

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, December 4, 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. November 6, 2018 Facilities Committee Meeting

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus, McAllen, Texas**

Tuesday, November 6, 2018 @ 4:30 PM

MINUTES

The Facilities Committee Meeting was held on Tuesday, November 6, 2018 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:33 p.m. with Mr. Gary Gurwitz presiding.

Members present: Mr. Gary Gurwitz,

Other Trustees present: None

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

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. Paul Varville, Mr. Robert Cuellar, Mr. Sam Saldana, Mr. David Valdez, and Mr. Andrew Fish.

Approval of Facilities Committee Meetings Minutes

The following Minutes for the October 9, 2018 Facilities Committee meeting were presented for Committee approval.

Mr. Gary Gurwitz noted that he was the sole Committee member in attendance, and deferred action on the presented Minutes until the next Facilities Committee meeting.

**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 was asked to provide updates for each warranty item. The Facilities Committee was asked to review and recommend action as necessary to the Board.

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

Campus Specific Warranty Items:

1. Starr County Campus - Thermal Plant Vault Water Issue

Administration noted that there was no update to report on this issue.

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

Administration reported that the Purchase Order had been issued for the engagement of an engineer to conduct the forensic analysis and site conditions and to recommend any necessary remediation.

No action was taken.

Review and Discussion of Major Construction Requests Beyond 2013 Bond

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

The College undertook 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 were 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.

Dr. Shirley A. Reed, College President, presented the preliminary listing of Major Construction Requests Beyond the 2013 Bond Construction Program for the Committee's review and discussion.

Dr. Reed noted the challenge was 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 reviewed the list of Major Construction Requests Beyond the 2013 Bond to the Committee and requested feedback from the Committee.

Mr. Gurwitz noted that the Pecan Campus Library and the Technology Campus Student Activities expansion seemed to be priority projects.

Enclosed Documents

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

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

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 was planned for the November 27, 2018 Board meeting.

Purpose

The procurement of a contractor would 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.

Timeline for Solicitation of Competitive Sealed Proposals	
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 recommended 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
Total Amount	\$106,500	\$57,546	\$48,954

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

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

Mr. Gary Gurwitz noted that the staff recommendation was for a fence without pillars, which has been included as construction alternates, and Mr. Rick De La Garza agreed, noting that the alternatives including pillar options were beyond the budget.

Mr. Gurwitz declined to make a recommendation at that time, preferring to wait until more members were present to reach a consensus.

Mr. De La Garza agreed to bring this item back later for further feedback and a recommendation for action by the Board.

No action was taken.

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 was planned for the November 27, 2018 Board meeting:

Project		Completion Recommended	Date Received
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 was pending a factory start-up for the generator, which was expected to be performed during the week of November 5, 2018. A draft Certificate of Substantial Completion was issued and would be finalized once pending work was 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 as issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project.

Enclosed Documents

The packet included 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.

Mr. Gurwitz asked what was pending for the certification of substantial completion at the Pecan Plaza Emergency Generator and Wiring portion of the project, and Mr. Rick De La Garza stated that final test results were still pending from punch list items.

Mr. Gurwitz deferred this item for review and action as necessary by the full Board of Trustees. The Facilities Committee did not take action.

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 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 expected final grant award would total \$2,754,601, which provided 75% of the eligible costs for federal funding. The College would be responsible to fund the remaining balance of \$1,280,775. Eligible costs included 100% of the design and 90% of the construction costs.

The Board approved the Phase I Planning of the grant that included \$307,219 funded by the Grant Program and \$102,406 funded by South Texas College. The total amount for Phase I Planning was \$409,625. The planning phase would 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>
Phase I Planning:	\$307,219	\$102,406	\$409,625
Phase II Construction:	\$2,447,382	\$1,178,369	\$3,625,751
Planning + Construction:	\$2,754,601	\$1,280,775	\$4,035,376

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 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 was awarded, staff would proceed with the finalization of the RFQ and the environmental assessment process.

Presenters

Mr. Paul Varville, Chief Administrator of the Department of Public Safety attended the Facilities Committee meeting to answer any questions from the Committee.

This item was included to provide for a general update. Mr. Jesus Ramirez, Legal Counsel, stated that he was undertaking a review of liability insurance issues, and he was working with TPWD legal counsel to resolve ambiguities in the agreement.

Mr. Ramirez speculated that the ambiguities stemmed from the fact that these contracts are generally undertaken with municipalities, which have different insurance requirements from junior college districts.

Mr. Ramirez stated that he was seeking clarification of the insurance liability requirements, as well as a broad indemnity provision that might require South Texas College to defend TPWD in the event that a law suit were to arise from construction.

This item was for the Committee's information and feedback to staff. No action was taken.

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 5:15 p.m.

I certify that the foregoing are the true and correct minutes of the November 6, 2018 Facilities Committee Meeting of the South Texas College Board of Trustees.

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
<i>Starr County Campus</i>						
1	Thermal Plant - Vault Water Issues	Sigma HN, Siemens, and D. Wilson	Pending	8/31/2018 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 & Associates' email stating information on what needs to be done to resolve the issue.</p> <p>8/08/2018: Broaddus & 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&A reported that D. Wilson is correcting this item</p> <p>8/28/2018: B&A to verify with engineers that corrective work is complete.</p> <p>9/26/2018 (Board Meeting): B&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&A is working with Sigma HN Engineers on the status of an acceptable remediation. B&A has not received a further comment from D. Wilson.</p> <p>10/30/2018:B&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&A for approval.</p> <p><i>11/29/2018: B&A is currently working with Sigma HN Engineers and D.Wilson to find a solution to remediating the vault.Options are being discussed.</i></p>	<i>B&A will provide an update at the December 4, 2018 Facilities Committee meeting.</i>
2	RCPSE PSI- Asphalt failures at Cityscape drives	Noble Texas Builders	Pending	8/27/2018 10/31/2018	<p>7/10/2018: Site visit noted that cracks were on asphalt paving</p> <p>7/19/2018: B&A instructed College staff to issue a warranty request for the asphalt cracks</p> <p>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..</p> <p>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.</p> <p>8/7/2018 (Weekly Meeting): B&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&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&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&A updated the Board that Dannenbaum a letter recommending forensic testing to be done by the Geotechnical & Material testing lab, Raba-Kistner, inc.. B&A has contacted Raba-Kistner for a proposal to do the recommended testing.</p> <p>10/2/2018: B&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&A had provided the proposal from Raba-Kistner, Inc. and the College has prepared a requisition. B&A has also contacted Dannenbaum to perform the topographic survey as recommended by Raba-Kistner, Inc.</p> <p><i>10/30/2018:B&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> <p><i>11/29/2018 B&A has recieved an As-Built topographic survey and a written response from Dannenbaum. A meeting is scheduled for Friday, November 30, 2018 with the project team and Raba-Kistner to meet on site to review the survey and existing site conditions.</i></p>	<i>B&A will provide an update at the December 4, 2018 Facilities Committee meeting.</i>

Discussion and Action as Necessary on Ratifying the Agreement with Halff Associates for the 2013 Bond Construction Pecan Campus Thermal Plant Chiller Incident

On August 22, 2017, the Board of Trustees authorized Legal Counsel to give notice of claim to all potential parties and authorized the College President to engage a forensic expert as necessary regarding the Pecan Campus Thermal Plant Chiller Incident.

Mr. Jesus Ramirez, Legal Counsel, will provide an update on the legal case of South Texas College v. Johnson Controls, Inc., Zitro Electric, LLC, and D. Wilson Construction (Cause No. C-0700-18-H) at the December 4, 2018 Facilities Committee meeting.

The College will enter into an agreement with Halff Associates for expert advice concerning the Pecan Campus Thermal Plant Chiller Incident.

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

Review and Recommend Action on Contracting Architectural Services for the Pecan Campus Information Technology Building M Office and Work Space Renovation

Approval to contract architectural design services to prepare plans for the Pecan Campus Information Technology Building M Office and Work Space Renovation project will be requested at the December 13, 2018 Board meeting.

Purpose

The proposed Pecan Campus Information Technology Building M Office and Work Space Renovation project is needed to renovate four (4) existing classrooms totaling 4,222 square feet into office spaces on the second floor of Building M to be used for relocating staff from the Institutional Research & Effectiveness and Research & Analytical Services departments, currently located at Pecan Plaza. The design scope of work includes, but is not limited to design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

Justification

The procurement of an architect will allow for the architect 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 will then be issued for solicitation of construction proposals. Once received, construction proposals will be evaluated and submitted to the Facilities Committee with a proposed recommendation to the Board to award a construction contract.

Background

On October 22, 2018, South Texas College began soliciting for architectural design services for the purpose of selecting a firm to prepare the necessary plans and specifications for the Pecan Campus Building M Office and Work Space 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 October 29, 2018.

Funding Source

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

Pecan Campus Information Technology Building M Office and Work Space Renovation Project Budget		
Budget Components	Amount Budgeted	Actual Cost
Design	\$32,400	Actual design fees are estimated and will be finalized during contract negotiations.
Construction	\$324,000	Actual cost will be determined after the solicitation of construction proposals.

Reviewers

College staff from the Facilities Planning & Construction and Purchasing departments completed evaluations for the seven (7) firms and prepared a scoring and ranking summary; as a result of these evaluations, Boultinghouse Simpson Gates Architects is recommended for Board approval.

Enclosed Documents

Enclosed are the scoring and ranking summaries and plans indicating the areas of the proposed renovations for the Committee's review and information.

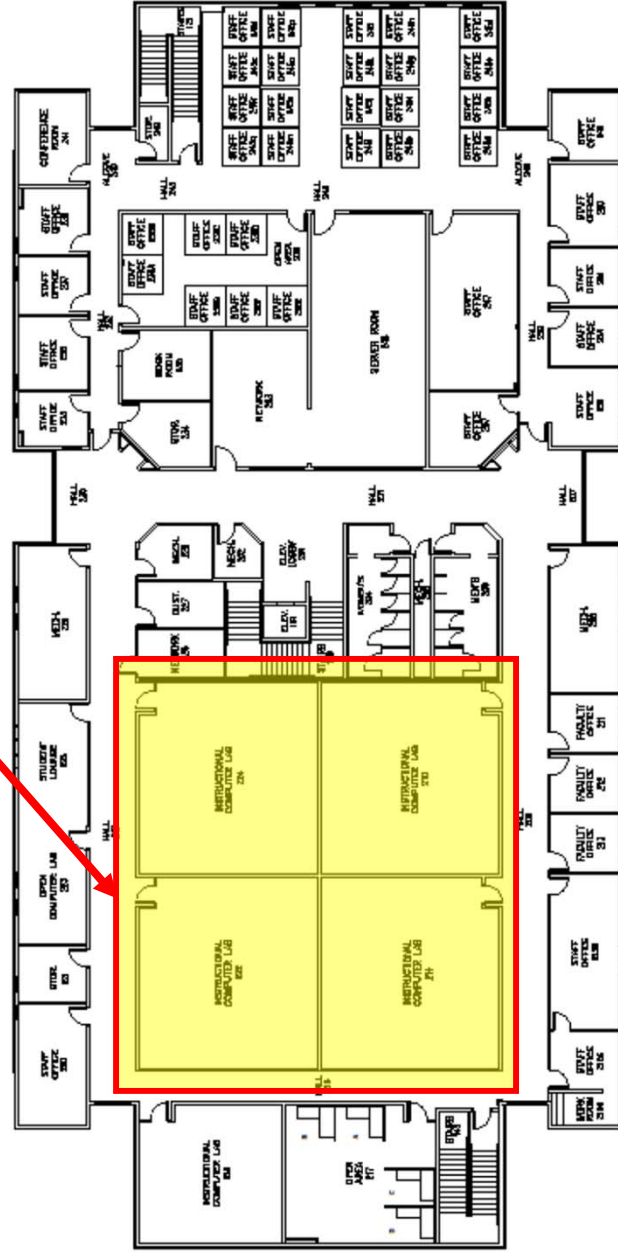
Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the December 13, 2018 Board meeting, the contracting of architectural design services with Boultinghouse Simpson Gates Architects for preparation of plans and specifications for the Pecan Campus Information Technology Building M Office and Work Space Renovation project as presented.



PECAN CAMPUS INFORMATION TECHNOLOGY BUILDING M SECOND FLOOR

Project Area

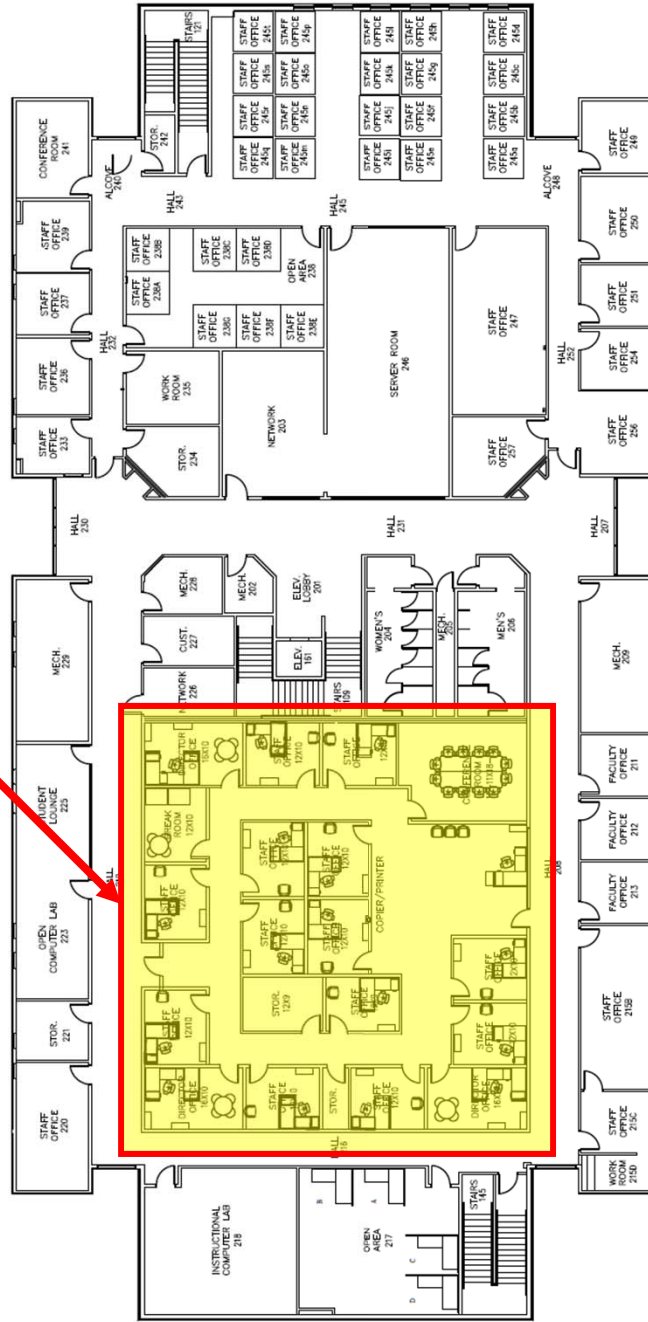


PECAN CAMPUS
 BLDG. M SECOND FLOOR

Approximately 4,284 sqft.
 EXISTING FLOOR PLAN

PECAN CAMPUS INFORMATION TECHNOLOGY BUILDING M SECOND FLOOR

Project Area



PECAN CAMPUS
BLDG. M SECOND FLOOR

PROPOSED FLOOR PLAN

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - PECAN CAMPUS BUILDING M OFFICE AND WORK SPACE RENOVATION
PROJECT NO. 18-19-1032

VENDOR	Alvarado Architects & Associates, Inc.	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.	Gignac & Associates, LLP.	Negrete & Kolar Architects, LLP.	Sam Garcia Architect, LLC.	The Warren Group Architects, Inc.
ADDRESS	307 S Main St	3301 N McColl Rd	220 S Bridge St	3700 N 10th St	204 E Stubbs St	200 S 10th St Ste 1602	1801 S 2nd St Ste 330
CITY/STATE/ZIP	Donna, TX 78537	McAllen, TX 78501	Hidalgo, TX 78557	McAllen, TX 78504	Edinburg, TX 78539	McAllen, TX 78501	McAllen, TX 78503
PHONE	956-464-8258	956-630-9494	956-843-2987	956-686-0100	512-461-8810	956-631-8227	956-994-1900
FAX		956-630-2058		956-622-7313			
CONTACT	Erasmus Eli Alvarado III	Danny Boultinghouse	Eduardo G. Vela	Raymond Gignac	David Negrete	Sam R. Garcia	Laura N. Warren
3.1 Statement of Interest							
3.1.1 Statement of Interest for Project	Pointed out that their team members have prior experience working in South Texas and that the selection of the consultants was based on their relevant experience and working relationship with South Texas College.	Made a statement of the firm's work on numerous renovation services on the STC Pecan Campus for over 18 years and therefore the familiarity of STC's requirements and expectations.	The firm emphasized their quality control program in their projects. They indicated that they are immediately available to perform design needs for the college.	Pointed out their expertise with state-of-the-art educational spaces. Indicated that sustainable design is a regular practice for the firm.	Indicated that their qualifications demonstrates a long resume of conversion, repurpose and renovation of facilities.	Indicated they are looking forward to the opportunity to work closely with STC and show the firm's capabilities. Stated they are available and well-qualified for this project.	Pointed to the recent work the firm provided to STC and welcome the opportunity to continue providing services.
3.1.2 History and Statistics of Firm	- Firm founded in 1991 - Pointed out 25+ years of experience	- Firm established in 1990 - 600+ successful projects and 85% repeat client rate - Three registered architects	- Established in 1994 - Specializes in educational facilities	- Offices in Corpus Christi, Harlingen and McAllen - Established in 1988	- Offices in Austin and Edinburg - Principal has 30+ years experience - Established in 2003	- Founded in 2013 - Based in McAllen, TX	- Established in 2004 - Offices in McAllen and Austin
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated that firm offers multiple services within a single source, which allows increased flexibility to react quickly to a variety of options and considerations.	Stated the firm's philosophy of being "client" oriented as much as "project" oriented.	Pointed out the following four items that sets firm apart: 1) local firm which always makes itself available; 2) personalized attention at every phase of project; 3) collaboration between all members of design team; and 4) emphasis on design of construction documents to minimize changes.	Pointed out the firm's experience with educational facilities. Cited the firm's design of facilities in the Rio Grande Valley and their familiarity with geotechnical and civil engineering firms and their understanding of local codes and ordinances.	Pointed out the 18+ year collaboration with one of the engineering firms in office conversion projects and how this has resulted in delivery of design and construction document excellence.	Cited the principal's 15 years' experience and his personal involvement in a project throughout the entire process.	Indicated that the firm is known state-wide for educational and research facility design.
3.1.4 Statement of Availability and Commitment	Indicated their team is ready to begin work on the project immediately and ready to provide the proposed staff and any other resources necessary to perform architectural services to this project.	Indicated their availability and commitment to the project. Stated that project architect and project manager would be involved with the project until completed.	Stated that they are available for any planning and design work for South Texas College.	Stated that they will commit the work force necessary to complete project within the designated schedule.	Indicated that the firm will commit to having the staff available according to the schedules determined.	Indicated they are ready and available to execute assignments associated with the project and commit to the timely execution of this project.	Indicated their commitment to allocate the best members of the staff to STC projects.

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - PECAN CAMPUS BUILDING M OFFICE AND WORK SPACE RENOVATION
PROJECT NO. 18-19-1032

VENDOR	Alvarado Architects & Associates, Inc.	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.	Gignac & Associates, LLP.	Negrete & Kolar Architects, LLP.	Sam Garcia Architect, LLC.	The Warren Group Architects, Inc.
3.2 Prime Firm							
3.2.1 Resumes of Principals and Key Members	Included resumes for the following: - Erasmo D. Alvarado, Jr - President - Erasmo Eli Alvarado, III - Vice President - Pedro G. Ayala - Associate - Mario Garza, Jr - Project Manager	Included resumes for the following: - Robert S. Simpson, Principal Architect - John Gates, Architect	Included resumes for the following: - Eduardo G. Vela, President/Registered Architect - Alejandra Mina, Senior Project Manager - Rebecca Acuña, Project Manager - Ramiro E. Ramos, Project Manager - Yahaira N. Davila, Project Manager	Included resumes for the following staff: - Raymond Gignac, Principal-In-Charge/Project Director - Rolando Garza, Architectural Design Manager - Carolyn James, Interior Designer - Nicholas Gignac, Associate AIA - Juan Mujica, Project Manager - David Majda, Construction Administrator - Ana Salas-Luksa, Architectural Associate - Richard Tagle, Construction Manager	Included resumes for the following staff: - David N. Negrete, Principal Partner - Andres L Mata, Jr., Project Manager - Esteban Zamora, Project Designer - Bruce W. Menke, Project Manager - Jason T. George, Architect Project Manager	Included resumes for the following: - Sam R. Garcia, Principal in Charge - Fernanda Aragon, Project Manager - Sergio Castillo, Production Manager	Included resumes for the following staff: - Laura Nassri Warren - President/Principal Architect Director - Natanael Perez - Senior Project Manager - Maritza Cardenas - Senior Project Manager - Crystal Chavez - Project Manager - Nicole Reyman - Architectural Intern
3.2.2 Project Assignments and Lines of Authority	Duties and time assignments for each staff member were included, with 100% commitment from three of the named staff and 50% for the fourth named staff member.	Lines of authority and assignments within firm are shown in an organization chart that includes eight staff members.	Listed key personnel for projects in order of authority and their titles. Indicated that they adjust staff to different lines of duty depending on specific project needs.	Lines of authority and assignments within firm are shown in an organization chart that includes six staff members.	Lines of authority are indicated in an organization chart. Indicate that all team members will, at some point, dedicate 100% of time to project.	Indicated duties and time assignments for the key team members.	Duties and time assignments for firm staff and staff from consultant firms are summarized in a table. Time assignments for most of the staff range from 40% to 80%.
3.2.3 Prime Firm proximity and meeting availability	Firm is located in Donna, TX which is only 20 minutes away from the STC Pecan Campus.	Indicated that their local presence give them the opportunity to respond in a timely many to any planned or unexpected meetings with STC.	Firm is local located in Hidalgo, Texas. Indicated that their proximity has allowed them to immediately meet to resolve any unforeseen circumstances.	Indicated they are located in McAllen, TX a 10 minute drive from STC campus and will be very accessible for meeting throughout the entire project.	Firm is located within 11 miles of the work site.	Indicated that he firm is 2.5 miles away from the Pecan Campus.	Firm is located in McAllen and is about 10 minutes from STC Pecan Campus.
3.2.5 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	Indicated that the firm is not involved in any litigation.	Firm did not address this item.	Indicated that firm has not been involved in litigation disputes.	Indicated they are not currently involved in any litigation that will affect ability to provide services.	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.	Indicated that firm has not been involved in litigation disputes.
3.3 Project Team							
3.3.1 Organization chart with Role of Prime Firm and each consultants firm	Included organization chart which showed the following consultants: - M Garcia Engineering - Civil - Chanin Engineering - Structural - Jones*DBR-MEP	Included organization chart which showed the following consultants: - Halff Associates - MEP - Chanin Engineering - Structural	Included organizational chart showing prime firm and the following consultants: - Chanin Engineering - Structural - Trinity MEP Engineering - MEP	Included organization chart showing prime firm and the following consultants: - Chanin Engineering - Structural - Sigma - MEP - Melden & Hunt - Civil	Included organizational chart showing prime firm and the following consultant: - HALFF Associates - MEP & Structural Engineering	Included organizational chart showing prime firm and the following consultants: - Chanin Engineering - Structural - Halff Associates - Mechanical Engineering	Included organizational chart showing prime firm and the following consultants: - Solorio - Structural - DBR Engineering - MEP Engineer

