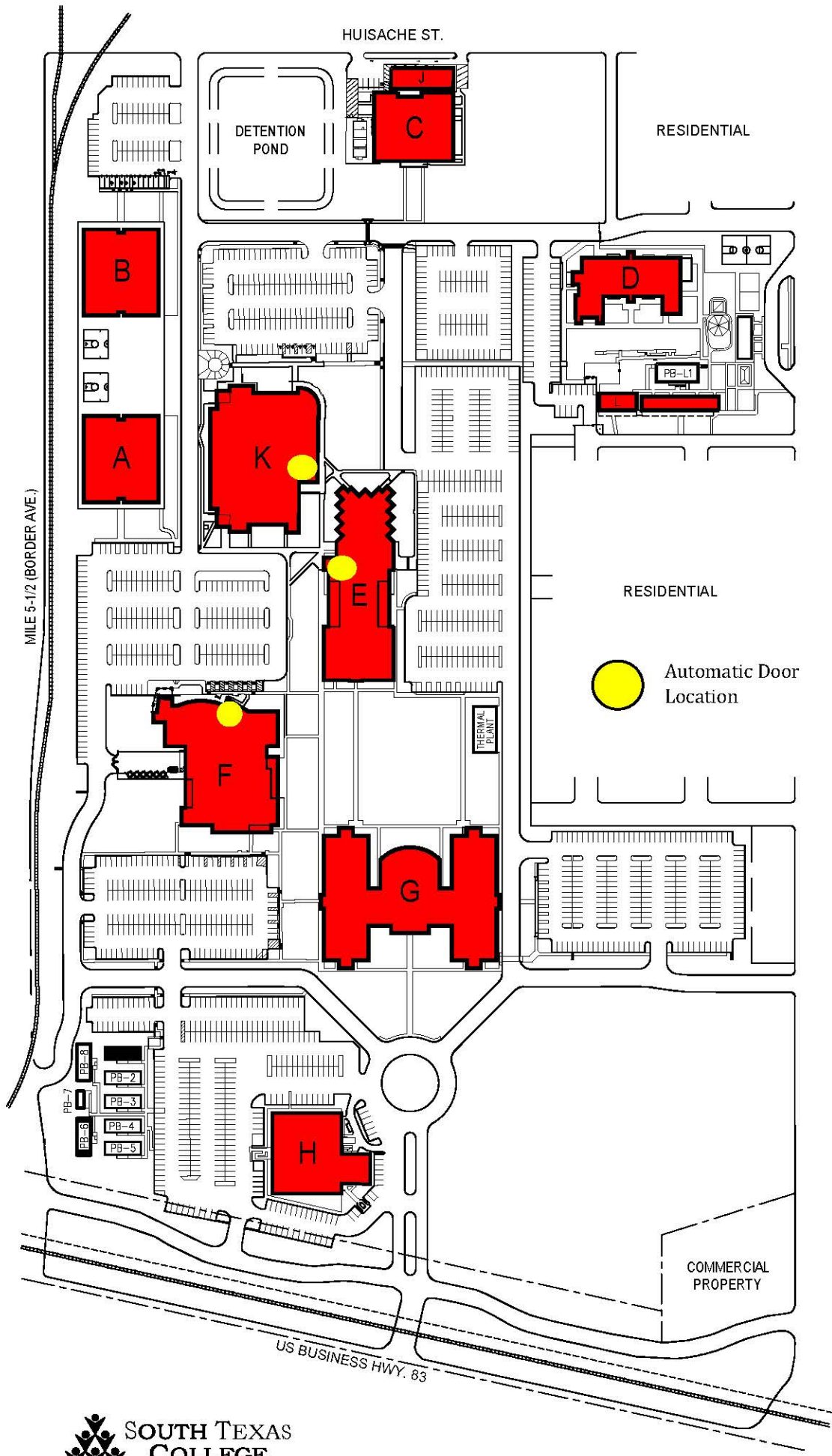
Enclosed Documents

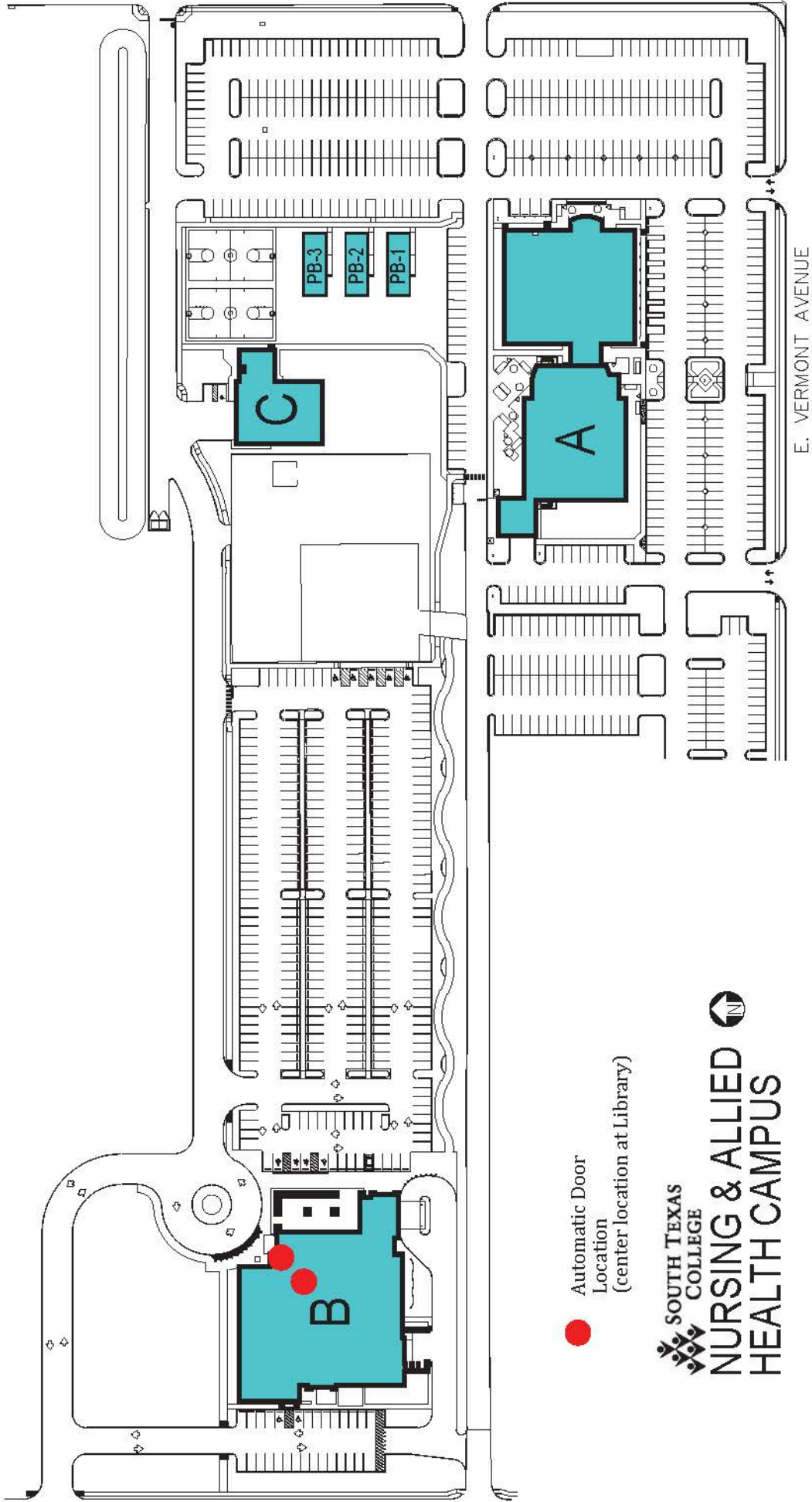
Staff evaluated the proposal and prepared the enclosed proposal summary. It is recommended that the top ranked contractor be recommended for Board approval.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the September 25, 2018 Board meeting, to contract construction services with 5 Star GC Construction, LLC in the amount of \$128,000 for the District Wide Automatic Door Openers – Phase III project as presented.







● Automatic Door Location
(center location at Library)

