

South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus  
Tuesday, November 6, 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. October 9, 2018 Facilities Committee Meeting

**Meeting Minutes**  
**Facilities Committee Meeting**  
**October 9, 2018**

**South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus, McAllen, Texas  
Tuesday, October 9, 2018 @ 4:30 PM**

**MINUTES**

The Facilities Committee Meeting was held on Tuesday, October 9, 2018 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:35 p.m. with Mr. Gary Gurwitz presiding.

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

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

Members absent: Mr. Paul R. Rodriguez

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Mr. Matthew Hebbard, Dr. David Plummer, Mr. Ricardo de la Garza, Mr. George McCaleb, Mr. Mario Reyna, Mr. Paul Varville, Dr. Virginia Champion, Dr. Jesus Campos, Mr. Robert Cuellar, Mr. Sam Saldana, Mr. David Valdez, Mr. Martin Villarreal, Ms. Monica Perez, Mr. Gilbert Gallegos, Mr. Tim Weldon, and Mr. Andrew Fish.

**Approval of Facilities Committee Meetings Minutes**

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Minutes for the September 11, 2018 Facilities Committee meetings were approved as written. The motion carried.

**Review and Discussion on Exit Presentation on 2013 Bond  
Construction Program by Construction Program Manager Broaddus &  
Associates**

The exit presentation on the 2013 Bond Construction Program was presented at the September 25, 2018 Board meeting. The Board requested the opportunity to review the report in more detail and for the Construction Program Manager to be available to answer any questions at the October 9, 2018 Facilities Committee meeting.

Mr. Gilbert Gallegos, Senior Vice President of Broaddus & Associates and Regional Director of the South Texas region, reviewed the exit presentation of the 2013 Bond Construction Program and answered questions from the Committee.

Dr. Alejo Salinas, Jr. credited the taxpayers and voters of Hidalgo and Starr County for their investment in the future of both counties, and noted that they have received an incredible value for their investment.

Dr. Salinas suggested that the College should publicize the information provided by Broaddus & Associates, in an effort to show the tax payers that the College, Broaddus & Associates, and the various partners all worked as a team to save the taxpayers significant amounts of money, and allowed the College to build significantly greater scope of facilities than promised during the bond election.

The 2013 Bond Construction Program provided more square footage at a better price than anticipated prior to construction.

Mr. Gary Gurwitz agreed, and noted that the facilities were an incredible accomplishment, in terms of utility and aesthetics.

Mr. Paul R. Rodriguez also agreed, and noted that the Office of Public Relations & Marketing was working with a new consultant that might be able to help develop a marketing strategy to highlight the program.

Dr. Salinas further added that the public would want to know about the College's accountability and responsible stewardship of their investments in South Texas College.

The presentation was delivered under separate cover for the Committee's review and information. No action was requested.

### **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 for each warranty item. The Facilities Committee reviewed the following items:

1. Starr County Campus - Thermal Plant Vault Water Issue

Mr. Gilbert Gallegos advised the committee that there has been additional water infiltration of the vault. STC has issued a second warranty.

He noted that D. Wilson was responsible to correct the issue, but had been resistant to perform further work. Broaddus & Associates would continue to discuss this with them until the issues were resolved.

2. Regional Center for Public Safety Excellence – Parking and Site Improvements Asphalt failures at Cityscape drives

Mr. Tim Weldon announced that core samples and topographic studies should be conducted to assess the issues at the Cityscape. Raba-Kistner, Inc. would be available to conduct this work.

Raba-Kistner's scope would include an evaluation of the current conceptions and the construction documents to assess whether there were any fundamental design flaws, and would include any findings within their report.

This would also include a review of the retention pond, and whether it was correctly designed for the final project as built. This would address concerns whether late additions to the project, such as the cityscape, had been properly accounted for in the final design. Mr. Weldon confirmed that the detention ponds were re-designed after the inclusion of the cityscape, and this study would help determine whether it was sufficient.

If there were any findings that the designs were flawed, a third party would be contracted for peer-review.

No action was requested.

## **Review and Discussion of Funding Available for New Construction and Capital Improvement Projects**

The availability of funding for new construction and Capital Improvement Projects (CIPs) was reviewed at the October 9, 2018 Facilities Committee meeting.

### **Purpose**

Administration provided a report on the funding available for the purpose of new construction and CIPs.

### **Justification**

Administration prepared budgets for proposed construction projects for the period of FY 2019 through FY 2023. The budgets included the revenue projected to be available and the projected construction project costs to be incurred in next five years.

### **Enclosed Documents**

A copy of the proposed budgets was enclosed for the Committee's review and information.

Mrs. Mary Elizondo, VP for Finance and Administrative Services, reviewed the funding available for the purpose of new construction and CIPs. This review included:

### **Current Status**

- At the start of FY 2018 – 2019 the College held \$28,913,187 in total fund balance.
- The designated fund balance included funds for:
  - A proposed Continuing Education building
    - Mrs. Elizondo discussed the Continuing Education model, which included self-sustenance through revenue generated by offering Continuing Education courses.
    - \$2M had been generated and reserved by Continuing Education with the hopes to construct a new building, contingent upon Board approval.
  - Mid Valley Campus – Workforce Center Expansion
    - \$2.4M in plant fund, set aside to complete unfinished scope of the 2013 Bond Construction Program
  - Starr County Campus – Workforce Center Expansion
    - \$2,3M in plant fund, set aside to complete unfinished scope of the 2013 Bond Construction Program
  - Satellite Center Expansion
    - \$4.4M in plant fund, set aside for an anticipated satellite center expansion.
  - Legal Counsel clarified that while these funds were set aside for the designated purposes, it was at the Board's discretion how the funds would ultimately be used.
- The undesignated balance at the start of FY 18 – 19 was \$17,643,736.

### **Five Year Projection**

- Over the next five years, administration anticipates adding \$19M to the currently held \$28.9M in unexpended plant fund, for a total of \$48.2M.
- The current plan for construction over the next five years is estimated at \$53M, leaving a funding shortfall of \$4.8M.
  - All of this is projected, and no commitments had been made.
  - VP Elizondo clarified that this was all preliminary is adjusted regularly as actual revenues and expenditures are accounted for.
- Continuing Education hopes to save an additional \$2M in revenue generated by that department, for a total of \$4M saved, before planning for a new building.

This item as for the Committee's review and discussion only. No action was requested.

## Review and Discussion of Pecan Campus Library Expansion, Renovation, or New Construction Options

A status update on the assessment of the fitness of the Pecan Campus Library to meet the needs of campus users and possible expansion, renovation, and new construction options will be reviewed and discussed at the October 30, 2018 Board meeting.

### Purpose

The Committee was informed of the results of the assessment of the existing Pecan Campus Library facility to meet the current requirements of the Southern Association of Colleges and Schools Commission on Colleges (SACSCOC), the feasibility of expanding the existing Pecan Campus Library, and what options were available for expanding the facility if it is deemed feasible and necessary.

### Background

The Pecan Campus Library (Building F) was a two-story building with 67,266 gross square feet dating back to the inception of the college.

Since 1993, Building F had undergone two construction additions in an effort to keep up with growth at South Texas College. In the 13 years since its last addition, library users, operations, and services continued to evolve and expand.

The College's existing Master Plan, developed by Freese & Nichols in 2010, suggested that the Pecan Campus should have a library of at least 100,500 gross square feet (GSF), or 75,375 assignable square feet (ASF) using the 75% gross-to-assignable-square-foot efficiency ratio applied by Deaton for new construction, based on enrollment of 11,461 students.

Pecan Campus Library Building F				
	Building F Current	Freese & Nichols (F&N)* 2010	Deaton's 2020	Deaton's 2030
Total Assignable Sq. Ft.	41,840	75,375	79,625	102,375

At its January 30, 2018 meeting, the Board approved the Deaton report and approved a staff recommendation to engage another consultant to determine whether it would be feasible to expand Building F to accommodate the additional square footage while enabling functional adjacencies and flow appropriate for an academic library.

Consultant Godfrey's Associates determined that Building F is in good condition, that previous expansions have exceeded minimum building code requirements, and that Building F can be efficiently expanded. Godfrey's also determined that space use efficiency could be improved, reducing the space needs recommended by Deaton to meet 2030 needs to approximately 79,747 ASF.

Based on these assessments of the Pecan Campus Library, staff have confirmed a need to increase library space. Among the options for increasing library space at the Pecan



Campus Library are (1) renovate and expand existing library, (2) renovate existing library and possibly adjacent Center for Learning Excellence, (3) construct a new library in another area of the campus, and (4) construct a decentralized building to include spaces not currently available in the library. Staff recommend investigating these possibilities further in order to provide the Board with some options for addressing the Pecan Campus Library space needs.