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - PECAN CAMPUS BUILDING M OFFICE AND WORK SPACE RENOVATION
PROJECT NO. 18-19-1032

VENDOR	Alvarado Architects & Associates, Inc.	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.	Gignac & Associates, LLP.	Negrete & Kolar Architects, LLP.	Sam Garcia Architect, LLC.	The Warren Group Architects, Inc.
3.4 Representative Projects							
3.4.1 Minimum of 5 projects firm has worked on	<ul style="list-style-type: none"> - South Texas College - Pecan Plaza Police Department Headquarters Renovation (\$864,000) - UTB Texas Southmost College - Oliveira Library Interior Renovations (\$1,7000,000) - Texas A&M University at Kingsville - BES 100 Interiors Modifications (\$368,000) - Laredo Community College - Second Campus (\$35,000,000) 	<ul style="list-style-type: none"> - City of McAllen - McAllen Public Library and Dewey Park Trails (\$14,300,000) - UTRGV - Haggar Building Renovation (\$2,200,000) - STC - Building D Auditorium Remodel (\$565,802) - STC - 2501 Pecan Plaza Renovation (\$2,026,926) - UTRGV - Annex Building Renovation (\$2,727,000) 	<ul style="list-style-type: none"> - Mission CISD - Mission Collegiate High School (\$13,626,000) - Roma ISD - Anna S Canavan Elementary School (\$14,495,610) - PSJA ISD - New Garza-Peña Elementary School (\$12,446,800) - City of Hidalgo - Rio Grande Valley Border Security and Technology Training Center (\$1,866,903) - Hidalgo ISD - Diaz Jr. High & Hidalgo Early College High School New Learning Resource Centers (\$2,830,000) 	<ul style="list-style-type: none"> - Cameron County - Courthouse Administrative Addition / Annex (\$2.4 million) - Region One ESC - Laredo & Edinburg Offices (\$1.6 million) - Datalogic - Administrative Office Repurpose / Renovation (\$1.2 million) - Del Mar College - Emerging Technology Expansion (\$8 million) - Susser Holdings - Stripes Headquarters & Service Center - (\$2.4 million) 	<ul style="list-style-type: none"> - UTRGV - Marialice Shary Shivers (Mass) Administration Building Interior Renovations (\$2,345,000) - UTPA - UTPA Health Sciences Center (\$1,600,000) - City of McAllen - McAllen Transnational Intelligence / Anti-Gang Center (\$2,500,000) - Washington Alliance Capitol - GSA/ICE Big Spring Area Office (\$4,200,000) - Edinburg CISD - Central Administration Building and Network Operating & IT Training Center (\$10,200,000) 	<ul style="list-style-type: none"> - Bicentennial Crossing, LTD - College of Health Care Professions (\$2,400,000) - IDEA Public Schools IDEA Camp Rio (\$15,000,000) - Rio Vista Ambulatory Surgery Center, LLC - Rio Vista Surgery Center (\$1,092,356) - Cavazos Sports Institute (\$1,200,000) 	<ul style="list-style-type: none"> - South Texas College - Student Activities and Cafeteria Building (\$6,897,227) - UTRGV-DHR - Multi-Disciplinary Medical Research Facility (\$36,000,000) - City of McAllen - McAllen Miller International Airport Renovations and Additions (\$26,000,000) - Mission EDC - CEED Mission Economic Development Corporation (\$3,602,638) - Juan Diego Academy - Juan Diego Academy Catholic Regional High School, Gymnasium Building & Campus Master Plan (\$1,719,000)
3.5 References							
3.5.1 References for five projects	<ul style="list-style-type: none"> - Taft ISD - Weslaco ISD - Mission CISD - UTRGV - Texas State Technical College - Texas Southmost College 	<ul style="list-style-type: none"> - University of Texas Pan American - City of McAllen 	<ul style="list-style-type: none"> - PSJA ISD - Mission CISD - Roma ISD - Hidalgo ISD - City of Hidalgo 	<ul style="list-style-type: none"> - Del Mar College - City of Corpus Christi - PSJA ISD - Corpus Christi ISD - La Joya ISD 	<ul style="list-style-type: none"> - UT-Rio Grande Valley - Edinburg CISD - Washington Alliance Capital - City of McAllen - Edinburg Transit Terminal 	<ul style="list-style-type: none"> - Bicentennial Crossing, LTD - IDEA Public Schools - Cavazos Sports Institute 	<ul style="list-style-type: none"> -UTRGV - Cantu Construction & Development Company - McAllen Miller International Airport Renovations and Additions - Mission Center for Education and Economic Development - South Texas College - Juan Diego Academy
3.6 Project Execution							
3.6.1 Willingness and ability to expedite services. Ability to supplement production.	Stated that they have implemented step-by-step procedures to ensure a project stays on schedule. Will work closely with Owner to ensure project timelines are met. Will supplement production capability to meet schedule demands, if necessary.	Reiterated the availability of the firm's staff and agree to add staff if required by project demands.	Stated their process of "architecture-by-team" approach in which client, architect and consultants to exchange ideas and all work together to establish goals for the project. Stated that they will acquire additional help as necessary to ensure on time delivery of project.	Indicated they are willing and able to expedite design services and construction administration. Provided very detailed project approach process and part of it addresses timely completion of project.	Indicated that they will assign staff as needed to meet STC's goals. Stated that firm is currently underutilized and fully capable of undertaking the services to meet the College's needs.	Indicated they have completed projects requiring expedited design services on projects that have accelerated time-lines. Stated they can and will do what needs to be done from a staffing and manpower perspective to meet client's project deadlines.	Stated that staff can be assigned to the project immediately. Are able and committed to begin work on your project the moment we receive notice of award. Indicated that team has no need to supplement production capability as they are able to provide services through all phases of the project.
Total Evaluation Points	560.40	565.60	564.00	564.00	565.20	555.40	563.00
Ranking	5	1	3	3	2	6	4

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - PECAN CAMPUS BUILDING M OFFICE AND WORK SPACE RENOVATION
PROJECT NO. 18-19-1032
EVALUATION SUMMARY

VENDOR	Alvarado Architects & Associates, Inc.	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.	Gignac & Associates, LLP.	Negrete & Kolar Architects, LLP.	Sam Garcia Architect, LLC.	The Warren Group Architects, Inc.							
ADDRESS	307 S Main St	3301 N McColl Rd	220 S Bridge St	3700 N 10th St	204 E Stubbs St	200 S 10th St Ste 1602	1801 S 2nd St Ste 330							
CITY/STATE/ZIP	Donna, TX 78537	McAllen, TX 78501	Hidalgo, TX 78557	McAllen, TX 78504	Edinburg, TX 78539	McAllen, TX 78501	McAllen, TX 78503							
PHONE	956-464-8258	956-630-9494	956-843-2987	956-686-0100	512-461-8810	956-631-8327	956-994-1900							
FAX		956-630-2058		956-622-7313										
CONTACT	Erasmo Eli Alvarado III	Danny Boultinghouse	Eduardo G. Vela	Raymond Gignac	David Negrete	Sam R. Garcia	Laura N. Warren							
3.1 Statement of Interest (up to 100 points)														
3.1.1 Statement of interest on projects including a narrative describing the prime firm's unique qualifications 3.1.2 Firm History including credentials 3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project 3.1.4 Availability and commitment of firm and its principal(s) and key professionals	91	93.20	95	95.00	95	94.60	95	94.80	94	94.60	91	93.80	94	94.60
	93		95		95		93		93		94		95	
	92		93		91		93		94		92		93	
	95		96		98		96		97		98		96	
	95		96		94		97		95		94		95	
3.2 Prime Firm (up to 100 points)														
3.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm 3.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s). 3.2.3 Prime Firm proximity and meeting availability 3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	93	93.00	94	94.80	93	94.00	93	94.00	93	94.80	92	93.60	94	93.40
	91		95		95		92		95		92		95	
	90		91		91		92		94		94		90	
	96		98		96		96		97		96		95	
	95		96		95		97		95		94		93	

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - PECAN CAMPUS BUILDING M OFFICE AND WORK SPACE RENOVATION
PROJECT NO. 18-19-1032
EVALUATION SUMMARY

VENDOR	Alvarado Architects & Associates, Inc.	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.	Gignac & Associates, LLP.	Negrete & Kolar Architects, LLP.	Sam Garcia Architect, LLC.	The Warren Group Architects, Inc.							
3.3 Project Team (up to 100 points)														
3.3.1 Organizational chart showing, the roles of the prime firm and each consultant firm or individual included. --Identify the consultant and provide a brief history about the consultant --Describe the consultant's proposed role in the project and its related project experience --List a project(s) that the prime firm and the consultant have worked together on during the last five years --Provide a statement of the consultant's availability for the projects(s) --Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the projects(s) 3.3.2 provide an organizational chart showing the roles of the prime firm and each specialized consultant firm(s) or individual(s) to be included if any. --Identify the consultant and provide a brief history about the consultant and their area of design expertise --Describe the consultant's proposed role in the project --List (3) projects the consultant has worked on during the last 5 years which best describe the firm's design expertise --List a project(s) that the prime firm and the specialized consultant have worked together on during the last 5 years --Provide a statement of the consultant's availability for the project --Provide resumes giving the experience and expertise of principals and key professionals members for the consultant who will be assigned to the project	94	94.20	93	92.60	94	94.20	92	91.00	93	92.40	92	93.20	92	93.60
	95		93		95		92		92		92		95	
	93		91		92		86		92		94		91	
	94		94		95		93		96		96			
	95		92		95		92		92		92		94	
3.4 Representative Projects (up to 100 points)														
3.4.1 Specific data on 5 projects the prime firm provided or is providing professional services in an educational setting --Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise.	95	93.20	95	95.40	90	92.60	93	94.00	94	94.40	90	91.80	93	93.80
	91		98		95		96		94		90		97	
	91		92		88		90		94		90		91	
	94		96		95		96		95		97		94	
	95		96		95		95		95		92		94	

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - PECAN CAMPUS BUILDING M OFFICE AND WORK SPACE RENOVATION
PROJECT NO. 18-19-1032
EVALUATION SUMMARY

VENDOR	Alvarado Architects & Associates, Inc.		Boultinghouse Simpson Gates Architects		EGV Architects, Inc.		Gignac & Associates, LLP.		Negrete & Kolar Architects, LLP.		Sam Garcia Architect, LLC.		The Warren Group Architects, Inc.		
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	95	94.20	95	94.80	94	94.80	95	94.80	96	94.60	90	90.80	94	94.00	
	92		94		94		92		92		91		94		
	95		95		95		96		96		89		94		
	94		98		96		96		94		92		94		
	95		92		95		96		95		92		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.	93	92.60	92	93.00	94	93.80	97	95.40	94	94.40	92	92.20	93	93.60	
	95		95		95		95		95		95		95		
	89		91		90		93		94		88		92		
	94		92		95		96		94		92		94		
	92		95		95		96		95		94		94		
TOTAL EVALUATION POINTS	560.40		565.60		564.00		564.00		565.20		555.40		563.00		
RANKING	5		1		3		3		2		6		4		

Review and Recommend Action on Contracting Civil Engineering Services for the Nursing & Allied Health Campus Parking Lot 1 Resurfacing

Approval to contract civil engineering design services to prepare plans for the Nursing & Allied Health Campus Parking Lot 1 Resurfacing project will be requested at the December 13, 2018 Board meeting.

Purpose

The proposed Nursing & Allied Health Campus Parking Lot 1 Resurfacing project is part of the College's Deferred Maintenance Plan for the proper maintenance of the College's facilities. The procurement of a civil engineer will provide for design services necessary for the Nursing & Allied Health Campus Parking Lot 1 Resurfacing project. The design scope of work includes, but is not limited to design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

Justification

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

Background

On November 1, 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 Nursing & Allied Health Campus Parking Lot 1 Resurfacing project. A total of thirteen (13) firms received a copy of the RFQ and a total of seven (7) firms submitted their responses on November 15, 2018.

Funding Source

Funds for these expenditures are budgeted and available in the renewals and replacement budget for FY 2018-2019.

Nursing & Allied Health Campus Parking Lot #1 Project Budget		
Budget Components	Amount Budgeted	Actual Cost
Design	\$25,000	Actual design fees are estimated and will be finalized during contract negotiations.
Construction	\$250,000	Actual cost will be determined after the solicitation of construction proposals.

Reviewers

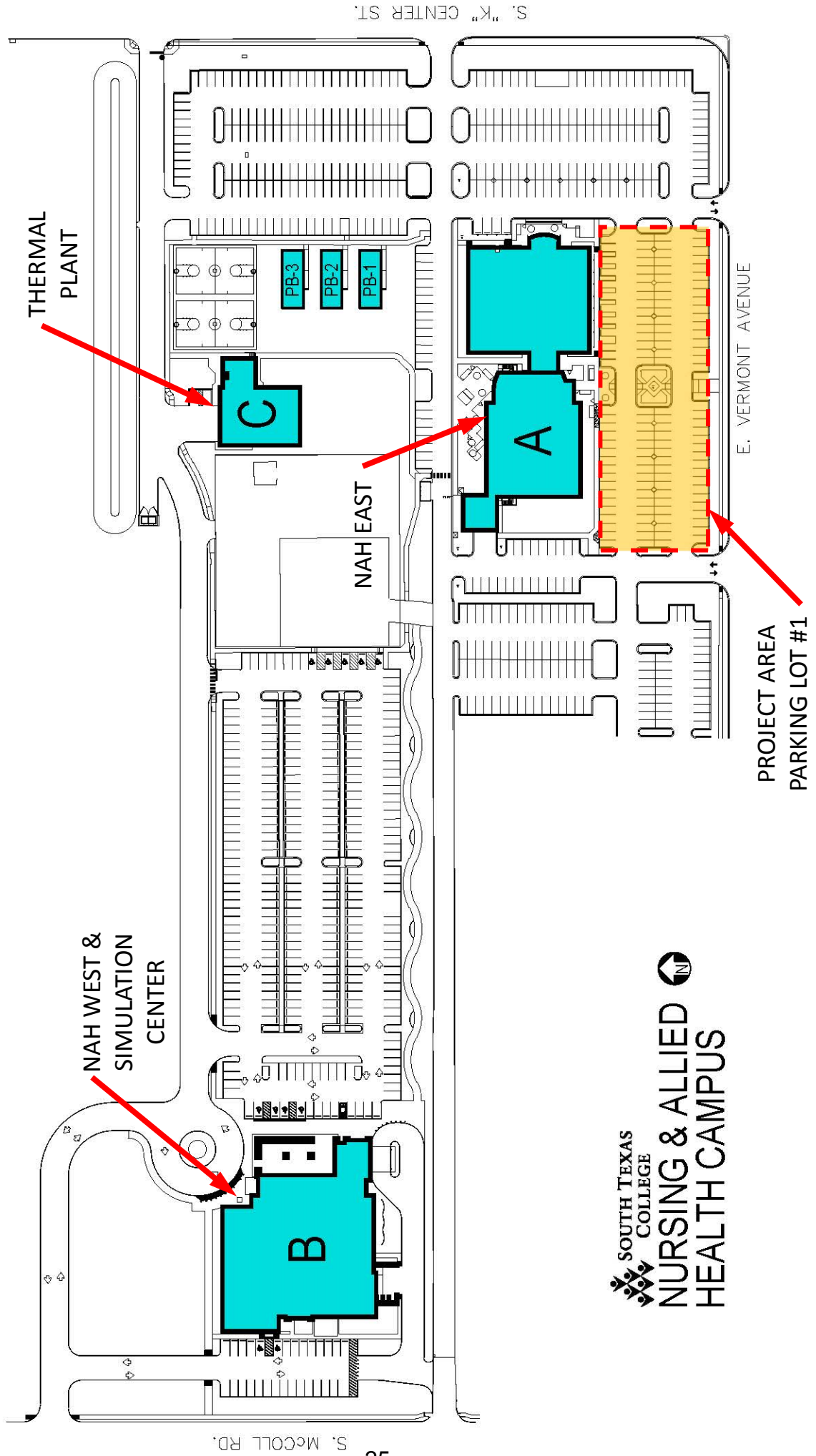
College staff from the Facilities Planning & Construction, Operations & Maintenance, and Purchasing departments completed evaluations for the seven (7) firms and prepared a scoring and ranking summary; as a result of these evaluations, R. Gutierrez Engineering Corporation is recommended for Board approval.

Enclosed Documents

Enclosed are the scoring and ranking summaries and a site plan indicating the proposed resurfacing locations for the Committee's review and information.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the December 13, 2018 Board meeting, the contracting of civil engineering services with R. Gutierrez Engineering Corporation for the Nursing & Allied Health Campus Parking Lot 1 Resurfacing project as presented.



SOUTH TEXAS COLLEGE
CIVIL ENGINEERING SERVICES FOR NURSING AND ALLIED HEALTH CAMPUS RESURFACE PARKING LOT #1
PROJECT NO. 18-19-1035

VENDOR	Dannenbaum Engineering Corporation	Guzman & Muñoz Engineering and Surveying, Inc.	Javier Hinojosa Engineering	M2 Engineering, PLLC.	Perez Consulting Engineers, LLC.	R. Gutierrez Engineering Corporation	SAMES, Inc.
ADDRESS	1109 W Nolana Ave Ste 208	2020 E Expressway 83	416 E Dove Ave.	P O Box 5069	808 Dallas Ave	130 E Park Ave	200 S 10th St Ste 1500
CITY/STATE/ZIP	McAllen, Texas 78504	Mercedes, TX 78570	McAllen, TX 78504	McAllen, TX 78502	McAllen, TX 78501	Pharr, TX 78577	McAllen, TX 78501
PHONE	956-682-3677	956-565-4637	956-668-1588	956-227-5327	956-631-4482	956-782-2557	956-702-8880
FAX	956-686-1822	956-565-4636	956-994-8102			956-782-2558	956-702-8883
CONTACT	Richard D. Seitz	Jose L. Muñoz	Javier Hinojosa	Emigdio Salinas	J. David Perez	Ramiro Gutierrez	Samuel D. Maldonado
3.1 Statement of Interest							
3.1.1 Statement of Interest for Project	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.	Indicated that they have assembled a team and approach that will bring the proper focus and sensitivity to the Engineering services we require.	Firm submitted a summary of qualifications and experience of the firm and its principal as their statement of interest.	Stated they are very interested in assisting STC with the Nursing & Allied Heath Campus Resurface Parking lot #1. 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 firms 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. The included a listing of the firm's services.
3.1.2 History and Statistics of Firm	- Originally founded in Houston in 1945 - Texas based consulting engineering companies that has been providing professional services to municipal, State and federal agencies, and private clients for over 70 years.	- Located in Mercedes, Texas with satellite office in Houston, Texas - Has been providing services since 1973 - Staff of approx. 22 employees	- Established in 1996 - 30+ years experience	- Established in 2018 - Office located in Palmview, TX - 12+ year experience	- 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	- Established in 2008 - Located in McAllen, Texas - has four licensed engineers - has 45 total employees
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	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 may non-profit organizations.	Firm did not directly address this item.	Included their Certificate of Registration for Texas Board of Professional Engineers.	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.	Made a statement of firm's complete range of professional services they provide, including planning, design, financial analysis, surveying, permit acquisition, project management, contract administration, quality control and construction inspections.
3.1.4 Statement of Availability and Commitment	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 they can begin work immediately and stand committed to see each project to a successful completion.	Firm did not directly address this item.	Indicated that 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.	Made a general statement of committing the firm's team to work alongside South Texas College.

SOUTH TEXAS COLLEGE
CIVIL ENGINEERING SERVICES FOR NURSING AND ALLIED HEALTH CAMPUS RESURFACE PARKING LOT #1
PROJECT NO. 18-19-1035

VENDOR	Dannenbaum Engineering Corporation	Guzman & Muñoz Engineering and Surveying, Inc.	Javier Hinojosa Engineering	M2 Engineering, PLLC.	Perez Consulting Engineers, LLC.	R. Gutierrez Engineering Corporation	SAMES, Inc.
3.2 Prime Firm							
3.2.1 Resumes of Principals and Key Members	Included resumes for the following: - Wayne G. Ahrens, P.E. - Principal-In-Charge - Richard D. Seitz, P.E., Project Manager/Project Engineer/Drainage - Gustavo O. Lopez, P.E. - Nathaniel Olivarez, P.E., Project Engineer/Civil - Alejandro C. Flores, PE, CFM, D.WRE, Hydrology/Hydraulics - Arturo Garcia, EIT- Resident Engineer	Included resumes for the following staff: - Jose L. Munoz, P.E., S.I.T., President, Project Director - Rodolfo Montero, Senior Project Manager - Carlos Aguilar, R.P.L.S., Surveyor - Oscar Herrera, E.I.T - Dan Hamilton, Senior Project Manager for Construction	Included a resume for the principal: - Javier Hinojosa, P.E.	No formal resume was submitted. Firm did submit a biographical sketch of the principal in the introductory section of the statement of qualifications.	Included resumes for the following staff: - J. David Perez, P.E., President - Jorge D. Perez, P.E., Vice President - Alfonso A. Gonzalez, P.E., Project Engineer	Included resumes for the following staff: - Ramiro Gutierrez, PE, President/Principal in Charge - Hernan A. Lugo, PE, CFM - Pablo Soto, Jr. pe, RPLS, Survey Project Manager	Included resumes for the following staff: - Saul D. Maldonado, PE, SIT, Principal In Charge - Samuel D. Maldonado, PE, RPLS, RME, Survey Manager - Jessica M. Maldonado, PE, PMP, Project Manager - Ricardo A. Leal, EIT, Assistant Project Manager - Martin M. Rodriguez, Lead Drafter
3.2.2 Project Assignments and Lines of Authority	Listed key personnel, role and percent of time they can commit to this project.	Listed five key personnel who would be involved in the project and indicated the percentage time assignment for four of the named staff.	Listed 3 personnel who would be involved in the project.	Firm did not directly address this item.	Named key personnel in an organization chart.	Named two key personnel and the roles each will play in the project. Indicated that the percentage time of the project team will be as much as may be needed.	Listed five personnel and a summary of their expertise, and named the main person who would be responsible for providing services as well as the time commitment.
3.2.3 Prime Firm proximity and meeting availability	Firms McAllen office is located within three miles of the Building N on STC's Pecan Campus.	The firm is located in Mercedes, Texas. The indicated that they can respond STC quickly and efficiently for planned and unexpected meetings.	Firm did not directly address this item, but has its office in McAllen, Texas.	Firm did not directly address this item, but they are located in McAllen, Texas.	Firm has stated that they are less than 10 minutes away from Pecan Campus which makes them readily available for scheduled and unplanned meetings.	Firm is located in Pharr. They indicated that they can be at the STC Planning & Construction office or the Nursing & Allied Health Campus within 15 minutes of leaving their office.	Firm is located in McAllen, Texas and is 7 minutes from STC.
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 "Non Applicable" on response to this item.	Indicated that they have no pending litigations.	Firm did not address this item.	Indicated they have never been in litigation or arbitration for any past or current projects.	Firm states they are not involved in any litigation.	Firm is not currently involved in any litigation.	Indicated that firm has not been involved in litigation disputes.
3.3 Project Team							
3.3.1 Organization chart with Role of Prime Firm and each consultants firm	Included organizational chart showing prime firm and the following consultants: - Trinity MEP Engineering - Heffner Design Team, PLLC -Anthony Covacevich Consultants -Andrew T. Heffner - Project Landscape Architect	Included organizational chart showing firm staff and indicated they would acquire Structural Engineering, Architectural, and Geotechnical subconsultants if required.	Included organizational chart showing prime firm staff and their positions. They did not include any subconsultants.	Included organizational chart showing prime firm and the following consultants (if needed): - SigmaHN Engineers - MEP - Solorio Engineering- Structural	Included organizational chart showing prime firm. Indicated they don't have a Subconsultant but if one was needed they would consult with South Texas College on their preference.	Included organizational chart showing prime firm. They did not include any subconsultants.	Included organizational chart showing prime firm. They did not include any subconsultants.