SOUTH TEXAS COLLEGE
NURSING & ALLIED HEALTH CAMPUS




HIGH SCHOOL



 SOUTH TEXAS
COLLEGE

STARR COUNTY CAMPUS

 Automatic Door
Location

**SOUTH TEXAS COLLEGE
DISTRICT WIDE AUTOMATIC DOOR OPENERS - PHASE III
PROJECT NO. 18-19-1015**

VENDOR		5 Star GC Construction, LLC.	Golden Key Construction Services, LLC.	RG Enterprises, LLC./ dba G&G Contractors
ADDRESS		3209 Melody Ln	3409 S Jackson Rd	712 E Wisconsin Rd
CITY/STATE/ZIP		Mission, TX 78574	Pharr, TX 78577	Edinburg, TX 78539
PHONE		956-867-5040	956-393-0960	956-283-7040
FAX		956-599-9055		956-259-8046
CONTACT		Alan Oakley	Raul Aguirre	Rene Garza
#	Description	Proposed	Proposed	Proposed
1	District Wide Automatic Door Openers - Phase III	\$ 128,000.00	\$ 82,922.00	\$ 188,400.00
2	Begin Work Within	15 Working Days	10 Working Days	
3	Completion of Work Within	75 Calendar Days	35 Calendar Days	
TOTAL PROPOSAL AMOUNT		\$ 128,000.00	\$ 82,922.00	\$ 188,400.00
TOTAL EVALUATION POINTS		72.9	68.7	56.9
RANKING		1	2	3

**SOUTH TEXAS COLLEGE
DISTRICT WIDE AUTOMATIC DOOR OPENERS - PHASE III
PROJECT NO. 18-19-1015
EVALUATION SUMMARY**

VENDOR		5 Star GC Construction, LLC.	Golden Key Construction Services, LLC.	RG Enterprises, LLC./ dba G&G Contractors	
ADDRESS		3209 Melody Ln	3409 S Jackson Rd	712 E Wisconsin Rd	
CITY/STATE/ZIP		Mission, TX 78574	Pharr, TX 78577	Edinburg, TX 78539	
PHONE		956-867-5040	956-393-0960	956-283-7040	
FAX		956-599-9055		956-259-8046	
CONTACT		Alan Oakley	Raul Aguirre	Rene Garza	
1	The Respondent's price proposal. (up to 45 points)	29.2	45	19.8	19.8
		29.2	45	19.8	
		29.2	45	19.8	
		29.2	45	19.8	
		29.2	45	19.8	
2	The Respondent's experience and reputation. (up to 10 points)	9	7	9	8.4
		10	3	10	
		9	5	8	
		9	7	7	
		8	5	8	
3	The quality of the Respondent's goods or services. (up to 10 points)	9	5	8	7.4
		8	3	8	
		8.5	5	6	
		9	3	8	
		8	5	7	
4	The Respondent's safety record (up to 5 points)	3.5	2	4	4
		5	2	5	
		4	2.5	3	
		4	2	4	
		3	2	4	
5	The Respondent's proposed personnel. (up to 8 points)	7	2	7	5.8
		7	0	6	
		7	3	5	
		7	2	5	
		6	3	6	
6	The Respondent's financial capability in relation to the size and the scope of the project. (up to 9 points)	8	2	8	7
		8	2	8	
		8	3	6	
		8	5	6	
		6	3	7	
7	The Respondent's organization and approach to the project. (up to 6 points)	4	0	5	4.5
		5	0	5	
		5	0	3.5	
		5	0	4	
		4	0	5	
8	The Respondent's time frame for completing the project. (up to 7 points)	3.3	7	0	0
		3.3	7	0	
		3.3	7	0	
		3.3	7	0	
		3.3	7	0	
TOTAL EVALUATION POINTS		72.9	68.7	56.9	
RANKING		1	2	3	

Review and Recommend Action on El Milagro Clinic Parking Lot License Agreement between El Milagro Clinic, the City of McAllen, and South Texas College for the Nursing & Allied Health Campus

Approval of a license agreement between El Milagro Clinic, the City of McAllen, and South Texas College for use of the El Milagro Clinic Parking Lot will be requested at the September 25, 2018 Board meeting.

Background

On September 21, 2014, the Board of Trustees approved a license agreement for use of an 80 space vehicle parking lot located on the El Milagro Clinic property adjacent to the Nursing & Allied Health Campus. The current license agreement will expire on October 20, 2018 and a new agreement will need to be approved in order for the College to continue using the parking area.

The El Milagro Director, Ms. Marisol Resendez, has been contacted regarding this renewal and the El Milagro Board of Directors has approved the renewal of the license agreement. Approval of the new agreement from the City of McAllen, who are co-owners of the property, will be coordinated. The license agreement allows for the use of the parking lot for two years and the option to renew for two additional years, at the cost of \$1,250 annually.

Enclosed Documents

Enclosed is a copy of the proposed license agreement for the Committee's review and information.

Recommended Action

It is requested the Facilities Committee recommend for Board approval at the September 25, 2018 Board meeting, the El Milagro Clinic Parking Lot license agreement between El Milagro Clinic, the City of McAllen, and South Texas College.

