

South Texas College
 Board of Trustees
 Facilities Committee
 Ann Richards Administration Building, Board Room
 Pecan Campus
 Tuesday, March 5, 2019
 @ 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. February 12, 2019 Facilities Committee Meeting

Meeting Minutes
Facilities Committee Meeting
February 12, 2019

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus, McAllen, Texas
Tuesday, February 12, 2019 @ 4:30 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, February 12, 2019 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:31 p.m. with Mr. Gary Gurwitz presiding.

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

Other Trustees present: None

Members absent: Mr. Paul R. Rodriguez and Ms. Rose Benavidez

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. Eli Nguma, Ms. Monica Perez, Mr. Tim Weldon, Mr. Eddie Vela, Mr. David Perez, and Mr. Andrew Fish.

Approval of Facilities Committee Meetings Minutes

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Gary Gurwitz, the Minutes for the January 15, 2019 Facilities Committee meetings were approved as written. The motion carried.

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

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

Broaddus & Associates was asked to provide updates for each warranty item. The Facilities Committee reviewed these items with Mr. Tim Weldon from Broaddus & Associates.

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

Mr. Tim Weldon informed the Committee that he was awaiting confirmation from D. Wilson Construction Company that this work was ready to proceed.

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

Mr. Tim Weldon informed the Committee that the construction manager-at-risk had contracted a third party engineer to do further testing. The testing was completed February 4, 2019, but the report had not yet been finalized.

Mr. Weldon expected that there would be additional information for presentation to the Board of Trustees.

The Facilities Committee did not recommend Board action for the warranty items. No action was taken.

Review and Update on Mid Valley Campus Evaluation of Existing Drainage Conditions

An update was provided at the February 12, 2019 Facilities Committee meeting regarding the evaluation of the drainage conditions at the Mid Valley Campus.

This evaluation was approved by the Board on September 25, 2018, in response to extensive flooding during and after heavy rains on June 20 – 21, 2018. This rain led to flooding of the Mid Valley Campus Center for Learning Excellence (Building A), as well as standing water with slow drainage at several locations on campus.

Perez Consulting Engineers has been conducting a topographic survey of the Mid Valley Campus property. At the Facilities Committee meeting, they shared the topographic survey captured with an aerial drone, and identified locations on the campus that would be prone to future flooding.

They further identified a concern with the lack of storm water drainage capacity adjacent to the campus, noting that as the current detention pond filled, the run to the nearest discharge point along Pike Boulevard was 1,600 linear feet away, which was a significant distance for the pumps to push floodwater.

Administration noted that there are future site and construction projects at the Mid Valley Campus. They noted that the topographic survey by Perez Consulting Engineers would allow the College to attempt to mitigate these drainage issues while designing future projects. One option might be to expand the current detention pond for increase capacity.

Representatives of Perez Consulting Engineers would return to provide an update at a following Facilities Committee meeting.

No action was requested from the Facilities Committee at this time.

Review and Recommend Action on Contracting Architectural Services for the Nursing & Allied Health Campus East Building Renovation of Student Services Space and Starr County Campus Student Services Building G Renovation of Admissions and Cashier Areas

Approval to contract architect design services to prepare plans for the Nursing & Allied Health Campus East Building Renovation of Student Services Space and Starr County Campus Student Services Building G Renovation of Admissions and Cashier Areas projects will be requested at the February 26, 2019 Board meeting.

Purpose

Architectural design services were necessary for design and construction administration services for the Nursing & Allied Health Campus East Building Renovation of Student Services Space and Starr County Campus Student Services Building G Renovation of Admissions and Cashier Areas projects. The design scope of work included, but was not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

Justification

The proposed Nursing & Allied Health Campus East Building Renovation of Student Services Space and Starr County Campus Student Services Building G Renovation of Admissions and Cashier Areas projects were approved Capital Improvement Projects and were budgeted for Fiscal Year 2018-2019.

Nursing & Allied Health Campus East Building Student Services Renovation

The scope of work included the redesign of existing spaces listed below to create an Enrollment Center and department office spaces.

- Admissions and Information
- Advising
- Counseling
- Financial Aid
- Testing
- Cashier

Starr County Campus Student Services Building G Renovation

The scope of work will include the retrofit of existing spaces listed below due to 2013 Bond Construction expansion of existing building.

- Cashier area to be redesigned for use by Veterans Affairs
- Admissions area to be redesigned for use by Cashiers
- Career Planning redesign

Background

On January 7, 2019, 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 Nursing & Allied Health Campus East Building Renovation of Student Services Space and Starr County Campus Student Services Building G Renovation of Admissions and Cashier Areas projects. A total of seventeen (17) firms received a copy of the RFQ and a total of nine (9) firms submitted their responses on January 24, 2019.

Funding Source

Funds for these expenditures were budgeted in the Non-Bond Unexpended Construction budget for FY 2018-2019.

Reviewers

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

Enclosed Documents

Plans for the proposed Nursing & Allied Health Campus East Building Renovation of Student Services Space and Starr County Campus Student Services Building G Renovation of Admissions and Cashier Areas projects were enclosed. The evaluation team members completed evaluations for the firms and provided enclosed scoring and ranking summary for the Committee's review and information.

Mr. Gary Gurwitz asked for clarification of the proposed scope of services to be offered in the renovated spaces.

Administration outlined student services that would be made available through the renovation, which included previously available and new or expanded services. They noted that the success of the Pecan Campus Enrollment Center and its ability to centralize and bring efficiency to providing service to students demonstrated the value in completing similar renovations at other campuses.

Mr. Gurwitz asked whether the renovations were necessary to provide the services, clarifying that his concern was ensuring the proposed work was a necessary and appropriate use of funds.

Administration agreed that the renovations would be necessary to provide the improved student services.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval to contract architectural design services with Gignac & Associates, LLP. for preparation of plans and specifications for the Nursing & Allied Health Campus East Building Renovation of Student Services Space and Starr County Campus Student Services Building G Renovation of Admissions and Cashier Areas projects as presented. The motion carried.

Review and Recommend Action on Contracting Architectural Services for the Regional Center for Public Safety Excellence Target Range

Approval to contract architect design services to prepare plans for the Regional Center for Public Safety Excellence Target Range project will be requested at the February 26, 2019 Board meeting.

Purpose

Architectural design services were necessary for design and construction administration services for the Regional Center for Public Safety Excellence Target Range project. The design scope of work included, but was not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

Justification

The proposed Regional Center for Public Safety Excellence Target Range project was an approved Capital Improvement Project and was budgeted for Fiscal Year 2018-2019. The funding for this project included a grant from the Texas Parks and Wildlife Department (TPWD) for the planning phase of a 13,300 square feet indoor 12-lane proposed target range in the amount of \$307,219. The TPWD would provide 75% of the funding through the grant and the College was responsible for the remaining 25%, which was \$102,406.

Funding Source	Texas Parks and Wildlife Department	South Texas College	Total
Amount	\$307,219	102,406	\$409,625

Background

The Board of Trustees accepted and authorized the use of a grant from the TPWD on October 30, 2018. The TPWD awarded the grant to the College on November 29, 2018. As part of the planning phase, professional design services are required and on January 10, 2019, 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 Regional Center for Public Safety Excellence Target Range project. A total of eighteen (18) firms received a copy of the RFQ and a total of six (6) firms submitted their responses on January 24, 2019.

Funding Source

Funds for these expenditures were budgeted in the Non-Bond Unexpended Construction budget for FY 2018-2019.

Reviewers

The Request for Qualifications was reviewed by staff from the Facilities Planning & Construction, Facilities Operations & Maintenance, and Purchasing departments.

Enclosed Documents

Plans for the proposed Regional Center for Public Safety Excellence Target Range were enclosed. The evaluation team members completed evaluations for the firms and provided enclosed scoring and ranking summary for the Committee's review and information.

Legal Counsel clarified with administration that there was no obligation for the College to continue to the construction phase of the project if the Board did not wish to proceed, and administration agreed.

The Facilities Committee noted that the architect would likely need to engage a specialized consultant in this project, and administration noted that PBK Architects, Inc., would include G2 Solutions as their consultant. The Committee noted that fees for services by consultants would need to be included in the architect's contract, and not to exceed the design budget for the project.

Administration agreed that the architect would be advised to design the project to be within the construction budget estimated at \$3M, and to keep planning phase costs within budget as well.

Administration noted that any resulting construction bidding must begin by December 31, 2019, under the terms of the planning phase grant and future TPWD construction grant funding.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval to contract architectural design services with PBK Architects, Inc. for preparation of plans and specifications for the Regional Center for Public Safety Excellence Target Range project as presented and subject to the firm keeping planning phase costs within the \$409,625 budget.

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

Approval to contract construction services for the Pecan Campus Athletic Field Fence Enclosure - II project will be requested at the February 26, 2019 Board meeting.

Purpose

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

Background

At the December 13, 2018 Board meeting, College staff presented three options for construction proposals for a new fence enclosure at the Pecan Campus Athletic Fields. The Board did not act on accepting any of the options and requested staff to solicit an alternate fence product with two different column spacing distances. College staff developed a new solicitation of proposals using two metal fence types along with two column spacing distances.

The Facilities Committee recommended presenting to the full Board for their review and action.

Review and Recommend Action on Contracting Construction Services for the Pecan Campus Ann Richards Administration Building D Renovation of East Side Office Space

Approval to contract construction services for the Pecan Campus Ann Richards Administration Building D Renovation of East Side Office Space project will be requested at the February 26, 2019 Board meeting.

Purpose

The procurement of a contractor would provide for construction services necessary for the Pecan Campus Ann Richards Administration Building D Renovation of East Side Office Space project.

Background

On July 24, 2018, the Board of Trustees approved contracting architectural services with EGV Architects, Inc. for the design and preparation of plans and specifications for the Pecan Campus Ann Richards Administration Building D Renovation of East Side Office Space project. The project consists of renovating the existing office space on the east side of the building. The existing space was in need of renovation to meet the College's material and design standards including the concrete infill of an existing floor space void. The new office spaces will be used by staff and faculty from the College's Academic Affairs Division.

EGV Architects, Inc. prepared and issued the necessary plans and specifications for the solicitation of competitive sealed proposals for this phase.

Solicitation of competitive sealed proposals for this project began on January 7, 2019. A total of ten (10) sets of construction documents were issued to seven (7) general contractors and three (3) plan rooms a total of twelve (12) proposals were received on January 24, 2019.

Timeline for Solicitation of Competitive Sealed Proposals	
January 7, 2019	Solicitation of competitive sealed proposals began.
January 12, 2019	Twelve (12) proposals were received.

College staff reviewed and evaluated the competitive sealed proposal and recommended Noble Texas Builders as the highest ranked in the amount of \$204,925.

Funding Source

Source of Funding	Amount Budgeted	Highest Ranked Proposal Noble Texas Builders	Budget Variance
Unexpended Construction Fund	\$180,000	\$204,925	(\$24,925)
Total Amount	\$180,000	\$204,925	(\$24,925)

Funds were budgeted in the Unexpended Construction 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.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval to contract construction services with Noble Texas Builders in the amount of \$204,925 for the Pecan Campus Ann Richards Administration Building D Renovation of East Side Office Space project as presented. The motion carried.

Review and Recommend Action on Substantial Completion for the Mid Valley Campus Child Care Development Canopy Replacement

Approval of substantial completion for the following Mid Valley Campus Child Care Development Canopy Replacement project will be requested at the February 26, 2019 Board Meeting:

	Project	Completion Recommended	Date Received
1.	Mid Valley Campus Child Care Development Canopy Replacement Contractor: Tri-Gen Construction, LLC.	Substantial Completion Recommended	January 18, 2019

Facilities Planning & Construction staff visited the site and developed a construction punch list on January 18, 2019. A Certificate of Substantial Completion was issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project.

Enclosed Documents

A copy of the Substantial Completion Certificate and a photo were enclosed for the Committee's review and information.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of substantial completion for the Mid Valley Campus Child Care Development Canopy Replacement project as presented.

Update on Status of Non-Bond Construction Projects

The Facilities Planning and Construction staff provided a design and construction update. This update summarized 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 5:40 p.m.