SOUTH TEXAS COLLEGE
CIVIL ENGINEERING SERVICES FOR NURSING AND ALLIED HEALTH CAMPUS RESURFACE PARKING LOT #1
PROJECT NO. 18-19-1035

VENDOR	Dannenbaum Engineering Corporation	Guzman & Muñoz Engineering and Surveying, Inc.	Javier Hinojosa Engineering	M2 Engineering, PLLC.	Perez Consulting Engineers, LLC.	R. Gutierrez Engineering Corporation	SAMES, Inc.
3.4 Representative Projects							
3.4.1 Minimum of 5 projects firm has worked on	- La Joya ISD - Transportation Roadway Improvement Project (\$113,789.15) - La Joya ISD - Diaz Villarreal, Kika De La Garza & Bentsen Elementary (\$164,740.80) - Aguila Village Housing Development, LP - Jardines De La Fuentes Apartment Complex (\$614,747.70) - South Texas Educational Technologies, Inc. - Horizon Montessori McAllen Middle School (\$875,000.00) - South Texas College - Pecan Campus Parking Lot Expansion and Parking and Street Improvements (\$121,947.49)	- Southmost College & University of Texas at Brownsville - ITECC Remodel Project (\$2.4 Million) - Weslaco ISD - Bob Lackey Parking Lot (\$400,000) - Harlingen CISD - Parking Lot, Sidewalks and Site Improvements at Various Schools in the District (\$800,000) - City of Mercedes- Walter Collier Park (\$600,000) - International Boundary and Water Commission United States Section - Parking Lot and Site Improvements for the USIBWC Mercedes Field Office (\$50,000)	- McAllen ISD - Brown Middle School Paving Improvements (\$172,390) - McAllen ISD - Milam Elementary, Morris Middle School and Bulldog Drive (\$572,050) - McAllen ISD - Jackson Elementary and Escandon Elementary Schools (\$227,992.50) - Mission CISD - Tom Landry Stadium/Leo Najo Baseball Park Parking Lot Improvements (\$712,381) - PSJA ISD - Doedyns Elementary Paving Improvements (\$350,000)	- Hidalgo County PCT No. 4 - Sunflower Park - Brooks County ISD - 2013 Bond Project - Lasater Elementary, Jr. High School, Elementary School - City of Alton - Townsite Drainage Project - Hidalgo County Precinct No. 1 - Spanish Palm Subdivision - Hidalgo Urban County & Precinct No. 1 - East Lateral Drainage Project - Hidalgo County Urban County Program- Old La Blanca Road Project - McAllen Public Utilities Board - North McAllen Wastewater Reuse Line Improvements - City of Peñitas - New City Hall Project	- South Texas College - North Pecan Campus Infrastructure Improvements Project (\$3 Million) - South Texas College - Northeast Parking Lot - (\$414,913.10) - PSJA ISD - 320 Space Parking Lot - (\$1,800/parking space) - South Texas College - Nursing & Allied Health Center Plat and Parking Lot Addition - UTRGV - Lamar Parking Lot	- South Texas College - Nursing and Allied Health Center Campus Parking and Site Improvements (\$2.2 Million) - South Texas College - Pecan Plaza Area for Police Vehicles (\$202,500) - PSJA ISD - Liberty Middle School Athletic Fields (\$3.7 Million) - PSJA ISD - Carnahan Elementary School Parking Lot Additions (\$184,497.90) - PSJA ISD - LBJ Middle School Renovations and Additions (\$1,100,000)	- Edinburg CISD - New Edinburg High School Site Civil Improvements (\$300,000.00) - Edinburg CISD - Site Civil Improvements for Anne McGee Elementary (\$150,000.00) - Edinburg CISD - Elementary Campus - Parking Lot Improvement - Brewster Elementary, Canterbury Elementary and Travis Elementary (\$300,000.00) - IDEA Academy Public Schools - Parking Lot Expansion Project (\$219,000.00) - Edinburg CISD - Economedes High School Paving Improvements Project (\$96,227.50)
3.5 References							
3.5.1 References for five projects	- Edinburg CISD - South Texas Educational Technologies - Burns Brothers LTD - City of McAllen - City of Edinburg	- City of Raymondville - Harlingen Water Works - Harlingen ISD - City of Mercedes - Mercedes Builders - County Judge - Willacy County	- McAllen ISD - Mission ISD - PSJA ISD	- Hidalgo County Urban County - City of Mission - City of Mercedes - La Joya ISD	- ERO Architects - Boultinghouse Simpson Architects - UTRGV - PSJA ISD	- PSJA ISD - City of Pharr	-City of Pharr - Hidalgo County Precinct 2 - City of Escobares - City of McAllen - Hidalgo County Urban County Program
3.6 Project Execution							
3.6.1 Willingness and ability to expedite services. Ability to supplement production.	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.	Stated that firm has the resources to commence and to fast-track any project. They submitted a detailed description, in phases, of the methodology followed on projects.	Stated that firm has the experience, resources, personnel, knowledge and commitment to perform the services.	Stated the principal's ability to multi-task and provide and accelerate project design to meet any schedule demands STC.	Stated that firm is cognizant of deadline and schedules and will add personnel as workload increases. 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 do not foresee a need to supplement work capability, but they have the resources to do so in needs presents itself.	Stated that the staffing plan will allow the firm to focus on STC's particular project and is willing and able to expedite services and construction administration, if needed.
Total Evaluation Points	567.8	559.8	551	532	566.8	576.4	551
Ranking	2	4	5	6	3	1	5

SOUTH TEXAS COLLEGE
CIVIL ENGINEERING SERVICES - NURSING AND ALLIED HEALTH RESURFACE PARKING LOT #1
PROJECT NO. 18-19-1035
EVALUATION SUMMARY

VENDOR	Dannenbaum Engineering Corporation	Guzman & Munoz Engineering and Surveying, Inc.	Javier Hinojosa Engineering	M2 Engineering, PLLC.	Perez Consulting Engineers, LLC.	R. Gutierrez Engineering Corporation	SAMES, Inc.							
ADDRESS	1109 W Nolana Ave Ste 208	2020 E Expressway 83	416 E Dove Ave	P O Box 5069	808 Dallas Ave	130 E Park Ave	200 S 10th St Ste 1500							
CITY/STATE/ZIP	McAllen, TX 78504	Mercedes, TX 78570	McAllen, TX 78504	McAllen, TX 78502	McAllen, TX 78501	Pharr, TX 78577	McAllen, TX 78501							
PHONE	956-682-3677	956-565-4637	956-668-1588	956-227-5327	956-631-4482	956-782-2557	956-702-8880							
FAX	956-686-1822	956-565-4636	956-994-8102			956-782-2558	956-702-8883							
CONTACT	Richard D. Seitz	Jose L. Munoz	Javier Hinojosa	Emigdio Salinas	J. David Perez	Ramiro Gutierrez	Saul D. Maldonado							
3.1 Statement of Interest (up to 100 points)														
3.1.1 Statement of interest on projects 3.1.2 Firm History including credentials 3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project 3.1.4 Availability and commitment of firm and its principal(s), its consultants and key professionals	94	95.4	92	93	93	92.8	90	88.4	94	94.6	94	95.4	92	91.6
	92		90		89		85		92		92		90	
	98		95		90		85		98		98		95	
	98		95		98		90		95		98		90	
	95		93		94		92		94		95		91	
3.2 Prime Firm (up to 100 points)														
3.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm 3.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s). 3.2.3 Prime Firm proximity and meeting availability 3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC.	93	94	92	94.2	86	86.8	89	88.6	94	94	94	96.4	92	90.4
	90		94		88		90		96		96		92	
	95		95		85		80		95		98		85	
	98		95		90		90		90		98		90	
	94		95		85		94		95		96		93	

SOUTH TEXAS COLLEGE
CIVIL ENGINEERING SERVICES - NURSING AND ALLIED HEALTH RESURFACE PARKING LOT #1
PROJECT NO. 18-19-1035
EVALUATION SUMMARY

VENDOR	Dannenbaum Engineering Corporation	Guzman & Munoz Engineering and Surveying, Inc.	Javier Hinojosa Engineering	M2 Engineering, PLLC.	Perez Consulting Engineers, LLC.	R. Gutierrez Engineering Corporation	SAMES, Inc.						
3.3 Project Team (up to 100 points)													
3.3.1 Organizational chart showing, the roles of the prime firm and each consultant firm or individual included. --Identify the consultant and provide a brief history about the consultant --Describe the consultant's proposed role in the project and its related project experience --List a project(s) that the prime firm and the consultant have worked together on during the last five years --Provide a statement of the consultant's availability for the projects(s) --Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the projects(s) 3.3.2 provide an organizational chart showing the roles of the prime firm and each specialized consultant firm(s) or individual(s) to be included if any. --Identify the consultant and provide a brief history about the consultant and their area of design expertise --Describe the consultant's proposed role in the project --List (3) projects the consultant has worked on during the last 5 years which best describe the firm's design expertise --List a project(s) that the prime firm and the specialized consultant have worked together on during the last 5 years --Provide a statement of the consultant's availability for the project --Provide resumes giving the experience and expertise of principals and key professionals members for the consultant who will be assigned to the project	94	93	92	90	94	95	91						
	92	94	90	90	94	96	90						
	90	95	93.4	90	91.4	85	89.8	95	93.6	98	96.6	90	91
	95	90	90	90	90	90	90	90	90	98	90		
	94	95	95	94	95	96	94						
3.4 Representative Projects (up to 100 points)													
3.4.1 Specific data on 5 projects the prime firm provided or is providing professional services in an educational setting --Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise	94	93	93	90	94	94	92						
	94	92	92	94	96	97	92						
	95	90	93.6	90	93.6	85	89.4	90	94	95	95.8	85	92.2
	98	98	98	88	95	98	98	95	95	94			
	95	95	95	90	95	95	94						

SOUTH TEXAS COLLEGE

CIVIL ENGINEERING SERVICES - NURSING AND ALLIED HEALTH RESURFACE PARKING LOT #1

PROJECT NO. 18-19-1035

EVALUATION SUMMARY

VENDOR	Dannenbaum Engineering Corporation		Guzman & Munoz Engineering and Surveying, Inc.		Javier Hinojosa Engineering		M2 Engineering, PLLC.		Perez Consulting Engineers, LLC.		R. Gutierrez Engineering Corporation		SAMES, Inc.	
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	94	94.8	93	92	95	93.2	85	86.2	95	95.2	95	96.2	93	93.6
	94		92		92		88		93		94		93	
	95		90		95		85		95		98		90	
	98		95		90		88		95		98		98	
	93		90		94		85		98		96		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.	94	95.4	94	93.6	94	93.2	93	89.6	95	95.4	95	96	93	92.2
	92		94		92		85		94		94		90	
	98		95		95		85		95		98		85	
	98		90		90		90		98		98		98	
	95		95		95		95		95		95		95	
TOTAL EVALUATION POINTS	567.8		559.8		551		532		566.8		576.4		551	
RANKING	2		4		5		6		3		1		5	

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 December 13, 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 athletic fields are located northwest of the Pecan Campus Information Technology Building M.

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.

The proposed fence is constructed of metal and is similar to the fence at the sports fields located adjacent to De Leon Middle School owned by the City of McAllen. The metal fence material is Deacero DMF Classic, using galvanized wire and powder coated. The optional masonry columns (55 total) are colored split faced CMU and spaced thirty-two (32) feet apart.

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.

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

On November 6, 2018, a proposal was presented to the Facilities Committee, but the Committee declined to make a recommendation at that time until more members were present to reach a consensus. The Committee requested that College staff visit McAllen ISD Milam Elementary School to view the fence installed at that location to evaluate it as

another potential option. The fence product used at the elementary school was an Ameristar metal fence product with masonry columns spaces thirty (30) feet apart.

Staff will be presenting the current proposed fencing and provide information on the fence used at Milan Elementary School, along with fencing used at the McAllen ISD football stadium and the City of McAllen Municipal Park. The Committee also requested samples of fence products and staff will have them available for the Committee's review. Staff also prepared a fence layout with the increased spacing of the columns to forty-eight (48) feet apart thereby reducing the number of columns needed from fifty-five (55) to forty (40) total for the Committee's review.

Since the November Facilities Committee meeting, College staff have revisited the evaluations of the proposals and will present three options to the Facilities Committee for review and recommendation to the Board of Trustees.

Option No. 1: Recommend to the Board approval of Hurricane Fence, Co. to provide the metal fencing without masonry columns. The fence product would be Deacero DMF Classic fencing.

Pecan Campus Athletic Field Fence Enclosure Option No. 1 – Base Bid Only (Without Columns)			
Source of Funding	Amount Budgeted	Highest Ranked Proposal Hurricane Fence, Co.	Budget Variance
Unexpended Construction Plant Fund	\$106,500	\$57,546	\$48,954
Total Amount	\$106,500	\$57,546	\$48,954

Option No. 2: Recommend to the Board approval of NM Contracting, LLC. to provide the metal fencing with masonry columns. The fence product would be Deacero DMF Classic fencing with colored split faced concrete masonry units.

Pecan Campus Athletic Field Fence Enclosure Option No. 2 – Base Bid with Alternate No. 1 (With Columns)			
Source of Funding	Amount Budgeted	Highest Ranked Proposal NM Contracting, LLC.	Budget Variance
Unexpended Construction Plant Fund	\$106,500	\$129,621	(\$23,121)
Total Amount	\$106,500	\$129,621	(\$23,121)

Option No. 3: Recommend to the Board approval to reject Option No. 1 and Option No. 2 proposals and have staff rebid the project using an alternate fence product.

Staff will provide a presentation and fence product samples for the Facilities Committee review and comment.

Funding Source

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.

Presenters

Ricardo de la Garza, Director of Facilities Planning & Construction, will present the fencing options at the Facilities Committee meeting and answer any questions from the Committee.

Enclosed Documents

Staff evaluated the proposals and prepared the enclosed proposal summaries and presentation on fencing options for the Committee's review and information.

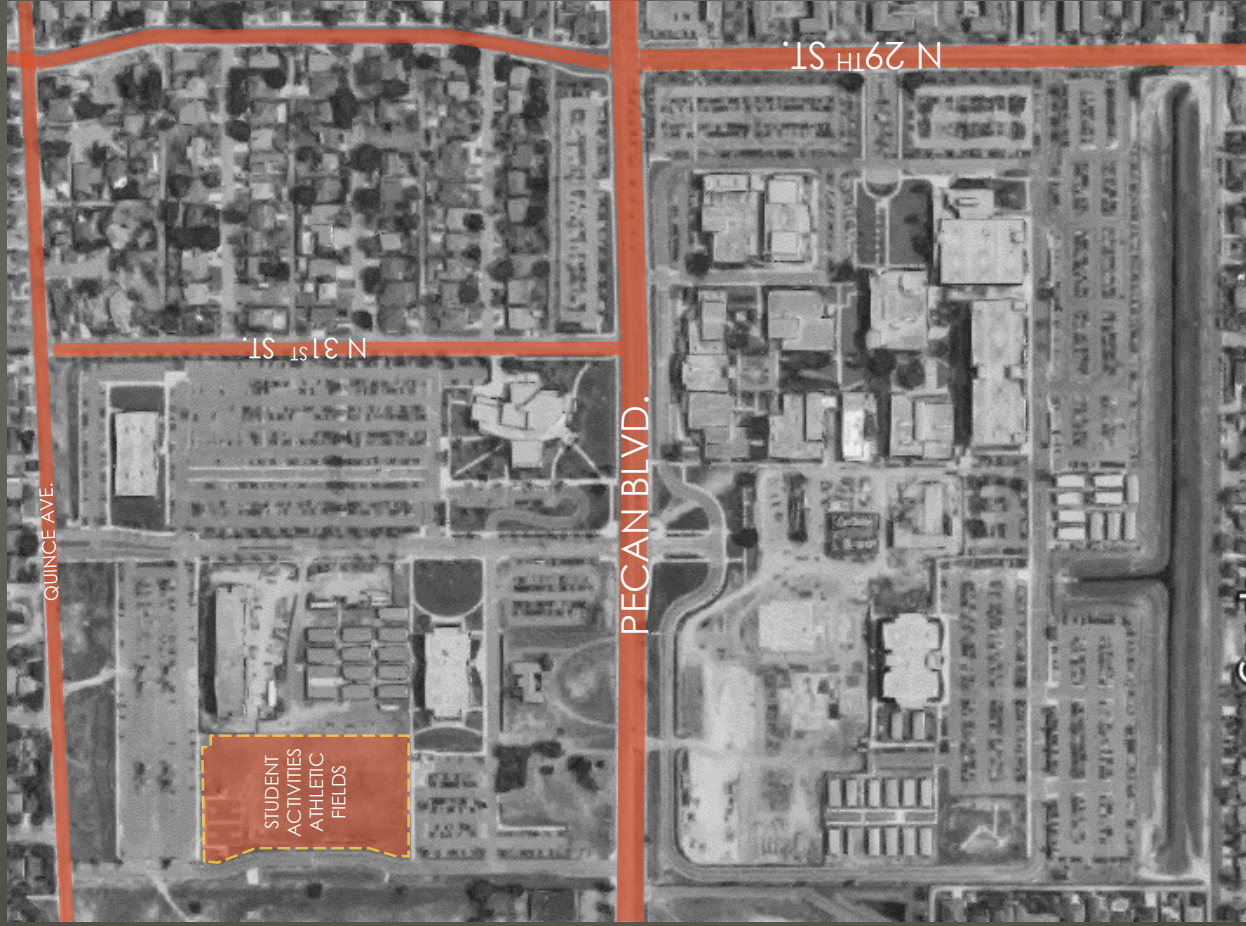
Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the December 13, 2018 Board meeting, select one of the three options as presented.



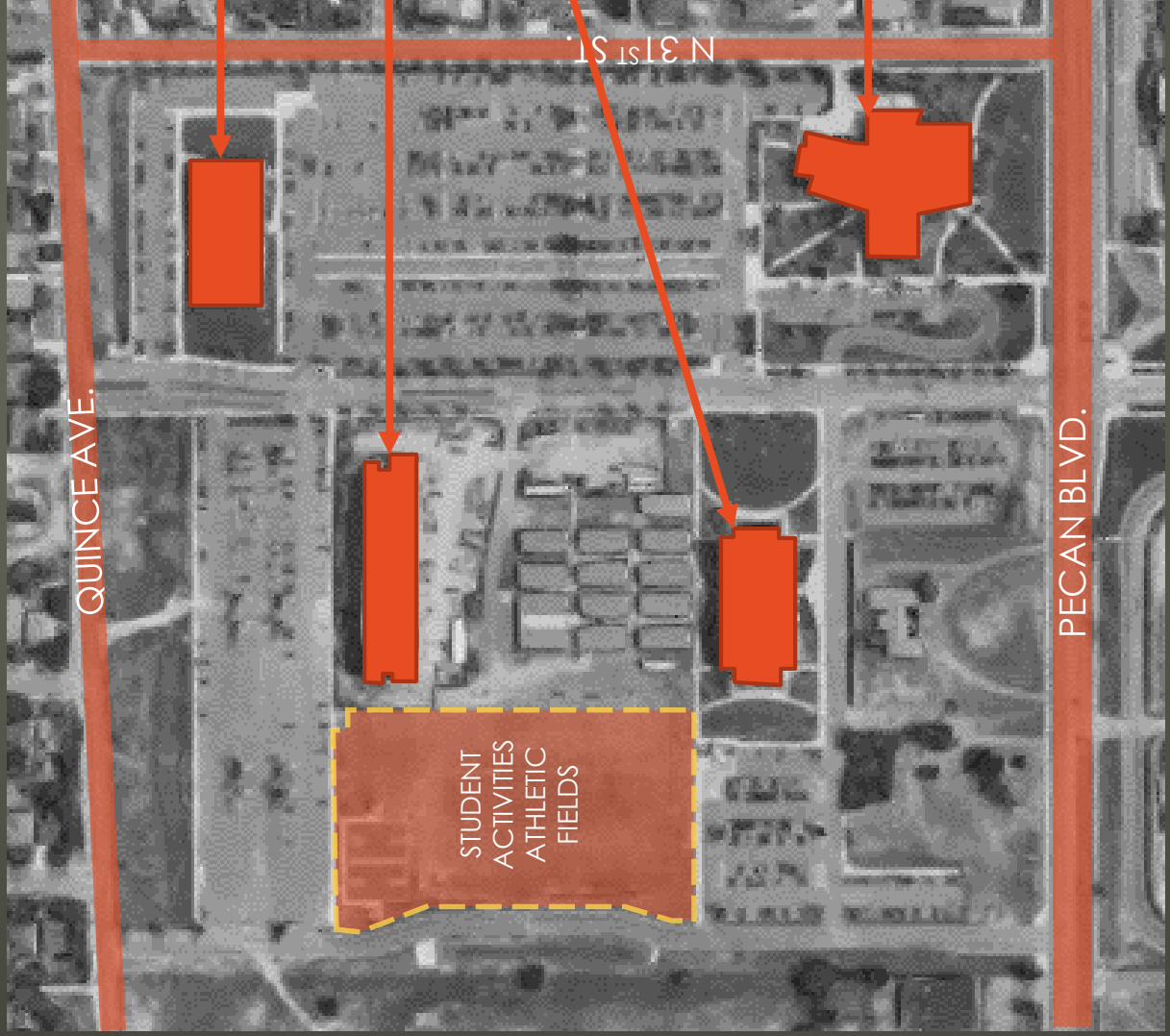
Pecan Campus – Athletic Field Fence

Pecan Campus – Athletic Field Fence



Fence Proximity to
Major Roads

Pecan Campus – Athletic Field Fence



Athletic Field Fence Location

Pecan Campus – Athletic Field Fence



Existing Field Condition



Existing Field Condition

Pecan Campus – Athletic Field Fence

Proposed Fence Types

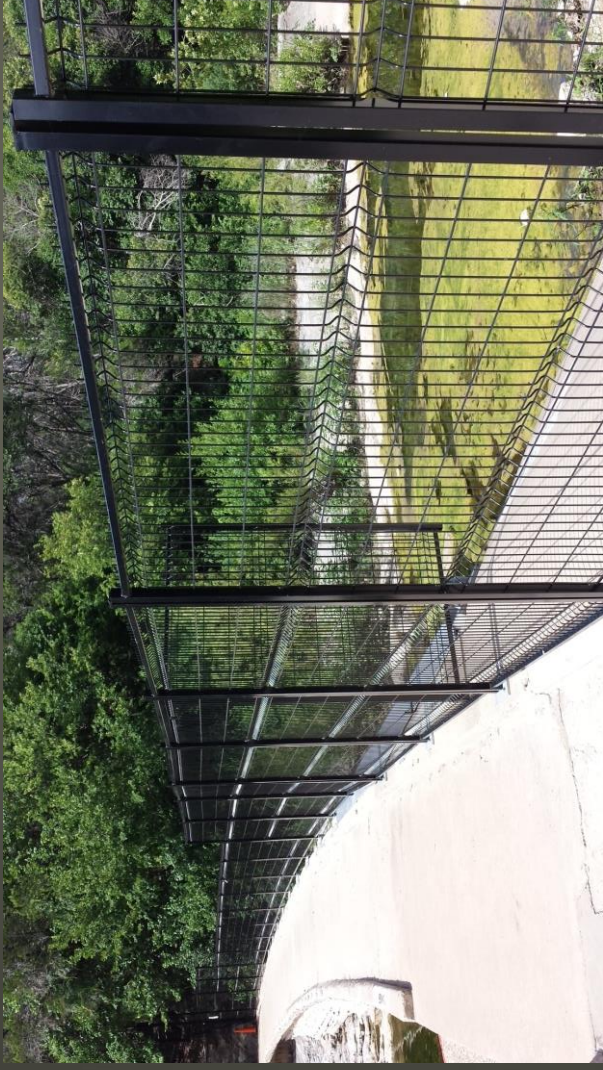


Pecan Campus – Athletic Field Fence

Deacero Design Master Fence Classic (Proposed Fencing)