### **Presenters**

Dr. Shirley A. Reed, President; Dr. Jesús Campos, Dean of Library & Learning Support Services; Mr. Rick De La Garza, Director of Facilities Planning & Construction; and Dr. David Plummer, Vice President for Information Services, Planning, Performance & Strategic Initiatives, were present to discuss the assessment and options for the Pecan Campus Library.

### **Enclosed Documents**

The packet included an excerpt from the Pecan Campus Library Assessment prepared by Patrick Deaton, Library Consultant, and a presentation from Dr. Jesús Campos, Dean of Library & Learning Support Services.

Dr. Jesús Campos reviewed the Deaton report and the study by Godfrey's Associates.

Mr. Gary Gurwitz informed the committee and administration that he was strongly leaning toward remodeling the existing library, listing the following points of consideration:

1. The library should stay on the south side of Pecan Blvd.
2. If the library is moved, we might not have a good use of the existing library without further, expensive modification.
3. The future of the physical vs. digital books and resources might continue to impact the space needs of the library.
4. The enrollment projections used exceed the actual enrollment.
5. The potential efficiency increases could even further exceed Deaton's projections.
6. The costs could exceed the anticipated \$15.5M.

Dr. Alejo Salinas, Jr. asked how long an expansion/renovation of Building F would be expected to serve before the library outgrew it once again.

Dr. Campos noted that the Freese & Nichols Master Plan had anticipated an enrollment cap of 15,000 at the Pecan Campus. He hoped to plan a library renovation that would serve that population for at least 10 years.

Administration agreed to review these points and questions, and bring the topic back for consideration at a later date. They hoped to learn more during the upcoming SACSCOC conference, which might provide new ideas to decentralize services or other best practices.

No action was requested.

## **Review and Recommend Action on Texas Parks and Wildlife Department Target Range Construction Grant**

The Board of Trustees would be asked to accept and authorize the use of a grant from the Texas Parks and Wildlife Department (TPWD). This grant would serve as the foundation for the future expansion of the target range that was included in the Master Plan for the Regional Center for Public Safety Excellence.

The total budget to design and construct the target range was \$4,035,376. The grant award would total \$2,754,601, which would provide 75% of the eligible costs for federal funding. Eligible costs included 100% of the design and 90% of the construction costs.

The College would be responsible to fund the remaining balance of \$1,280,775.

### **Proposed Budget**

<u>Costs</u>	<u>Target Range Grant Program</u>	<u>South Texas College</u>	<u>Total</u>
<b>Phase I Planning:</b>	\$307,219	\$102,406	<b>\$409,625</b>
<b>Phase II Construction:</b>	\$2,447,382	\$1,178,369	<b>\$3,625,751</b>
<b>Planning + Construction:</b>	<b>\$2,754,601</b>	<b>\$1,280,775</b>	<b>\$4,035,376</b>

### **Purpose of the Target Range at the South Texas College Regional Center for Public Safety Excellence**

South Texas College proposed to construct a safe, well-managed, state-of-the art indoor target range that would be accessible to the public and that would promote hunter education and gun safety. The college would provide online and face-to-face hunter education approved by TPWD and also planned to offer other educational activities and events related to the areas of gun safety, hunting and shooting. The range would be accessible to the public during 90% of the hours of operation, and 10% of the hours of operation would be reserved for the College's Law Enforcement Academy, the College Department of Public Safety, and any other law enforcement activity.

### **Proposed Target Range Facility**

The state-of-the-art target range and training facility would include:

- A 13,300 sq. ft. indoor target range, compliant with state and federal environmental and safety requirements.
- 12 shooting lanes, including 50 yard and 25 yard shooting lanes.
- Floor to ceiling engineering to protect users, provide acoustic dampening, and minimize lead contamination.
- Target and range controls to offer custom training programs.

This would be the most technically advanced and user-friendly indoor target range in this region of the state of Texas.

### **Proposed Scope of Target Range Services**

The initial concept for a target range at the Regional Center for Public Safety Excellence was designed as a high quality 10 lane target range with state-of-the art equipment.

The TPWD funding would enable the college to construct a 12-lane target range. The college proposed to provide hunter education and other educational activities to support hunters and shooters. The college planned to develop and acquire instructional materials to support the delivery of firearm safety courses, hunter education, and other relevant training topics. TPWD was particularly interested in educational opportunities that promote hunting and shooting for the increasing population of female gun owners.

The TPWD would also permit allocating 10% of target range access primarily for the College's Law Enforcement Academy, the College Department of Public Safety, and any other law enforcement activity.

### **Proposed Scope of Public Access and Hunter Education**

The funding from TWPD included requirements that the target range be available for public use and education with a limited allocation of time reserved for law enforcement activity. The College would also provide free online and fee-based face-to-face Hunter Education Courses approved by TPWD offered at the Regional Center or any of the College's five campuses, including South Texas College Online.

Administration proposed weekly public range hours and hours for South Texas College Law Enforcement Activity according to the following schedules:

#### **Public Schedule**

<u>Day(s)</u>	<u>Times</u>	<u>Number of Hours</u>
Sunday	1:00 p.m. – 6 p.m.	5 hours
Tuesday	12:00 p.m. – 9 p.m.	9 hours
Wednesday	12:00 p.m. – 9 p.m.	9 hours
Thursday	12:00 p.m. – 9 p.m.	9 hours
Saturday	9:00 a.m. – 9:00 p.m.	12 hours

#### **College Law Enforcement Schedule**

<u>Day(s)</u>	<u>Times</u>	<u>Number of Hours</u>
Monday	8:00 a.m. – 1:00 p.m.	5 hours

### **Breakdown of Projected Revenue and Expenses**

With Board acceptance of the grant and authorization of the proposed project, the College would commit to the operational and maintenance costs for the life of the project, or at least 25 years from the project inception.

### **Projected Revenue**

Administration recommended undertaking a market analysis to develop a formal business plan for the target range. Additionally, effective marketing strategies could drive growth in revenue over time.

### **Projected Revenue from Annual Membership Fees**

Administration proposed establishing annual individual memberships at \$125. Members would be allowed to use the range during public hours at a reduced cost. The estimated revenue from annual memberships was \$75,000.

### **Project Revenue from Annual Daily Use Fees (Adults & Youth)**

Non-members would be permitted to use the range at an hourly fee of \$15.00/hour for users age 12 and over. The estimated revenue from adults' daily use fees was \$168,750. Children under 11 would require close adult supervision, and a fee of \$8.00 would be charged for their use. The estimated revenue from youth daily use fees is \$18,000, and the total revenue projected was \$186,750.

### **Projected Revenue from Face-to-Face Hunter Education**

The Texas Parks and Wildlife Target Range Program requires Hunter Education, to include online training at no fee to participants and fee based face-to-face training. South Texas College would charge a fee of \$10 per student and estimated that approximately 15 students would attend each class and at least 8 classes would be offered annually. The estimated annual revenue for hunter education was \$1,600.

### **Projected Revenue for Firearm Safety Training**

This grant would support the purposes of the Texas Parks and Wildlife Department Target Range Program, which included building partnerships with our community and promoting public safety. South Texas College would offer at least 12 firearm safety classes annually with approximately 15 students per class at a cost of \$40 per student. The estimated annual revenue was \$7,200.

### **Projected Revenue from Club Use Fees (4H, FFA, Scouts, etc.)**

Clubs would be able to reserve the range for 2 hours at a cost of \$200 for up to 15 students. We estimated that at least six agreements would be established with clubs, such as 4H and FFA clubs, Scouts, etc. The estimated annual revenue from club fees was \$1,200.

### **Projected Revenue from Event Fees**

South Texas College would outreach to the public and would host events at the Target Range that would promote the safe use of firearms, particularly to females. The college would annually schedule a Target Range Women's Day, a Female Firearms Safety Day, and other events for the diverse population in the communities of south Texas. A fee of \$20 per person with at least 25 participants per event would be assessed. The estimated annual revenue from event fees was \$2,000.

### **Revenue from Law Enforcement**

Law enforcement agencies may lease the range to conduct mandatory qualifications and training sessions at a cost of \$1,000 per 5-hour training block. South Texas College estimated approximately 5 contracts would be established annually, which would generate \$20,000 in revenue from law enforcement.