I certify that the foregoing are the true and correct minutes of the February 12, 2019 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
February 12, 2019 Facilities Committee Meeting
as of March 1, 2019

#	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 2/28/2019	<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>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.</p> <p>1/8/2019: B&A received an option for the vault remediation from D. Wilson and Sigma HN Engineers has provided direction on the proposed option.</p> <p>1/15/2019(Board Meeting):B&A reported to the Board that D.Wilson had received direction from Sigma HN Engineers to proceed with the proposed option to remediate the vault issue.</p> <p><i>2/27/2019: B&A was previously notified by D.Wilson that the new watertight vault lid was installed. The sealant that was approved by Sigma HN Engineers has been ordered and we will be notified when the sealant would be installed. In addition, D.Wilson has also installed a gravel type trench drain to divert water from the roof drain nozzle.</i></p>

2013 Bond Construction Program Warranty Items - Action Plan
February 12, 2019 Facilities Committee Meeting
as of March 1, 2019

#	Description of Issues	Responsible Parties	Status	Due Date		Resolution / Action Item
<i>Regional Center for Public Safety Excellence</i>						
2	RCPSE PSI- Asphalt failures at Cityscape drives	Noble Texas Builders	Pending	8/27/2018 10/31/2018 2/28/2019	<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-Kistner, 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>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.</p> <p>11/29/2018: B&A has received 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.</p> <p>1 /8/2018: B&A and the College have received the report from Raba-Kistner, Inc. and the additional topographic information from Dannenbaum. The information is currently under review. B&A will provide an update to the Facilities Committee at the January meeting.</p> <p>1/25/2019: B&A met with the Contractor, Engineer, and RKCI to discuss the reports. The Contractor requested additional testing of the asphalt and base conditions by a 3rd party materials testing company. The additional testing requested by Noble Texas Builders was performed on February 4, 2019.</p> <p><i>2/27/2019:B&A met with the Contractor, Engineer, and RKCE to discuss the results of the reports and to develop options for the repairs. B&A will provide an update at the March Facilities Committee meeting.</i></p>	<i>B&A will provide an update at the March 2019 Facilities Committee meeting.</i>

Review and Recommend Action on the Portable Buildings Expansion Plan for the Regional Center for Public Safety Excellence

Approval of an expansion plan to provide portable buildings and extend mechanical, electrical, plumbing (MEP), communication, and civil infrastructure for portable buildings at the Regional Center for Public Safety Excellence (RCPSE) will be requested at the March 26, 2019 Board meeting.

Purpose

Authorization is being requested to move forward with an expansion plan to provide the portable buildings, including the associated design and construction for MEP, communication, and civil infrastructure, for the RCPSE.

Justification

Additional instructional and support services spaces are requested due to the demand for the courses being offered at the RCPSE. Portable buildings and the associated infrastructure are necessary to provide the needed spaces.

Background

The RCPSE has been in use since the 2018 Fall semester. The portable buildings are needed due to larger than anticipated demand for the use of the existing facility for Continuing Education for law enforcement, Border Patrol, Customs personnel, and for Dual Credit. As the RCPSE continues to add programs and grow enrollment, the Library and Learning Support Services department will need to increase services in order to meet the SACSCOC accreditation standards on providing adequate facilities and resources to off-campus instructional sites.

Library and Learning Support Services is proposing the use of a portable building to provide library services, tutoring services, and an open computer lab for faculty and student use. Library services will include library orientation, library instruction sessions, support using the online databases and online catalog. Tutoring services will include individual and group tutoring, content-specific and learning skills workshops, and access to knowledgeable, well-trained staff. The open lab will provide up-to-date computers complete with the current educational software needed for students to complete their coursework.

A total of five (5) portable buildings are being requested to be used for a virtual target room (utilizing laser practice equipment); the development of a cyber-security lab; student services spaces, including tutoring, library services, and an open lab; additional office spaces for technicians, staff, and instructors; and a restroom area.

Proposed Portable Buildings Usage Regional Center for Public Safety Excellence	
Portable Building	Proposed Use
PB-1	Restroom
PB-2	Classrooms (2)
PB-3	Virtual Target Lab
PB-4	Student Support Services/Library Services/Open Lab
PB-5	Offices

The proposed schedule is to have the portables operational for instruction in time for the start of the Fall 2019 semester. The infrastructure for the portable buildings will require engineering design for infrastructure of MEP, communication, civil, and structural anchoring. The total fees are estimated to be less than \$15,000. Due to the schedule constraints and the total estimated engineering fee amount, it is proposed to contract these services individually for each of the disciplines. Staff is recommending using the engineers that have worked previously on the RCPSE building and site. Staff will request proposals from DBR Engineering for the MEP and communication design services, Dannenbaum Engineering for the civil design services, and Chanin Engineering, LLC for structural design services. Procuring their services can be approved through the College President's authority. This process will then allow for procurement of the contracting services to be done as soon as construction documents are completed to meet the Fall 2019 semester start.

Minor landscaping and irrigation around the portables and sidewalks can be provided using the College's contracted lawn maintenance vendor.

Listed below are a few options for providing portable buildings:

- Purchase of portable buildings
 - Purchase new portable buildings through an approved purchasing cooperative
 - Highest costs
 - Short procurement process
 - Standardized units
 - Purchase used portable buildings through an approved purchasing cooperative
 - Lower cost than purchasing new portables
 - Short procurement process
 - Standardized units

- Purchase used portable buildings through an interlocal agreement with McAllen ISD or another local entity
 - Costs for units should be significantly lower than purchased through purchasing cooperative
 - Procurement process could affect the proposed Fall 2019 schedule
 - Condition of portable units may vary and could require upgrades
- Use of existing college owned portable buildings that are available for relocation
 - Relocate one (1) classroom portable building from the Mid Valley Campus
 - Relocate two (2) classroom portable buildings from the Pecan Campus
 - Relocate one (1) office portable building from the Technology Campus
 - This scenario would require the purchase of a restroom portable building from an approved purchasing cooperative
 - Units are readily available for relocation
 - Units are standardized
 - Units are furnished and have data ports
 - Familiar with the condition of units
 - Purchase costs would only be for restroom unit

College staff is still in the process of reviewing the best option for providing portable buildings to the site to meet the schedule and also providing the best value. If portables are to be purchased, the Facilities Committee will be asked to review and recommend the purchase(s) to the Board for approval at a following Facilities Committee meeting.

The associated infrastructure for the five portable buildings will include electrical lines, data/fiber lines, electrical panels within the new building, water lines, sewer lines, and sidewalks. The estimated costs for the portable buildings, relocation, and the infrastructure are as follows:

Portable Buildings Expansion Plan Regional Center for Public Safety Excellence	
Construction Item	Estimated Cost
Portable Buildings (5)	To be determined
Relocation	\$70,000
Infrastructure – MEP and Sidewalks	125,000
Design	12,500
FFE	120,000 ¹
Technology	100,000
Landscaping and Irrigation	\$10,000
Estimated Total	\$430,000²

¹ Cost may vary, depending on method for acquiring portable buildings

² Does not include potential costs for the purchase of portable building(s)

Funding Source

Funds are available in the FY 2018–2019 Unexpended Construction Plant Fund budget.

Enclosed Documents

A site plan is enclosed for the Committee’s review and information.

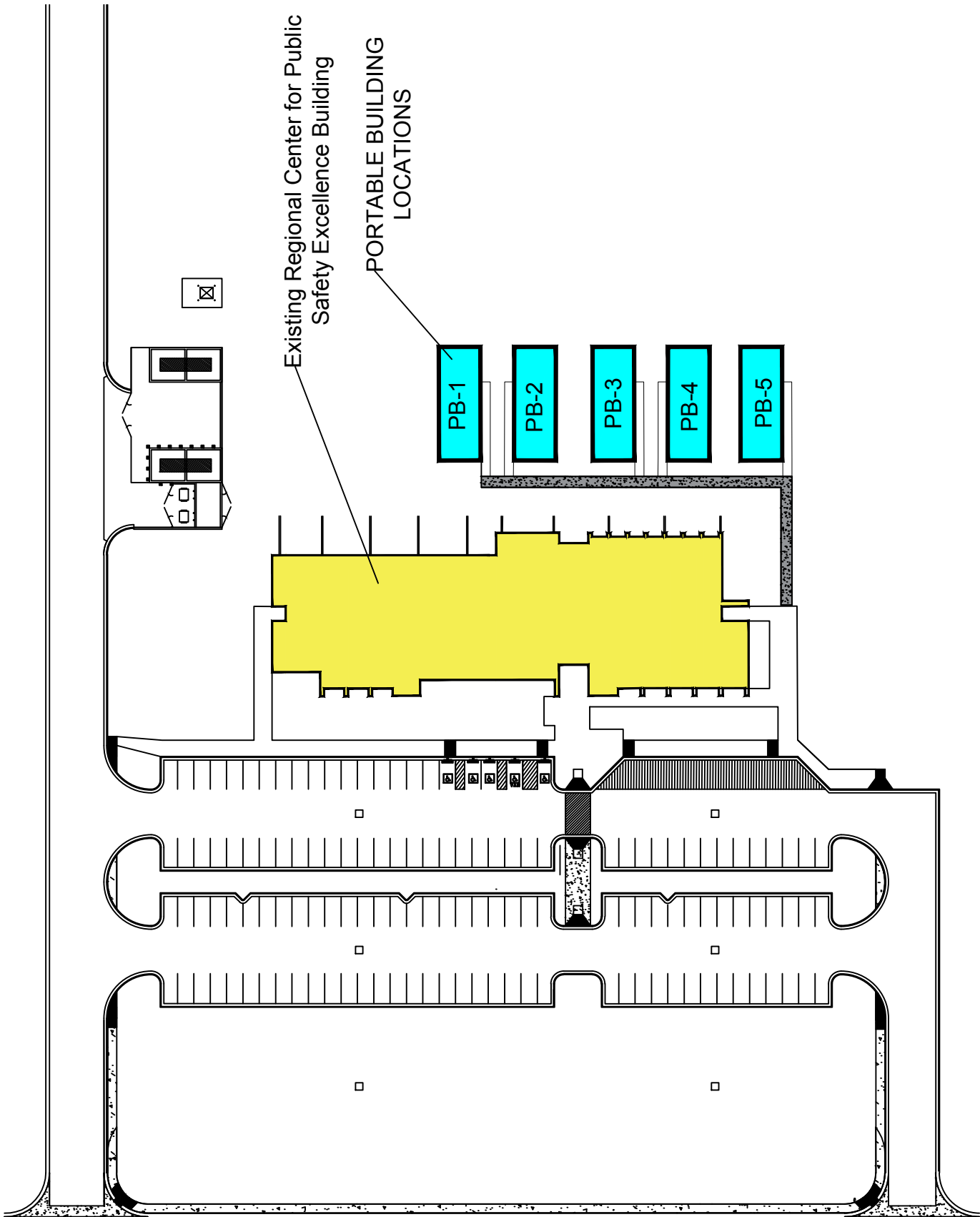
Presenters

College staff will be available at the March 5, 2019 Facilities Committee meeting to respond to questions from the Facilities Committee members.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the March 26, 2019 Board meeting, the expansion plan to provide portable buildings including the design and construction to extend MEP, communication, and civil infrastructure at the Regional Center of Public Safety Excellence project as presented.

U.S. 281 (S Cage Blvd)



REGIONAL CENTER FOR
PUBLIC SAFETY EXCELLENCE 
PROPOSED PORTABLE BUILDING LOCATIONS

Review and Recommend Action on Contracting Construction Services for the Nursing and Allied Health Campus Center for Learning Excellence Renovations

Approval to contract construction services for the Nursing and Allied Health Campus Center for Learning Excellence Renovations project will be requested at the March 26, 2019 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the Nursing and Allied Health Campus Center for Learning Excellence Renovations project.

Background

The proposed Nursing and Allied Health Campus Center for Learning Excellence Renovation project is an approved Capital Improvement Project (CIP) and has been budgeted for Fiscal Year 2018-2019.

This project is needed to retrofit the existing Center for Learning Excellence (CLE) into office spaces for advisors, Student Success specialists, and Clinical Affairs specialists. The Nursing & Allied Health (NAH) Division requested these renovations to have a centralized location for all student needs related to advising for NAH Programs. The new CLE has been relocated to the vacated library space in the east wing of East Building A. The library was moved to the new library space in the new West Building B, which was part of the 2013 Bond Construction Program.