LICENSE AGREEMENT

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HIDALGO §

The Lower Rio Grande Valley Community Health Management Corporation, Inc. d/b/a El Milagro, a non-profit corporation of the State of Texas (hereinafter "LICENSOR") and the City of McAllen, Texas, a Lessor of the Licensor (hereinafter "LESSOR"), for and in consideration of the sum of One Thousand Two Hundred Fifty Dollars (\$1250) paid to LICENSOR upon execution of this agreement and One Thousand Two Hundred Fifty Dollars (\$1250) annually, thereafter, and other good and valuable consideration to it in hand by SOUTH TEXAS COLLEGE, (hereinafter "LICENSEE"), the receipt of which is hereby acknowledged and confessed, has GRANTED and ISSUED and by these presents does GRANT and CONVEY to the said LICENSEE, a license for the use of an 80-space parking lot composed as constructed by LESSOR, a party hereto, on the vacant area located east of the El Milagro Clinic building on Lot 2, Medical Treatment and Education Center Subdivision, McAllen, Texas, and it is further provided that no other permanent improvement of whatsoever nature shall be placed on the property covered herein during this use of the property as a parking area by the LICENSEE.

THIS LICENSE AGREEMENT shall be effective on October 21, 2018 for a period of 24 months, so long as LICENSEE shall maintain the parking area, or until LICENSOR requires the use of the property for the expansion of its facilities or for any other foreseeable use. This agreement will be reviewed by both parties at the end of this 24-month period, and LICENSEE shall have the option to renew this License for an additional 24-month term. LICENSEE agrees to otherwise comply with LESSOR'S ordinances in the maintenance and security of such parking area. LICENSEE shall bear all the cost of all maintenance, of the property and bear the cost of any repairs needed during the period of this agreement as well as any and all other costs incurred directly or indirectly as a result of this license agreement. LICENSEE hereby agrees to restore the property covered herein to its original condition upon the expiration hereof and in any event not later than thirty (30) days after LICENSOR makes demand therefore. LICENSOR may enter upon the premises covered hereby and restore the property the same for the purposes stated above without damages being owed to LICENSEE upon LICENSEE'S failure to abandon the premises at the request of LICENSOR hereunder, and LICENSEE shall then be liable to LICENSOR for the reasonable costs of restoration and in any event not later than thirty (30) days after LICENSOR makes demand therefore. This License Agreement may be recorded in the Official Records of Hidalgo County. This License Agreement shall be cancelable by any of the parties, upon 90 days written notice to the other parties.

It is the specific and express intent and the agreement of the parties that in the event LICENSEE or any of its students, employees, agents, invitees and any other foreseeable party should cause, either directly or indirectly, damage, loss, destruction, liability, or claims against LICENSOR as a result of intentional conduct, negligence or

otherwise, LICENSEE shall, to the extent permitted by applicable law, hold harmless and indemnify LICENSOR from any and all obligations, liabilities, causes of action, lawsuits, damages, and assessments, including legal fees, etc., that result from LICENSEE'S intentional actions or negligence. LICENSEE shall bear the cost of any/all legal fees associated with negotiating, enforcing or renewing this agreement.

This indemnification clause shall survive this Agreement and be enforceable as a separate agreement in the event its survival and enforcement becomes necessary. Both parties shall each list a contact person and address for purposes of this agreement.

WITNESS our hands:

LICENSOR

LOWER RIO GRANDE VALLEY COMMUNITY
HEALTH MANAGEMENT CORPORATION, INC.

By: _____

Typed/Printed Name: _____

Title: _____

Date: _____

ACKNOWLEDGMENT AND NON-OBJECTION BY THE CITY OF MCALLEN, TEXAS

The City of McAllen, Texas, as Lessor of the Licensor, hereby acknowledges and does not object to the License Agreement for use of the 80-space parking lot described above.

By: _____

Typed/Printed Name:

Title: _____

Date: _____

LICENSEE:

SOUTH TEXAS COLLEGE

By: _____
Dr. Shirley A. Reed, STC President

Date: _____

CORPORATE ACKNOWLEDGMENT

**STATE OF TEXAS
COUNTY OF HIDALGO**

This instrument was acknowledged before me by _____, on behalf of the Community Health Management Corporation, Inc., this ____ day of _____, 2018.

Notary Public, State of Texas

CORPORATE ACKNOWLEDGMENT

**STATE OF TEXAS
COUNTY OF HIDALGO**

This instrument was acknowledged before me by _____, on behalf of the City of McAllen, Texas, a home-rule municipality, this ____ day of _____, 2018.