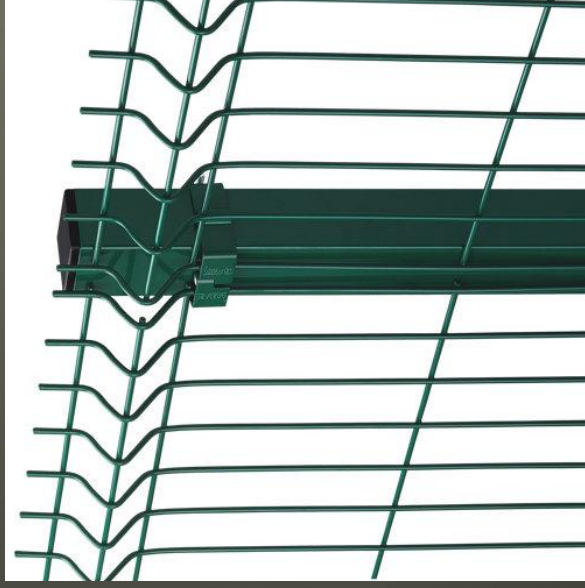
Pecan Campus – Athletic Field Fence

Design Master Fence Classic

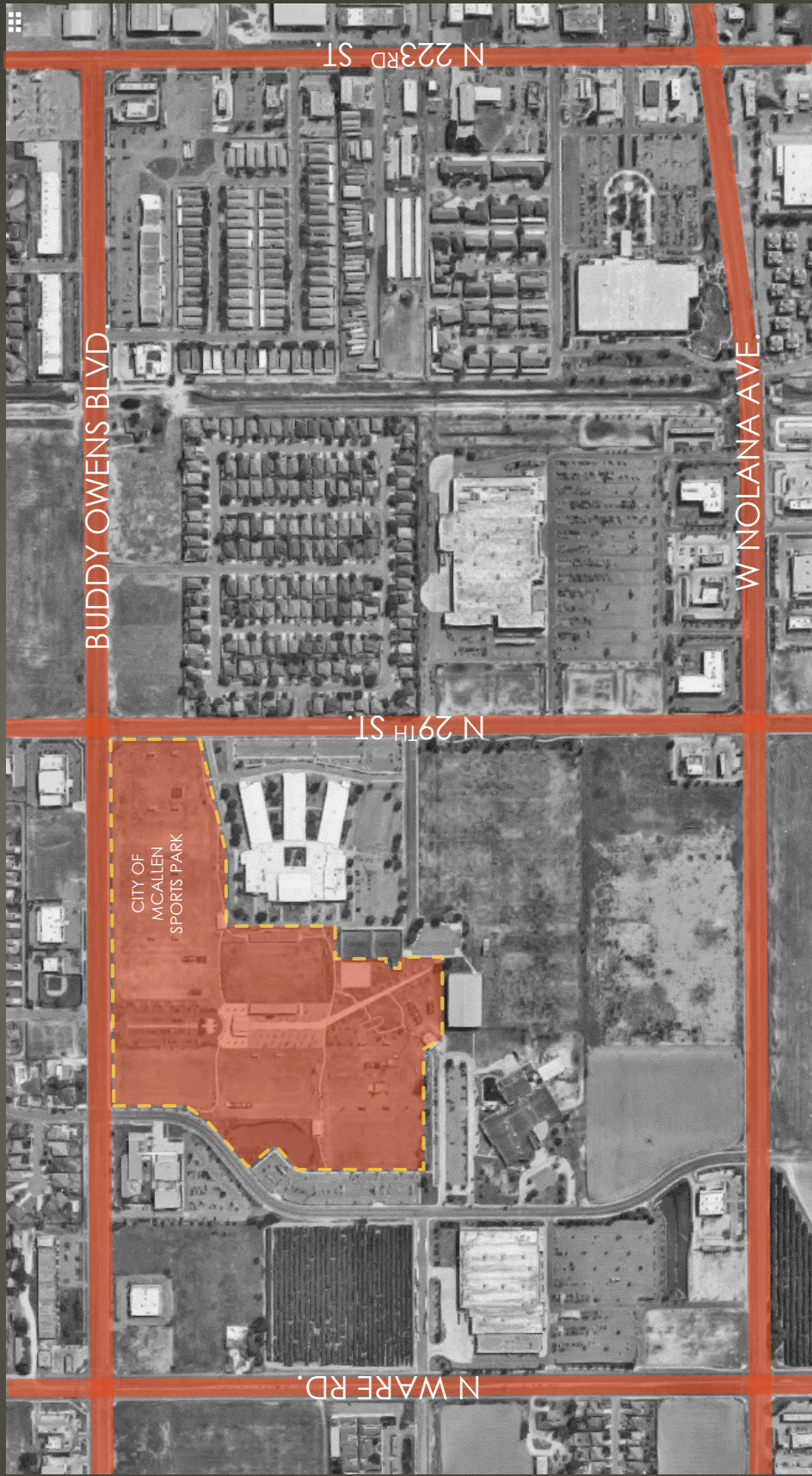


Features:

- Galvanized wire with zirconium protection and polyester powder coating
- Uniform welding on cross sections
- Available in a variety of colors
- 10 year warranty on all components



Pecan Campus – Athletic Field Fence Design Master Fence Classic

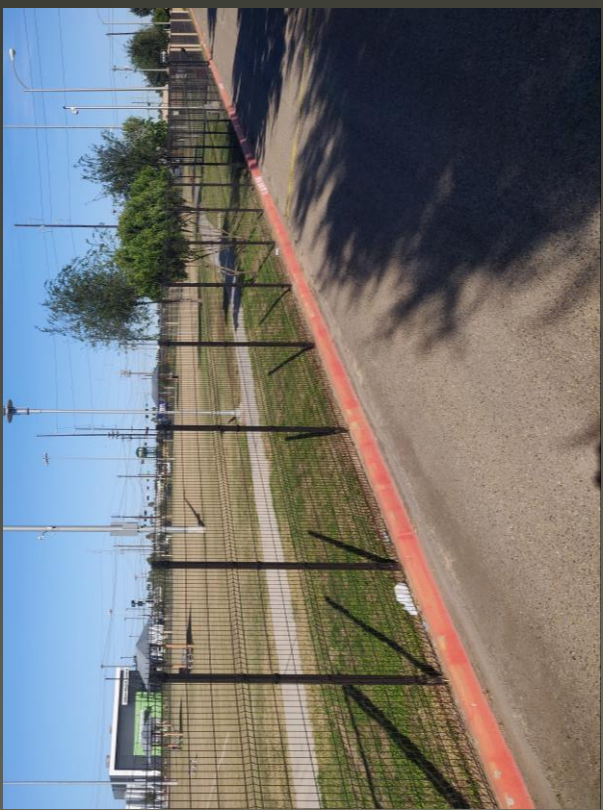


City of McAllen Sports Complex
(Deacero DMF Classic)

Pecan Campus – Athletic Field Fence Design Master Fence Classic



City of McAllen Sports Complex



City of McAllen Sports Complex



City of McAllen Sports Complex



City of McAllen Sports Complex

Pecan Campus – Athletic Field Fence

Ameristar Montage II

Student Activities Athletic Field Fence Ameristar Montage II - Genesis



Features:

- Fully Welded Panel
- E-Coat Surface Protection
- Easy Installation
- Sustainable Materials
- 2 available colors – Black and Bronze
- 20 Year Limited Warranty



Pecan Campus – Athletic Field Fence Ameristar Montage II



McAllen ISD-Milam Elementary



City of McAllen Municipal Park



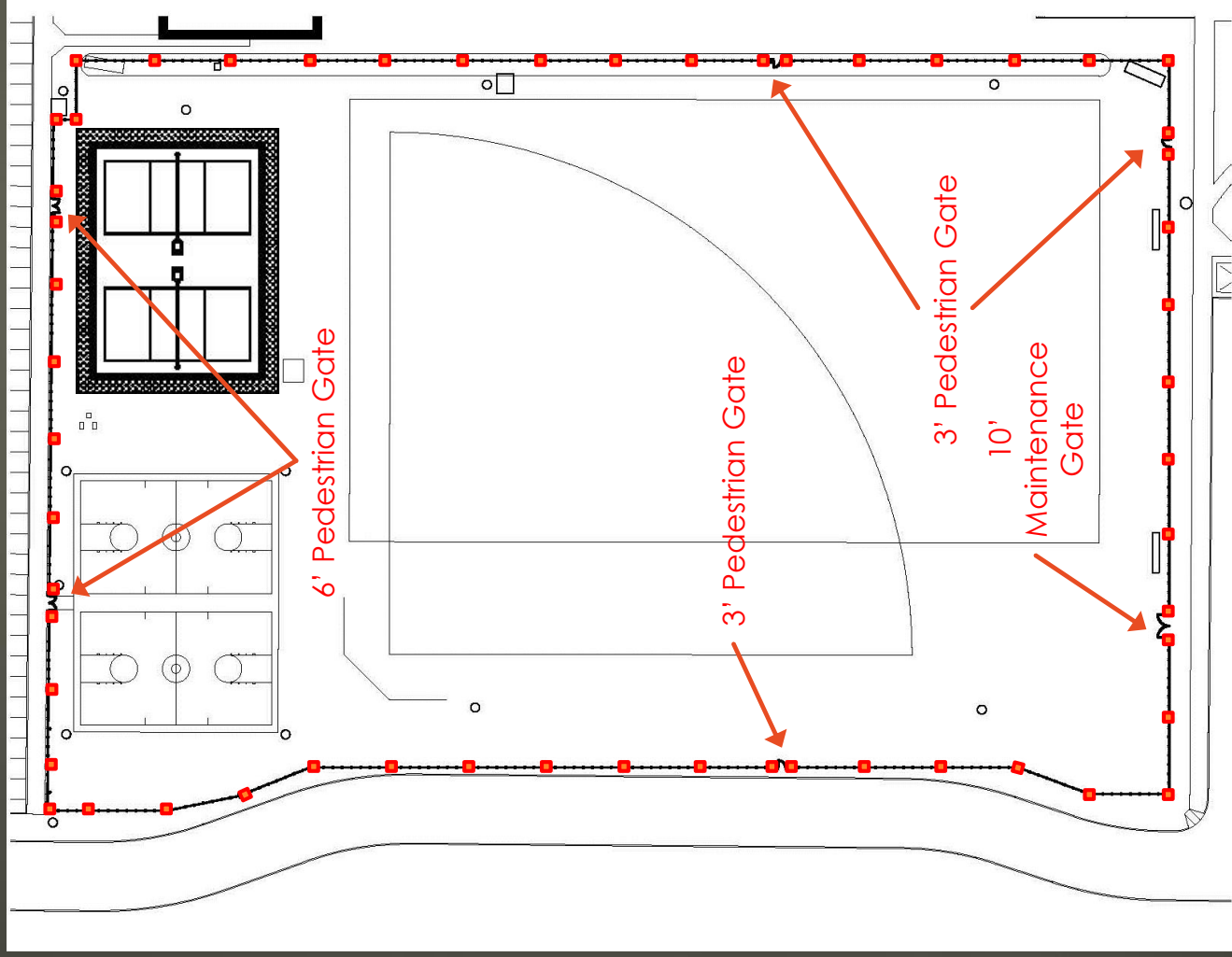
McAllen ISD-Milam Elementary



McAllen ISD-Football Stadium

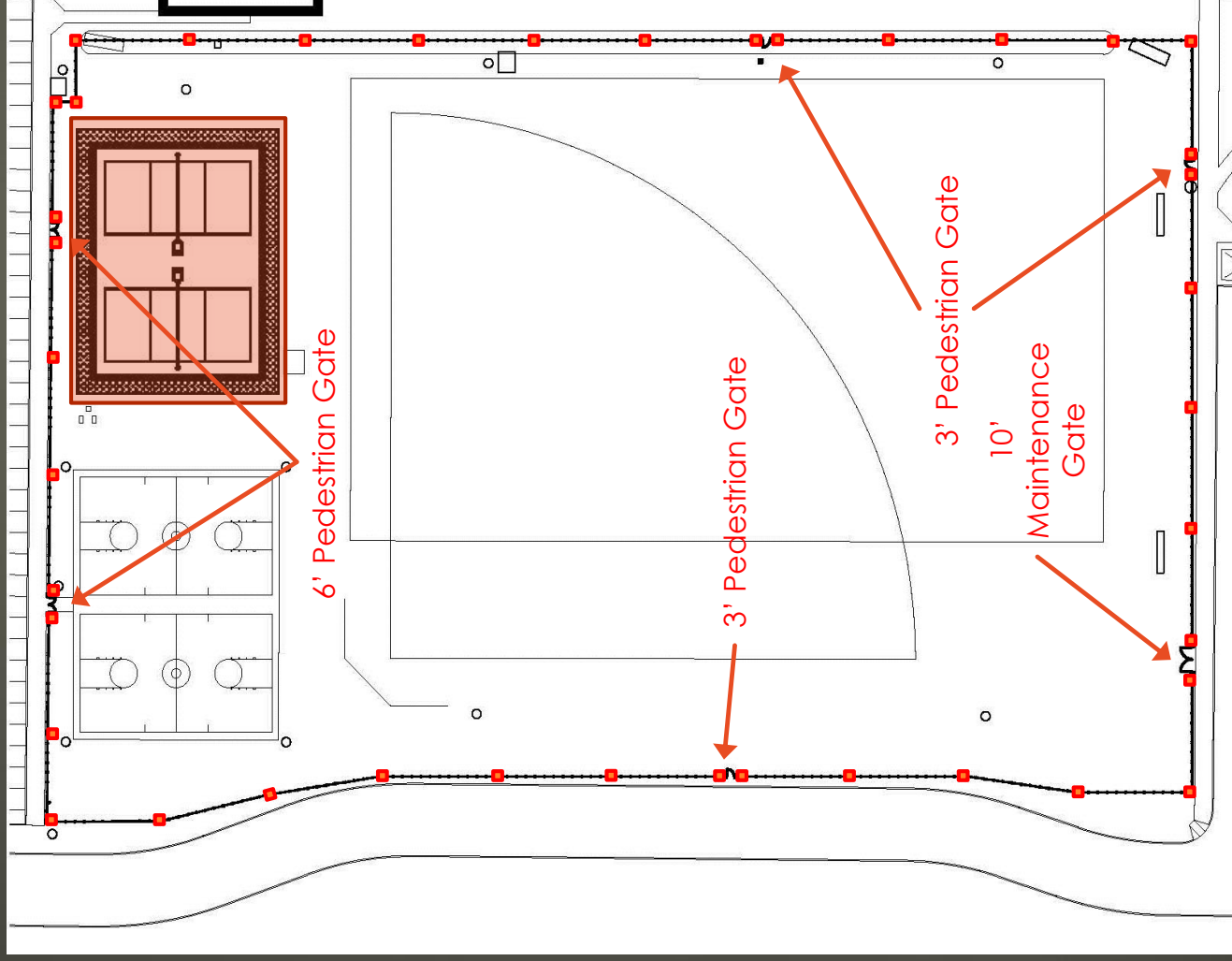
COLUMN SPACING

Pecan Campus – Athletic Field Fence



(55) Columns at 32' Spacing

Pecan Campus – Athletic Field Fence



(40) Columns at 48' Spacing

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

NAME	5 Star GC Construction, LLC.	Herron, LLC.	Hurricane Fence, Co.	NM Contracting, LLC.	Pecos Fence Co, Inc.	RG Enterprises, LLC./ dba G&G Contractors
ADDRESS	3209 Melody Ln	1333 E Jasmine Ave	3440 Spur 54	2022 Orchid Ave	5220 Leonhardt	711 E Wisconsin Rd
CITY/STATE/ZIP	Mission, TX 78574	McAllen, TX 78501	Harlingen, TX 78552	McAllen, TX 78504	San Antonio, TX 78233	Edinburg, TX 78539
PHONE	956-867-5040	956-330-5566	956-423-8364	956-631-5667	210-655-5656	956-283-7040
CONTACT	Alan Oakley	Gilbert Herrera	Roy Garrison	Noel Munoz	Jennifer Curtis	Rene Garza
#	Description	Proposed	Proposed	Proposed	Proposed	Proposed
1	Base Bid: Pecan Campus - Athletic Field Fence Enclosure	\$ 86,000.00	\$ 121,181.00	\$ 57,546.00	\$ 70,598.00	\$ 87,274.00
2	Alternate No. 1 (Add): 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	\$ 55,870.00
3	Bid Bond	Yes	Yes	Yes	Yes	Yes
4	Day to Start the Project	10 Days	No Response	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	90 Calendar Days
TOTAL AMOUNT PROPOSED		\$ 86,000.00	\$ 121,181.00	\$ 57,546.00	\$ 70,598.00	\$ 87,274.00
TOTAL AMOUNT PROPOSED WITH ALTERNATE NO. 1		\$ 145,000.00	\$ 177,646.00	\$ 148,546.00	\$ 129,621.00	\$ 143,144.00
Evaluation 1: Base Bid						
TOTAL EVALUATION POINTS		78.1	58.9	91.2	80.7	73.1
RANKING		4	6	1	3	5
Evaluation 2: Base Bid with Alternate No. 1 (Add)						
TOTAL EVALUATION POINTS		86.4	70.3	85.5	89	84.6
RANKING		2	5	3	1	4

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

VENDOR	5 Star GC Construction, LLC.	Herron, LLC.	Hurricane Fence, Co.	NM Contracting, LLC.	Pecos Fence Co, Inc.	RG Enterprises, LLC/ dba G&G Contractors
ADDRESS	3209 Melody Ln	1333 E Jasmine Ave	3440 Spur 54	2022 Orchid Ave	5220 Leonhardt	711 E. Wisconsin Rd
CITY/STATE/ZIP	Mission, TX 78574	McAllen, TX 78501	Harlingen, TX 78552	McAllen, TX 78504	San Antonio, TX 78233	Edinburg, TX 78539
PHONE	956-867-5040	956-330-5566	956-423-8364	956-631-5667	210-655-5656	956-283-7040
CONTACT	Alan Oakley	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
	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	9	10	9	9
	9	8	7	7	7	7
	8.5	7	9	8	8	6
3 The quality of the Respondent's goods or services. (up to 10 points)	9	8	8.5	8.5	8	9
	9	9	9	8	9	8
	9	9	9	9	8	9
	9	8	7	7	7	7
	8	8.5	8.5	7.5	6	8
4 The Respondent's safety record (up to 5 points)	3	3.5	4.5	4	4	4
	3	4	4	4	3	4
	5	5	5	5	5	5
	4.5	4	4	4	3.5	4
	3	3	4.5	4	3	4
5 The Respondent's proposed personnel. (up to 8 points)	7	6	7	6.5	7	7
	7	7	7	6	7	7
	8	7	8	7	7	8
	7	7	7	7	7	6
	7	6.5	6.5	6	6	6.5

VENDOR		5 Star GC Construction, LLC.		Herrcon, LLC.		Hurricane Fence, Co.		NM Contracting, LLC.		Pecos Fence Co. Inc.		RG Enterprises, LLC/ dba G&G Contractors			
6	The Respondent's financial capability in relation to the size and the scope of the project. (up to 9 points)	8	8		6	5.6		8.5	8.3		5	4.6		8	8.1
		8			6			7			6			8	
		8			7			9			6			9	
		8			4			8			3			8	
		8			5			7			3			7.5	
7	The Respondent's organization and approach to the project. (up to 6 points)	5.5	5.1		5	4.7		5.5	5.2		4	4.6		5	4.8
		5			5			4			5			5	
		6			5			6			5			5	
		5			4			5			4			4	
		4			4.5			4			4.5			5	
8	The Respondent's time frame for completing the project. (up to 7 points)	6.3	6.3		0	0		4.2	4.2		7	7		3.5	3.5
		6.3			0			4.2			7			3.5	
		6.3			0			4.2			7			3.5	
		6.3			0			4.2			7			3.5	
		6.3			0			4.2			7			3.5	
TOTAL EVALUATION POINTS		78.1	58.9	91.2	80.7	85.6	73.1								
RANKING		4	6	1	3	2	5								

Note: The value zero (0) indicates that the respondent failed to submit required proposal evaluation information.