On April 24, 2018, the Board of Trustees approved the selection of Boultinghouse Simpson Gates Architects (BSGA) to prepare the necessary plans and specifications for the proposed project. BSGA met with College staff to develop the revised layout and scope of the renovations and have 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 February 4, 2019. A total of seven (7) sets of construction documents were issued to three (3) general contractors, one (1) subcontractor, and three (3) plan rooms. A total of five (5) proposals were received on February 19, 2019.

Timeline for Solicitation of Competitive Sealed Proposals	
February 4, 2019	Solicitation of competitive sealed proposals began.
February 19, 2019	Five (5) proposals were received.

College staff reviewed and evaluated the competitive sealed proposal and recommend Tri-Gen Construction, LLC as the highest ranked in the amount of \$170,000.

Funding Source

Source of Funding	Amount Budgeted	Highest Ranked Proposal Tri-Gen Construction, LLC	Budget Variance
Unexpended Construction Plant Fund	\$111,360	\$170,000	(\$58,640)

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, Facilities Operations & Maintenance, and Purchasing departments.

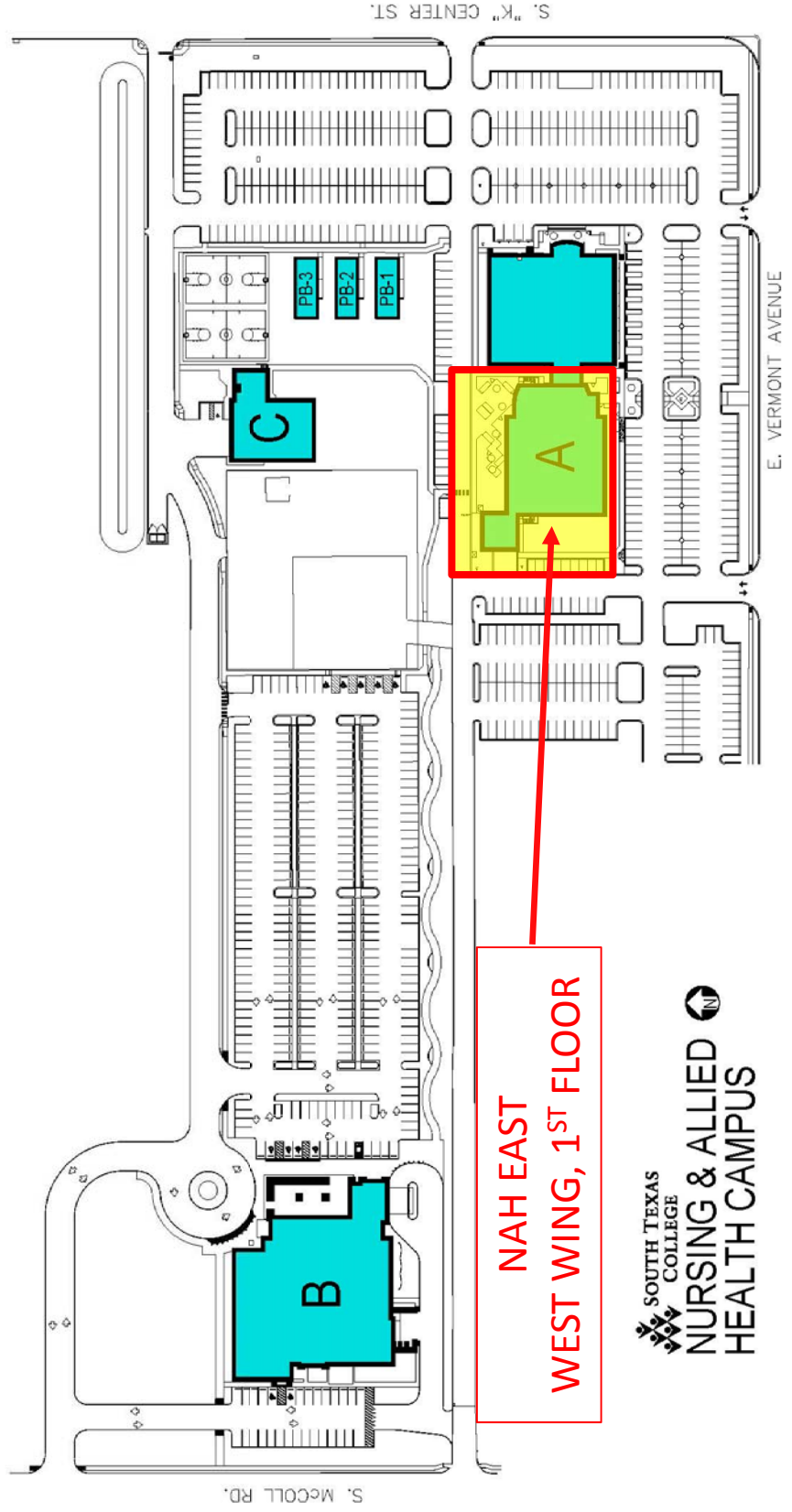
Enclosed Documents

Enclosed are documents of the project location, plan, entrance view, and proposal summary. Staff evaluated the proposal and recommended that the top ranked contractor be recommended for Board approval.

Recommended Action

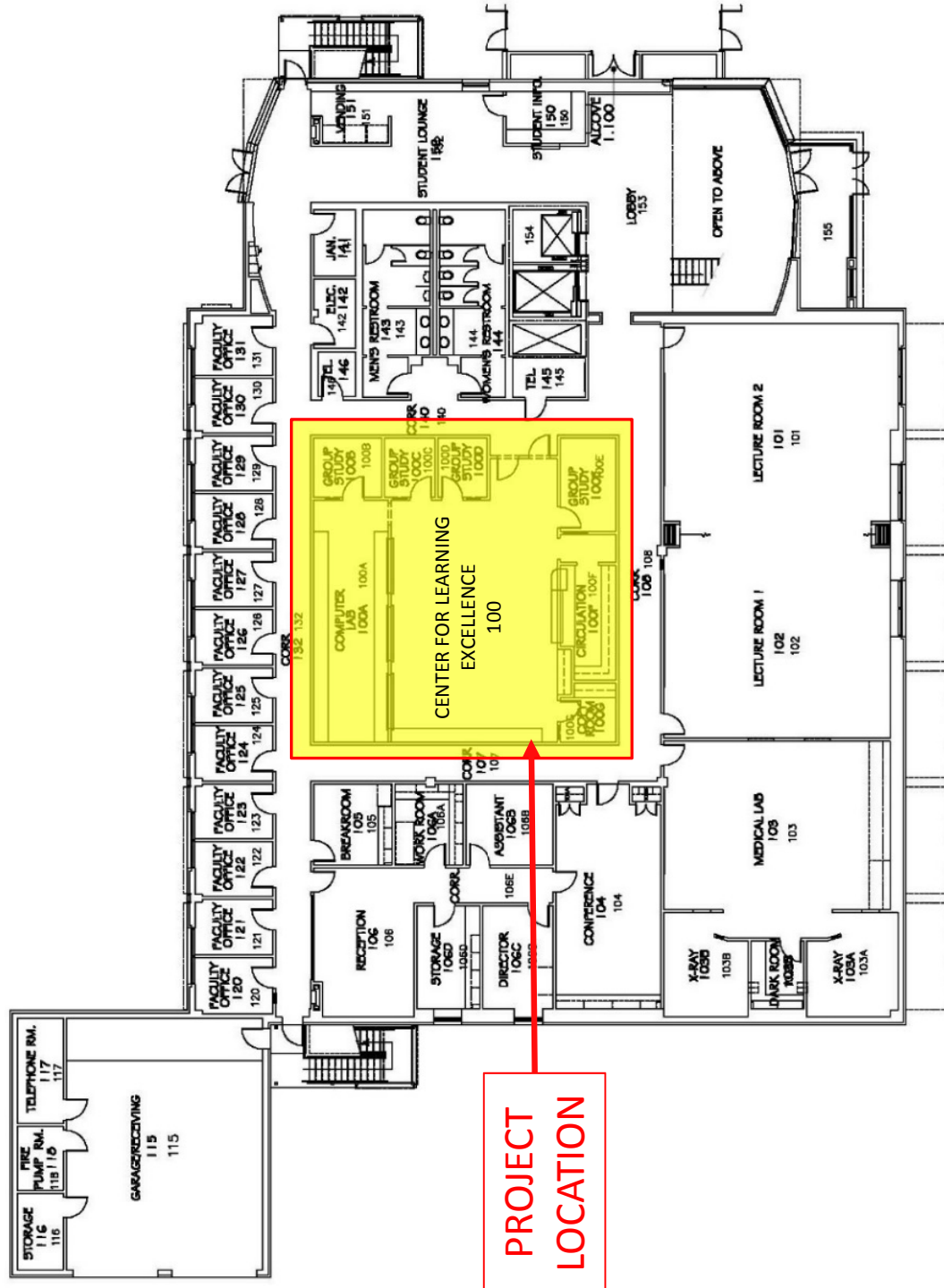
It is requested that the Facilities Committee recommend for Board approval at the March 26, 2019 Board meeting, to contract construction services with Tri-Gen Construction, LLC in the amount of \$170,000 for the Nursing and Allied Health Campus Center for Learning Excellence Renovations project as presented.

Building Location



Nursing and Allied Health Campus Center for Learning Excellence Renovations

Project Location



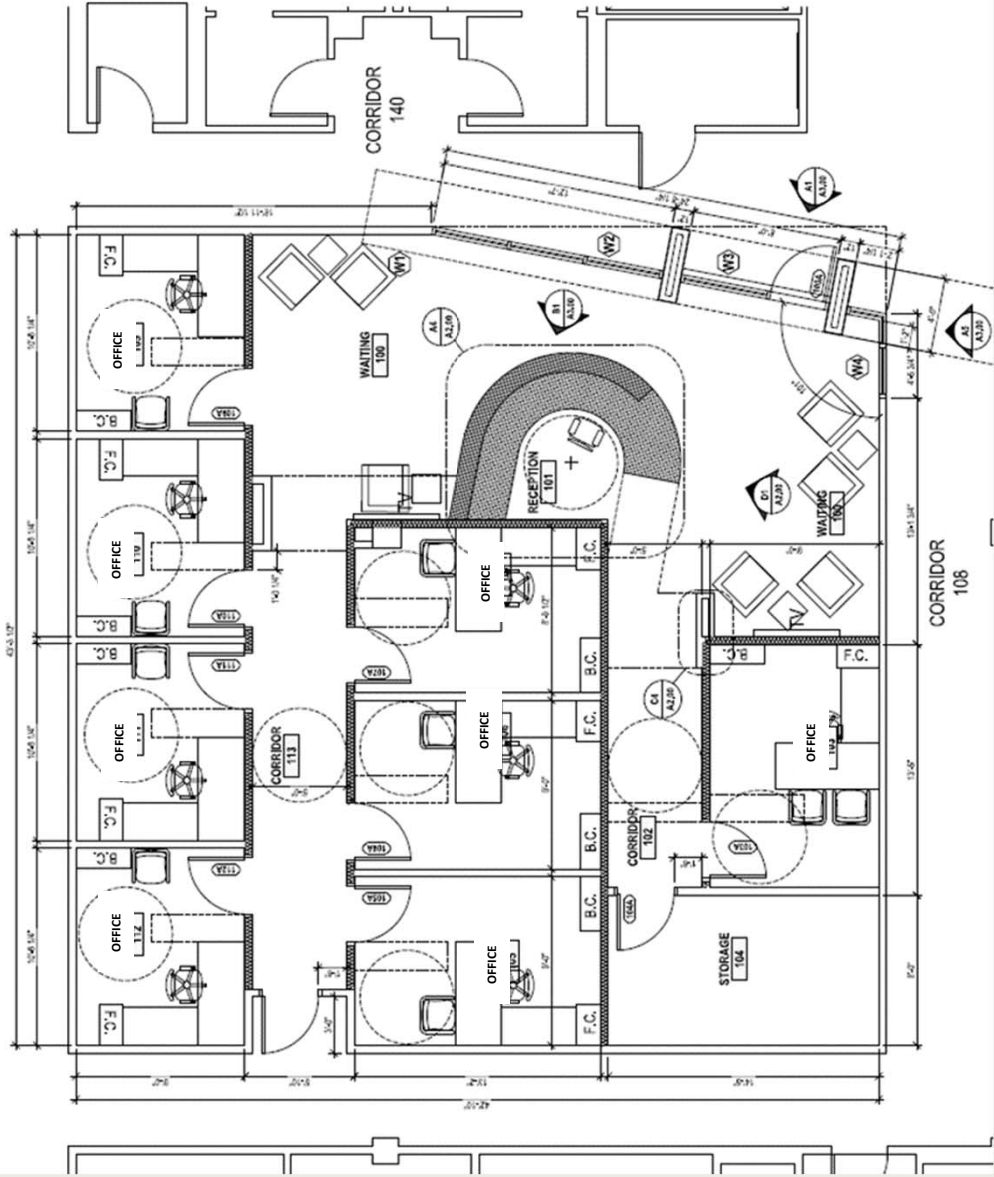
Nursing and Allied Health Campus Center for Learning Excellence Renovations