### Projected Annual Revenue

<b>Revenue from Public Access</b>		
<b>Annual Membership</b>	\$125 * 600 members	\$75,000
<b>Daily Use Fee</b>	50 users / day @ \$15.00 fee * 225 days/year	\$168,750
<b>Age 11 and under</b>	10 users / day @ \$8.00 fee *225 days	\$18,000
<b>Face-to-Face Hunter Education</b>	\$10 / student @ 20 students per class (*8 classes)	\$1,600
<b>Firearm Safety Training</b>	\$40 / student @ 15 students per class (*12 classes)	\$7,200
<b>Club Use Fee (4H, FFA, Scouts, etc.)</b>	\$200 for up to 15 students (*6 clubs) for 2 hours	\$1,200
<b>Event Fees</b>	\$20 / person @ 25 participants (*4 events)	\$2,000
<b>Public Use Revenue</b>		<b>\$273,750</b>
<b>Revenue from Law Enforcement</b>		
<b>Target Range Reservations (Mandatory Officer Qualifications and Training Sessions)</b>	\$1,000 / 5-hour training block	<b>\$20,000</b>
<b>Total Revenue:</b>		<b>\$293,750</b>

### Operating & Maintenance Costs

Providing a public target range would require the addition of a full time Range Safety Officer to oversee public use, membership, maintenance, and scheduling of the target range. The proposed shooting schedule would provide for 44 hours of oversight at the range by a Range Safety Officer. The Range Safety Officer would closely monitor all public use of the target range, and will be responsible to respond to any unsafe or otherwise questionable practices. The Range Safety Officer would be authorized to exercise his or her judgement to prohibit any individual from use of the target range. Appeals to any decision of the Range Safety Officer would be made through the South Texas College Department of Public Safety, and a process would be developed accordingly.

Additionally, the College would create a Training and Event Coordinator position to coordinate training and events in the areas of hunter education, firearm safety, and hunting and shooting club activity.

**Personnel Cost Estimate**

Range Safety Officer	Salary	\$47,380
	Benefits	\$14,214
	4 hours weekly over time	<u>\$6,120</u>
	Subtotal:	\$67,714
Training and Event Coordinator	Salary	\$46,000
	Benefits	<u>\$1,380</u>
	Subtotal:	\$47,380
<b>Personnel Cost Total:</b>		<b>\$115,094</b>

**Maintenance and Operations Cost Estimate**

Preliminary estimates for ongoing facility maintenance were based upon an average estimate of \$13.89 per sq. ft., at an estimated facility size of 13,300 sq. ft. Administration estimated an additional 15% increase in the base cost to account for specialized air conditioning and filtering expenses.

<u>Item</u>	<u>Note</u>	<u>Estimated Cost</u>
Maintenance & Operations	13,300 sq. ft. x \$13.89	\$184,737
HEPPA Filter Replacement	15% addition to Base Cost	\$27,711
<b>M &amp; O Cost Total:</b>		<b>\$212,448</b>

The overall annual operation and maintenance of the target range was estimated at \$327,542.

**Summary of Revenue & Operating & Maintenance Costs**

Projected Revenue	\$293,750
Projected Costs	<u>- \$327,542</u>
Estimated Shortfall:	- \$33,792

The projected costs and revenue may result in the need for additional operating funds in the amount of approximately \$33,792 to cover first year start-up costs. This may decrease over time with outreach and marketing through the college's Department of Public Relations and Marketing that will work in coordination with the Regional Center for Public Safety Excellence.

**Presenters**

Mr. Paul Varville, Chief Administrator of the Department of Public Safety and Dr. Virginia Champion, Director for Grant Development, Compliance and Management were present at the Facilities Committee meeting to discuss the grant and the proposed facility and programs.

**Overview of Grant Program Scope**

Dr. Champion provided the details of the grant, as well as a brief review of the TPWD's goals in considering this award. Primarily, the TPWD was interested in this opportunity

to partner with South Texas College to develop and offer hunter education courses, as well as to be a place for safe, quality instruction and practice for new and experienced target shooters, including a large number of Hispanic target shooters and a growing population female target shooters in the region.

Mr. Varville briefly reviewed the preliminary revenue and cost projections, which would be revised upon the completion of a market analysis and business plan. In addition to having the target range available for South Texas College police officers and cadets in the police academy, the College would be able to lease out the range to local law enforcement agencies during the 10% operational hours reserved for law enforcement training.

Mr. Varville also recapped the proposed public usage data, as outlined above in this narrative.

### **Current Need and Long Term Plans**

Mr. Gary Gurwitz asked about the real need for the target range. Dr. Shirley A. Reed noted that the Master Plan for the Regional Center for Public Safety Excellence called for the construction of a target range. Administration's preference was for a significantly larger target range, with more than 30 shooting lanes, instead of the twelve proposed.

The TPWD Target Range Construction Program grant would provide the College with an opportunity to begin building the planned facility, in such a way that would allow the College to demonstrate to law enforcement community what a quality in-door range in the area might offer to them. This could provide the groundwork for partnerships that would enable the College to expand the range to meet the master plan projection.

Dr. Reed also noted that while only 5 hours per week would be available for law enforcement training purposes, the leasing agency would have all twelve lanes for their use during this 5 hour training period, which would allow them to cycle many officers through their requalification process, which must be repeated 4 times per year.

### **Local Partnerships**

Mr. Paul R. Rodriguez asked about partnerships with the City of Pharr and PSJA ISD on this project. Dr. Reed noted that while the city and school district were aware of the plan to develop a target range, administration was not working with them as partners on this grant. She clarified that early discussions to work with partners to provide support, such as through drug-forfeiture funds, it was apparent that agencies wanted access to a range but were unwilling or unable to support its construction. This partnership with TPWD would provide the necessary funding to build the first phase of the facility and to demonstrate its value to partners. Furthermore, while the city and school district donated the land for the Regional Center, the College owned the property.

### **Long Term Obligation**

Mr. Jesus Ramirez, legal counsel, asked about the obligations of the College under the grant agreement, noting that state law prohibited the College from entering into multi-year contracts without a mechanism to sever that contract agreement if necessary. The proposed agreement could obligate the College to operate the facility for 25 years, and

South Texas College would need the contract to provide an option for the College to exit the agreement if needed.

Mr. Ramirez proposed that the agreement might be amended to give the College an opportunity to purchase the TPWD interest in the facility at some point in the future, if the College wished to exit the agreement.

### **Funding Sources**

Furthermore, legal counsel noted that with the agreement requiring that 90% of the operational hours be public access, the College would have limited revenue streams available to fund that operation, and could not use certain revenues, such as state appropriations or M&O funds. Administration noted that the plan was for the target range to be self-funded through contracts with law enforcement agencies, continuing education programs, and fees for public use. A business plan was being developed, which should help develop a suitable plan for self-sufficiency.

### **Liability Insurance**

Finally, legal counsel asked about the liability insurance that would cover public use. Administration noted that they had not looked into this specific issue, and would need to look into potential insurance costs.

Mr. Paul R. Rodriguez suggested that administration reach out to the city and school district about the plan, and work to resolve the issues raised by legal counsel. He suggested that the Facilities Committee hold off on any recommendation to the Board.

Mr. Gurwitz agreed, and asked for additional details on the costs and responses to the questions posed by legal counsel.

Dr. Salinas concurred, noting that the proposed grant award looked promising, and asked administration to resolve the issues and bring this item to the Board of Trustees for consideration of the grant award and agreement.

No action was taken.

## **Review and Recommend Action on Contracting Engineering Services for the Demolition of Dr. Casso Property**

Approval to contract civil engineering services for the demolition of the Dr. Casso property would be requested at the October 30, 2018 Board meeting.

### **Purpose**

The procurement of an engineer would provide for civil engineering services necessary for the demolition of the Dr. Casso property.



## **Justification**

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

## **Background**

The Dr. Casso property was purchased on November 21, 2002. The southern portion of the property was occupied by the Dr. Casso family until July 2018 as part of the real estate contract with the College. The northern portion of the property was used by the College as part of its current building and site facilities. The College had now taken full occupancy of the property and was prepared to demolish the existing residence and its site improvements. The College would include this remaining property in any future plans for facility improvements as appropriate and approved by the Board.

## **Funding Source**

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

## **Reviewers**

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

## **Enclosed Documents**

Site plan of the Dr. Casso Property was provided in the packet. The evaluation team members provided a scoring and ranking summary.

Due to time constraints, the Committee asked administration to present this item to the Board on October 30, 2018, without a recommendation

## **Review and Recommend Action on Contracting Architectural Services for the Mid Valley Campus Student Services Renovation and Thermal Plant Renovation**

Approval to contract architect design services to prepare plans for the Mid Valley Campus Student Services Renovation and Thermal Plant Renovation project would be requested at the October 30, 2018 Board meeting.

## **Purpose**

Architectural design services were necessary for design and construction administration services for the Mid Valley Campus Student Services Renovation and Thermal Plant Renovation project. The design scope of work included, but was not limited to, design,

analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

### **Background**

On September 10, 2018, South Texas College began soliciting for architectural design services for the purpose of selecting a firm to prepare the necessary plans and specifications for the Mid Valley Campus Student Services Renovation and Thermal Plant Renovation project. A total of twenty-two (22) firms received a copy of the RFQ and a total of seven (7) firms submitted their responses on September 25, 2018.