SOUTH TEXAS COLLEGE
PECAN CAMPUS - ATHLETIC FIELD FENCE ENCLOSURE
PROJECT NO. 18-19-1023
EVALUATION SUMMARY - BASE BID AND ALTERNATE NO. 1

VENDOR	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	1333 E Jasmine Ave	3440 Spur 54	2022 Orchid Ave	5220 Leonhardt	711 E. Wisconsin Rd
CITY/STATE/ZIP	Mission, TX 78574	McAllen, TX 78501	Harlingen, TX 78552	McAllen, TX 78504	San Antonio, TX 78233	Edinburg, TX 78539
PHONE	956-867-5040	956-330-5566	956-423-8364	956-631-5667	210-655-5656	956-283-7040
CONTACT	Alan Oakley	Gilbert Herrera	Roy Garrison	Noel Munoz	Jennifer Curtis	Rene Garza
1 The Respondent's price proposal. (up to 45 points)	40.2	32.8	39.3	45	26.9	40.8
	40.2	32.8	39.3	45	26.9	40.8
	40.2	32.8	39.3	45	26.9	40.8
	40.2	32.8	39.3	45	26.9	40.8
	40.2	32.8	39.3	45	26.9	40.8
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	8	7	7	7	7
	9	9	9	10	9	9
	8.5	7	9	8	8	6
3 The quality of the Respondent's goods or services. (up to 10 points)	9	8	8.5	8.5	8	9
	9	9	9	8	9	8
	9	8	7	7	7	7
	9	9	9	9	8	9
	8	8.5	8.5	7.5	6	8
4 The Respondent's safety record. (up to 5 points)	3	3.5	4.5	4	4	4
	3	4	4	4	3	4
	4.5	4	4	4	3.5	4
	5	5	5	5	5	5
	3	3	4.5	4	3	4
5 The Respondent's proposed personnel. (up to 8 points)	7	6	7	6.5	7	7
	7	7	7	6	7	7
	7	7	7	7	7	7
	8	7	8	7	7	8
	7	6.5	6.5	6	6	6.5

VENDOR	5 Star GC Construction, LLC.		Herron, LLC.		Hurricane Fence, Co.		NM Contracting, LLC.		Pecos Fence Co, Inc.		RG Enterprises, LLC/ dba G&G Contractors	
	8	8	6	5.6	8.5	8.3	8.5	7.9	5	8	8	8
6 The Respondent's financial capability in relation to the size and the scope of the project. (up to 9 points)	8	8	6	5.6	8	8.3	7	7.9	6	4.6	8	8.1
	8	8	4	5.6	8	8.3	9	7.9	3	4.6	8	8.1
	8	8	7	5.6	9	8.3	7	7.9	6	4.6	9	8.1
	8	8	5	5.6	8	8.3	7	7.9	3	4.6	7.5	8.1
	8	8	5	5.6	8	8.3	7	7.9	3	4.6	7.5	8.1
7 The Respondent's organization and approach to the project. (up to 6 points)	5.5	5	5	4.7	5.5	5.2	4	4.6	4	4.5	5	5
	5	5	5	4.7	5	5.2	4	4.6	5	4.5	5	5
	5	5	4	4.7	5.5	5.2	5	4.6	4	4.5	5	5
	6	6	5	4.7	5	5.2	6	4.6	5	4.5	5	5
	4	4	4.5	4.7	5	5.2	4	4.6	4.5	4.5	5	5
8 The Respondent's time frame for completing the project. (up to 7 points)	4.5	4.5	0	0	4.2	4.2	4.2	4.2	7	7	3.5	3.5
	4.5	4.5	0	0	4.2	4.2	4.2	4.2	7	7	3.5	3.5
	4.5	4.5	0	0	4.2	4.2	4.2	4.2	7	7	3.5	3.5
	4.5	4.5	0	0	4.2	4.2	4.2	4.2	7	7	3.5	3.5
	4.5	4.5	0	0	4.2	4.2	4.2	4.2	7	7	3.5	3.5
TOTAL EVALUATION POINTS		86.4	70.3	85.5	89	69.1	84.6					
RANKING		2	5	3	1	6	4					

Note: The value zero (0) indicates that the respondent failed to submit required proposal evaluation information.

Review and Recommend Action on Contracting Construction Services for the Pecan Campus Sand Volleyball Courts

Approval to contract construction services for the Pecan Campus Sand Volleyball Courts project will be requested at the December 13, 2018 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the Pecan Campus Sand Volleyball Courts project.

Background

The Pecan Campus Sand Volleyball Courts project was requested by the College's Student Activities department and approved as a Capital Improvement Project for use as part of their athletic activities program. On February 27, 2018, the Board of Trustees approved Alvarado Architects & Associates, Inc. for design services for the Pecan Campus Sand Volleyball Courts project. The architects 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 October 30, 2018. A total of eight (8) sets of construction documents were issued to general contractors and a total of four (4) proposals were received on November 19, 2018.

Timeline for Solicitation of Competitive Sealed Proposals	
October 30, 2018	Solicitation of competitive sealed proposals began.
November 19, 2018	Four (4) proposals were received.

College staff reviewed and evaluated the competitive sealed proposal and recommend NM Contracting, LLC as the highest ranked in the amount of \$95,532.

Funding Source

Source of Funding	Amount Budgeted	Highest Ranked Proposal NM Contracting, LLC	Budget Variance
Unexpended Construction Plant Fund	\$50,000	\$95,532	(\$45,532)
Total Amount	\$50,000	\$95,532	(\$45,532)

Funds are available in the Unexpended Construction Plant Fund budget for fiscal year 2018-2019. The recommended construction proposal is higher than the budgeted amount due to the specialized sand material and rubberized perimeter protection surface recommended and specified by the architect.

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 for the Committee's review and information. 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 December 13, 2018 Board meeting, to contract construction services with NM Contracting, LLC in the amount of \$95,532 for the Pecan Campus Sand Volleyball Courts project as presented.



**SOUTH TEXAS COLLEGE
PECAN CAMPUS - SAND VOLLEYBALL COURTS
PROJECT NO. RFP 18-19-1033**

NAME		Holmont, LLC.	Mid Valley Paving, Inc.	NM Contracting, LLC.	Tri-Gen Construction, LLC.
ADDRESS		18703 Starbuck Rd	306 S Illinois	2022 Orchid Ave	2900 N Texas Blvd Ste 201
CITY/STATE/ZIP		Harlingen, TX 78552	Mercedes, TX 78570	McAllen, TX 78504	Weslaco, TX 78599
PHONE		956-412-4001	956-565-4892	956-631-5667	956-447-1048
FAX		956-412-4003	956-565-3357	956-627-3959	956-447-2003
CONTACT		Aurelio Turnbriates	William R. Mize	Noel Munoz	Jorge Gonzalez
#	Description	Proposed	Proposed	Proposed	Proposed
1	Base Bid: Pecan Campus- Sand Volleyball Courts	\$ 149,000.00	\$ 156,111.00	\$ 95,532.00	\$ 107,000.00
2	Provided a Bid Bond	Yes	Yes	Yes	Yes
3	Begin Work In	10 Days	10 Days	10 Days	15 Days
4	Complete Project In	45 Calendar Days	90 Calendar Days	120 Calendar Days	45 Calendar Days
TOTAL AMOUNT PROPOSED		\$ 149,000.00	\$ 156,111.00	\$ 95,532.00	\$ 107,000.00
TOTAL EVALUATION POINTS		35.8	74.9	88.4	86.7
RANKING		4	3	1	2

**SOUTH TEXAS COLLEGE
PECAN CAMPUS - SAND VOLLEYBALL COURTS
PROJECT NO. 18-19-1033
EVALUATION SUMMARY**

VENDOR		Holmont, LLC.		Mid Valley Paving, Inc.		NM Contracting, LLC.		Tri-Gen Construction, LLC.	
ADDRESS		18703 Starbuck Rd		306 S Illinois		2022 Orchid Ave		2900 N. Texas Blvd Ste 201	
CITY/STATE/ZIP		Harlingen, TX 78552		Mercedes, TX 78570		McAllen, TX 78504		Weslaco, TX 78599	
PHONE		956-412-4001		956-565-4892		956-631-5667		956-447-1048	
FAX		956-412-4003		956-565-3357		956-627-3959		956-447-2003	
CONTACT		Aurelio Turrnbiates		William R. Mize		Noel Munoz		Jorge Gonzalez	
1	The Respondent's price proposal. (up to 45 points)	28.8	28.8	27.5	27.5	45	45	40.2	40.2
		28.8		27.5		45		40.2	
		28.8		27.5		45		40.2	
		28.8		27.5		45		40.2	
		28.8		27.5		45		40.2	
2	The Respondent's experience and reputation. (up to 10 points)	0	0	9	8.9	9	9	8	8
		0		9		9		8	
		0		8		9		8	
		0		9		9		8	
		0		9.5		9		8	
3	The quality of the Respondent's goods or services. (up to 10 points)	0	0	9	9	8	7.4	9	8.6
		0		9		7		8	
		0		9		8		9	
		0		9		7		8	
		0		9		7		9	
4	The Respondent's safety record. (up to 5 points)	0	0	4.5	4.7	4.5	4.6	4	4
		0		4		4		4	
		0		5		5		4	
		0		5		5		4	
		0		5		4.5		4	
5	The Respondent's proposed personnel. (up to 8 points)	0	0	7	7.5	7	7.2	6	6.3
		0		7		7		6	
		0		8		8		7	
		0		8		7		6	
		0		7.5		7		6.5	
6	The Respondent's financial capability in relation to the size and the scope of the project. (up to 9 points)	0	0	8.5	8.6	8	8.2	7	7.6
		0		8		7		7	
		0		9		9		8	
		0		9		9		8	
		0		8.5		8		8	
7	The Respondent's organization and approach to the project. (up to 6 points)	0	0	5	5.2	4	4.4	5	5
		0		5		4		5	
		0		5		5		5	
		0		6		5		5	
		0		5		4		5	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7	3.5	3.5	2.6	2.6	7	7
		7		3.5		2.6		7	
		7		3.5		2.6		7	
		7		3.5		2.6		7	
		7		3.5		2.6		7	
TOTAL EVALUATION POINTS		35.8		74.9		88.4		86.7	
RANKING		4		3		1		2	

Note: The value zero (0) indicates that the respondent failed to submit required proposal evaluation information.

Review and Recommend Action on Contracting Construction Services for the District-Wide Basketball Court Repainting

Approval to contract construction services for the District-Wide Basketball Court Repainting project will be requested at the December 13, 2018 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the District-Wide Basketball Court Repainting project.

Background

The proposed District-Wide Basketball Court Repainting project is part of the College's Deferred Maintenance Plan for the proper maintenance of the College's facilities. The College has outdoor basketball court facilities at the Pecan Campus, Nursing and Allied Health Campus, Starr County Campus, and the Technology Campus. They were constructed in 2006 and the basketball court surfaces are in need of repainting and minor surface repairs.

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 October 8, 2018. A total of six (6) sets of construction documents were issued to general contractors and a total of two (2) proposals were received on October 26, 2018.

Timeline for Solicitation of Competitive Sealed Proposals	
October 8, 2018	Solicitation of competitive sealed proposals began.
October 26, 2018	Two (2) proposals were received.

College staff reviewed and evaluated the competitive sealed proposal and recommend Teni-Trak, Inc. as the highest ranked in the amount of \$53,125.

Funding Source

Source of Funding	Amount Budgeted	Highest Ranked Proposal Teni-Trak, Inc.	Budget Variance
Renewal and Replacement Plant Fund	\$55,000	\$53,125	\$1,875
Total Amount	\$55,000	\$53,125	\$1,875

Funds are budgeted in the Renewal and Replacement 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.

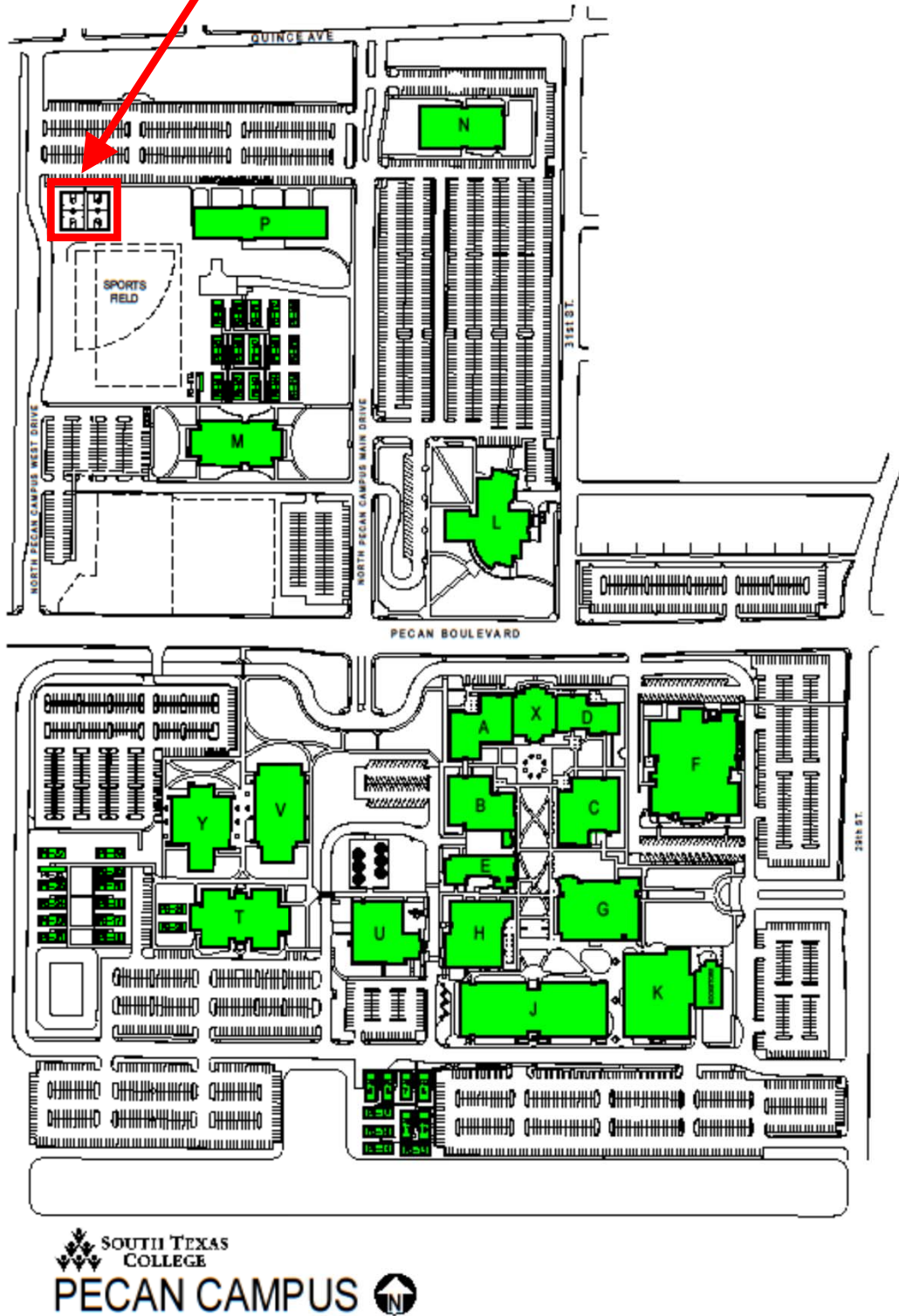
Enclosed Documents

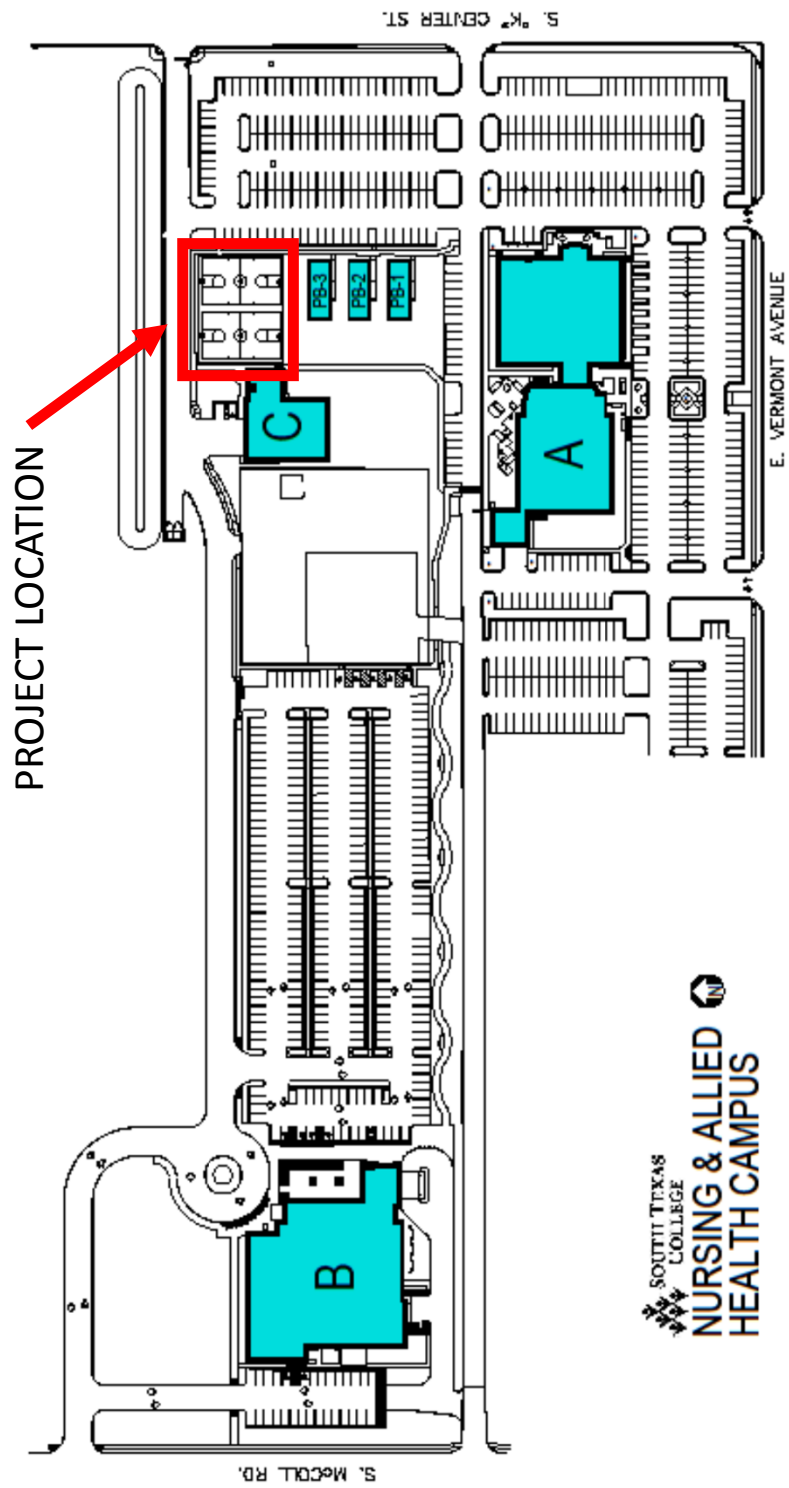
Staff evaluated the proposal and prepared the enclosed proposal summary for the Committee's review and information. It is recommended that the top ranked contractor be recommended for Board approval.

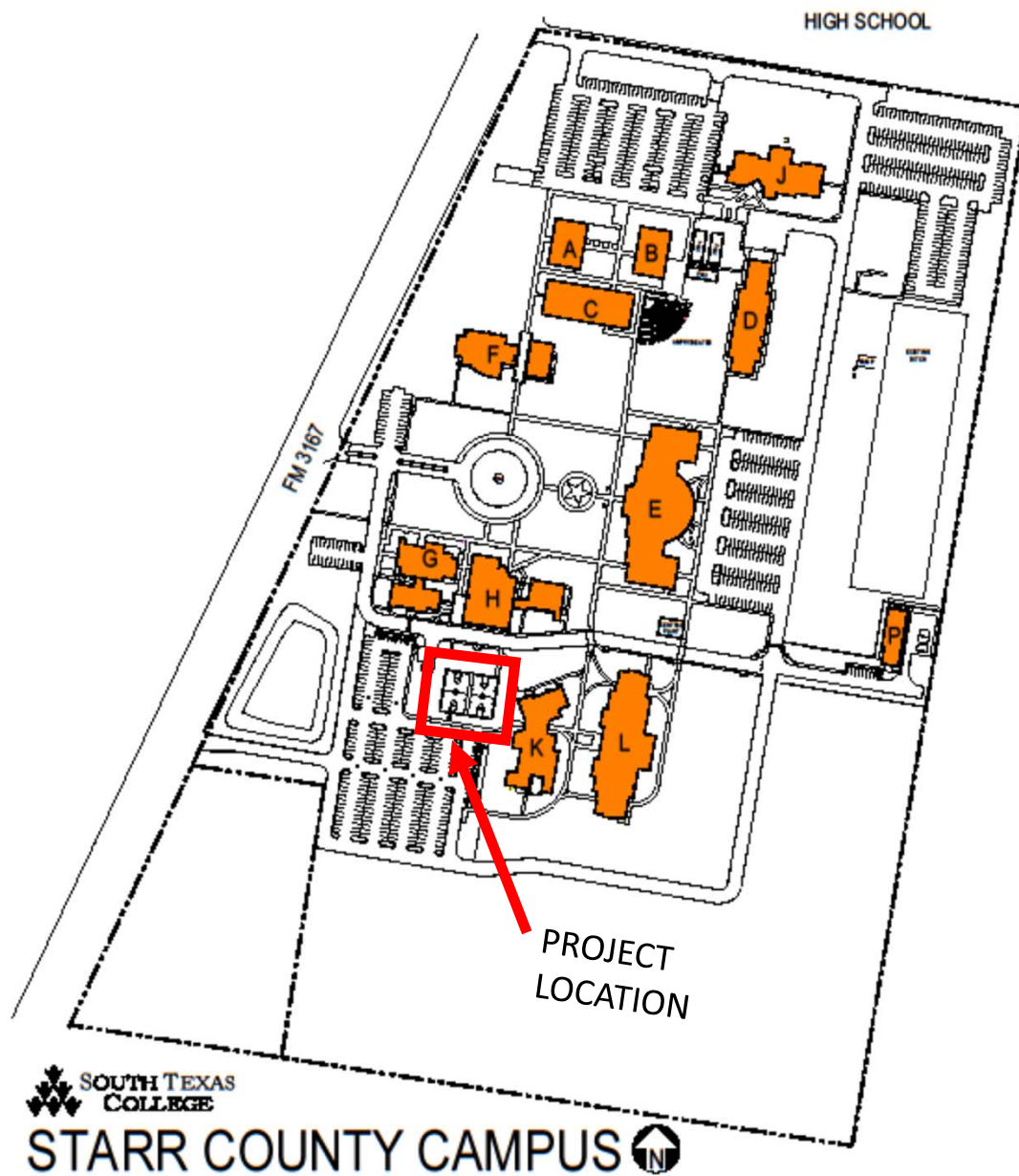
Recommended Action

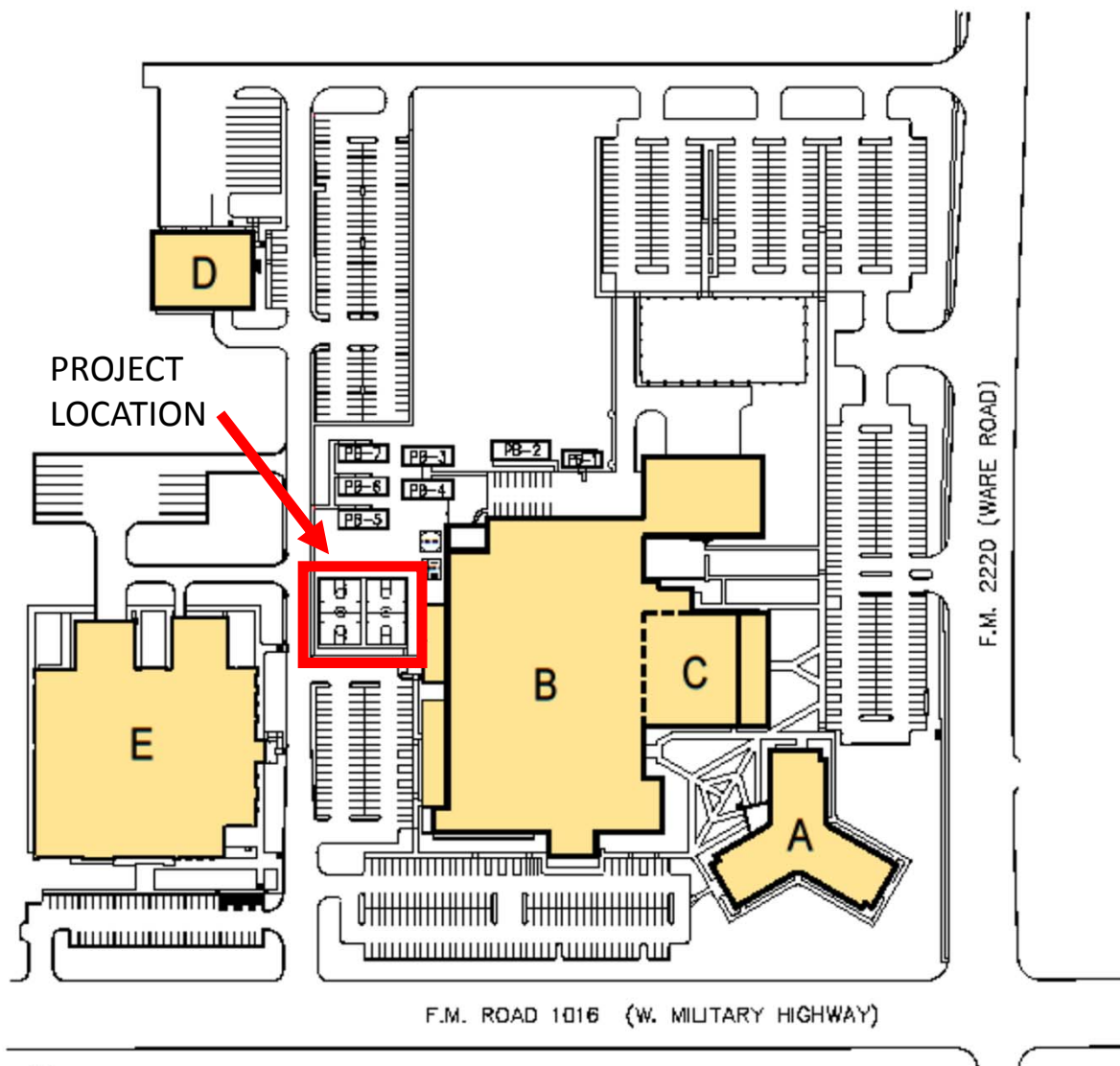
It is requested that the Facilities Committee recommend for Board approval at the December 13, 2018 Board meeting, to contract construction services with Teni-Trak, Inc. in the amount of \$53,125 for the District-Wide Basketball Court Repainting project as presented.