Proposed Entrance View



Nursing and Allied Health Campus Center for Learning Excellence Renovations

Proposed Layout



Nursing and Allied Health Campus Center for Learning Excellence Renovations

**SOUTH TEXAS COLLEGE
NURSING AND ALLIED HEALTH CAMPUS - STUDENT SUCCESS CENTER RENOVATION
PROJECT NO. 18-19-1043**

NAME	Celso Gonzalez Construction, Inc.	5 Star GC Construction, LLC.	Holchemont, Ltd.	NM Contracting, LLC.	Tri-Gen Construction, LLC.
ADDRESS	614 N Conway Ave	3209 Melody Ln	900 N Main St	2022 Orchid Ave	2900 N Texas Blvd Ste 201
CITY/STATE/ZIP	Mission, TX 78572	Mission, TX 78574	McAllen, TX 78501	McAllen, TX 78504	Weslaco, TX 78599
PHONE	956-585-3848	956-867-5040	956-686-2901	956-631-5667	956-447-1048
FAX	956-585-7773	956-599-9055	956-686-2925	956-627-3959	956-447-2003
CONTACT	Celso Gonzalez, Jr.	Alan Oakley	Michael C. Montalvo	Noel Munoz	Jorge Gonzalez
#	Description	Proposed	Proposed	Proposed	Proposed
1	Nursing and Allied Health Campus - Student Success Center Renovation	\$ 185,700.00	\$ 211,000.00	\$ 196,000.00	\$ 170,000.00
2	Begin Work Within	10 Working Days	10 Working Days	10 Days	15 Working Days
3	Complete Work Within	105 Calendar Days	65 Calendar Days	110 Calendar Days	110 Calendar Days
4	Bid Bond	Yes	Yes	Yes	Yes
TOTAL AMOUNT PROPOSED		\$ 185,700.00	\$ 211,000.00	\$ 196,000.00	\$ 170,000.00
TOTAL EVALUATION POINTS		84.72	84.55	84.26	88.73
RANKING		2	3	4	1

**SOUTH TEXAS COLLEGE
NURSING AND ALLIED HEALTH CAMPUS - STUDENT SUCCESS CENTER RENOVATION
PROJECT NO. 18-19-1043
EVALUATION SUMMARY**

VENDOR		Celso Gonzalez Construction, Inc.		5 Star GC Construction, LLC.		Holchemont, Ltd.		NM Contracting, LLC.		Tri-Gen Construction, LLC.	
ADDRESS		614 N Conway Ave		3209 Melody Ln		900 N Main St		2022 Orchid Ave		2900 N Texas Blvd Ste 201	
CITY/STATE/ZIP		Mission, TX 78572		Mission, TX 78574		McAllen, TX 78501		McAllen, TX 78504		Weslaco, TX 78599	
PHONE		956-585-3848		956-867-5040		956-686-2901		956-631-5667		956-447-1048	
FAX		956-585-7773		956-599-9055		956-686-2901		956-627-3959		956-447-2003	
CONTACT		Celso Gonzalez, Jr.		Alan Oakley		Michael C. Montalvo		Noel Munoz		Jorge Gonzalez	
1	The Respondent's price proposal. (up to 45 points)	41.19	41.19	34.93	34.93	36.25	36.25	39.03	39.03	45	45
		41.19		34.93		36.25		39.03		45	
		41.19		34.93		36.25		39.03		45	
		41.19		34.93		36.25		39.03		45	
		41.19		34.93		36.25		39.03		45	
2	The Respondent's experience and reputation. (up to 10 points)	8	7.9	9	8.6	9	8.5	9	8.8	8	8.5
		8		8		8.5		9		9.5	
		7		9		8		8		8	
		8.5		9		8		9		8	
		8		8		9		9		9	
3	The quality of the Respondent's goods or services. (up to 10 points)	8	7.5	8.5	7.8	9	8.3	8.5	7.9	9	8.3
		7		6		9.5		8.5		8.5	
		7		8		8		8		8	
		8.5		8.5		6		6		7	
		7		8		9		8.5		9	
4	The Respondent's safety record. (up to 5 points)	4.5	4.4	3.5	3.6	4.5	4.3	4.5	4.5	4.5	4.4
		4		3		4.5		4.5		4.5	
		4.5		4.5		4.5		5		4.5	
		4.5		3.5		4		4		4	
		4.5		3.5		4		4.5		4.5	
5	The Respondent's proposed personnel. (up to 8 points)	7.5	7.1	7	6.8	7.5	7.1	7	6.9	7	7
		6		5		7.5		7		7.5	
		7		7		7		7		7	
		7.5		7		6		6		6	
		7.5		8		7.5		7.5		7.5	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	7.5	7.4	8	7	8	8	8	8.3	8	7.7
		7		6		8.5		8.5		8.5	
		7.5		6		7		9		7	
		8.5		7.5		8		7		7	
		6.5		7.5		8.5		9		8	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	4.9	4	4	5	5.1	4	4.7	4	3.7
		4		3		5.5		5.5		3	
		5		3		5		5		4	
		5.5		5		5		4		4	
		5		5		5		5		3.5	
8	The Respondent's time frame for completing the project. (up to 7 points)	4.33	4.33	6.06	6.06	7	7	4.13	4.13	4.13	4.13
		4.33		6.06		7		4.13		4.13	
		4.33		6.06		7		4.13		4.13	
		4.33		6.06		7		4.13		4.13	
		4.33		6.06		7		4.13		4.13	
TOTAL EVALUATION POINTS		84.72		78.79		84.55		84.26		88.73	
RANKING		2		5		3		4		1	

Review and Recommend Action on Contracting Construction Services for the District Wide Marker Board Replacements at Technology Campus and Starr County Campus Buildings

Approval to contract construction services for the District Wide Marker Board Replacements at Technology Campus and Starr County Campus Buildings will be requested at the March 26, 2019 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the District Wide Marker Board Replacements at Technology Campus and Starr County Campus Buildings.

Background

As part of the College's Renewal and Replacement program, staff has planned and budgeted for the replacement of the current marker board material. The existing marker material is in need of replacement. Staff will be replacing this material with the College's standard marker board product. On May 23, 2017, the Board of Trustees approved the first phase of the replacement of the existing marker board material. This is the second phase of the marker board replacement process. Staff has recommended performing this work at the Technology Campus and Starr County Campus in the buildings listed below.

Technology Campus

- Emerging Technologies Building A

Starr County Campus

- Workforce Center Building D
- South Academic Building E

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 February 4, 2019. A total of eight (8) sets of construction documents were issued to seven (7) general contractors and one (1) plan room a total of five (5) proposals were received on February 19, 2019.

Timeline for Solicitation of Competitive Sealed Proposals	
February 4, 2019	Solicitation of competitive sealed proposals began.
February 19, 2019	Five (5) proposals were received.

College staff reviewed and evaluated the competitive sealed proposal and recommend Noble Texas Builders, LLC as the highest ranked in the amount of \$122,500.

Funding Source

Source of Funding	Amount Budgeted	Highest Ranked Proposal Noble Texas Builders, LLC	Budget Variance
Renewals & Replacements Fund	\$200,000	\$122,500	\$77,500

Funds are budgeted in the Renewals & Replacements budget for fiscal year 2018-2019.

Reviewers

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

Enclosed Documents

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

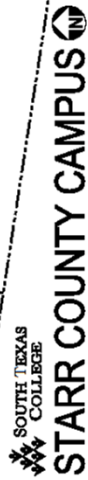
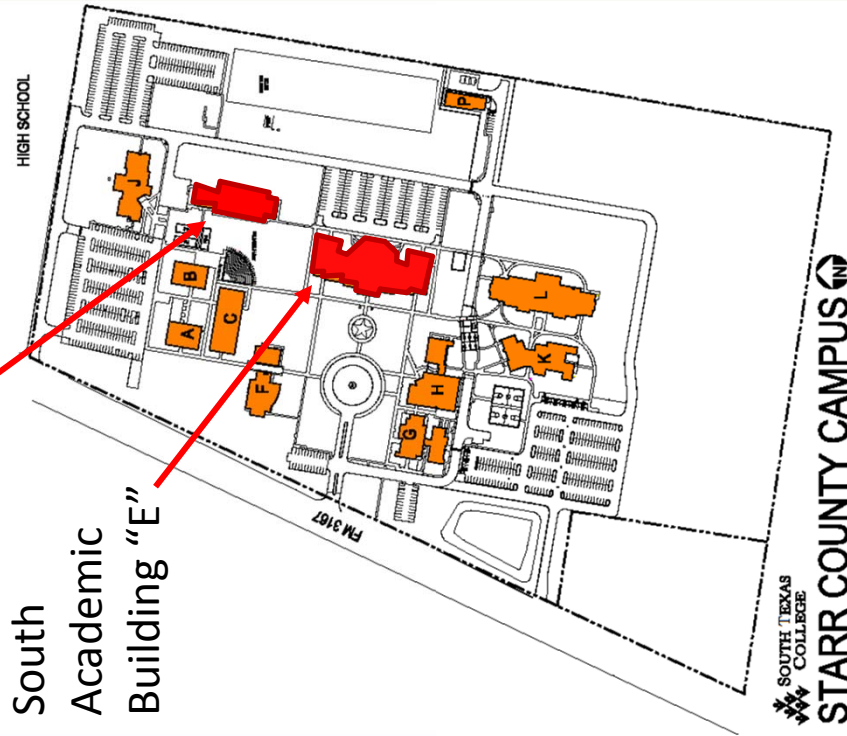
Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the March 26, 2019 Board meeting, to contract construction services with Noble Texas Builders, LLC in the amount of \$122,500 for the District Wide Marker Board Replacements at Technology Campus and Starr County Campus Buildings project as presented.