Notary Public, State of Texas

CORPORATE ACKNOWLEDGMENT

**STATE OF TEXAS
COUNTY OF HIDALGO**

This instrument was acknowledged before me by Dr. Shirley A. Reed, on behalf of South Texas College, a junior college district, this _____ day of _____, 2018.

Notary Public, State of Texas

Review and Recommend Approval of Revisions to Board Policy #6326: *Concealed Carry and Weapons on Campus*

Approval of proposed revisions to Board Policy #6326: *Concealed Carry and Weapons on Campus* will be requested at the September 25, 2018 Board meeting.

Board Policy #6326 prescribes the conditions under which weapons may be allowed or prohibited on campus, by whom they may be carried, and where they may be carried.

Administration has proposed revisions to the Permanent Exclusions within the Policy Exclusion Zones, to remove Achieve Early College High School which is no longer located at the Pecan Campus and therefore is not covered by this policy. The Facilities Committee is asked to recommend any further changes to the policy as appropriate.

Purpose

The Achieve Early College High School program is no longer located at the Pecan Campus, and the Board Policy guidelines regarding restrictions on College campuses need to be updated to remove this area as an exclusion.

Enclosed Documents

The policy, with revisions noted, is enclosed for the Committee's review and information.

Presenters

Mr. Paul Varville, Chief Administrator of the Department of Public Safety, will be present at the Facilities Committee meeting to discuss the existing policy and the proposed revision.

Recommended Action

It is requested that the Facilities Committee recommend Board approval of any revisions as may be necessary to Policy #6326: *Concealed Carry and Weapons on Campus* as presented and which supersedes any previously adopted Board policy.

MANUAL OF POLICY

Title	Concealed Carry And Weapons on Campus	6326
Legal Authority	Approval of the Board of Trustees	Page 1 of 4
Date Approved by Board	Board Minute Order dated April 24, 2017 As Amended by Board Minute Order dated -----	

South Texas College is committed to providing a safe environment for students, employees, college affiliates, and visitors, and to respecting the right of individuals licensed to carry a handgun in the state of Texas.

Subject to applicable Texas or federal laws, effective August 1, 2017, South Texas College shall allow individuals who hold a valid license to carry a concealed handgun (Concealed Handgun License or License to Carry) on land and in buildings owned or leased by South Texas College subject to the reasonable rules, regulations, and other provisions regarding the carrying of concealed handguns by license holders as established by the President of South Texas College and approved by South Texas College Board of Trustees.

The College President established these rules, regulations, and other provisions after consulting with South Texas College students, staff, and faculty regarding the nature of the student population, specific safety considerations, and the uniqueness of the campus environment. The provisions do not generally prohibit or have the effect of generally prohibiting license holders from carrying concealed handguns. The President may amend the provisions as necessary for campus safety. Any changes to this policy shall be submitted to the Board of Trustees for approval.

This policy applies to all students, employees, college affiliates, and visitors of the college while on land or in buildings owned or leased by South Texas College. This policy does not apply to those individuals exempted by law.

License holders carrying a handgun on campus must carry it on or about their person at all times or secure their handgun in a locked, privately owned or leased motor vehicle. No handgun storage shall be provided for license holders.

At all times, the responsibility of maintaining ownership and control of a concealed handgun rests with the holder. A license holder is responsible for complying with the applicable state and federal laws.

State law strictly prohibits open carry of a handgun or other prohibited weapons on the campuses of an institution of higher education. Open carry of a handgun or unlicensed individuals carrying a handgun are not permitted on South Texas College campuses.

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Policy Exclusion Zones

A license holder is prohibited from carrying a concealed handgun on the following premises.

Temporary Exclusion:

a) Polling Locations - State law prohibits license holders of handguns from carrying a handgun on premises of a polling place on the day of an election or while early voting is in process. A sign shall be posted at any polling place located on campus from early voting through Election Day that reads either “Polling Place” or “Vote Here”.

Permanent Exclusions:

~~a) Achieve Early College High School—The concealed carry of handguns is prohibited on the premises of the Pecan Campus Achieve Early College High School to ensure safety to minors.~~

~~b~~a) Board Room - State law excludes license holders of handguns from carrying a handgun in room or rooms where a meeting of a governmental entity is held if the meeting is an open meeting subject to Chapter 551, Government Code, and the entity provided notice as required by that chapter.

~~e~~b) Mid-Valley Child Development Center - The concealed carry of handguns is prohibited on the premises of the day care facilities to ensure safety to minors.