### **Funding Source**

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

### **Reviewers**

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

### **Enclosed Documents**

Site plans indicating the location of the proposed Mid Valley Campus Student Services Renovation and Thermal Plant Renovation were provided in the packet. The evaluation team members provided the scoring and ranking summary.

Due to time constraints, the Committee asked administration to present this item to the Board on October 30, 2018, without a recommendation

## **Review and Recommend Action on Contracting Construction Services for the Mid Valley Campus Childcare Center Canopy Replacement**

Approval to contract construction services for the Mid Valley Campus Childcare Center Canopy Replacement project would be requested at the October 30, 2018 Board meeting.

### **Purpose**

The procurement of a contractor would provide for construction services necessary for the Mid Valley Campus Childcare Center Canopy Replacement project.

### **Background**

The Mid Valley Campus Childcare Center Canopy Replacement project was approved as part of the Renewals and Replacements Fund projects. The canopy to be replaced was part of the existing building purchased from Weslaco ISD which was built over 30 years ago and in need of replacement. A new metal canopy was proposed to match the adjacent canopies that were previously installed.

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 September 10, 2018. A total of nine (9) sets of construction documents were issued to general contractors and a total of five (5) proposals were received on September 25, 2018.

<b>Timeline for Solicitation of Competitive Sealed Proposals</b>	
September 10, 2018	Solicitation of competitive sealed proposals began.
September 25, 2018	Five (5) proposals 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 \$42,010.

### **Funding Source**

<b>Source of Funding</b>	<b>Amount Budgeted</b>	<b>Highest Ranked Proposal Tri-Gen Construction, LLC</b>	<b>Budget Variance</b>
Renewal and Replacement Plant Fund	\$60,000	\$42,010	\$17,990
<b>Total Amount</b>	<b>\$60,000</b>	<b>\$42,010</b>	<b>\$17,990</b>

Funds were budgeted in the Renewal and Replacement Plant Fund budget for fiscal year 2018-2019.

### **Reviewers**

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

### **Enclosed Documents**

Staff evaluated the proposal and provided the proposal summary. It was recommended that the top ranked contractor be recommended for Board approval.

Due to time constraints, the Committee asked administration to present this item to the Board on October 30, 2018, without a recommendation

## **Review and Recommend Action on Contracting Construction Services for the Technology Campus Advance Technical Careers Building B Concrete Floor Repairs**

Approval to contract construction services for the Technology Campus Advanced Technical Careers (ATC) Building B Concrete Floor Repairs project would be requested at the October 30, 2018 Board meeting.

### **Purpose**

The procurement of a contractor would provide for construction services necessary for the Technology Campus ATC Building B Concrete Floor Repairs project.

### **Background**

The Technology Campus ATC Building B Concrete Floor Repairs project was approved as part of the Renewals and Replacements Fund projects. The existing southeast portion the Technology Campus ATC Building B experienced a shift in the concrete floor and foundation system. The portion of the building that shifted was a previous addition to the main building prior to when the College took ownership from the City of McAllen. This shift caused the floor to be uneven and cracks appeared on the walls and ceiling at the expansion joint where the two structures are adjoined.

CLH Engineering, Inc. was contracted to provide an analysis of the existing structure and provide engineering drawings to provide structural reinforcement as necessary. CLH Engineering, Inc. 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 August 14, 2018. A total of nine (9) sets of construction documents were issued to general contractors & plan rooms and a total of four (4) proposals were received on August 28, 2018.

<b>Timeline for Solicitation of Competitive Sealed Proposals</b>	
August 14, 2018	Solicitation of competitive sealed proposals began.
August 28, 2018	Four (4) 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 \$64,300.

### Funding Source

Source of Funding	Amount Budgeted	Highest Ranked Proposal 5 Star GC Construction, LLC	Budget Variance
Renewal and Replacement Plant Fund	\$400,000	\$64,300	\$335,700
<b>Total Amount</b>	<b>\$400,000</b>	<b>\$64,300</b>	<b>\$335,700</b>

Funds were budgeted in the Renewal and Replacement Plant Fund budget for fiscal year 2018-2019. The recommended construction proposal was far less than budgeted since it only included the costs for work to level the building. Separate costs for repairing the ceilings, walls, and floors in the interior spaces were not included. The additional repair costs would be performed in a separate proposal process. In addition, when the budgets were developed, staff was not sure on the method the engineer would recommend to perform the floor leveling repairs.

### Reviewers

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

### Enclosed Documents

Staff evaluated the proposal and provided a proposal summary. It was recommended that the top ranked contractor be recommended for Board approval.

Due to time constraints, the Committee asked administration to present this item to the Board on October 30, 2018, without a recommendation

### 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 7:07 p.m.

I certify that the foregoing are the true and correct minutes of the October 9, 2018 Facilities Committee Meeting of the South Texas College Board of Trustees.

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Mr. Gary Gurwitz, Chair

**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 for 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. Starr County Campus - Thermal Plant Vault Water Issue
2. Regional Center for Public Safety Excellence – Parking and Site Improvements Asphalt failures at Cityscape drives

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

**2013 Bond Construction Program Warranty Items - Action Plan**  
**October 9, 2018 Facilities Committee Meeting**  
*as of October 25, 2018*

#	Description of Issues	Responsible Parties	Status	Due Date		Resolution / Action Item
<b><i>Starr County Campus</i></b>						
1	Thermal Plant - Vault Water Issues	Sigma HN, Siemens, and D. Wilson	Pending	<del>8/31/2018</del> 10/31/2018	<p>5/14/18: Notified contractor and engineer of first rain event with pictures showing how the vault was completely submerged underwater</p> <p>6/25/18: Warranty request issued for this item after a second rain event occurred which caused the vault to become fully submerged underwater</p> <p>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</p> <p>7/09/18: Contractor requested for the owner to provide a response to an RFI on how to proceed.</p> <p>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</p> <p>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.</p> <p>8/08/18: Engineer of record (SIGMA HN Engineers,) responded to Broaddus &amp; Associates' email stating information on what needs to be done to resolve the issue.</p> <p>8/08/2018: Broaddus &amp; Associates forwarded Engineer's response to the CM@R and to the Controls subcontractor.</p> <p>8/8/2018: D. Wilson subcontractors have responded to the Engineer's response clarifying controls.</p> <p>8/9/2018: Awaiting response from D. Wilson regarding water infiltration into the vault.</p> <p>8/21/2018(Weekly Meeting): B&amp;A reported that D. Wilson is correcting this item</p> <p>8/28/2018: B&amp;A to verify with engineers that corrective work is complete.</p> <p>9/26/2018 (Board Meeting): B&amp;A reported to the Board that Sigma HN Engineers had verified that the vault was still not properly sealed. D. Wilson will need to seal vault as per the contract document. College staff had submitted a second warranty request to repair the vault.</p> <p>10/2/2018:D.Wilson has made a third attempt to properly seal the vault but based on FPC staff observations, water is still entering the vault.</p> <p>10/16/2018: B&amp;A is working with Sigma HN Engineers on the status of an acceptable remediation. B&amp;A has not received a further comment from D. Wilson.</p> <p><i>10/30/2018:B&amp;A reported to the Board that D. Wilson would be engaging a third party engineer to provide an option for remediating the vault and would consult with Engineer of Record and B&amp;A for approval.</i></p>	<i>B&amp;A will provide an update at the November 6, 2018 Facilities Committee meeting.</i>
<b><i>Regional Center for Public Safety Excellence Center</i></b>						
2	RCPSE PSI- Asphalt failures at Cityscape drives	Noble Texas Builders	Pending	<del>8/27/2018</del> 10/31/2018	<p>7/10/2018: Site visit noted that cracks were on asphalt paving</p> <p>7/19/2018: B&amp;A instructed College staff to issue a warranty request for the asphalt cracks</p> <p>7/24/2018: B&amp;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..</p> <p>8/1/2018 (Weekly Meeting-conference call): B&amp;A informed the College that the area was under water during the recent rain events and may have been the cause of the failures.</p> <p>8/7/2018 (Weekly Meeting): B&amp;A stated that the work was still under warranty and Noble Texas Builders would be repairing the damage</p> <p>8/21/2018(Weekly Meeting): B&amp;A reported that the Dannenbaum and Noble Texas Builders are inspecting the site and the engineer will be providing any directives as necessary.</p> <p>8/28/2018(Board Meeting: B&amp;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</p> <p>9/26/2018(Board Meeting);B&amp;A updated the Board that Dannenbaum a letter recommending forensic testing to be done by the Geotechnical &amp; Material testing lab, Raba-Kistner, inc.. B&amp;A has contacted Raba-Kistner for a proposal to do the recommended testing.</p> <p>10/2/2018: B&amp;A met with Raba-Kister, Inc. on Tuesday and requested a proposal to conduct an assessment of the asphalt and base material of the existing cityscape drives.</p> <p>10/16/2018: B&amp;A had provided the proposal from Raba-Kistner, Inc. and the College has prepared a requisition. B&amp;A has also contacted Dannenbaum to perform the topographic survey as recommended by Raba-Kistner, Inc.</p> <p><i>10/30/2018:B&amp;A reported to Board that approval for additional services from Raba-Kistner, Inc.were approved and Dannenbaum was performing the As-Built topographic survey of the area surrounding the City Scape area.</i></p>	<i>B&amp;A will provide an update at the November 6, 2018 Facilities Committee meeting.</i>

### **Review and Discussion of Major Construction Requests Beyond 2013 Bond**

The major construction project requests beyond the 2013 Bond Construction Program will be reviewed and discussed at the November 6, 2018 Facilities Committee meeting.