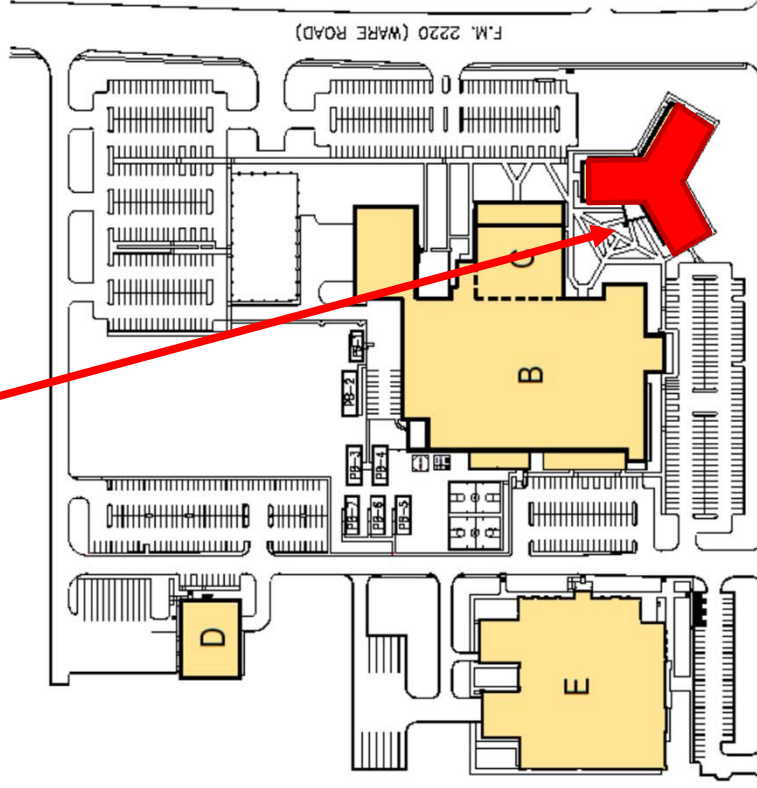
Marker Board Replacement Project Sites



Workforce Center Building "D"



Center for Learning Excellence Building "A"



**SOUTH TEXAS COLLEGE
DISTRICT WIDE - MARKER BOARD REPLACEMENT
PROJECT NO. 18-19-1044**

NAME	Celso Gonzalez Construction, Inc.	5 Star GC Construction, LLC.	Noble Texas Builders, LLC.	Peacock General Contractor, Inc.	Tri-Gen Construction, LLC.
ADDRESS	614 N Conway Ave	3209 Melody Ln	435 S Texas Blvd	801 E Grimes	2900 N Texas Blvd Ste 201
CITY/STATE/ZIP	Mission, TX 78572	Mission, TX 78574	Weslaco, TX 78596	Harlingen, TX 78550	Weslaco, TX 78599
PHONE	956-585-3848	956-867-5040	956-520-8183	956-423-6733	956-447-1048
FAX	956-585-7773	956-599-9055	956-520-8238	956-425-5683	956-447-2003
CONTACT	Celso Gonzalez, Jr.	Alan Oakley	Alfredo Garcia, Jr.	Tre Peacock	Jorge Gonzalez
#		Proposed	Proposed	Proposed	Proposed
1	District Wide - Marker Board Replacement	\$ 121,300.00	\$ 127,400.00	\$ 122,500.00	\$ 144,435.21
2	Begin Work Within	10 Days	10 Days	5 Days	75 Days
3	Complete Work Within	60 Calendar Days	60 Calendar Days	120 Calendar Days	15 Calendar Days
4	Bid Bond	Yes	Yes	Yes	Yes
TOTAL AMOUNT PROPOSED	\$ 121,300.00	\$ 127,400.00	\$ 122,500.00	\$ 139,500.00	\$ 144,435.21
TOTAL EVALUATION POINTS	89.1	88.45	90.67	86.25	84.6
RANKING	2	3	1	4	5

**SOUTH TEXAS COLLEGE
DISTRICT WIDE - MARKER BOARD REPLACEMENT
PROJECT NO. 18-19-1044
EVALUATION SUMMARY**

VENDOR		Celso Gonzalez Construction, Inc.		5 Star GC Construction, LLC.		Noble Texas Builders, LLC.		Peacock General Contractor, Inc.		Tri-Gen Construction, LLC.	
ADDRESS		614 N Conway Ave		3209 Melody Ln		435 S Texas Blvd		801 E Grimes		2900 N Texas Blvd Ste 201	
CITY/STATE/ZIP		Mission, TX 78572		Mission, TX 78574		Weslaco, TX 78596		Harlingen, TX 78550		Weslaco, TX 78599	
PHONE		956-585-3848		956-867-5040		956-520-8183		956-423-6733		956-447-1048	
FAX		956-585-7773		956-599-9055		956-520-8238		956-425-5683		956-447-2003	
CONTACT		Celso Gonzalez, Jr.		Alan Oakley		Alfredo Garcia, Jr.		Tre Peacock		Jorge Gonzalez	
1	The Respondent's price proposal. (up to 45 points)	45	45	42.75	42.75	44.55	44.55	39.15	39.15	37.8	37.8
		45		42.75		44.55		39.15		37.8	
		45		42.75		44.55		39.15		37.8	
		45		42.75		44.55		39.15		37.8	
		45		42.75		44.55		39.15		37.8	
2	The Respondent's experience and reputation. (up to 10 points)	8	7.3	8.5	8.8	9	9.1	8.6	8.82	8.7	8.74
		6		9		9		8.5		9	
		8.5		9		9.5		9		8.5	
		7		8.5		9		9		8.5	
		7		9		9		9		9	
3	The quality of the Respondent's goods or services. (up to 10 points)	8	8	8	8.4	9	9.1	9	9	9	8.7
		8		9		9		9		9	
		8.5		8		9.5		9		8.5	
		8.5		8		9		9		8	
		7		9		9		9		9	
4	The Respondent's safety record. (up to 5 points)	4	3.6	4	3.4	4	3.7	4	4.4	4	4.2
		3.5		3.5		4.5		4.5			
		4		3		4		4.5		4.5	
		3		3.5		3.5		4.5		4	
		3.5		3		3.5		4.5		4	
5	The Respondent's proposed personnel. (up to 8 points)	7	6.3	7	6.7	7	7	7	7	7	7
		6		6		7		7		7	
		7		7.5		7.5		7		7.5	
		4.5		7		7		7		6.5	
		7		6		7		7		7	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	8	7.8	8	7.9	8	8	8	8.1	8	7.9
		8		7.5		8		8.5		7	
		8		8.5		8		8		8.5	
		7		7.5		7.5		8		8	
		8		8		8		8		8	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	4.1	4	3.5	5.5	5.3	5	5.3	5	4.8
		4		3		5.5		5.5		5	
		4		3		5.5		5.5		5	
		3		3.5		5		5.5		4	
		4.5		4		5		5		5	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7	7	7	3.92	3.92	4.48	4.48	5.46	5.46
		7		7		3.92		4.48		5.46	
		7		7		3.92		4.48		5.46	
		7		7		3.92		4.48		5.46	
		7		7		3.92		4.48		5.46	
TOTAL EVALUATION POINTS		89.1		88.45		90.67		86.25		84.6	
RANKING		2		3		1		4		5	

Review and Recommend Revisions as Necessary to Policy #6105: Naming of College Facilities

At the February 16, 2019 Board Retreat, the trustees discussed the naming of College facilities and campuses in honor of past trustees and other prominent supporters of South Texas College.

Policy #6105: *Naming of College Facilities* establishes the following five criteria for consideration of any nomination:

- 1) The name may indicate the function of the building/facility.
- 2) The name may honor an employee or former employee of the College who has served the College and has made exceptional contributions to the College. The individual must have won the respect of fellow staff members for outstanding performance beyond ordinary duties.
- 3) The name may honor a substantial benefactor of the College as recommended by administration.
- 4) The name may honor any member or members of the community whom the Board recognizes as having provided exceptional, financial or non-financial support for the advancement of the College.
- 5) The name may honor any member or former member of the Board who has served a minimum of 12 years (two full terms)

Policy #6105: *Naming of College Facilities* follows in the packet for the Board's review and to facilitate discussion.

Policy #6105 was last reviewed by the Board in February 2001. In the event there are no other revisions to propose, the Committee is asked to recommend that the Board record its review of the Policy, which would then be updated to reflect a new "last reviewed by the Board" date.

The Facilities Committee is asked to recommend Board approval of any revisions as necessary to Policy #6105: Naming of College Facilities.

MANUAL OF POLICY

Title	Naming of College Facilities	6105
Legal Authority	Approval of the Board of Trustees	
Date Approved by Board	Board Minute Order dated February 15, 2001	

This policy covers the naming of buildings, wings of buildings and facilities such as areas or rooms within buildings, plazas/courtyards, recreational fields, and the like on STC campuses and centers.

Nominations may be received by the College President or any member of the Board. The authority to name buildings, rooms, special areas, and/or other College facilities is reserved solely for the Board and shall conform to one of the following criteria:

1. The name may indicate the function of the building/facility.
2. The name may honor an employee or former employee of the College who has served the College and has made exceptional contributions to the College. The individual must have won the respect of fellow staff members for outstanding performance beyond ordinary duties.
3. The name may honor a substantial benefactor of the College as recommended by administration.
4. The name may honor any member or members of the community whom the Board recognizes as having provided exceptional, financial or non-financial support for the advancement of the College.
5. The name may honor any member or former member of the Board who has served a minimum of 12 years (two full terms)

It should be recognized that buildings and other facilities may undergo significant renovation or even demolition over the course of time. It is STC policy that even though the physical space may no longer exist, recognition for the individual recognized in that space will continue in perpetuity.

The President's Office will maintain a log of all named spaces and plaques to ensure that plaques that must be removed because of renovation will be displayed in another appropriate place of honor as recommended by the Administration and approved by the Board.

**Review and Recommend Action as Necessary Regarding Nominations for
Renaming South Texas College Facilities**

At the February 16, 2019 Board Retreat, the trustees discussed the naming of College facilities and campuses in honor of past trustees and other prominent supporters of South Texas College.

Policy #6105: *Naming of College Facilities* establishes the criteria for consideration of any nomination, and is provided for review under a separate agenda item.

The Facilities Committee is asked to consider nominations and recommend Board action on nominations to rename South Texas College Facilities.

Current site plans and Board approved facilities' names at each campus and center are provided in the following pages.

Nominations will be presented to the South Texas College Board of Trustees on March 26, 2019.

The Facilities Committee is asked to recommend Board action as necessary on nominations for renaming of South Texas College Facilities.

SOUTH TEXAS COLLEGE

Building Names

PECAN CAMPUS

Name

A,D,X	ANN RICHARDS ADMINISTRATION
B	ART
C	SYLVIA ESTERLINE CENTER FOR LEARNING EXCELLENCE
E	PHYSICAL PLANT
F	LIBRARY
G	BUSINESS AND SCIENCE
H	STUDENT ACTIVITIES CENTER
J	SOUTH ACADEMIC
K	STUDENT SERVICES
L	COOPER CENTER FOR PERFORMING ARTS
M	INFORMATION TECHNOLOGY
N	INSTITUTIONAL SUPPORT SERVICES
P	NORTH ACADEMIC HUMANITIES
Q	FUTURE
R	FUTURE
S	FUTURE
T	SOCIAL SCIENCES
U	STUDENT UNION
V	STEM
W	FUTURE
Y	GENERAL ACADEMIC
Z	FUTURE LIBRARY

PECAN PLAZA

Name

A	HUMAN RESOURCES
B	EAST
C	WEST

TECHNOLOGY CAMPUS

Name

A	EMERGING TECHNOLOGIES
B	ADVANCED TECHNICAL CAREERS
C	FUTURE
D	SHIPPING AND RECEIVING
E	INSTITUTE FOR ADVANCED MANUFACTURING

DR. RAMIRO R. CASSO NURSING AND ALLIED HEALTH CAMPUS

Name

A	NAH EAST
B	NAH WEST & SIMULATION CENTER
C	PHYSICAL PLANT

SOUTH TEXAS COLLEGE
Building Names

STARR COUNTY CAMPUS

Name

A	ADMINISTRATION/BOOKSTORE
B	CENTER FOR LEARNING EXCELLENCE
C	NORTH ACADEMIC
D	WORKFORCE CENTER
E	SOUTH ACADEMIC
F	CULTURAL ARTS CENTER
G	STUDENT SERVICES
H	STUDENT ACTIVITIES CENTER
J	MANUEL BENAVIDES JR. RURAL TECHNOLOGY CENTER
K	LIBRARY
L	HEALTH PROFESSIONS AND SCIENCES
M	FUTURE
N	FUTURE
P	PHYSICAL PLANT

MID VALLEY CAMPUS

Name

A	CENTER FOR LEARNING EXCELLENCE
B	NURSING AND ALLIED HEALTH
C	KINESIOLOGY AND RECREATIONAL CENTER
D	WORKFORCE CENTER
E	LIBRARY
F	STUDENT UNION
G	NORTH ACADEMIC
H	SOUTH ACADEMIC
J	PHYSICAL PLANT
K	HEALTH PROFESSIONS AND SCIENCES
L	CHILDCARE DEVELOPMENT CENTER
M	FUTURE
N	FUTURE
P	FUTURE
Q	FUTURE

REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE

Name

A	REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE
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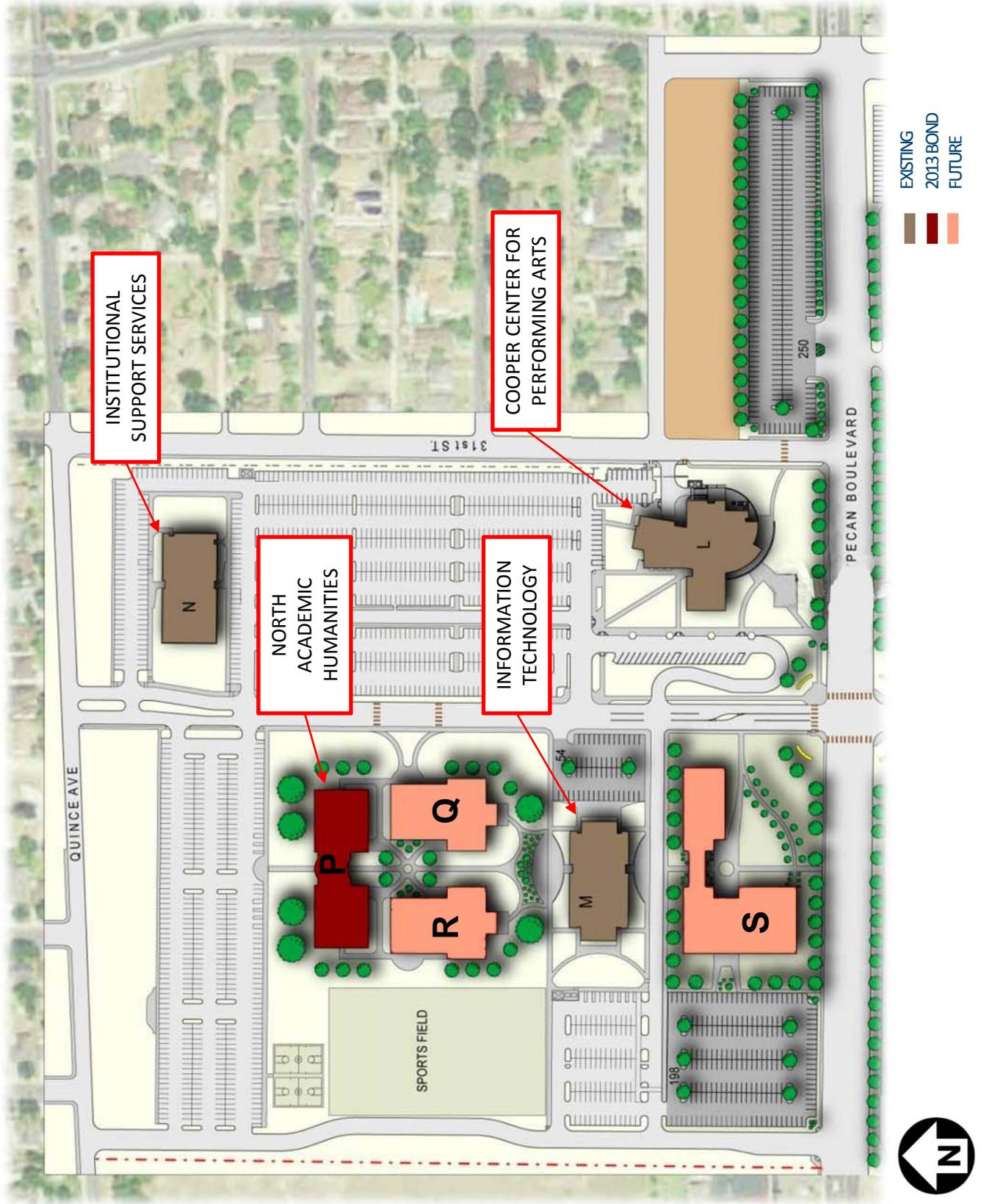
South Texas College