~~d~~c) Testing Center Pecan Plaza - The concealed carry of handguns is prohibited on the premises where by state or federal law or contract, at the sole discretion of the state or federal government or organization with whom the contract is entered, requires exclusion of a handgun in a specific location.

~~e~~d) Other areas where contractual obligations prohibit concealed carry of handguns.

~~f~~e) Other areas prohibited by state or federal law.

Effective notice under Section 30.06, Penal Code shall be provided for each of these premises.

Distribution of Rules, Regulations, or other Provisions

1. South Texas College shall widely distribute the rules, regulations, or other provisions as

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required by law to the college students, faculty, and any college visitors including the publishing of the provisions on the College website and on student and employee handbooks.

2. South Texas College shall display, in conformance with state law, a notice both in English and Spanish, to the buildings/premises where a concealed handgun is prohibited.
3. All notices/signage and other documentation used to indicate Policy Exclusion Zones shall be approved by the College President.
4. Any individual who, without authorization, modifies or removes, tampers with, defaces any notice/signage provided under this policy is subject to disciplinary action including, suspension, expulsion, removal from the campus, termination or non-renewal of appointment or termination of a business relationship, and may be subject to criminal prosecution.

Reporting Requirements

The President of South Texas College shall submit a report by September 1st of each even numbered year to the legislature and to the standing committees of the legislature with jurisdiction over the implementation and continuation of the campus carry policy, which explains the reasons the College has established the provisions. Any changes to this policy shall be submitted by the College President to the Board of Trustees for approval in accordance with the timelines provided by state law.

Policy Violations

Any violations to South Texas College policy regarding the carrying or storage of firearms is considered an offense and may be subject to criminal prosecution under state law. Any individual who violates this policy is subject to disciplinary action including, suspension, expulsion, removal from the campus, termination or non-renewal of appointment, or termination of a business relationship.

Definitions

- a) License Holder – “License Holder” means a person licensed to carry a handgun under Subchapter H, Chapter 411, Government Code.
- b) Handgun – “Handgun” means any firearm that is designed, made, or adapted to be fired with one hand.

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c) Concealed Handgun Carry – “Concealed Handgun Carry” means a handgun not openly discernable to the ordinary observation of a reasonable person.

d) Exclusion Zone – “Exclusion Zone” means any premise in which the carry of a concealed handgun is prohibited by virtue of Texas statute or these rules.

e) Entry – “Entry” means the intrusion of the entire body.

f) Notice – “Notice” means a sign or signs posted on the property or at the entrance to the building, reasonably likely to come to the attention of intruders, indicating that entry is forbidden.

g) Minor – “Minor” means a person younger than 17 years of age.

h) Campus – "Campus" means all land and buildings owned or leased by an institution of higher education. Gov't Code 411.2031(a) (1), .2032.

i) Premises – “Premises” means a building or a portion of a building. The term does not include any public or private driveway, street, sidewalk or walkway, parking lot, parking garage, or other parking area. Penal Code 46.03(c) (1), .035(f) (3); Gov't Code 411.2031(a) (3).

j) Firearm – A “firearm” is any device designed, made, or adapted to expel a projectile through a barrel by using the energy generated by an explosion or burning substance or any device readily convertible to that use. Penal Code 46.01(3).

k) College Affiliates – “College Affiliates” includes, but not limited to, volunteers, contractors, contractor employees, governmental agency employees, vendors, independent contractors, independent contractor employees, service providers and all College visitors.

The College will maintain guidelines and information including frequently asked questions, for reference that will be posted on the College website and may be obtained from the Department of Public Safety.