PROJECT
LOCATION









TECHNOLOGY CAMPUS 



Existing Pecan Campus Basketball Courts



Existing Technology Campus Basketball Courts



Existing NAH Campus Basketball Courts



Existing Starr County Campus Basketball Courts

**SOUTH TEXAS COLLEGE
DISTRICT WIDE BASKETBALL COURTS REPAINTING
PROJECT NO. 18-19-1027**

VENDOR		RG Enterprises, LLC/ dba G&G Contractors	Teni-Trak, Inc.
ADDRESS		711 E Wisconsin Rd	306 S Illinois
CITY/STATE/ZIP		Edinburg, TX 78539	Mercedes, TX 78570
PHONE		956-283-7040	956-565-3385
EMAIL		irma.gandgcontractors@gmail.com	jeffstjohn@aol.com
CONTACT		Rene Garza	Jeff St. John
#	Description	Proposed	Proposed
1	Base Bid: District Wide Basketball Courts Repainting	\$ 67,400.00	\$ 53,125.00
2	Bid Bond Provided	Yes	Yes
3	Begin Work Within	10 Working Days	10 Working Days
4	Completion of Work Within	45 Calendar Days	45 Calendar Days
TOTAL PROPOSAL AMOUNT		\$ 67,400.00	\$ 53,125.00
TOTAL EVALUATION POINTS		81.8	95.6
RANKING		2	1

**SOUTH TEXAS COLLEGE
DISTRICT WIDE BASKETBALL COURTS REPAINTING
PROJECT NO. 18-19-1027**

VENDOR		RG Enterprises, LLC./ dba G&G Contractors		Teni-Trak, Inc.	
ADDRESS		711 E Wisconsin Rd		306 S Illinois	
CITY/STATE/ZIP		Edinburg, TX 78539		Mercedes, TX 78570	
PHONE		956-283-7040		956-565-3385	
EMAIL		irma.gandgcontractors@gmail.com		jeffstjohn@aol.com	
CONTACT		Rene Garza		Jeff St. John	
1	The Respondent's price proposal. (up to 45 points)	35.5	35.5	45	45
		35.5		45	
		35.5		45	
		35.5		45	
		35.5		45	
2	The Respondent's experience and reputation. (up to 10 points)	8	8.2	9	9.1
		8		9.5	
		8		9	
		9		9	
		8		9	
3	The quality of the Respondent's goods or services. (up to 10 points)	7	8	9	9.1
		8		9.5	
		8		9	
		8		9	
		9		9	
4	The Respondent's safety record. (up to 5 points)	4	3.9	4.5	4.5
		4		4.5	
		3.5		4.5	
		4		4	
		4		5	
5	The Respondent's proposed personal. (up to 8 points)	6	6.6	7.5	7.4
		7		7.5	
		6		7	
		7		7	
		7		8	
6	The Respondent's financial capability in relation to the size and the scope of the project. (up to 9 points)	7	7.6	8	8.2
		8		8.5	
		8		8.5	
		7		8	
		8		8	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	5	5	5.3
		5		5.5	
		5		5	
		5		5	
		5		6	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7	7	7
		7		7	
		7		7	
		7		7	
		7		7	
TOTAL EVALUATION POINTS		81.8		95.6	
RANKING		2		1	

Review and Recommend Action on Contracting Construction Services for the Mid Valley Campus Roof Recoating

Approval to contract construction services for the Mid Valley Campus Roof Recoating project will be requested at the December 13, 2018 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the Mid Valley Campus Roof Recoating project.

Background

The proposed Mid Valley Campus Roof Recoating project is part of the College's Deferred Maintenance Plan for the proper maintenance of the College's facilities. The Mid Valley Campus buildings that will be part of this project were built or renovated in 2004 and 2008. The roofs for these buildings are between ten (10) and fourteen (14) years old and their current roof warranties are nearing their expiration periods.

College staff is recommending recoating the existing roofs in lieu of replacing the roofs. Currently, the College's standard roof product is a modified bitumen roof system by Garland Industries. The recoating product that is being proposed is by Garland/DBS, Inc. and will extend the existing warranties for an additional fifteen years. Garland/DBS, Inc. has provided a proposal through US Communities that reflects material costs have been established through the cooperative and Garland DBS, Inc. has competitively bid the labor and installation costs through three local roofing contractors. In addition, these roofing projects will include performance bonds as per the cost proposal. The buildings to be recoated are:

Mid Valley Campus, Building D - Workforce Innovation Center (2004)

Mid Valley Campus, Building E – Library (2004)

Mid Valley Campus, Building F - Student Union (previously Student Services) (2004)

Mid Valley Campus, Building G - North Academic (2004)

Some advantages for using the recoating system with Garland are as follows:

- Includes an additional 15 year warranty to the existing roof
- Garland/DBS, Inc. will manage the project to ensure the proper installation and will certify the warranty
- By recoating the existing roofs, it will provide a 15 year warranty for 1/3 the cost of replacing the roof
- Extends the life cycle of roof by preventing aging and deterioration due to UV damage
- Reduced energy costs - Highly reflective, aluminum coating that can reduce roof temperatures by 15 degrees
- Reduced construction installation time frames

- Allows for use of facility during installation with minimal disruption
- Does not require complete removal of existing roof system
- Does not require need for additional insulation required by new building codes

The procurement process was provided through the use of pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Cobb County, GA and U.S. Communities.

Funding Source

Roof Recoating Proposal from Garland/DBS, Inc.			
Campus / Proposal Item	Proposal Price	Discount Applied	Total Proposal Price
Mid Valley Campus Proposal Item #2	\$690,242	\$6,090	\$684,152

Source of Funding	Amount Budgeted	Garland/DBS, Inc. Total Proposal Price	Budget Variance
Renewal and Replacement Plant Fund	\$860,000	\$684,152	\$175,848
Total Amount	\$860,000	\$684,152	\$175,848

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

Reviewers

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

Enclosed Documents

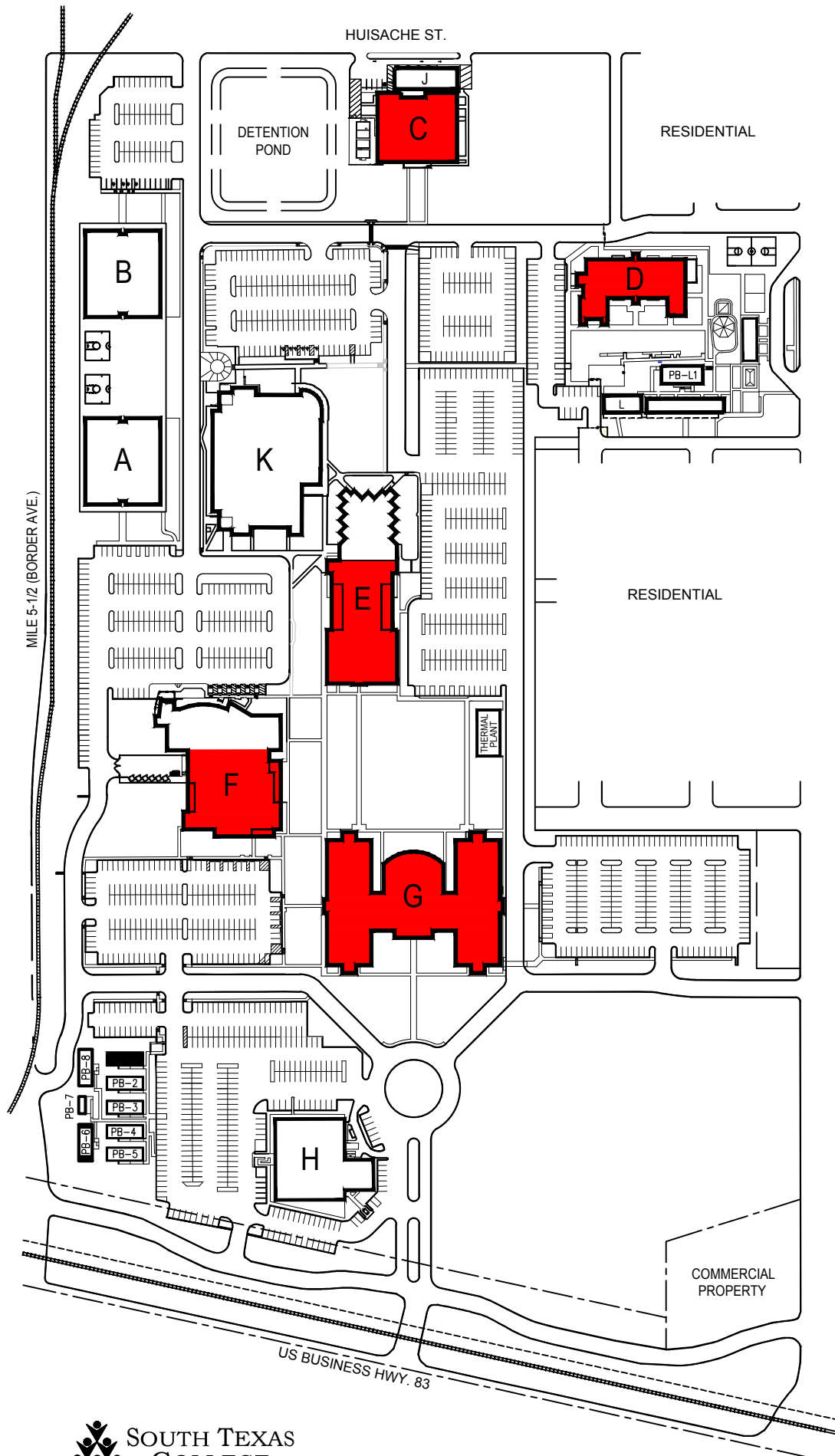
Site plans indicating building locations to be recoated and the proposal from Garland/DBS, Inc. are enclosed for the Committee's review and information.

Presenters

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the December 13, 2018 Board meeting, to contract construction services with Garland/DBS, Inc. in the amount of \$684,152 for the Mid Valley Campus Roof Recoating project as presented.



MID VALLEY CAMPUS





Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

South Texas College
Mid Valley, Nursing & Starr Campuses - Roof Restorations

Date Submitted: 11/29/2018
Proposal #: 25-TX-181069
MICPA # 14-5903

Purchase orders to be made out to: Garland/DBS, Inc.

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Cobb County, GA and U.S. Communities. This budget/estimate should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered a competitive bid process for the project with the hopes of providing a lower market adjusted price whenever possible.

Scope of Work: Roof Surface Restoration and Coating

Restoration including but may not be limited to:

1. The surface will be inspected and repaired if needed. Loose membrane, blisters, peeling coating and or damaged areas shall be removed, primed and patched with additional Stressply mineral surfaced membrane in cold process adhesive. For peeling coating, the coating shall be scraped clean from the surface until no loose coating exists. It is suggested a power broom be used on the surface that has stiff bristle brushes.
2. The existing roof surface shall be cleaned, including as much of the black algae as possible, using a regular water hose and simple solution such as simple green and water, 10 to 1 ratio and or TSP and water, ratio as specified on TSP instructions. The intention is not to force water into the cracks of the existing membrane. Therefore, a suggested cleaning technique of using a medium to soft bristle shop broom should be used. The Broom shall be dipped into cleaning solution and the surface lightly broomed / scrubbed with the cleaning solution and shop broom, removing as much black algae as possible. Additional cleaning techniques will be entertained if the process does not force water into the cracks and therefore any exposed scrim. The roof shall immediately be thoroughly rinsed free of the solution and allowed to dry a minimum of 24 hours.
3. The cleaned and "Dry" surface shall be primed with Garla-Prime at the rate of one gallon per one hundred square feet. Do not cut prime. Primer shall be allowed to dry, tack-free to the touch. Application rate will vary; however, it is estimated that only .75 to 1.0 gallons per one hundred square feet will be needed.

4. All existing pitch pans, including "Chem Curbs®", shall be cleaned of old pitch pan sealer and primed with M.E.K. or other solvent-based cleaner/primer. The pan shall then be refilled with Garland Seal-Tite®, two-part urethane sealant. Once the sealant has set the pitch pan shall then receive a metal cover of either stainless steel for square pitch pans and or 4-pound lead sheathing can be formed over the Chem-Curb® pitch pans. The intent is to provide a solid protection for the sealant. The top of the metal bonnet and or lead sheathing shall be caulked with Garland Al-Seal sealant. Any pitch pans that are rusted shall be replaced.
5. All membrane base flashings shall be inspected, and any loose membrane removed, primed and replaced with Stressply mineral membrane or Stressply IV Mineral. For Stressply membrane use Greenlock Flashing Adhesive. The intent is to insure all membrane flashings are tight, blemish free and in condition to be coated and perform for additional extended warranty duration. All laps in the membrane shall be covered with an additional 6" strip of Stressply IV Mineral.
6. Miscellaneous penetration flashings shall be inspected and repaired if needed.
7. All roof drains will be re-flashed with new leads and target cap sheet. All clamping ring bolts shall be replaced with new bolts. New bolts shall have new nuts installed, two (2) for each nut. As the last punch list item, all new bolts/clamping rings shall be both nuts re-tightened.
8. Coating System: Revitalizer, Polyester Soft scrim, Revitalizer, generic ceramic minerals, and SilverShield fibrated aluminum coating.
 - a) Ensure that wet conditions do not exist. Once the surface is cleaned as recommended above and the surface completely dry, the surface shall be primed with Garla-Prime at the rate of .75 to 1.0 gallons per one hundred square feet for the field and 1 gallon per 100sf for the base flashings. Do not cut primer with any solvents. Allow primer to thoroughly dry, tact free to the touch. If necessary to allow primer to dry overnight than no more than one night can pass prior to coating installation. Should rain happen on the primer, an additional application of .5 gallons per one hundred square feet shall be applied and allowed to dry.
 - b) Once primed and dry, the surface shall receive an application of Revitalizer at a rate of three (3) gal./100 sq/ft. Thoroughly work the coating over the surface, ensuring material fills in any and all cracks and or blemishes. The most common application technique is using a 36" wide, notched squeegee.
 - c) A layer of HPR Polyester Soft shall be applied into the Revitalize and broomed smooth. Polyester shall be worked into the Revitalizer coating, making sure there are no voids, dry pockets and or wrinkles in the membrane. Do not walk on the polyester once in place.
 - d) Over the polyester, another application of Revitalizer @ Two (2) gallons per 100 sf shall be applied. Revitalizer can be applied with commercial spray rig, squeegee or snake and broom application techniques. (Please see Revitalizer Data sheet).

- e) Once the material is applied and allowed to flash for +/-15 minutes, apply 50# of white ceramic roofing granules into the coating. The flash time can or may vary depending on ambient conditions. If minerals sink into the coating the flash cure time shall be adjusted. The intent is for the minerals to stick into the coating, not sink and be buried. Take care to not apply minerals to primed roof surface before Revitalizer is applied. Loose minerals on the surface will affect Revitalizer coating adhesion and properties. Allow the minerals and coating to cure for three weeks.
- f) Once cured, the surface shall be coated with Silver-Shield fibrated, aluminum coating. Prior to Silver-Shield application, the surface shall be air-broom free of loose granules. Loose granules shall be gathered and removed from the roof. The prepared surface shall receive a solid coating of Silver-Shield at the rate of two (2) gallons per one hundred square feet. (2.0 Gallons per 100 sf)
- g) The base flashings shall receive 6" strips of Stressply IV Mineral, heat applied, mineral surface membrane over/at the laps, corners and end closures. The flashings shall receive two (2) separate coats of Silver-Shield fibrated aluminum coating at the rate of two (2.0) gallons per 100 sf., per coat, for a total of four (4.0) gallons per 100 sf. Both coats must be applied the same day, with no more the 12 hours cure time between coating applications. Applying both coats in one day will prevent trapping solvents,

Precautions:

- i) Do not apply unless temperatures are at least 50°F (10°C) and rising
- ii) Do not apply if there is a threat of rain, dew or temperatures below 50°F (10°C) forecasted within 24 hours
- iii) Avoid over working the material, which can interfere with the leafing of the aluminum and cause the material to appear bronze or darker than desired
- iv) Mix material with a Jiffy Mixer attached to a low speed drill. Mix until the material is consistent; do not over mix
- v) Do not apply coating when temperatures are more than 98° F. as the coating will flash cure, which will trap the solvents, and not allow the coating to properly cure.

Proposal Item #1 - Building List (#6 through #18)

#6	Mid Valley Campus, Building D - Workforce Innovation Center
#7	Mid Valley Campus, Building E - Library
#8	Mid Valley Campus, Building F - Student Union
#9	Mid Valley Campus, Building G - North Academic
#10	Starr Campus, Building A - Admin Bookstore
#11	Starr Campus, Building B - Center for Learning Experience
#12	Starr Campus, Building C - North Academic
#13	Starr Campus, Building D - Workforce Innovation
#14	Starr Campus, Building E - South Academic
#15	Starr Campus, Building F - Cultural Arts
#16	Starr Campus, Building G - Student Services
#17	Starr Campus, Building H - Student Activity Center
#18	Nursing Campus: School of Nursing

PROPOSAL ITEM #1:

Proposal Price Based Upon Market Experience:	\$ 1,665,764
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Garland/DBS Price Based Upon Local Market Competition (PROPOSAL ITEM #1):

American Contracting USA, Inc.	\$ 1,665,764
Western Specialty Contractors of America	\$ 1,746,099
TADCO Roofing	\$ 1,853,465

***Discount Offered by Contractor**

American Contracting USA, Inc.	\$ 14,828
Western Specialty Contractors of America	\$ 16,350
TADCO Roofing	\$ 66,845

*Discount is already factored into the final price for PROPOSAL ITEM #1 listed above.

Proposal Item #2 - Building List (#6 through #9)

#6	Mid Valley Campus, Building D - Workforce Innovation Center
#7	Mid Valley Campus, Building E - Library
#8	Mid Valley Campus, Building F - Student Union
#9	Mid Valley Campus, Building G - North Academic

PROPOSAL ITEM #2:

Proposal Price Based Upon Market Experience:	\$ 690,242
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Garland/DBS Price Based Upon Local Market Competition (PROPOSAL ITEM #2):

American Contracting USA, Inc.	\$ 690,242
Western Specialty Contractors of America	\$ 743,733
TADCO Roofing	\$ 801,689

Proposal Item #3 - Building List (#10 through #17)

#10	Starr Campus, Building A - Admin Bookstore
#11	Starr Campus, Building B - Center for Learning Experience
#12	Starr Campus, Building C - North Academic
#13	Starr Campus, Building D - Workforce Innovation
#14	Starr Campus, Building E - South Academic
#15	Starr Campus, Building F - Cultural Arts
#16	Starr Campus, Building G - Student Services
#17	Starr Campus, Building H - Student Activity Center

PROPOSAL ITEM #3:

Proposal Price Based Upon Market Experience:	\$ 774,341
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Garland/DBS Price Based Upon Local Market Competition (PROPOSAL ITEM #3):

American Contracting USA, Inc.	\$ 774,341
Western Specialty Contractors of America	\$ 829,013
TADCO Roofing	\$ 906,054

Unforeseen Site Conditions (American Contracting USA, Inc.):

Replacement of Damaged Roofing Insulation & Membrane	\$ 18.24
Through Wall Scupper Replacement (12' x 6" - 24 Ga. Stainless Steel, including exterior escutcheon plate, welded seams and miters, and all necessary materials to strip the scupper)	\$ 399.00
Remove and Repalce Rusted and/or deteriorated Pitch Pans with Stainless Steel Pitch Pans (Includes hoods up to 6" x 6" using Seal-Tite two-part sealant)	\$ 399.00

Proposal Item #4 - Building List (#18)

#18	Nursing Campus: School of Nursing
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PROPOSAL ITEM #4:

Proposal Price Based Upon Market Experience:	\$ 189,703
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Garland/DBS Price Based Upon Local Market Competition (PROPOSAL ITEM #4):

Western Specialty Contractors of America	\$ 189,703
TADCO Roofing	\$ 212,567
American Contracting USA, Inc.	\$ 216,009

Unforeseen Site Conditions (Western Specialty Contractors of America):

Replacement of Damaged Roofing Insulation & Membrane	\$ 36.48
Through Wall Scupper Replacement (12' x 6" - 24 Ga. Stainless Steel, including exterior escutcheon plate, welded seams and miters, and all necessary materials to strip the scupper)	\$ 1,464.90
Remove and Repalce Rusted and/or deteriorated Pitch Pans with Stainless Steel Pitch Pans (Includes hoods up to 6" x 6" using Seal-Tite two-part sealant)	\$ 963.30

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers. Proposal pricing valid 60 Days from date listed above.

Clarifications/Exclusions:

1. Sales and use taxes are excluded. Please issue a Tax Exempt Certificate.
2. Permits are excluded.
3. Bonds are included.
4. Plumbing, Mechanical, Electrical work is excluded.
5. Masonry work is excluded.
6. Temporary protection is excluded.
7. Any work not exclusively described in the above proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Matt Egan

Matt Egan
Garland/DBS, Inc.
(216) 430-3662

Review and Recommend Action on Contracting Construction Services for the Nursing & Allied Health Campus Roof Recoating

Approval to contract construction services for the Nursing & Allied Health Campus Roof Recoating project will be requested at the December 13, 2018 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the Nursing & Allied Health Campus Roof Recoating project.