District Wide – Building Identification

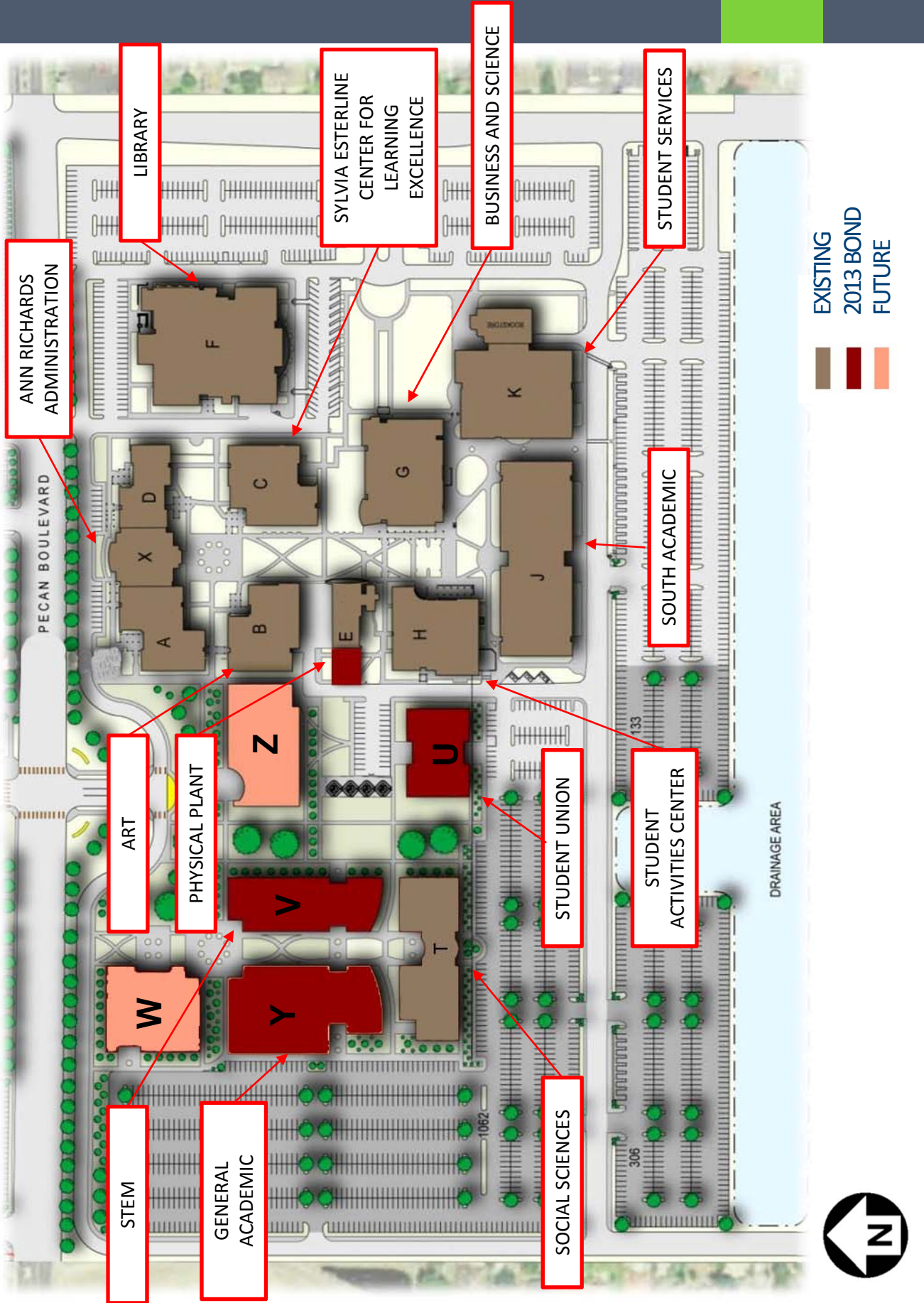
February 26, 2019

South Texas College
Facilities Planning and Construction

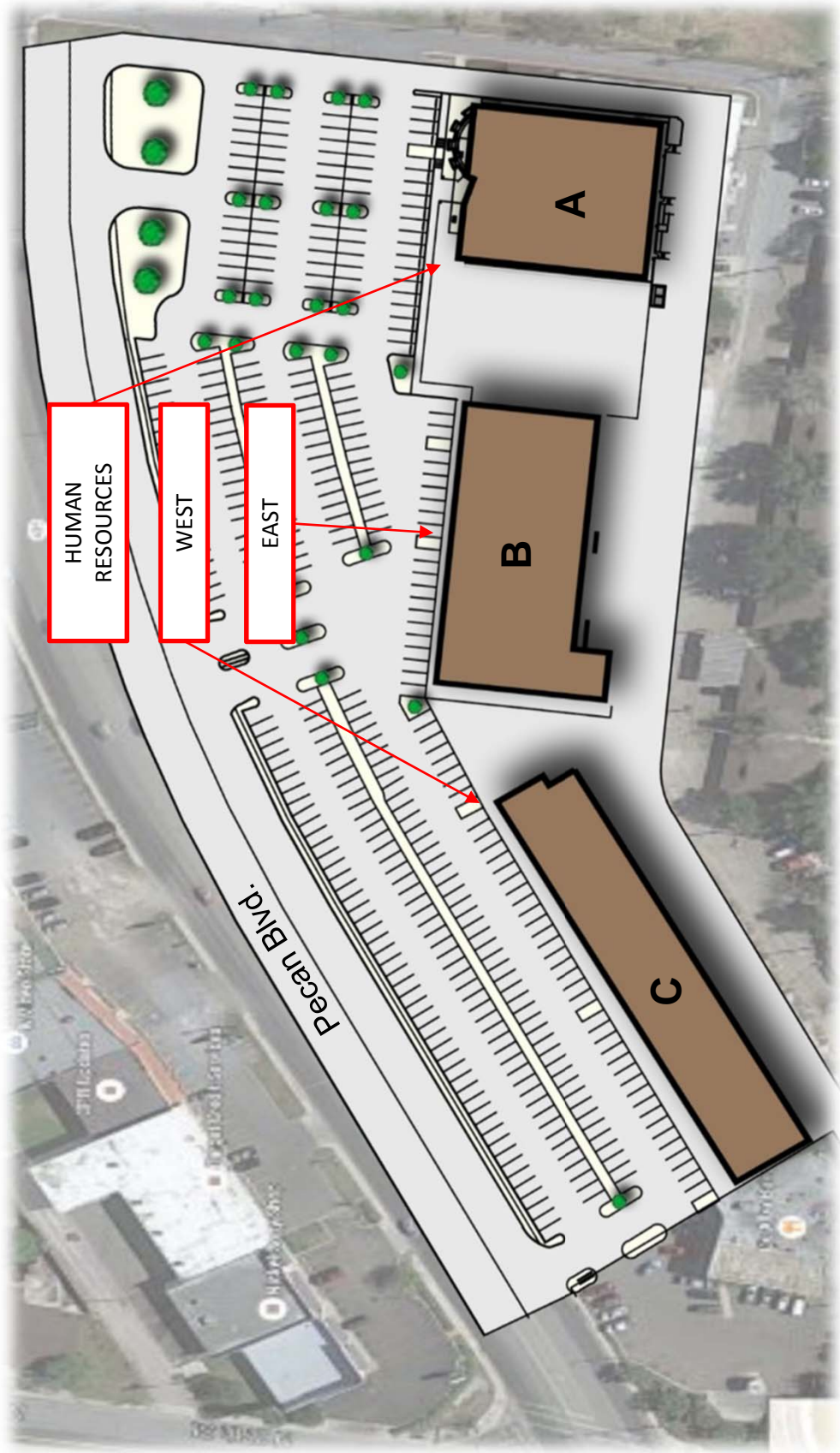
Pecan Campus - North



Pecan Campus - South

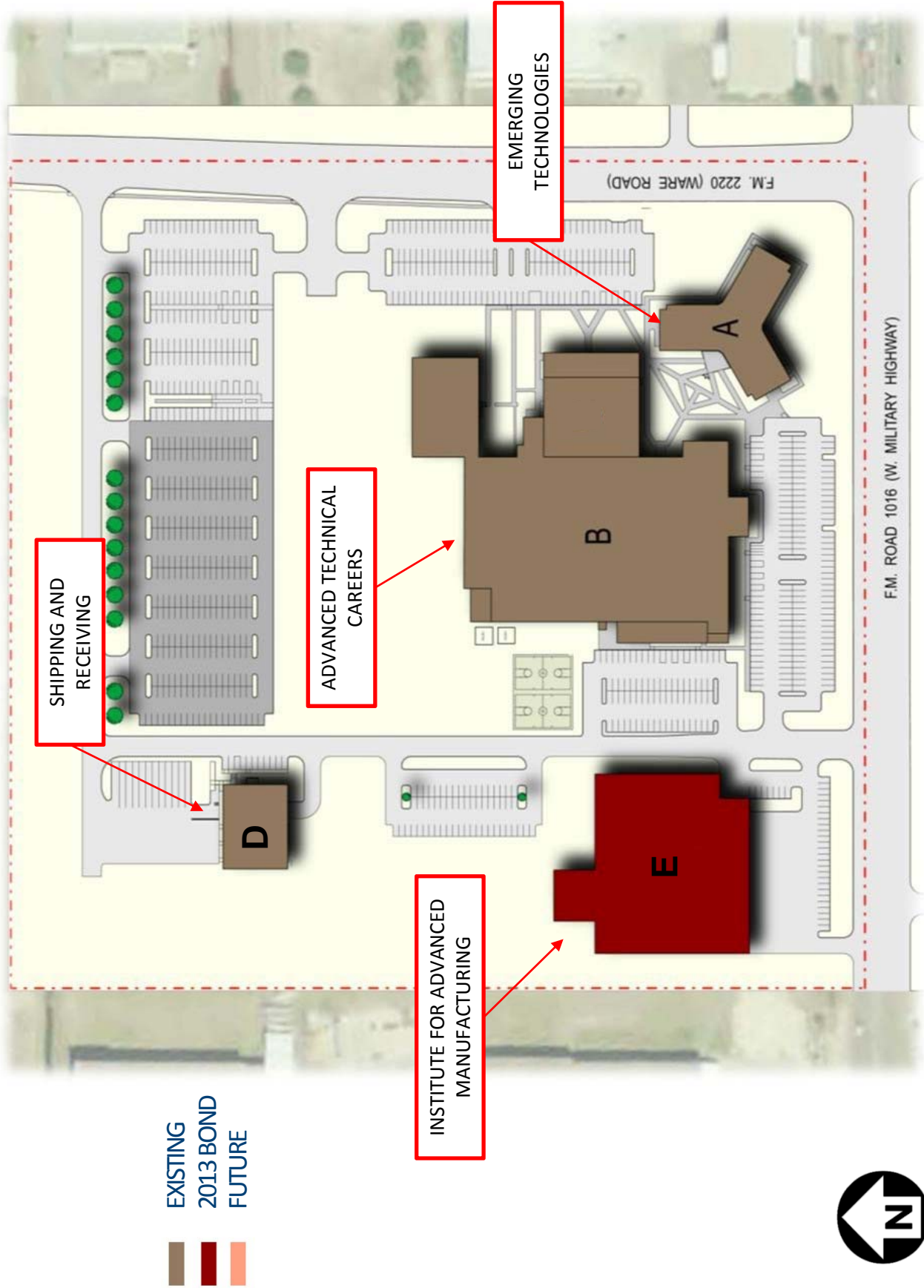


Pecan Plaza

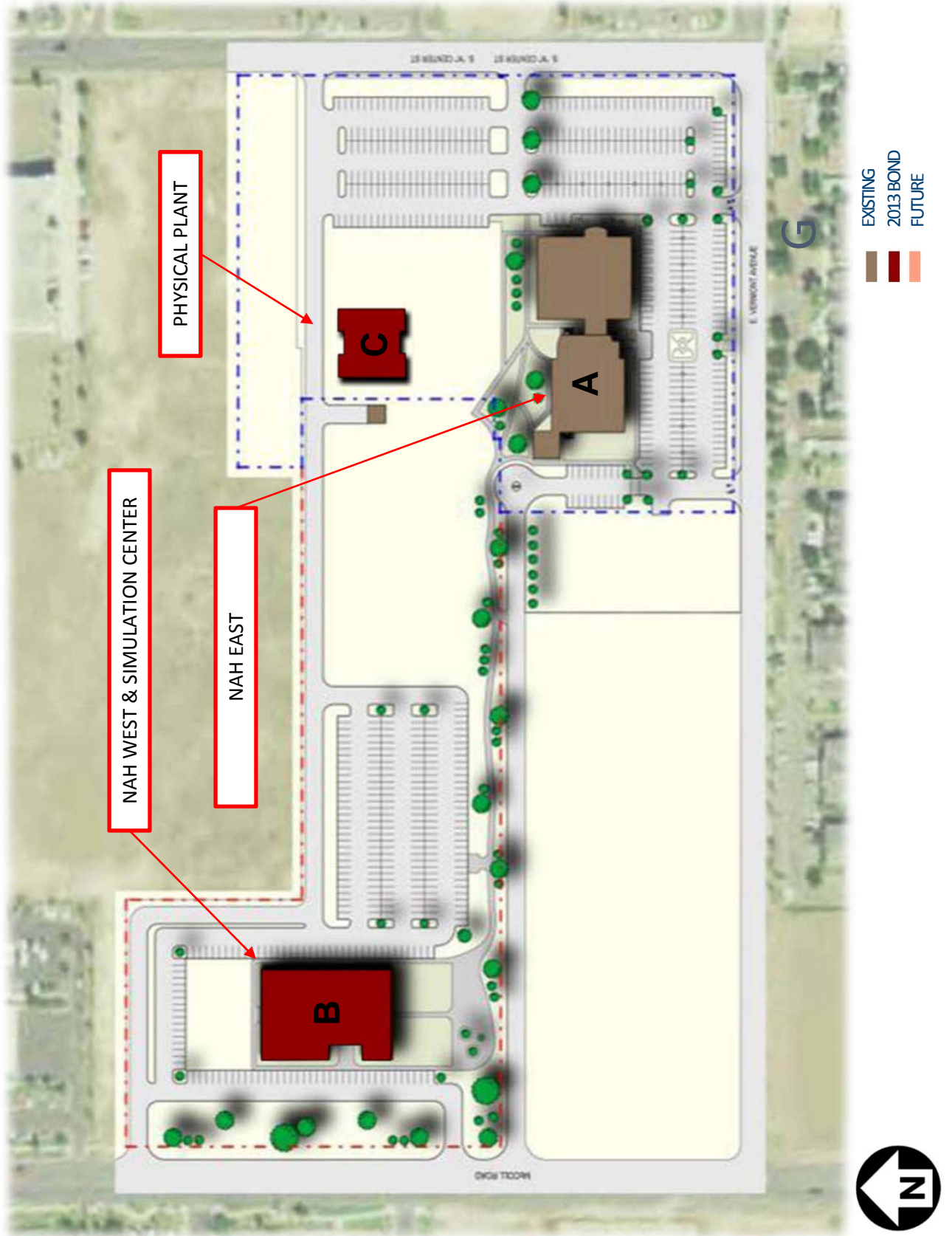


EXISTING
2013 BOND
FUTURE

Technology Campus

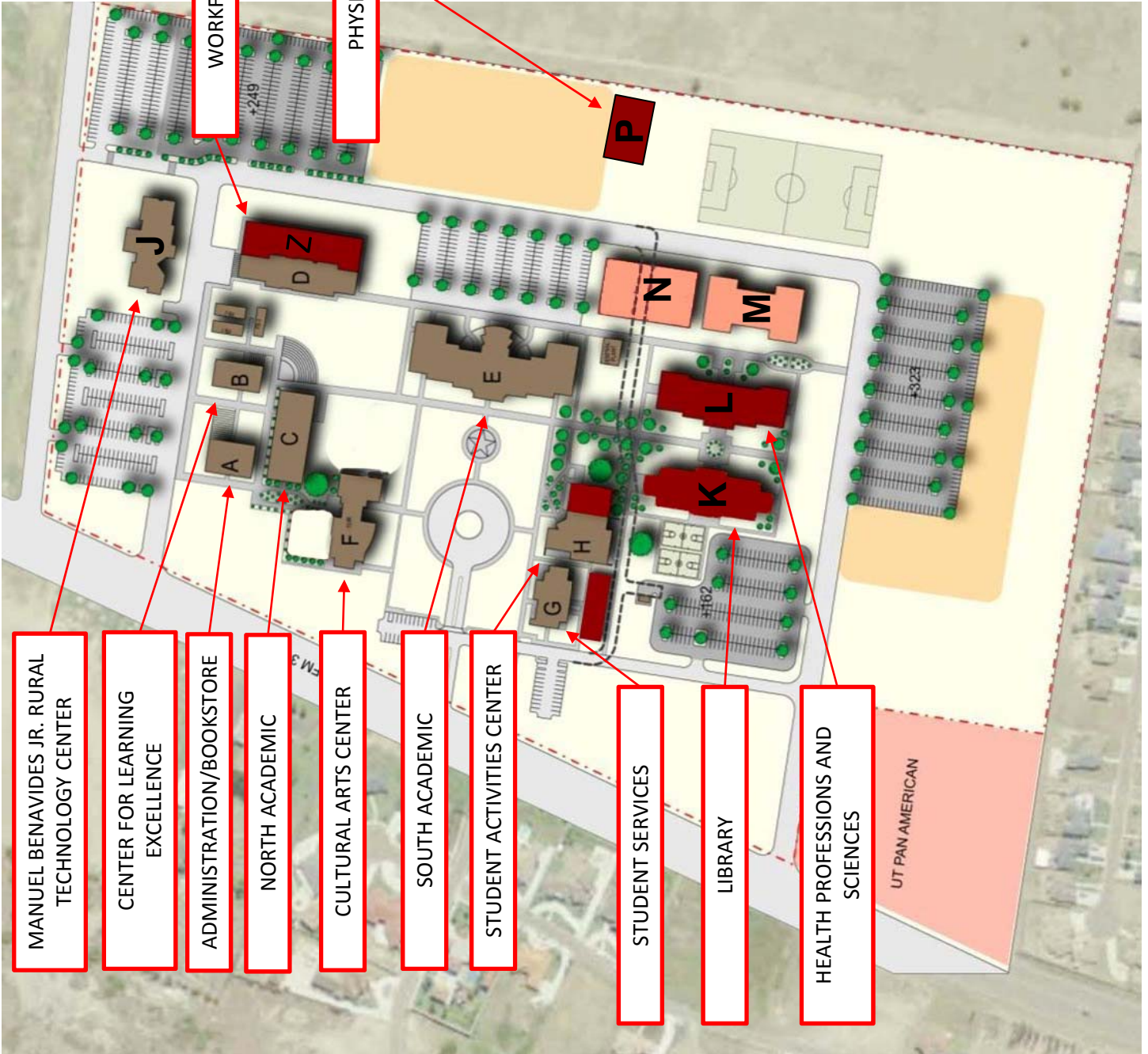


Nursing and Allied Health



Starr County Campus

- EXISTING
- 2013 BOND
- FUTURE



- MANUEL BENAVIDES JR. RURAL TECHNOLOGY CENTER
- CENTER FOR LEARNING EXCELLENCE
- ADMINISTRATION/BOOKSTORE
- NORTH ACADEMIC
- CULTURAL ARTS CENTER
- SOUTH ACADEMIC
- STUDENT ACTIVITIES CENTER
- STUDENT SERVICES
- LIBRARY
- HEALTH PROFESSIONS AND SCIENCES