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 - September 2, 2018

Project number	PROJECT DESCRIPTION	Project Development			Design Phase			Solicitation of Proposals			Construction Phase					Architect/Engineer	Project Manager	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%			
Pecan Campus																		
15-1-R03	Pecan - Athor Brick Columns Repair & Replacement (RR)		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A						David	N/A	
16-1-014	Pecan - Sand Volleyball Courts		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A						David		
	Pecan - Building A Renovation		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A						Robert	FPC	M&O
	Pecan - Athletic Field Fence Enclosure		N/A													David	FPC/Charlittin Engineering	
	Pecan - Building D Renovation															Robert	EGV Architects	
	Pecan - Building H Cafeteria Renovations															Robert	EGV Architects	
	Pecan - Demolition of Dr. Casso Property															Marlin		
Pecan Plaza																		
15-1-003	Pecan Plaza - Emergency Generator and Wiring															Sam	DBR Engineering	McDonald Municipal and Industrial
18-1-008	Pecan Plaza - Building C 2601 Test Site Renovations		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A						Sam	Robert	
Mid Valley Campus																		
16-2-R06	MV - Building B Carpet Replacement (RR)		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A						Sam		
16-2-R08	MV - Childcare Canopy Replacement (RR)		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A						Sam		TBD
	MV - Thermal Plant Renovation															Sam		
	MV - Resurfacing Northwest Drive (RR)															Sam	PCE	
	MV - Covered Walkway for Bus Drop Off (RR)															Sam		
	MV - Student Services Renovation															Sam		
Technology Campus																		
16-2-011	TC - Automotive Lab Exhaust System															Sam	TBD	TBD
15-3-R03	TC - Building B Repair Concrete Floor Mechanical Room (RR)		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A						David	CLH Engineering	TBD
15-3-R03	TC - Building B Concrete Floor Repairs (RR)		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A						David	CLH Engineering	TBD
16-2-R13	TC - Building B Domestic Fire Sprinkler Lines (RR)															Sam	Half Associates	G&G Contractors
	TC - Shipping and Receiving Building D Office Renovation															Robert		
Nursing and Allied Health Campus																		
	NAH - Student Success Center Renovation															Sam	Boullinghouse Simpson Gates Architects	TBD
Starr County Campus																		
15-5-x45	Starr - Building E & J Crisis Mgt Center Generator															Sam	DBR Engineering	McDonald Municipal and Industrial
	Starr - Student Services Renovation																	
Regional Center for Public Safety Excellence																		
	RCPSE - Signage															Robert	FPC	Monument Signs
	RCPSE - Chiller Relocation																M&O	
District Wide Improvements																		
13-6-003	DW - Automatic Doors Phase III		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A						Robert	Elthos Engineering	TBD
14-6-R014	DW - Marker Boards Replacement (RR)		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A						Sam	N/A	TBD
14-6-R015	DW - Irrigation System Controls Upgrade (RR)		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A						Sam	M&O	TBD
15-4-R01	DW - Fire Alarm Panel Replacement/Upgrades (RR)		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A						Sam	M&O	TBD
	DW - Interior LED Lighting Ph I (RR)		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A						Rick	M&O	TBD
15-6-001	DW - Outdoor Furniture		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A						Sam	N/A	TBD
15-6-002	DW - Directional Signage		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A						David	N/A	TBD

18-0-R12	DW - FOCUS on Active Learning (RR)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Robert																	TBD	
	DW - Interior Controls Upgrade (RR)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Rick	M&O																TBD	
	DW - Flooring Replacement (RR)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Rick	N/A																	
	DW - Restroom Fixtures Replacement & Upgrade (RR)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Rick	M&O																	TBD
	DW - Water Heater Replacement & Upgrade (RR)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Rick	M&O																	TBD
	DW - Door Access Controls Replacement (RR)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Rick	M&O																	TBD
	DW - HVAC Upgrades (RR)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Rick	M&O																	TBD
	DW - Water Pump Stations (RR)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Rick	M&O																	TBD
For FY 2018-19, 27 non-bond projects are currently in progress, 0 project(s) completed and 52 pending start up - 79 Total																																						

Status of Non-Bond Construction Projects in Progress August 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%	December 2018	1. Construction Phase 2. Bidding in Progress	\$ 20,000.00	TBD	TBD	\$ -	TBD
Sand Volleyball Courts	20%	October 2018	1. Design Phase 2. Design in Progress	\$ 50,000.00	TBD	TBD	\$ -	TBD
Pecan Plaza Police Department Emergency Generator	93%	September 2018	1. Construction Phase 2. Construction in Progress	\$ 400,000.00	TBD	\$ 213,324.00	\$ 174,492.00	\$ 12,184.00
Building D Renovations	5%	December 2018	1. Design Phase 2. Design in Progress	\$ 18,000.00	TBD	TBD	\$ -	TBD
Building H Renovations	5%	December 2019	1. Design Phase 2. Design in Progress	\$ 60,000.00	TBD	TBD	\$ -	TBD
Pecan Campus Total				\$ 773,000.00	\$ 33,513.00	\$ 224,811.00	\$ 208,980.00	\$ 11,209.00
Mid Valley Campus Total								
Childcare Canopy Replacement (RR)	75%	October 2018	1. Project Development 2. Design in Progress	\$ 3,000.00	TBD	TBD	\$ -	TBD
Covered Walkway for Bus Drop Off	100%	August 2018	1. Project Development 2. Design in Progress	\$ 5,000.00	TBD	TBD	\$ -	TBD
Mid Valley Campus Total				\$ 73,000.00	\$ 73,872.00	\$ 65,000.00	\$ 73,872.00	\$ -