The College has begun a comprehensive construction project planning process in an effort to identify physical space requirements that support future academic and nonacademic programs and functions.

College faculty and staff from different units and locations are engaged in the planning process in an effort to create a shared road map of proposed facility requirements for the foreseeable future and in preparation for developing the new Strategic Plan for 2019 - 2025.

The preliminary listing of Major Construction Requests Beyond the 2013 Bond Construction Program is presented for the Committee's review and discussion.

The challenge is to identify funding sources for the proposed major construction projects, and the prioritization of these projects to align with the College's new Strategic Plan for 2019 - 2025.

Dr. Reed and Mr. De La Garza will review the list of Major Construction Requests Beyond the 2013 Bond to the Committee and will request feedback from the Committee.

#### **Enclosed Documents**

A copy of the proposed list of Major Construction Requests Beyond the 2013 Bond is enclosed for the Committee's review and information.

This item is for the Committee's review and discussion only. No action is requested.



South Texas College

Major Construction Requests Beyond 2013 Bond

Project Description	Square Feet	Unit Cost	Construction	Soft Cost*	Total
<b>District Campus and District Wide</b>					
District Office with Executive and Support Services (President, VPs, Business Office, & Administrative Services)	\$ 60,000	\$ 200	\$ 12,000,000	\$ 3,060,000	\$ 15,060,000
Kinesiology Building (Large Conference and Meeting Space)	100,000	200	20,000,000	5,100,000	25,100,000
Distance Education Building	10,000	180	1,800,000	459,000	2,259,000
<b>District Wide &amp; Campus Subtotal</b>	<b>\$ 170,000</b>		<b>\$ 33,800,000</b>	<b>\$ 8,619,000</b>	<b>\$ 42,419,000</b>
<b>Pecan Campus</b>					
Underground or Overhead Crossing of Pecan Blvd. (PII)			\$ 4,000,000	\$ 1,020,000	\$ 5,020,000
<b>New Pecan Campus Library</b> Construct new or renovate existing Library (Building F).			12,000,000	3,550,000	15,550,000
Maintenance Bldg.			1,000,000	600,000	1,600,000
Performing Arts Facility	58,560	300	17,568,000	4,479,840	22,047,840
Cooper Center Expansion (Music Expansion)			3,310,750	140,500	3,451,250
<b>Pecan Campus Subtotal</b>	<b>\$ 58,560</b>		<b>\$ 37,878,750</b>	<b>\$ 9,790,340</b>	<b>\$ 47,669,090</b>
<b>Technology Campus</b>					
Expansion of Student Activities and Cafeteria	\$ 2,000	\$ 180	\$ 360,000	\$ 91,800	\$ 451,800
Expansion of Library and New Learning Commons Area	12,000	180	2,160,000	550,800	2,710,800
Shipping and Receiving Expansion	10,000	150	1,500,000	382,500	1,882,500
<b>Technology Campus Subtotal</b>	<b>\$ 24,000</b>		<b>\$ 4,020,000</b>	<b>\$ 1,025,100</b>	<b>\$ 5,045,100</b>
<b>Mid Valley Campus</b>					
New Child Care Center Building (Replace Existing Center)	\$ 10,000	\$ 180	\$ 1,800,000	\$ 450,000	\$ 2,250,000
New South Academic Building (Replace Building H)	40,000	135	5,400,000	1,350,000	6,750,000
<b>Mid Valley Campus Subtotal</b>	<b>\$ 50,000</b>		<b>\$ 7,200,000</b>	<b>\$ 1,800,000</b>	<b>\$ 9,000,000</b>
<b>Starr County Campus</b>					
Large Auditorium/Multi-Purpose	\$ 30,000	\$ 250	\$ 7,500,000	\$ 1,912,500	\$ 9,412,500
New Center for Learning Excellence	9,500	180	1,710,000	436,050	2,146,050
<b>Starr County Campus Subtotal</b>	<b>\$ 39,500</b>		<b>\$ 9,210,000</b>	<b>\$ 2,348,550</b>	<b>\$ 11,558,550</b>
<b>Regional Center for Public Safety Excellence - 20 Year Master Plan</b>					
Fire Science and Police Training Building	\$ 20,000	\$ 180	\$ 3,600,000	\$ 900,000	\$ 4,500,000
Shooting Range Expansion			3,175,750	793,938	3,969,688
EVOG Track (Balance with Scenario Buildings)			2,365,000	591,250	2,956,250
Two-Story Residential Fire Training Structure	3,000		1,001,500	250,375	1,251,875
Multi-Story Fire Training Structure	7,500		1,989,000	497,250	2,486,250
Fire Training Ground Props & Structures	7,500		787,565	196,891	984,456
Fire Training Miscellaneous Areas	6,000		76,500	19,125	95,625
<b>Regional Center for Public Safety Excellence Subtotal</b>	<b>\$ 44,000</b>		<b>\$ 12,995,315</b>	<b>\$ 3,248,829</b>	<b>\$ 16,244,144</b>
<b>New Campus - Future Growth Development</b>					
Initial Buildings and Site Development of 100 acres	\$ 200,000	\$ 192	\$ 38,400,000	\$ 9,600,000	\$ 48,000,000
<b>New Campus Subtotal</b>	<b>\$ 200,000</b>		<b>\$ 38,400,000</b>	<b>\$ 9,600,000</b>	<b>\$ 48,000,000</b>
<b>Grand Total</b>	<b>586,060</b>		<b>\$ 143,504,065</b>	<b>\$ 36,431,819</b>	<b>\$ 179,935,884</b>

\*Soft costs include Architect or Engineer's fees, Furniture and Equipment cost, Technology Equipment cost, Construction materials testing, Advertising and Printing.

## **Review and Recommend Action on Contracting Construction Services for the Pecan Campus Athletic Field Fence Enclosure**

Approval to contract construction services for the Pecan Campus Athletic Field Fence Enclosure project will be requested at the November 27, 2018 Board meeting.

### **Purpose**

The procurement of a contractor will provide for construction services necessary for the Pecan Campus Athletic Field Fence Enclosure project.

### **Background**

On January 30, 2018, the Board of Trustees authorized staff to solicit construction services for the installation of a perimeter fence at the Pecan Campus athletic fields as a means to secure the fields from unauthorized use. The fence would help eliminate liability issues, securing athletic equipment, eliminate the accumulation of trash, allowing for proper maintenance of fields such as watering, fertilizing, and grass recovery after heavy use.

The fence would be metal similar to what has been used at other athletic facilities in McAllen such as the sports fields located adjacent to De Leon Middle School owned by the City of McAllen.

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. Chanin Engineering was contracted to prepare structural design drawings for optional masonry columns.

Solicitation of competitive sealed proposals for this project began on October 1, 2018. A total of six (6) sets of construction documents were issued to general contractors & plan rooms and a total of six (6) proposals were received on October 27, 2018.

<b>Timeline for Solicitation of Competitive Sealed Proposals</b>	
October 1, 2018	Solicitation of competitive sealed proposals began.
October 27, 2018	Six (6) proposals were received.

College staff reviewed and evaluated the competitive sealed proposal and recommend Hurricane Fence, Co. as the highest ranked in the amount of \$57,546.00.

### Funding Source

Source of Funding	Amount Budgeted	Highest Ranked Proposal Hurricane Fence, Co.	Budget Variance
Unexpended Construction Plant Fund	\$106,500	\$57,546	\$48,954
<b>Total Amount</b>	<b>\$106,500</b>	<b>\$57,546</b>	<b>\$48,954</b>

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 November 27, 2018 Board meeting, to contract construction services with Hurricane Fence, Co. in the amount of \$57,546.00 for the Pecan Campus Athletic Field Fence Enclosure project as presented.