Background

The proposed Nursing & Allied Health Campus Roof Recoating project is part of the College's Deferred Maintenance Plan for the proper maintenance of the College's facilities. The Nursing & Allied Health Campus building that will be part of this project was built in 2000 and 2004. The roofs for this building are fourteen (14) and eighteen (18) years old and their current roof warranties are nearing their expiration periods.

College staff is recommending recoating the existing roofs in lieu of replacing the roofs. Currently, the College's standard roof product is a modified bitumen roof system by Garland Industries. The recoating product that is being proposed is by Garland/DBS, Inc. and will extend the existing warranties for an additional fifteen years. Garland/DBS, Inc. has provided a proposal through US Communities that reflects material costs have been established through the cooperative and Garland/DBS, Inc. has competitively bid the labor and installation costs through three local roofing contractors. In addition, these roofing projects will include performance bonds as per the cost proposal. The building to be recoated is:

Nursing & Allied Health, Building A – NAH East (2000 and 2004)

Some advantages for using the recoating system are as follows:

- Includes an additional 15 year warranty to the existing roof
- Garland/DBS, Inc. will manage the project to ensure the proper installation and will certify the warranty
- By recoating the existing roofs, it will provide a 15 year warranty for 1/3 the cost of replacing the roof
- Extends the life cycle of roof by preventing aging and deterioration due to UV damage
- Reduced energy costs - Highly reflective, aluminum coating that can reduce roof temperatures by 15 degrees
- Reduced construction installation time frames
- Allows for use of facility during installation with minimal disruption
- Does not require complete removal of existing roof system

- Does not require need for possible additional insulation required by new building codes

The procurement process was provided through the use of pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Cobb County, GA and U.S. Communities.

Funding Source

Roof Recoating Proposal from Garland/DBS, Inc.			
Campus / Proposal Item	Proposal Price	Discount Applied	Total Proposal Price
Nursing & Allied Health Campus Proposal Item #4	\$216,009	\$1,906	\$214,103

Source of Funding	Amount Budgeted	Garland/DBS, Inc. Total Proposal Price	Budget Variance
Renewal and Replacement Plant Fund	\$250,000	\$214,103	\$35,897
Total Amount	\$250,000	\$214,103	\$35,897

Funds are budgeted in the Renewal and Replacement 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

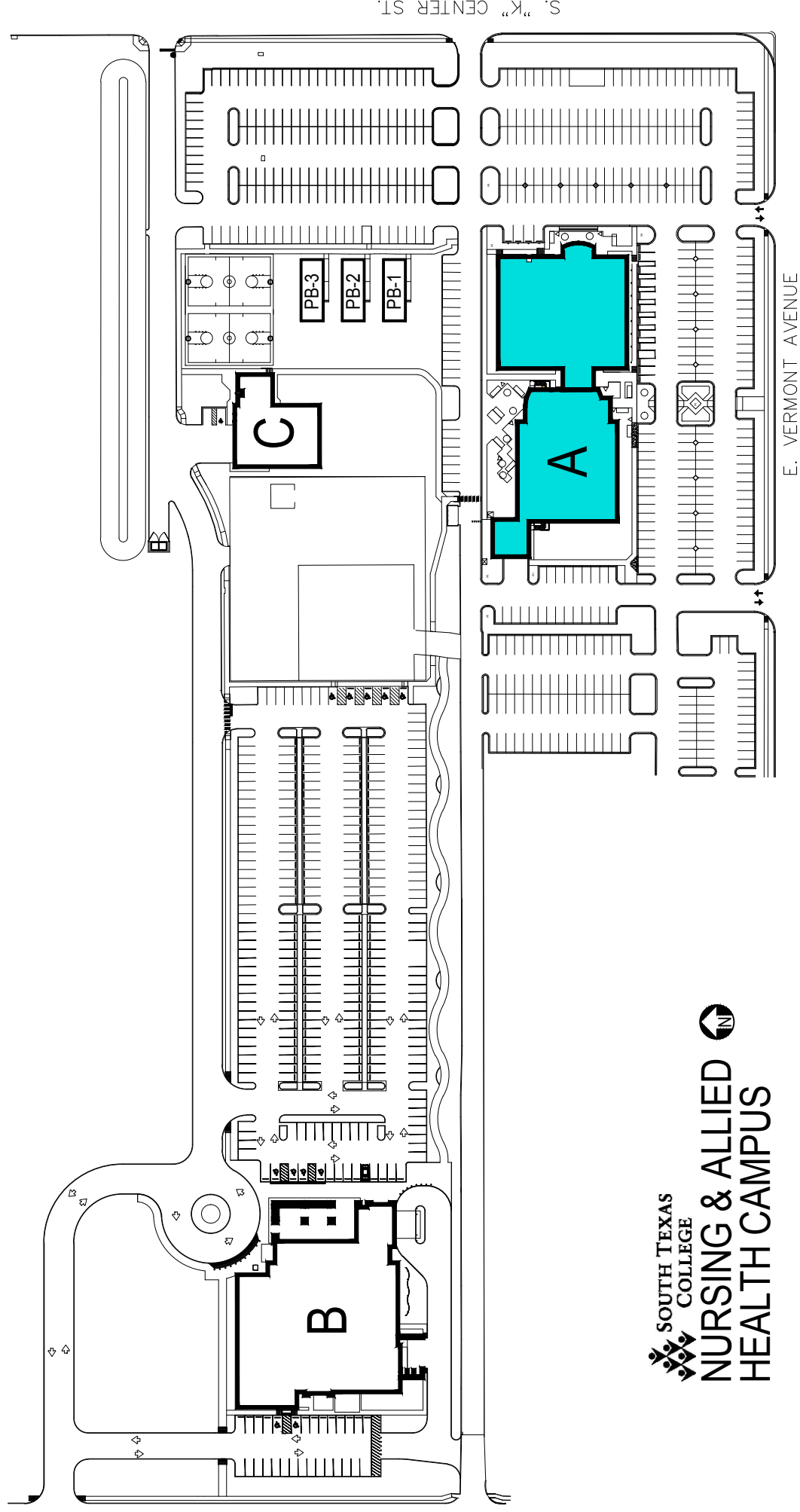
Site plans indicating the building location to be recoated and the proposal from Garland/DBS, Inc. are enclosed for the Committee's review and information.

Presenters

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the December 13, 2018 Board meeting, to contract construction services with Garland/DBS, Inc. in the amount of \$214,103 for the Nursing & Allied Health Campus Roof Recoating project as presented.





Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

South Texas College
Mid Valley, Nursing & Starr Campuses - Roof Restorations

Date Submitted: 11/29/2018
Proposal #: 25-TX-181069
MICPA # 14-5903

Purchase orders to be made out to: Garland/DBS, Inc.

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Cobb County, GA and U.S. Communities. This budget/estimate should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered a competitive bid process for the project with the hopes of providing a lower market adjusted price whenever possible.

Scope of Work: Roof Surface Restoration and Coating

Restoration including but may not be limited to:

1. The surface will be inspected and repaired if needed. Loose membrane, blisters, peeling coating and or damaged areas shall be removed, primed and patched with additional Stressply mineral surfaced membrane in cold process adhesive. For peeling coating, the coating shall be scraped clean from the surface until no loose coating exists. It is suggested a power broom be used on the surface that has stiff bristle brushes.
2. The existing roof surface shall be cleaned, including as much of the black algae as possible, using a regular water hose and simple solution such as simple green and water, 10 to 1 ratio and or TSP and water, ratio as specified on TSP instructions. The intention is not to force water into the cracks of the existing membrane. Therefore, a suggested cleaning technique of using a medium to soft bristle shop broom should be used. The Broom shall be dipped into cleaning solution and the surface lightly broomed / scrubbed with the cleaning solution and shop broom, removing as much black algae as possible. Additional cleaning techniques will be entertained if the process does not force water into the cracks and therefore any exposed scrim. The roof shall immediately be thoroughly rinsed free of the solution and allowed to dry a minimum of 24 hours.
3. The cleaned and "Dry" surface shall be primed with Garla-Prime at the rate of one gallon per one hundred square feet. Do not cut prime. Primer shall be allowed to dry, tack-free to the touch. Application rate will vary; however, it is estimated that only .75 to 1.0 gallons per one hundred square feet will be needed.

4. All existing pitch pans, including "Chem Curbs®", shall be cleaned of old pitch pan sealer and primed with M.E.K. or other solvent-based cleaner/primer. The pan shall then be refilled with Garland Seal-Tite®, two-part urethane sealant. Once the sealant has set the pitch pan shall then receive a metal cover of either stainless steel for square pitch pans and or 4-pound lead sheathing can be formed over the Chem-Curb® pitch pans. The intent is to provide a solid protection for the sealant. The top of the metal bonnet and or lead sheathing shall be caulked with Garland Al-Seal sealant. Any pitch pans that are rusted shall be replaced.
5. All membrane base flashings shall be inspected, and any loose membrane removed, primed and replaced with Stressply mineral membrane or Stressply IV Mineral. For Stressply membrane use Greenlock Flashing Adhesive. The intent is to insure all membrane flashings are tight, blemish free and in condition to be coated and perform for additional extended warranty duration. All laps in the membrane shall be covered with an additional 6" strip of Stressply IV Mineral.
6. Miscellaneous penetration flashings shall be inspected and repaired if needed.
7. All roof drains will be re-flashed with new leads and target cap sheet. All clamping ring bolts shall be replaced with new bolts. New bolts shall have new nuts installed, two (2) for each nut. As the last punch list item, all new bolts/clamping rings shall be both nuts re-tightened.
8. Coating System: Revitalizer, Polyester Soft scrim, Revitalizer, generic ceramic minerals, and SilverShield fibrated aluminum coating.
 - a) Ensure that wet conditions do not exist. Once the surface is cleaned as recommended above and the surface completely dry, the surface shall be primed with Garla-Prime at the rate of .75 to 1.0 gallons per one hundred square feet for the field and 1 gallon per 100sf for the base flashings. Do not cut primer with any solvents. Allow primer to thoroughly dry, tact free to the touch. If necessary to allow primer to dry overnight than no more than one night can pass prior to coating installation. Should rain happen on the primer, an additional application of .5 gallons per one hundred square feet shall be applied and allowed to dry.
 - b) Once primed and dry, the surface shall receive an application of Revitalizer at a rate of three (3) gal./100 sq/ft. Thoroughly work the coating over the surface, ensuring material fills in any and all cracks and or blemishes. The most common application technique is using a 36" wide, notched squeegee.
 - c) A layer of HPR Polyester Soft shall be applied into the Revitalize and broomed smooth. Polyester shall be worked into the Revitalizer coating, making sure there are no voids, dry pockets and or wrinkles in the membrane. Do not walk on the polyester once in place.
 - d) Over the polyester, another application of Revitalizer @ Two (2) gallons per 100 sf shall be applied. Revitalizer can be applied with commercial spray rig, squeegee or snake and broom application techniques. (Please see Revitalizer Data sheet).

- e) Once the material is applied and allowed to flash for +/-15 minutes, apply 50# of white ceramic roofing granules into the coating. The flash time can or may vary depending on ambient conditions. If minerals sink into the coating the flash cure time shall be adjusted. The intent is for the minerals to stick into the coating, not sink and be buried. Take care to not apply minerals to primed roof surface before Revitalizer is applied. Loose minerals on the surface will affect Revitalizer coating adhesion and properties. Allow the minerals and coating to cure for three weeks.
- f) Once cured, the surface shall be coated with Silver-Shield fibrated, aluminum coating. Prior to Silver-Shield application, the surface shall be air-broom free of loose granules. Loose granules shall be gathered and removed from the roof. The prepared surface shall receive a solid coating of Silver-Shield at the rate of two (2) gallons per one hundred square feet. (2.0 Gallons per 100 sf)
- g) The base flashings shall receive 6" strips of Stressply IV Mineral, heat applied, mineral surface membrane over/at the laps, corners and end closures. The flashings shall receive two (2) separate coats of Silver-Shield fibrated aluminum coating at the rate of two (2.0) gallons per 100 sf., per coat, for a total of four (4.0) gallons per 100 sf. Both coats must be applied the same day, with no more the 12 hours cure time between coating applications. Applying both coats in one day will prevent trapping solvents,

Precautions:

- i) Do not apply unless temperatures are at least 50°F (10°C) and rising
- ii) Do not apply if there is a threat of rain, dew or temperatures below 50°F (10°C) forecasted within 24 hours
- iii) Avoid over working the material, which can interfere with the leafing of the aluminum and cause the material to appear bronze or darker than desired
- iv) Mix material with a Jiffy Mixer attached to a low speed drill. Mix until the material is consistent; do not over mix
- v) Do not apply coating when temperatures are more than 98° F. as the coating will flash cure, which will trap the solvents, and not allow the coating to properly cure.

Proposal Item #1 - Building List (#6 through #18)

#6	Mid Valley Campus, Building D - Workforce Innovation Center
#7	Mid Valley Campus, Building E - Library
#8	Mid Valley Campus, Building F - Student Union
#9	Mid Valley Campus, Building G - North Academic
#10	Starr Campus, Building A - Admin Bookstore
#11	Starr Campus, Building B - Center for Learning Experience
#12	Starr Campus, Building C - North Academic
#13	Starr Campus, Building D - Workforce Innovation
#14	Starr Campus, Building E - South Academic
#15	Starr Campus, Building F - Cultural Arts
#16	Starr Campus, Building G - Student Services
#17	Starr Campus, Building H - Student Activity Center
#18	Nursing Campus: School of Nursing

PROPOSAL ITEM #1:

Proposal Price Based Upon Market Experience:	\$ 1,665,764
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Garland/DBS Price Based Upon Local Market Competition (PROPOSAL ITEM #1):

American Contracting USA, Inc.	\$ 1,665,764
Western Specialty Contractors of America	\$ 1,746,099
TADCO Roofing	\$ 1,853,465

***Discount Offered by Contractor**

American Contracting USA, Inc.	\$ 14,828
Western Specialty Contractors of America	\$ 16,350
TADCO Roofing	\$ 66,845

***Discount is already factored into the final price for PROPOSAL ITEM #1 listed above.**

Proposal Item #2 - Building List (#6 through #9)

#6	Mid Valley Campus, Building D - Workforce Innovation Center
#7	Mid Valley Campus, Building E - Library
#8	Mid Valley Campus, Building F - Student Union
#9	Mid Valley Campus, Building G - North Academic

PROPOSAL ITEM #2:

Proposal Price Based Upon Market Experience:	\$ 690,242
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Garland/DBS Price Based Upon Local Market Competition (PROPOSAL ITEM #2):

American Contracting USA, Inc.	\$ 690,242
Western Specialty Contractors of America	\$ 743,733
TADCO Roofing	\$ 801,689

Proposal Item #3 - Building List (#10 through #17)

#10	Starr Campus, Building A - Admin Bookstore
#11	Starr Campus, Building B - Center for Learning Experience
#12	Starr Campus, Building C - North Academic
#13	Starr Campus, Building D - Workforce Innovation
#14	Starr Campus, Building E - South Academic
#15	Starr Campus, Building F - Cultural Arts
#16	Starr Campus, Building G - Student Services
#17	Starr Campus, Building H - Student Activity Center

PROPOSAL ITEM #3:

Proposal Price Based Upon Market Experience:	\$ 774,341
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Garland/DBS Price Based Upon Local Market Competition (PROPOSAL ITEM #3):

American Contracting USA, Inc.	\$ 774,341
Western Specialty Contractors of America	\$ 829,013
TADCO Roofing	\$ 906,054

Unforeseen Site Conditions (American Contracting USA, Inc.):

Replacement of Damaged Roofing Insulation & Membrane	\$ 18.24
Through Wall Scupper Replacement (12' x 6" - 24 Ga. Stainless Steel, including exterior escutcheon plate, welded seams and miters, and all necessary materials to strip the scupper)	\$ 399.00
Remove and Repalce Rusted and/or deteriorated Pitch Pans with Stainless Steel Pitch Pans (Includes hoods up to 6" x 6" using Seal-Tite two-part sealant)	\$ 399.00

Proposal Item #4 - Building List (#18)

#18	Nursing Campus: School of Nursing
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PROPOSAL ITEM #4:

Proposal Price Based Upon Market Experience:	\$ 189,703
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Garland/DBS Price Based Upon Local Market Competition (PROPOSAL ITEM #4):

Western Specialty Contractors of America	\$ 189,703
TADCO Roofing	\$ 212,567
American Contracting USA, Inc.	\$ 216,009

Unforeseen Site Conditions (Western Specialty Contractors of America):

Replacement of Damaged Roofing Insulation & Membrane	\$ 36.48
Through Wall Scupper Replacement (12' x 6" - 24 Ga. Stainless Steel, including exterior escutcheon plate, welded seams and miters, and all necessary materials to strip the scupper)	\$ 1,464.90
Remove and Repalce Rusted and/or deteriorated Pitch Pans with Stainless Steel Pitch Pans (Includes hoods up to 6" x 6" using Seal-Tite two-part sealant)	\$ 963.30

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers. Proposal pricing valid 60 Days from date listed above.

Clarifications/Exclusions:

1. Sales and use taxes are excluded. Please issue a Tax Exempt Certificate.
2. Permits are excluded.
3. Bonds are included.
4. Plumbing, Mechanical, Electrical work is excluded.
5. Masonry work is excluded.
6. Temporary protection is excluded.
7. Any work not exclusively described in the above proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Matt Egan

Matt Egan
Garland/DBS, Inc.
(216) 430-3662

Review and Recommend Action on Contracting Construction Services for the Starr County Campus Roof Recoating

Approval to contract construction services for the Starr County Campus Roof Recoating project will be requested at the December 13, 2018 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the Starr County Campus Roof Recoating project.

Background

The proposed Starr County Campus Roof Recoating project is part of the College's Deferred Maintenance Plan for the proper maintenance of the College's facilities. The Starr County Campus buildings that will be part of this project were built in 1998 and 2004. The roofs for these buildings are between fourteen (14) and twenty (20) years old and their current roof warranties are nearing their expiration periods.

College staff is recommending recoating the existing roofs in lieu of replacing the roofs. Currently, the College's standard roof product is a modified bitumen roof system by Garland Industries. The recoating product that is being proposed is by Garland/DBS, Inc. and will extend the existing warranties for an additional fifteen years. Garland/DBS, Inc. has provided a proposal through US Communities that reflects material costs have been established through the cooperative and Garland/DBS, Inc. has competitively bid the labor and installation costs through three local roofing contractors. In addition, these roofing projects will include performance bonds as per the cost proposal. The buildings to be recoated are

Starr Campus, Building A - Admin Bookstore (1998)
Starr Campus, Building B - Center for Learning Experience (1998)
Starr Campus, Building C - North Academic (1998)
Starr Campus, Building D - Workforce Innovation (2004)
Starr Campus, Building E - South Academic (2004)
Starr Campus, Building F - Cultural Arts (2004)
Starr Campus, Building G - Student Services (2004)
Starr Campus, Building H - Student Activity Center (2004)

Some advantages for using the recoating system are as follows:

- Includes an additional 15 year warranty to the existing roof
- Garland/DBS, Inc. will manage the project to ensure the proper installation and will certify the warranty
- By recoating the existing roofs, it will provide a 15 year warranty for 1/3 the cost of replacing the roof
- Extends the life cycle of roof by preventing aging and deterioration due to UV damage

- Reduced energy costs - Highly reflective, aluminum coating that can reduce roof temperatures by 15 degrees
- Reduced construction installation time frames
- Allows for use of facility during installation with minimal disruption
- Does not require complete removal of existing roof system
- Does not require need for possible additional insulation required by new building codes

The procurement process was provided through the use of pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Cobb County, GA and U.S. Communities.

Funding Source

Roof Recoating Proposal from Garland/DBS, Inc.			
Campus / Proposal Item	Proposal Price	Discount Applied	Total Proposal Price
Starr County Campus Proposal Item #3	\$774,341	\$6,832	\$767,509

Source of Funding	Amount Budgeted	Garland/DBS, Inc. Total Proposal Price	Budget Variance
Renewal and Replacement Plant Fund	\$770,000	\$767,509	\$2,491
Total Amount	\$770,000	\$767,509	\$2,491

Funds are budgeted in the Renewal and Replacement 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

Site plans indicating building locations to be recoated and the proposal from Garland/DBS, Inc. are enclosed for the Committee's review and information.

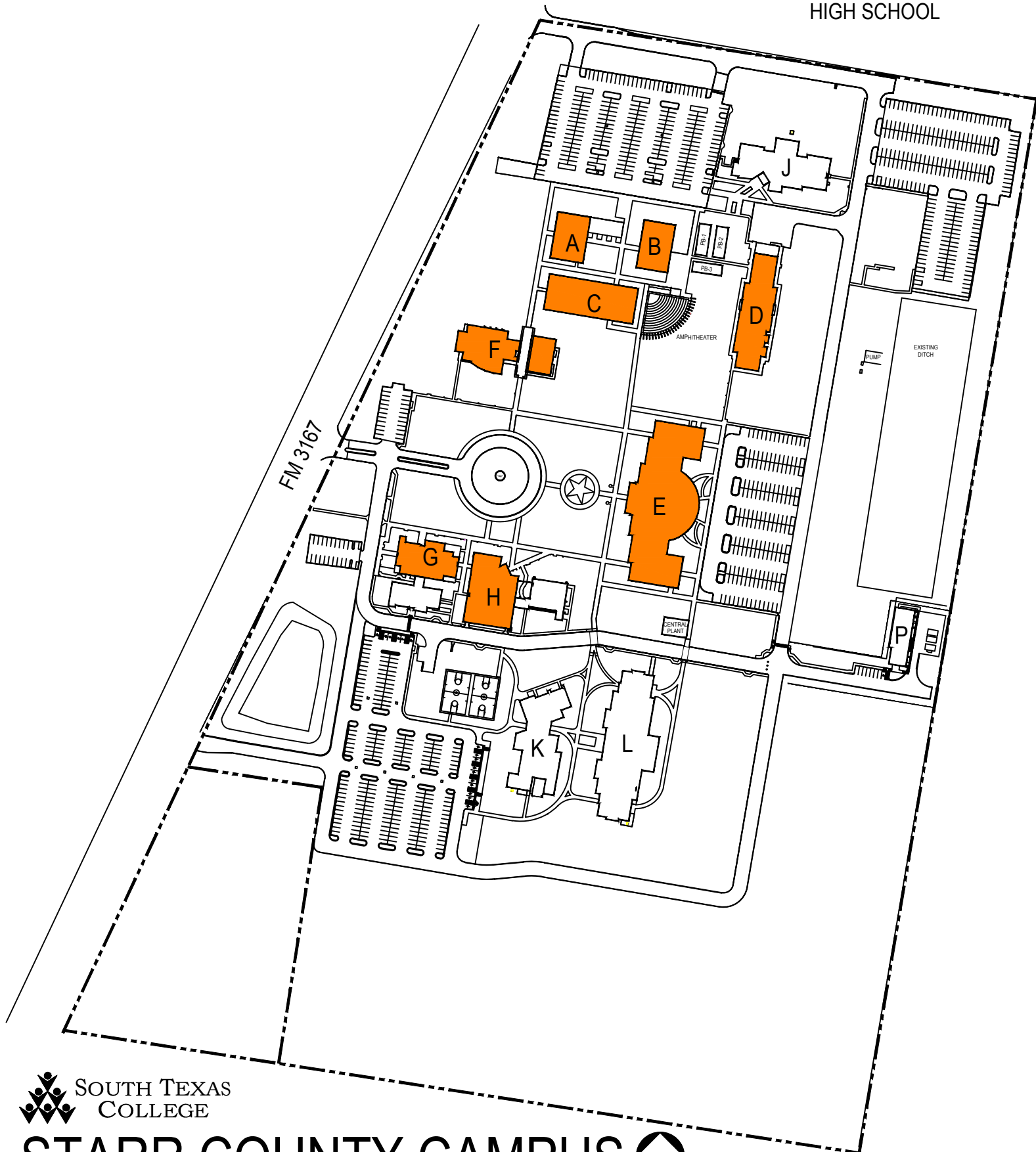
Presenters

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the December 13, 2018 Board meeting, to contract construction services with Garland/DBS, Inc. in the amount of \$767,509 for the Starr County Campus Roof Recoating project as presented.