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%	October 2018	1. Project Development 2. Design in Progress	\$ 10,000.00	TBD	TBD	\$ -	TBD
Repair Concrete Floor Mechanical Room	50%	September 2018	1. Construction Phase 2. Bidding in Progress	\$ 30,000.00		\$ -	\$ -	\$ -
Building B Concrete Floor Repairs	50%	September 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	20%	November 2018	1. Construction Phase 2. Construction in Progress	\$ 900,000.00	\$ 638,935.00	\$ 261,065.00	\$ 5,586.00	\$ 633,349.00
Technology Campus Total				\$ 985,000.00	\$ 656,878.13	\$ 288,121.87	\$ 21,979.13	\$ 634,899.00
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	85%	September 2018	1. Construction Phase 2. Construction in Progress	\$ 400,000.00	\$ 257,793.00	\$ 142,207.00	\$ 241,103.35	\$ 211,471.95
Starr County Campus Total				\$ 450,000.00	\$ 304,443.00	\$ 145,557.00	\$ 263,903.35	\$ 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. Bidding in Progress	\$ 65,000.00	TBD	TBD	\$ -	TBD
Marker Boards Replacement	5%	September 2018	1. Project Development 2. Design in Progress	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -
Irrigation System Controls Upgrade (RR)	5%	December 2018	1. Project Development 2. Design in Progress	\$ 70,000.00	TBD	TBD	\$ -	TBD
Fire Alarm Panel Replacement / Upgrades (RR)	5%	August 2018	1. Project Development 2. Design in Progress	\$ 180,000.00	TBD	TBD	\$ -	TBD
Outdoor Furniture	60%	August 2018	1. Construction Phase 2. Bidding in Progress	\$ 250,000.00	TBD	TBD	\$ -	TBD
Directional Signage Updates	25%	July 2018	1. Construction Phase 2. Bidding in Progress	\$ 25,000.00	TBD	TBD	\$ -	TBD
Walkway LED Lighting Upgrade	5%	August 2018	1. Project Development 2. Design in Progress	\$ 35,000.00	TBD	TBD	\$ 10,687.50	TBD
FOCUS on Active Learning (RR)	5%	July 2018	1. Project Development 2. Design in Progress	\$ 30,000.00	\$ 676.90	\$ 29,323.10	\$ 676.90	\$ -
Interior Controls Upgrade (RR)	5%	August 2018	1. Project Development 2. Design in Progress	\$ 75,000.00	TBD	TBD	\$ -	TBD
Flooring Replacement Phase I (RR)	5%	July 2018	1. Project Development 2. Design in Progress	\$ 500,000.00	TBD	TBD	\$ 22,323.23	TBD
Restroom Fixtures Replacement & Upgrade	5%	August 2018	1. Project Development 2. Design in Progress	\$ 25,000.00	\$ 4,047.68	\$ 20,952.32	\$ 4,047.68	\$ -
Water Heater Replacement & Upgrade	5%	August 2018	1. Project Development 2. Design in Progress	\$ 20,000.00	\$ 13,372.47	\$ -	\$ 3,532.63	\$ 13,372.47

Project	% Complete	Date to Complete	Current Activity	Original Budget	Contract Amount	Comparison to Budget	Amount Paid	Contract Balance
Door Access Controls Replacement (RR)	5%	August 2018	1. Project Development 2. Design in Progress	\$ 30,000.00	TBD	TBD	\$ -	TBD
HVAC Upgrades (RR)	5%	August 2018	1. Project Development 2. Design in Progress	\$ 100,000.00	\$ 13,372.47	\$ 86,627.53	\$ 21,464.85	\$ (8,092.38)
Water Pump Stations (RR)	5%	August 2018	1. Project Development 2. Design in Progress	\$ 25,000.00	TBD	TBD	\$ -	TBD
Exterior Lighting Upgrade (RR)	5%	August 2018	1. Project Development 2. Design in Progress	\$ 250,000.00	TBD	TBD	\$ -	TBD
District Wide Total				\$ 1,880,000.00	\$ 62,811.40	\$ 105,561.07	\$ 62,732.79	\$ 36,621.97
Non-Bond Construction Project Total				\$ 4,172,000.00	\$ 1,142,517.53	\$ 840,050.94	\$ 631,467.27	\$ 918,051.92
For FY 2018 - 2019, 27 non-bond projects are currently in progress, 0 has been completed and 52 pending start up - 79 Total								