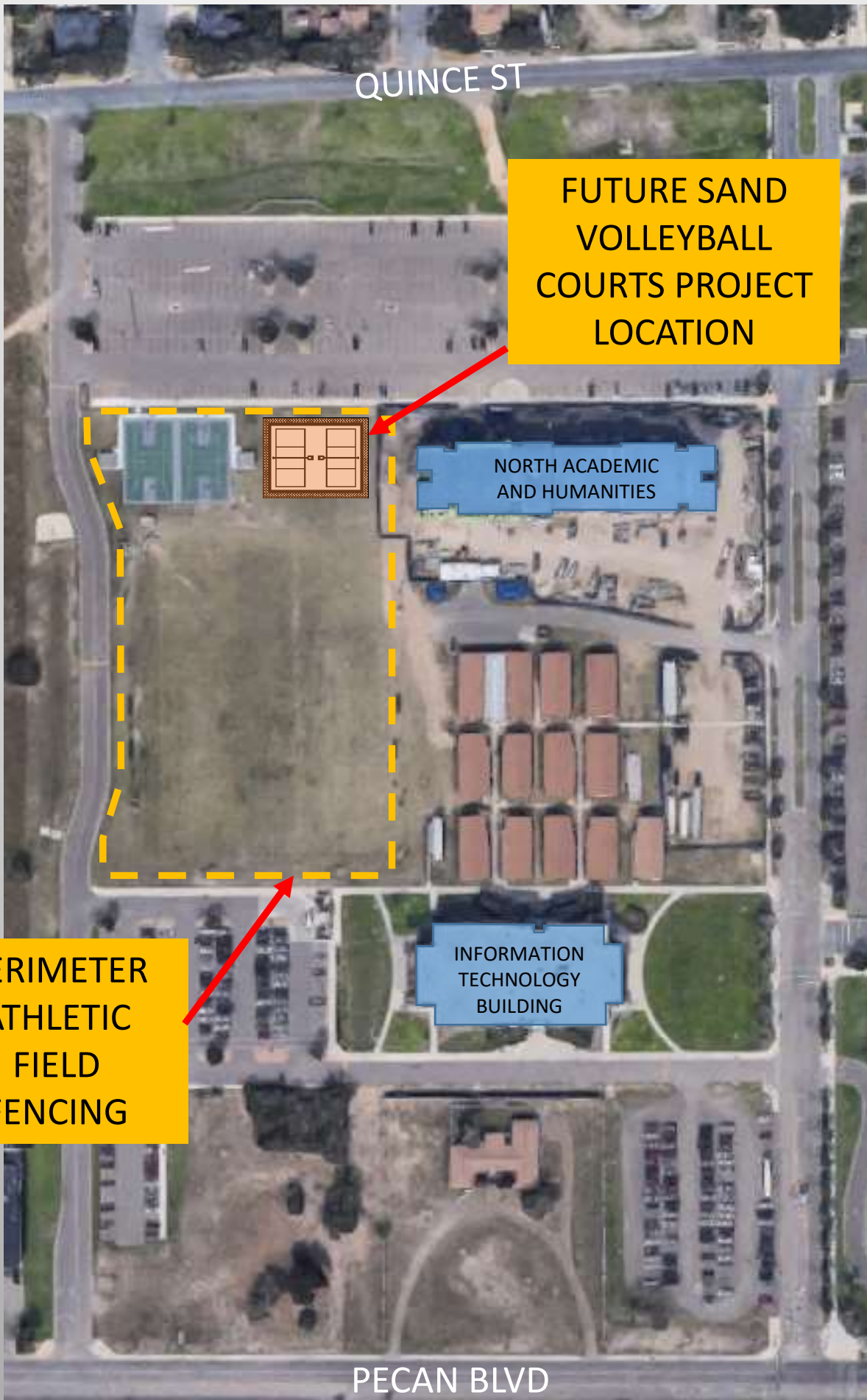
QUINCE ST

PECAN CAMPUS  
ATHLETIC FIELD FENCE  
ENCLOSURE PROJECT  
LOCATION

PECAN BLVD

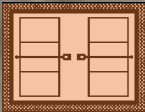


PECAN CAMPUS – ATHLETIC FIELD FENCE ENCLOSURE



QUINCE ST

FUTURE SAND VOLLEYBALL COURTS PROJECT LOCATION



NORTH ACADEMIC AND HUMANITIES

INFORMATION TECHNOLOGY BUILDING

PERIMETER ATHLETIC FIELD FENCING



PECAN BLVD

PECAN CAMPUS – ATHLETIC FIELD FENCE ENCLOSURE

**SOUTH TEXAS COLLEGE  
PECAN CAMPUS - ATHLETIC FIELD FENCE ENCLOSURE  
PROJECT NO. 18-19-1023**

	NAME	5 Star GC Construction, LLC.	Herrcon, LLC.	Hurricane Fence, Co.	NM Contracting, LLC.	Pecos Fence Co, Inc.	RG Enterprises, LLC./ dba G&G Contractors
	ADDRESS	3209 Melody Ln Mission, TX 78574	1333 E Jasmine Ave McAllen, TX 78501	3440 Spur 54 Harlingen, TX 78552	2022 Orchid Ave McAllen, TX 78504	5220 Leonhardt San Antonio, TX 78233	711 E Wisconsin Rd Edinburg, TX 78539
	CITY/STATE/ZIP	956-867-5040	956-330-5566	956-423-8364	956-631-5667	210-655-5656	956-283-7040
	PHONE						
	CONTACT	Alan Oakley	Gilbert Herrera	Roy Garrison	Noel Munoz	Jennifer Curtis	Rene Garza
#	Description	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
1	<b>Base Bid:</b> Pecan Campus - Athletic Field Fence Enclosure	\$ 86,000.00	\$ 121,181.00	\$ 57,546.00	\$ 70,598.00	\$ 59,625.00	\$ 87,274.00
2	<b>Alternate No. 1 (Add):</b> New 16"x 16"x 6' Burnished Block Column with Concrete Top and Pier	\$ 59,000.00	\$ 56,465.00	\$ 91,000.00	\$ 59,023.00	\$ 156,800.00	\$ 55,870.00
3	Bid Bond	Yes	Yes	Yes	Yes	Yes	Yes
4	Day to Start the Project	10 Days	No Response	10 Days	10 Days	10 Days	10 Days
5	Number of Days to Complete the Project	50 Calendar Days Alternate No. 1 Additional 20 Days	No Response	75 Calendar Days	75 Calendar Days	45 Calendar Days	90 Calendar Days
<b>TOTAL AMOUNT PROPOSED</b>		\$ 86,000.00	\$ 121,181.00	\$ 57,546.00	\$ 70,598.00	\$ 59,625.00	\$ 87,274.00
<b>TOTAL EVALUATION POINTS</b>		78.1	58.9	91.2	80.7	85.6	73.1
<b>RANKING</b>		4	6	1	3	2	5

**SOUTH TEXAS COLLEGE  
PECAN CAMPUS - ATHLETIC FIELD FENCE ENCLOSURE  
PROJECT NO. 18-19-1023  
EVALUATION SUMMARY**

VENDOR	5 Star GC Construction, LLC.	Herron, LLC.	Hurricane Fences Co.	NM Contracting, LLC.	Pecos Fence Co, Inc.	RG Enterprises, LLC/ dba G&G Contractors
ADDRESS	3209 Melody Ln Mission, TX 78574	1333 E Jasmine Ave McAllen, TX 78501	3440 Spur 54 Hartlingen, TX 78552	2022 Orchid Ave McAllen, TX 78504	5220 Leonhardt San Antonio, TX 78233	711 E. Wisconsin Rd. Edinburg, TX 78539
CITY/STATE/ZIP						
PHONE	956-867-5040	956-330-5566	956-423-8364	956-631-5667	210-655-5656	956-283-7040
CONTACT	Alan Onkley	Gilbert Herrera	Roy Garrison	Noel Munoz	Jennifer Curtis	Rene Garza
1 The Respondent's price proposal. (up to 45 points)	30.1	21.4	45	36.7	43.4	29.7
	30.1	21.4	45	36.7	43.4	29.7
	30.1	21.4	45	36.7	43.4	29.7
	30.1	21.4	45	36.7	43.4	29.7
2 The Respondent's experience and reputation. (up to 10 points)	9	7.5	9	9	8	8.5
	9	9	9	9	8	8
	9	9	8.6	10	9	9
	9	8	7	7	7	7
3 The quality of the Respondent's goods or services. (up to 10 points)	8.5	7	9	8	8	6
	9	8	8.5	8.5	8	9
	9	9	9	8	9	8
	9	8	8.4	7	8	7.6
4 The Respondent's safety record (up to 5 points)	9	8.5	7	7.5	7	7
	8	8.5	8.5	4	6	8
	3	3.5	4.5	4	4	4
	3	4	4	4	3	4
5 The Respondent's proposed personnel. (up to 8 points)	5	5	5	5	5	5
	4.5	4	4	4	3.5	4
	3	3	4.5	4	3	4
	7	6	7	6.5	7	7
6 The Respondent's financial capability in relation to the size and the scope of the project. (up to 9 points)	7	7	7	6.5	7	7
	7	7	7	6	7	7
	8	6.7	7.1	7	7	8
	7	7	8	7	7	6
7 The Respondent's organization and approach to the project. (up to 6 points)	7	6.5	6.5	6	6	6.5
	8	6	8.5	8.5	5	8
	8	6	8	7	6	8
	8	4	8	8	3	8
8 The Respondent's time frame for completing the project. (up to 7 points)	8	5	5.5	7	3	7.5
	5.5	5	5	4	4	5
	5	5	5	4	5	5
	6	5	5.2	6	5	5
TOTAL EVALUATION POINTS	78.1	58.9	91.2	80.7	85.6	73.1
	4	6	1	3	2	5
	<b>RANKING</b>					