HIGH SCHOOL



STARR COUNTY CAMPUS 



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

South Texas College
Mid Valley, Nursing & Starr Campuses - Roof Restorations

Date Submitted: 11/29/2018
Proposal #: 25-TX-181069
MICPA # 14-5903

Purchase orders to be made out to: Garland/DBS, Inc.

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Cobb County, GA and U.S. Communities. This budget/estimate should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered a competitive bid process for the project with the hopes of providing a lower market adjusted price whenever possible.

Scope of Work: Roof Surface Restoration and Coating

Restoration including but may not be limited to:

1. The surface will be inspected and repaired if needed. Loose membrane, blisters, peeling coating and or damaged areas shall be removed, primed and patched with additional Stressply mineral surfaced membrane in cold process adhesive. For peeling coating, the coating shall be scraped clean from the surface until no loose coating exists. It is suggested a power broom be used on the surface that has stiff bristle brushes.
2. The existing roof surface shall be cleaned, including as much of the black algae as possible, using a regular water hose and simple solution such as simple green and water, 10 to 1 ratio and or TSP and water, ratio as specified on TSP instructions. The intention is not to force water into the cracks of the existing membrane. Therefore, a suggested cleaning technique of using a medium to soft bristle shop broom should be used. The Broom shall be dipped into cleaning solution and the surface lightly broomed / scrubbed with the cleaning solution and shop broom, removing as much black algae as possible. Additional cleaning techniques will be entertained if the process does not force water into the cracks and therefore any exposed scrim. The roof shall immediately be thoroughly rinsed free of the solution and allowed to dry a minimum of 24 hours.
3. The cleaned and "Dry" surface shall be primed with Garla-Prime at the rate of one gallon per one hundred square feet. Do not cut prime. Primer shall be allowed to dry, tack-free to the touch. Application rate will vary; however, it is estimated that only .75 to 1.0 gallons per one hundred square feet will be needed.

4. All existing pitch pans, including "Chem Curbs®", shall be cleaned of old pitch pan sealer and primed with M.E.K. or other solvent-based cleaner/primer. The pan shall then be refilled with Garland Seal-Tite®, two-part urethane sealant. Once the sealant has set the pitch pan shall then receive a metal cover of either stainless steel for square pitch pans and or 4-pound lead sheathing can be formed over the Chem-Curb® pitch pans. The intent is to provide a solid protection for the sealant. The top of the metal bonnet and or lead sheathing shall be caulked with Garland Al-Seal sealant. Any pitch pans that are rusted shall be replaced.
5. All membrane base flashings shall be inspected, and any loose membrane removed, primed and replaced with Stressply mineral membrane or Stressply IV Mineral. For Stressply membrane use Greenlock Flashing Adhesive. The intent is to insure all membrane flashings are tight, blemish free and in condition to be coated and perform for additional extended warranty duration. All laps in the membrane shall be covered with an additional 6" strip of Stressply IV Mineral.
6. Miscellaneous penetration flashings shall be inspected and repaired if needed.
7. All roof drains will be re-flashed with new leads and target cap sheet. All clamping ring bolts shall be replaced with new bolts. New bolts shall have new nuts installed, two (2) for each nut. As the last punch list item, all new bolts/clamping rings shall be both nuts re-tightened.
8. Coating System: Revitalizer, Polyester Soft scrim, Revitalizer, generic ceramic minerals, and SilverShield fibrated aluminum coating.
 - a) Ensure that wet conditions do not exist. Once the surface is cleaned as recommended above and the surface completely dry, the surface shall be primed with Garla-Prime at the rate of .75 to 1.0 gallons per one hundred square feet for the field and 1 gallon per 100sf for the base flashings. Do not cut primer with any solvents. Allow primer to thoroughly dry, tact free to the touch. If necessary to allow primer to dry overnight than no more than one night can pass prior to coating installation. Should rain happen on the primer, an additional application of .5 gallons per one hundred square feet shall be applied and allowed to dry.
 - b) Once primed and dry, the surface shall receive an application of Revitalizer at a rate of three (3) gal./100 sq/ft. Thoroughly work the coating over the surface, ensuring material fills in any and all cracks and or blemishes. The most common application technique is using a 36" wide, notched squeegee.
 - c) A layer of HPR Polyester Soft shall be applied into the Revitalize and broomed smooth. Polyester shall be worked into the Revitalizer coating, making sure there are no voids, dry pockets and or wrinkles in the membrane. Do not walk on the polyester once in place.
 - d) Over the polyester, another application of Revitalizer @ Two (2) gallons per 100 sf shall be applied. Revitalizer can be applied with commercial spray rig, squeegee or snake and broom application techniques. (Please see Revitalizer Data sheet).

- e) Once the material is applied and allowed to flash for +/-15 minutes, apply 50# of white ceramic roofing granules into the coating. The flash time can or may vary depending on ambient conditions. If minerals sink into the coating the flash cure time shall be adjusted. The intent is for the minerals to stick into the coating, not sink and be buried. Take care to not apply minerals to primed roof surface before Revitalizer is applied. Loose minerals on the surface will affect Revitalizer coating adhesion and properties. Allow the minerals and coating to cure for three weeks.
- f) Once cured, the surface shall be coated with Silver-Shield fibrated, aluminum coating. Prior to Silver-Shield application, the surface shall be air-broom free of loose granules. Loose granules shall be gathered and removed from the roof. The prepared surface shall receive a solid coating of Silver-Shield at the rate of two (2) gallons per one hundred square feet. (2.0 Gallons per 100 sf)
- g) The base flashings shall receive 6" strips of Stressply IV Mineral, heat applied, mineral surface membrane over/at the laps, corners and end closures. The flashings shall receive two (2) separate coats of Silver-Shield fibrated aluminum coating at the rate of two (2.0) gallons per 100 sf., per coat, for a total of four (4.0) gallons per 100 sf. Both coats must be applied the same day, with no more the 12 hours cure time between coating applications. Applying both coats in one day will prevent trapping solvents,

Precautions:

- i) Do not apply unless temperatures are at least 50°F (10°C) and rising
- ii) Do not apply if there is a threat of rain, dew or temperatures below 50°F (10°C) forecasted within 24 hours
- iii) Avoid over working the material, which can interfere with the leafing of the aluminum and cause the material to appear bronze or darker than desired
- iv) Mix material with a Jiffy Mixer attached to a low speed drill. Mix until the material is consistent; do not over mix
- v) Do not apply coating when temperatures are more than 98° F. as the coating will flash cure, which will trap the solvents, and not allow the coating to properly cure.

Proposal Item #1 - Building List (#6 through #18)

#6	Mid Valley Campus, Building D - Workforce Innovation Center
#7	Mid Valley Campus, Building E - Library
#8	Mid Valley Campus, Building F - Student Union
#9	Mid Valley Campus, Building G - North Academic
#10	Starr Campus, Building A - Admin Bookstore
#11	Starr Campus, Building B - Center for Learning Experience
#12	Starr Campus, Building C - North Academic
#13	Starr Campus, Building D - Workforce Innovation
#14	Starr Campus, Building E - South Academic
#15	Starr Campus, Building F - Cultural Arts
#16	Starr Campus, Building G - Student Services
#17	Starr Campus, Building H - Student Activity Center
#18	Nursing Campus: School of Nursing

PROPOSAL ITEM #1:

Proposal Price Based Upon Market Experience:	\$ 1,665,764
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Garland/DBS Price Based Upon Local Market Competition (PROPOSAL ITEM #1):

American Contracting USA, Inc.	\$ 1,665,764
Western Specialty Contractors of America	\$ 1,746,099
TADCO Roofing	\$ 1,853,465

***Discount Offered by Contractor**

American Contracting USA, Inc.	\$ 14,828
Western Specialty Contractors of America	\$ 16,350
TADCO Roofing	\$ 66,845

***Discount is already factored into the final price for PROPOSAL ITEM #1 listed above.**

Proposal Item #2 - Building List (#6 through #9)

#6	Mid Valley Campus, Building D - Workforce Innovation Center
#7	Mid Valley Campus, Building E - Library
#8	Mid Valley Campus, Building F - Student Union
#9	Mid Valley Campus, Building G - North Academic

PROPOSAL ITEM #2:

Proposal Price Based Upon Market Experience:	\$ 690,242
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Garland/DBS Price Based Upon Local Market Competition (PROPOSAL ITEM #2):

American Contracting USA, Inc.	\$ 690,242
Western Specialty Contractors of America	\$ 743,733
TADCO Roofing	\$ 801,689

Proposal Item #3 - Building List (#10 through #17)

#10	Starr Campus, Building A - Admin Bookstore
#11	Starr Campus, Building B - Center for Learning Experience
#12	Starr Campus, Building C - North Academic
#13	Starr Campus, Building D - Workforce Innovation
#14	Starr Campus, Building E - South Academic
#15	Starr Campus, Building F - Cultural Arts
#16	Starr Campus, Building G - Student Services
#17	Starr Campus, Building H - Student Activity Center

PROPOSAL ITEM #3:

Proposal Price Based Upon Market Experience:	\$ 774,341
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Garland/DBS Price Based Upon Local Market Competition (PROPOSAL ITEM #3):

American Contracting USA, Inc.	\$ 774,341
Western Specialty Contractors of America	\$ 829,013
TADCO Roofing	\$ 906,054

Unforeseen Site Conditions (American Contracting USA, Inc.):

Replacement of Damaged Roofing Insulation & Membrane	\$ 18.24
Through Wall Scupper Replacement (12' x 6" - 24 Ga. Stainless Steel, including exterior escutcheon plate, welded seams and miters, and all necessary materials to strip the scupper)	\$ 399.00
Remove and Repalce Rusted and/or deteriorated Pitch Pans with Stainless Steel Pitch Pans (Includes hoods up to 6" x 6" using Seal-Tite two-part sealant)	\$ 399.00

Proposal Item #4 - Building List (#18)

#18	Nursing Campus: School of Nursing
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PROPOSAL ITEM #4:

Proposal Price Based Upon Market Experience:	\$ 189,703
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Garland/DBS Price Based Upon Local Market Competition (PROPOSAL ITEM #4):

Western Specialty Contractors of America	\$ 189,703
TADCO Roofing	\$ 212,567
American Contracting USA, Inc.	\$ 216,009

Unforeseen Site Conditions (Western Specialty Contractors of America):

Replacement of Damaged Roofing Insulation & Membrane	\$ 36.48
Through Wall Scupper Replacement (12' x 6" - 24 Ga. Stainless Steel, including exterior escutcheon plate, welded seams and miters, and all necessary materials to strip the scupper)	\$ 1,464.90
Remove and Repalce Rusted and/or deteriorated Pitch Pans with Stainless Steel Pitch Pans (Includes hoods up to 6" x 6" using Seal-Tite two-part sealant)	\$ 963.30

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers. Proposal pricing valid 60 Days from date listed above.

Clarifications/Exclusions:

1. Sales and use taxes are excluded. Please issue a Tax Exempt Certificate.
2. Permits are excluded.
3. Bonds are included.
4. Plumbing, Mechanical, Electrical work is excluded.
5. Masonry work is excluded.
6. Temporary protection is excluded.
7. Any work not exclusively described in the above proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Matt Egan

Matt Egan
Garland/DBS, Inc.
(216) 430-3662

**Discussion and Recommend Action as Necessary on Trademark Infringement
Claim by Center for Public Safety Excellence**

South Texas College received a letter from an attorney representing the Center for Public Safety Excellence (CPSE), a national non-profit accreditation and certification entity primarily serving firefighters.

CPSE complained that the College's use of the name South Texas College Regional Center for Public Safety Excellence was an infringement upon their trademark. South Texas College Legal Counsel has been in communication with counsel for CPSE.

Mr. Jesus Ramirez, Legal Counsel, will update the Committee on this matter in executive session.

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

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 28, 2018																				
Project number	PROJECT DESCRIPTION	Project Development				Design Phase				Solicitation of Proposals			Construction Phase					Project Manager	Architect/Engineer	Contractor
		Project Development	Board approval of A/E	Contract Negotiations	Concept Development	Schematic Approval	30%	60%	95%	100%	Solicit of Proposals	Approve Contractor	Construction Start	30%	50%	75%	95% Substantial Comp			
	Regional Center for Public Safety Excellence																			
	RCPSE - RCPSE Building (PSJA ISD)	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	RdIG	N/A Receiving funds from PSJA only
	RCPSE - Target Range																		Robert	
	RCPSE - Signage																		Robert	FPC
	RCPSE - Chiller Relocation																		Robert	M&O
	Higher Education Center La Joya																			
	Exterior Building and Wayfinding Signage																		David	FPC
	District Wide Improvements																			
15-6-001	DW - Outdoor Furniture																		Sam	N/A
15-6-002	DW - Directional Signage																		David	N/A
13-6-003	DW - Automatic Doors Phase III																		Robert	Ethos Engineering
	DW - Bus Drop Off Areas																			5 Star Construction
14-6-R014	DW - Marker Boards Replacement (RR)																		Sam	N/A
	DW - Interior LED Lighting Ph I (RR)																		Rick	M&O
	DW - Flooring Replacement (RR)																		Rick	N/A
	DW - Restroom Fixtures Replacement & Upgrade (RR)																		Rick	M&O
	DW - Water Heater Replacement & Upgrade (RR)																		Rick	M&O
	DW - HVAC Upgrades (RR)																		Rick	M&O
	DW - Exterior Lighting Upgrade (RR)																		Rick	M&O
	DW - Basketball Court Repairing (RR)																		Rick	M&O
or FY 2018-19, 46 non-bond projects are currently in progress, 4 project(s) completed and 29 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
Pecan Campus								
Arbor Brick Columns Repair and Replacement	5%	February 2019	1. Project Development 2. Design 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
Library	10%	February 2019	1. Project Development 2. Programming in Progress	\$ 495,000.00	TBD	TBD	\$ -	TBD
Building A Renovation	100%	November 2018	1. Construction Complete	\$ 55,000.00	TBD	TBD	\$ 4,351.00	\$ 25,649.00
Building M Office and Work Space Renovation	10%	April 2018	1. Project Development 2. Design in Progress	\$ 32,400.00	TBD	TBD	\$ -	\$ 32,400.00
Athletic Field Fence Enclosure	95%	December 2018	1. Construction Phase 2. Bidding in Progress	\$ 106,500.00	TBD	TBD	\$ -	\$ 106,500.00
Building D Renovations	30%	December 2018	1. Design Phase 2. Design in Progress	\$ 18,000.00	\$ -	\$ -	\$ -	-
Building H Renovations	5%	January 2019	1. Design Phase 2. Design in Progress	\$ 60,000.00	\$ -	\$ -	\$ -	-
Demolition of Dr. Casso Property	95%	November 2018	1. Construction Phase 2. Bidding in Progress	\$ 60,000.00	\$ -	\$ -	\$ -	\$ 60,000.00
Building X Data Cabling Infrastructure Replacement	5%	February 2019	1. Design Phase 2. Design in Progress	\$ -	TBD	TBD	TBD	TBD
Pecan Campus Total				\$ 836,900.00	\$ -	\$ -	\$ 4,351.00	\$ 164,549.00

Project	% Complete	Date to Complete	Current Activity	Original Budget	Contract Amount	Comparison to Budget	Amount Paid	Contract Balance
Pecan Plaza								
Pecan Plaza Police Department Emergency Generator	95%	November 2018	1. Construction Phase 2. Construction in Progress	\$ 400,000.00	\$ -	\$ 213,324.00	\$ 177,342.20	\$ 9,333.80
Building C 2601 Test Site Renovation	100%	November 2018	1. Construction Complete	\$ 100,000.00	\$ -	\$ -	\$ 45,661.36	\$ 54,338.64
Pecan Plaza Total				\$ 500,000.00	\$ -	\$ 213,324.00	\$ 223,003.56	\$ 63,672.44
Mid Valley Campus Total								
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
Resurfacing Parking Lot #3 (RR)	5%	December 2018	1. Project Development 2. Contract Negotiations	TBD	TBD	TBD	TBD	TBD
Thermal Plant Renovation	5%	December 2018	1. Project Development 2. Contract Negotiations	TBD	TBD	TBD	TBD	TBD
Resurfacing Northwest Drive (RR)	5%	December 2018	1. Project Development 2. Contract Negotiations	TBD	TBD	TBD	TBD	TBD
Student Services Renovation	5%	December 2018	1. Project Development 2. Contract Negotiations	TBD	TBD	TBD	TBD	TBD
Roofing Replacement (RR)	95%	December 2018	1. Construction Phase 2. Bidding in Progress	TBD	TBD	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								
Repair Concrete Floor Mechanical Room	95%	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		\$ -	\$ -	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	\$ 429,013.06	\$ 209,921.94
Shipping and Receiving Building D Office Renovation	5%	January 2019	1. Construction Phase 2. Bidding in Progress	TBD	TBD	TBD	TBD	TBD
Technology Campus Total				\$ 985,000.00	\$ 652,128.13	\$ 282,871.87	\$ 442,206.19	\$ 219,921.94
Nursing and Allied Health Campus								
Student Success Center Renovation	50%	November 2018	1. Design Phase 2. Design in Progress	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ -	TBD
Resurface Parking Lot #1	95%	November 2018	1. Project Development 2. Contract Negotiations	TBD	TBD	TBD	TBD	TBD
Student Services Renovation	5%	February 2019	1. Project Development 2. Programming in Progress	TBD	TBD	TBD	TBD	TBD
West Entry Campus Sign	5%	February 2019	1. Project Development 2. Programming in Progress	TBD	TBD	TBD	TBD	TBD
Roofing Replacement (RR)	95%	December 2018	1. Construction Phase 2. Bidding in Progress	TBD	TBD	TBD	TBD	TBD
Nursing and Allied Health Campus Total				\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ -	\$ -

Project	% Complete	Date to Complete	Current Activity	Original Budget	Contract Amount	Comparison to Budget	Amount Paid	Contract Balance
Starr County Campus								
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	\$ 271,218.35	\$ 14,274.65
Student Services Renovation	5%	February 2019	1. Project Development 2. Programming in Progress	TBD	TBD	TBD	TBD	TBD
Roofing Replacement (RR)	95%	December 2018	1. Construction Phase 2. Bidding in Progress	TBD	TBD	TBD	TBD	TBD
Starr County Campus Total				\$ 450,000.00	\$ 332,143.00	\$ 145,557.00	\$ 294,018.35	\$ 38,124.65
Regional Center for Public Safety Excellence								
Target Range	5%		1. Project Development 2. Programming in Progress		\$ 38,000.00			
Signage	100%	September 2018	1. Construction Complete				\$ 72,280.00	
Chiller Relocation	5%	February 2019	1. Construction Phase 2. Bidding in Progress	TBD	TBD	TBD	TBD	TBD
RCPSE Total				\$ -	\$ 38,000.00	\$ -	\$ 72,280.00	\$ -

Project	% Complete	Date to Complete	Current Activity	Original Budget	Contract Amount	Comparison to Budget	Amount Paid	Contract Balance
District Wide								
Automatic Doors Phase III	5%	August 2018	1. Construction Phase 2. Construction in Progress	\$ 65,000.00	\$ 128,000.00	\$ -	\$ -	\$ -
Marker Boards Replacement (RR)	85%	February 2019	1. Project Development 2. Design in Progress	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -
Irrigation System Controls Upgrade (RR)	5%	August 2019	1. Construction Phase 2. Bidding in Progress	\$ 70,000.00	TBD	TBD	\$ -	TBD
Fire Alarm Panel Replacement / Upgrades (RR)	5%	August 2019	1. Construction Phase 2. Bidding in Progress	\$ 180,000.00	TBD	TBD	\$ -	TBD
Outdoor Furniture	60%	February 2019	1. Construction Phase 2. Construction in Progress	\$ 250,000.00	\$ -	\$ -	\$ -	\$ -
Directional Signage Updates	95%	February 2019	1. Construction Phase 2. Bidding in Progress	\$ 25,000.00	TBD	TBD	\$ -	TBD
Walkway LED Lighting Upgrade	5%	August 2019	1. Construction Phase 2. Bidding in Progress	\$ 35,000.00	TBD	TBD	\$ 10,687.50	TBD
FOCUS on Active Learning (RR)	5%	March 2019	1. Project Development 2. Design in Progress	\$ 30,000.00	\$ 676.90	\$ 29,323.10	\$ 676.90	\$ -
Interior Controls Upgrade (RR)	5%	August 2019	1. Construction Phase 2. Bidding in Progress	\$ 75,000.00	TBD	TBD	\$ -	TBD
Flooring Replacement Phase I (RR)	5%	August 2019	1. Construction Phase 2. Bidding in Progress	\$ 500,000.00	TBD	TBD	\$ 24,186.92	TBD
Restroom Fixtures Replacement & Upgrade	5%	August 2019	1. Construction Phase 2. Bidding in Progress	\$ 25,000.00	\$ 4,047.68	\$ 20,952.32	\$ 4,047.68	\$ -
Water Heater Replacement & Upgrade	5%	August 2019	1. Construction Phase 2. Bidding 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 2019	1. Construction Phase 2. Bidding in Progress	\$ 30,000.00	TBD	TBD	\$ -	TBD
HVAC Upgrades (RR)	5%	August 2019	1. Construction Phase 2. Bidding in Progress	\$ 100,000.00	\$ 13,372.47	\$ 86,627.53	\$ 21,464.85	\$ (8,092.38)
Water Pump Stations (RR)	5%	August 2019	1. Construction Phase 2. Bidding in Progress	\$ 25,000.00	TBD	TBD	\$ -	TBD
Exterior Lighting Upgrade (RR)	5%	August 2019	1. Construction Phase 2. Bidding in Progress	\$ 250,000.00	TBD	TBD	\$ -	TBD
Basketball Court Repairing (RR)	95%	December 2018	1. Construction Phase 2. Bidding in Progress	TBD	TBD	TBD	TBD	TBD
District Wide Total				\$ 1,880,000.00	\$ 190,811.40	\$ 105,561.07	\$ 64,596.48	\$ 36,621.97
Non-Bond Construction Project Total				\$ 3,899,000.00	\$ 1,297,954.53	\$ 823,313.94	\$ 1,169,976.58	\$ 358,341.00
For FY 2018 - 2019, 27 non-bond projects are currently in progress, 0 has been completed and 52 pending start up - 79 Total								