**Review and Recommend Action on Substantial Completion for the Pecan Plaza  
 Emergency Generator and Wiring and Starr County Campus Buildings E & J  
 Crisis Management Center Generator**

Approval of substantial completion for the following Pecan Plaza Emergency Generator and Wiring and Starr County Campus Buildings E & J Crisis Management Center Generator projects will be requested at the November 27, 2018 Board Meeting:

	<b>Project</b>	<b>Completion Recommended</b>	<b>Date Received</b>
1.	Pecan Plaza Emergency Generator and Wiring  Engineer: DBR Engineering Construction Manager at Risk: McDonald Electric	Substantial Completion Recommended	TBD-Week of November 5, 2018
2.	Starr County Campus Buildings E & J Crisis Management Center Generator  Engineer: DBR Engineering Construction Manager at Risk: McDonald Electric	Substantial Completion Recommended	September 20, 2018

***Pecan Plaza Emergency Generator and Wiring***

DBR Engineering and college staff visited the site and developed a construction punch list. The contractor is pending a factory start-up for the generator, which is expected to be performed during the week of November 5, 2018. A draft Certificate of Substantial Completion has been issued and will be finalized once pending work is completed.

***Starr County Campus Buildings E & J Crisis Management Center Generator***

DBR Engineering and college staff visited the site and developed a construction punch list. As a result of this site visit and observation of the completed work, the project was certified by the engineer on September 20, 2018. A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project.

**Enclosed Documents**

Enclosed is a copy of the Substantial Completion Certificate for the Starr County Campus Buildings E & J Crisis Management Center Generator and a draft copy of the Substantial Completion Certificate for the Pecan Plaza Emergency Generator and Wiring.

**Recommended Action**

It is recommended that the Facilities Committee recommend for Board approval at the November 27, 2018 Board meeting, substantial completion for the Pecan Plaza Emergency Generator and Wiring and Starr County Campus Buildings E & J Crisis Management Center Generator projects as presented.





# AIA<sup>®</sup> Document G704<sup>™</sup> – 2000

## Certificate of Substantial Completion

**PROJECT:***(Name and address)*South Texas College - Pecan Plaza  
– Emergency Generator**PROJECT NUMBER:** 168025.000/**CONTRACT FOR:** Construction Contractor**CONTRACT DATE:** September 10, 2018OWNER: ARCHITECT: CONTRACTOR: FIELD: OTHER: **TO OWNER:***(Name and address)*South Texas College  
3201 West Pecan Boulevard  
McAllen, Texas 78501**TO CONTRACTOR:***(Name and address)*C.F. McDonald Electric, Inc.  
5044 Timber Creek Dr.  
Houston, Texas 77017**PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OR USE SHALL INCLUDE:**

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

**Warranty****Date of Commencement**DBR Engineering Consultants,  
Inc\_\_\_\_\_  
**ARCHITECT**\_\_\_\_\_  
**BY**\_\_\_\_\_  
**DATE OF ISSUANCE**

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

**Cost estimate of Work that is incomplete or defective:** \$0.00

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

C.F. McDonald Electric, Inc.

\_\_\_\_\_  
**CONTRACTOR**\_\_\_\_\_  
**BY**\_\_\_\_\_  
**DATE**

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at \_\_\_\_\_ (time) on \_\_\_\_\_ (date).

South Texas College

\_\_\_\_\_  
**OWNER**\_\_\_\_\_  
**BY**\_\_\_\_\_  
**DATE**



# AIA<sup>®</sup> Document G704™ – 2000

## Certificate of Substantial Completion

**PROJECT:***(Name and address)*

Starr County Campus – Building E  
&J Crisis Management Center  
Generator  
142 FM 3167  
Rio Grande City, TX 79852

**PROJECT NUMBER:** 178003.000/**CONTRACT FOR:** General Construction**CONTRACT DATE:** September 10, 2018OWNER: ARCHITECT: CONTRACTOR: FIELD: OTHER: **TO OWNER:***(Name and address)*

South Texas College  
3201 West Pecan Boulevard  
McAllen, Texas 78501

**TO CONTRACTOR:***(Name and address)*

C.F. McDonald Electric, Inc.  
5044 Timber Creek Dr.  
Houston, Texas 77017

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

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

**Warranty****Date of Commencement**

DBR Engineering Consultants,  
Inc

09/20/2018

ARCHITECT

BY

DATE OF ISSUANCE

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

**Cost estimate of Work that is incomplete or defective:** \$0.00

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

C.F. McDonald Electric, Inc.

09/20/2018

CONTRACTOR

BY

DATE

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at \_\_\_\_\_ (time) on \_\_\_\_\_ (date).

South Texas College

09/20/2018

OWNER

BY

DATE

**Review and Discussion on Texas Parks and Wildlife Department Target Range Construction Grant**

The Board of Trustees accepted and authorized the use of a grant from the Texas Parks and Wildlife Department (TPWD) for the Phase I Planning of the target range facility at the October 30, 2018 Board meeting. This grant will serve as the foundation for the future expansion of the target range that was included in the Master Plan for the Regional Center for Public Safety Excellence.

The total budget to design and construct the target range is \$4,035,376. The grant award would total \$2,754,601, which provides 75% of the eligible costs for federal funding. The College would be responsible to fund the remaining balance of \$1,280,775. Eligible costs include 100% of the design and 90% of the construction costs.

The Board approved the Phase I Planning of the grant that includes \$307,219 funded by the Grant Program and \$102,406 funded by South Texas College. The total amount for Phase I Planning is \$409,625. The planning phase will include architectural and engineering planning, design, and drawings of the site, drives, parking, and target range building.

**Proposed Budget**

<u>Costs</u>	<u>Target Range Grant Program</u>	<u>South Texas College</u>	<u>Total</u>
<b>Phase I Planning:</b>	\$307,219	\$102,406	<b>\$409,625</b>
<b>Phase II Construction:</b>	\$2,447,382	\$1,178,369	<b>\$3,625,751</b>
<b>Planning + Construction:</b>	<b>\$2,754,601</b>	<b>\$1,280,775</b>	<b>\$4,035,376</b>

Staff from Facilities Planning & Construction and Purchasing departments have developed a draft of the Request for Qualification (RFQ) documents needed for the procurement of professional design services. Staff has also solicited quotes from qualified firms for providing Environmental Consulting Services for the environmental assessment of the site as required by the US Fish and Wildlife’s regulatory program requirements. If the grant is awarded, staff will proceed with the finalization of the RFQ and the environmental assessment process.

**Presenters**

Mr. Paul Varville, Chief Administrator of the Department of Public Safety and Dr. Virginia Champion, Director for Grant Development, Compliance and Management will present at the Facilities Committee meeting to answer any questions from the Committee.

No action will be requested.

### **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 - November 2, 2018

Project number	PROJECT DESCRIPTION	Project Development			Design Phase			Solicitation of Proposals		Construction Phase					Project Manager	Architect/Engineer	Contractor
		Project Development	Board approval of A/E	Contract Negotiations	Concept Development	Schematic Approval	30%	60%	95%	100%	Solicit of Proposals	Approve Contractor	Construction Start	30%			
<b>Pecan Campus</b>																	
15-1-R03	Pecan - Arbor Brick Columns Repair & Replacement (RR)		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						David		
	Pecan - Building A Renovation		N/A	N/A	N/A	N/A			N/A						Robert	FPC	M&O
	Pecan - Athletic Field Fence Enclosure		N/A	N/A	N/A	N/A			N/A						David	FPC/Charlin Engineering	
	Pecan - Building D Renovation		N/A	N/A	N/A	N/A			N/A						Robert	EGV Architects	
	Pecan - Building H Cafeteria Renovations		N/A	N/A	N/A	N/A			N/A						Robert	EGV Architects	
	Pecan - Demolition of Dr. Casso Property		N/A	N/A	N/A	N/A			N/A						Martin	PCE	
<b>Pecan Plaza</b>																	
15-1-003	Pecan Plaza - Emergency Generator and Wiring		N/A	N/A	N/A	N/A			N/A						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						Robert	M&O	
<b>Mid Valley Campus</b>																	
16-2-R06	MV - Building B Carpet Replacement (RR)		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						Sam	FPC	Tri-Gen
16-2-005) R09	MV - Resurfacing Parking Lot #3 (RR)		N/A	N/A	N/A	N/A			N/A						Sam	PCE	
	MV - Thermal Plant Renovation		N/A	N/A	N/A	N/A			N/A						Sam	ROFA	
	MV - Resurfacing Northwest Drive (RR)		N/A	N/A	N/A	N/A			N/A						Sam	PCE	
	MV - Covered Walkway for Bus Drop Off (RR)		N/A	N/A	N/A	N/A			N/A						Sam	FPC	Tri-Gen
	MV - Student Services Renovation		N/A	N/A	N/A	N/A			N/A						Sam	ROFA	
<b>Technology Campus</b>																	
15-2-R03	TC - Building B Repair Concrete Floor Mechanical Room (RR)		N/A	N/A	N/A	N/A			N/A						David	CLH Engineering	5 Star Construction
15-2-R03	TC - Building B Concrete Floor Repairs (RR)		N/A	N/A	N/A	N/A			N/A						David	CLH Engineering	5 Star Construction
16-2-R13	TC - Building B Domestic/Fire Sprinkler Lines (RR)		N/A	N/A	N/A	N/A			N/A						Sam	Half Associates	G&G Contractors
	TC - Shipping and Receiving Building D Office Renovation		N/A	N/A	N/A	N/A			N/A						Robert	FPC	M&O
<b>Nursing and Allied Health Campus</b>																	
	NAH - Student Success Center Renovation		N/A	N/A	N/A	N/A			N/A						Sam	BSGA	TBD
<b>Starr County Campus</b>																	
15-5-945	Starr - Building E & J Crisis Mgt Center Generator		N/A	N/A	N/A	N/A			N/A						Sam	DBR Engineering	McDonald Municipal and Industrial
	Starr - Student Services Renovation		N/A	N/A	N/A	N/A			N/A						Robert	FPC	Monument Signs
<b>Regional Center for Public Safety Excellence</b>																	
	RCPSE - Signage		N/A	N/A	N/A	N/A			N/A						Robert	FPC	
	RCPSE - Chiller Relocation		N/A	N/A	N/A	N/A			N/A						Robert	M&O	
<b>District Wide Improvements</b>																	
13-4-003	DW - Automatic Doors Phase III		N/A	N/A	N/A	N/A			N/A						Robert	Ethos Engineering	TBD
14-4-R014	DW - Marker Boards Replacement (RR)		N/A	N/A	N/A	N/A			N/A						Sam	N/A	TBD
14-4-R015	DW - Irrigation System Controls Upgrade (RR)		N/A	N/A	N/A	N/A			N/A						Sam	M&O	TBD
15-6-R01	DW - Fire Alarm Panel Replacement/Upgrades (RR)		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						Rick	M&O	TBD
15-6-001	DW - Outdoor Furniture		N/A	N/A	N/A	N/A			N/A						Sam	N/A	TBD
15-4-002	DW - Directional Signage		N/A	N/A	N/A	N/A			N/A						David	N/A	TBD
16-4-R19	DW - Walkway LED Lighting Upgrade Ph I (RR)		N/A	N/A	N/A	N/A			N/A						Rick	M&O	TBD

CONSTRUCTION PROJECTS PROGRESS REPORT - November 2, 2018																		
Project number	PROJECT DESCRIPTION	Project Development				Design Phase				Solicitation of Proposals			Construction Phase			Project Manager	Architect/Engineer	Contractor
		Project Development	Board approval of A/E	Contract Negotiations	Concept Development	Schematic Approval	30%	60%	95%	100%	Solicit of Proposals	Approve Contractor	Construction Start	30%	50%			
18-4-RTZ	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	Robert		
	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	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	Rick	N/A	TBD
	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	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	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	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	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	Rick	M&O	TBD
For FY 2018 -19, 25 non-bond projects are currently in progress, 3 project(s) completed and 51 pending start up - 79 Total																		

# Status of Non-Bond Construction Projects in Progress November 2018

Project	% Complete	Date to Complete	Current Activity	Original Budget	Contract Amount	Comparison to Budget	Amount Paid	Contract Balance
<b>Pecan Campus</b>								
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	100%	November 2018	1. Design Phase 2. Bidding in Progress	\$ 50,000.00	TBD	TBD	\$ -	TBD
Pecan Plaza Police Department Emergency Generator	95%	October 2018	1. Construction Phase 2. Construction in Progress	\$ 400,000.00	TBD	\$ 213,324.00	\$ 177,342.20	\$ 9,333.80
Building D Renovations	5%	December 2018	1. Design Phase 2. Design in Progress	\$ 18,000.00	TBD	TBD	\$ -	TBD
Building H Renovations	5%	January 2019	1. Design Phase 2. Design in Progress	\$ 60,000.00	TBD	TBD	\$ -	TBD
<b>Pecan Campus Total</b>				<b>\$ 773,000.00</b>	<b>\$ 33,513.00</b>	<b>\$ 224,811.00</b>	<b>\$ 211,830.20</b>	<b>\$ 8,358.80</b>
<b>Mid Valley Campus Total</b>								
Childcare Canopy Replacement (RR)	100%	October 2018	1. Bidding completed 2. Project Awarded	\$ 3,000.00	TBD	TBD	\$ -	TBD
Covered Walkway for Bus Drop Off	20%	December 2018	1. Construction Phase 2. Construction in progress	\$ 5,000.00	TBD	TBD	\$ -	TBD
<b>Mid Valley Campus Total</b>				<b>\$ 73,000.00</b>	<b>\$ 73,872.00</b>	<b>\$ 65,000.00</b>	<b>\$ 73,872.00</b>	<b>\$ -</b>

Project	% Complete	Date to Complete	Current Activity	Original Budget	Contract Amount	Comparison to Budget	Amount Paid	Contract Balance
<b>Technology Campus</b>								
Repair Concrete Floor Mechanical Room	5%	November 2018	1. Construction Phase 2. Construction in Progress	\$ 30,000.00		\$ -	\$ -	\$ -
Building B Concrete Floor Repairs	100%	October 2018	1. Design Phase 2. Project Awarded	\$ 10,000.00		\$ -	\$ -	\$ -
Building B Domestic/Fire Sprinkler Lines	75%	November 2018	1. Construction Phase 2. Construction in Progress	\$ 900,000.00	\$ 638,935.00	\$ 261,065.00	\$ 143,422.98	\$ 495,512.02
<b>Technology Campus Total</b>				<b>\$ 985,000.00</b>	<b>\$ 652,128.13</b>	<b>\$ 282,871.87</b>	<b>\$ 156,616.11</b>	<b>\$ 495,512.02</b>
<b>Nursing and Allied Health Campus</b>								
Student Success Center Renovation	50%	November 2018	1. Design Phase 2. Design in Progress	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ -	TBD
<b>Nursing and Allied Health Campus Total</b>				<b>\$ 11,000.00</b>	<b>\$ 11,000.00</b>	<b>\$ 11,000.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Starr County Campus</b>								
Bldg E & J Crisis Management Center with Generator	95%	October 2018	1. Construction Phase 2. Construction in Progress	\$ 400,000.00	\$ 285,493.00	\$ 142,207.00	\$ 241,103.35	\$ 44,389.65
<b>Starr County Campus Total</b>				<b>\$ 450,000.00</b>	<b>\$ 332,143.00</b>	<b>\$ 145,557.00</b>	<b>\$ 263,903.35</b>	<b>\$ 68,239.65</b>



Project	% Complete	Date to Complete	Current Activity	Original Budget	Contract Amount	Comparison to Budget	Amount Paid	Contract Balance
<b>District Wide</b>								
Automatic Doors Phase III	5%	August 2018	1. Construction Phase 2. Construction in Progress	\$ 65,000.00	\$	\$ -	\$ -	\$ -
Marker Boards Replacement	85%	October 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%	December 2018	1. Construction Phase 2. Construction in Progress	\$ 250,000.00	\$	\$ -	\$ -	\$ -
Directional Signage Updates	95%	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	\$ 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	\$ 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
<b>District Wide Total</b>				\$ 1,880,000.00	\$ 62,811.40	\$ 105,561.07	\$ 62,732.79	\$ 36,621.97
<b>Non-Bond Construction Project Total</b>				\$ 4,172,000.00	\$ 1,165,467.53	\$ 834,800.94	\$ 768,954.45	\$ 608,732.44
<b>For FY 2018 - 2019, 27 non-bond projects are currently in progress, 0 has been completed and 52 pending start up - 79 Total</b>								