- WORKFORCE CENTER
- PHYSICAL PLANT

Mid-Valley Campus

- EXISTING
- 2013 BOND
- FUTURE

NURSING AND ALLIED HEALTH

CENTER FOR LEARNING EXCELLENCE

HEALTH PROFESSIONS AND SCIENCES

LIBRARY

STUDENT UNION

NORTH ACADEMIC

SOUTH ACADEMIC

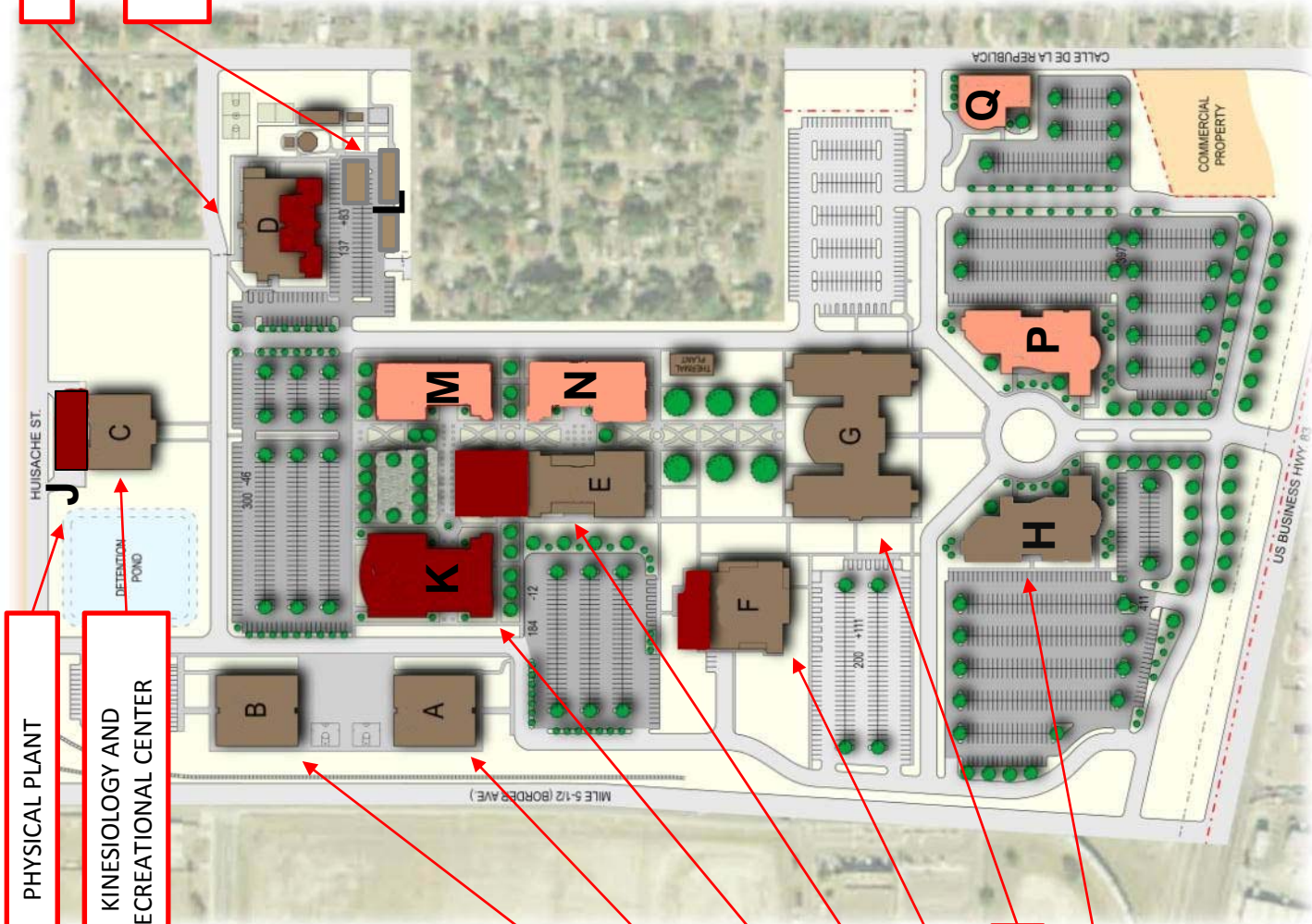


PHYSICAL PLANT

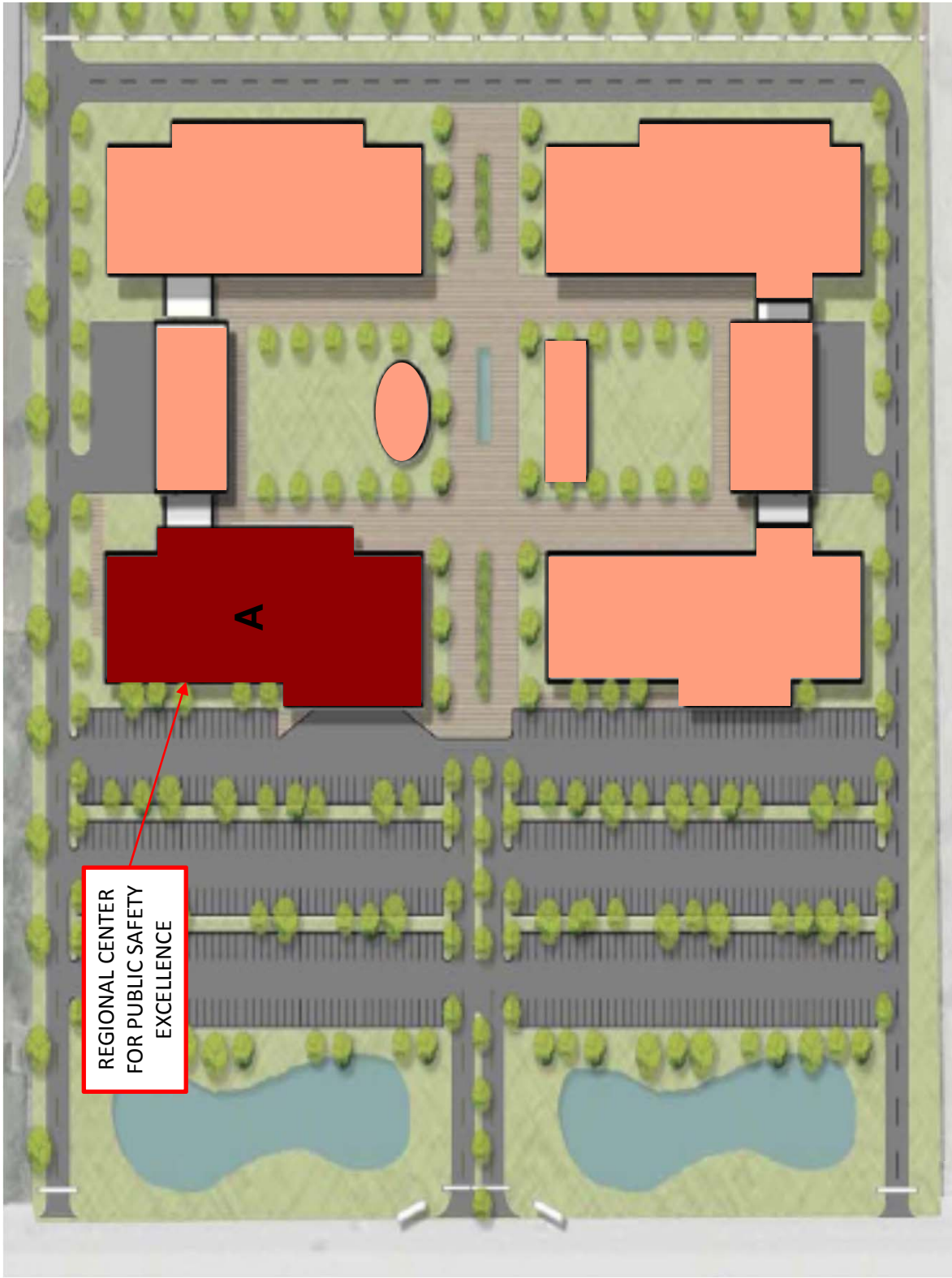
KINESIOLOGY AND RECREATIONAL CENTER

WORKFORCE CENTER

CHILDCARE DEVELOPMENT CENTER



Regional Center for Public Safety Excellence



- EXISTING
- 2013 BOND
- FUTURE



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 - February 28, 2019

Project number	PROJECT DESCRIPTION	Project Development			Design Phase			Sollicitation of Proposals			Construction Phase					Project Manager	Architect/Engineer/Designer	Contractor
		Project Development	Board approval of A/E	Contract Negotiations	Concept Development	Schematic Approval	30%	60%	95%	100%	Solicit of Proposals	Approve Contractor	Construction Start	30%	50%			
Pecan Campus																		
15-1-R03	Pecan - Arbor Brick Columns Repair & Replacement (RR)	N/A														David	Solorio, Inc.	
16-1-014	Pecan - Sand Volleyball Courts					N/A										David	Avarado Architects	NM Contracting, LLC.
16-1-042	Pecan - Library (Renovation/Expansion)															Robert	TBD	
	Pecan - Building A Renovation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Robert	FPC	M&O
	Pecan - Building M Office and Work Space Renovation															Robert	BSGA	
	Pecan - Athletic Field Fence Enclosure	N/A				N/A										David	FPC/Chanlin Engineering	NM Contracting, LLC.
	Pecan - Building D Renovation					N/A										Robert	EGV Architects	Noble Texas Builders
	Pecan - Building H Cafeteria Renovations															Robert	EGV Architects	
	Pecan - Demolition of Dr. Casso Property					N/A										Marlin	PCE	
	Pecan - Park and Ride Portable Renovation and Fence Enclosure for College Vehicles															Marlin		
	Pecan - Building X Data Cabling Infrastructure Replacement (RR)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	RdIG	IS&P	
Pecan Plaza																		
15-1-003	Pecan Plaza - Emergency Generator and Wiring					N/A										Sam	DBR Engineering	McDonald Municipal and Industrial
18-1-008	Pecan Plaza - Building C 2601 Test Site Renovations	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Robert	FPC	M&O
Mid Valley Campus																		
16-2-R06	MV - Building B Carpet Replacement (RR)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Sam	FPC	Diaz Flooring
16-2-R08	MV - Childcare Canopy Replacement (RR)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Sam	FPC	Tri-Gen
16-2-003/R09	MV - Resurfacing Parking Lot #3 (RR)															Sam	PCE	
	MV - Thermal Plant Renovation															Sam	ROFA	
	MV - Resurfacing Northwest Drive (RR)															Sam	PCE	
	MV - Covered Walkway for Bus Drop Off (RR)															Sam	FPC	Tri-Gen
	MV - Student Services Renovation															Sam	ROFA	
	MV - Roofing Replacement (RR)															Marlin	TBD	
Technology Campus																		
15-3-R03	TC - Building B Repair Concrete Floor Mechanical Room (RR)	N/A				N/A										David	CLH Engineering	5 Star Construction
15-3-R03	TC - Building B Concrete Floor Repairs (RR)	N/A				N/A										David	CLH Engineering	5 Star Construction
16-2-R13	TC - Building B Domestic/Fire Sprinkler Lines (RR)															Sam	Halif Associates	G&G Contractors
	TC - Shipping and Receiving Building D Office Renovation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Robert	FPC	M&O
Nursing and Allied Health Campus																		
15-4-R02	NAH - West Side Window Waterproofing (RR)															RdIG	M&O	
16-3-003	NAH - Resurface Parking Lot #1 (RR)															David	R. Gutierrez Engineering	
	NAH - Student Success Center Renovation															Sam	BSGA	
	NAH - Student Services Renovation															Sam	Gignac & Associates	
	NAH - West Entry Campus Sign	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	David	FPC	
	NAH - Roofing Replacement (RR)															Marlin	TBD	
Starr County Campus																		
15-5-005	Starr - Building E & J Crisis Mgt Center Generator															Sam	DBR Engineering	McDonald Municipal and Industrial
	Starr - Student Services Renovation															David	Gignac & Associates	
	Starr - Roofing Replacement (RR)															Marlin	TBD	

CONSTRUCTION PROJECTS PROGRESS REPORT - February 28, 2019																		
Project number	PROJECT DESCRIPTION																	
	Project Development			Design Phase			Solicitation of Proposals			Construction Phase					Project Manager	Architect/Engineer/Designer	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																		
	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	RdlG	N/A Receiving funds from PSJA only
																	Robert	PBK
																	Robert	FPC
																	Robert	M&O
Higher Education Center La Joya																		
	N/A	N/A	N/A														David	FPC
District Wide Improvements																		
15-6-001	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A								Sam	N/A
15-6-002	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A							David	FPC
13-6-003	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A								Robert	Ethos Engineering
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A									5 Star Construction
14-6-R014	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A							Sam	FPC
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A							Rick	N/A
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A							Rick	N/A
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A							Rick	N/A
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A							Rick	N/A
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A							Rick	N/A
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A							Rick	N/A
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A							Rick	N/A
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A							Marlin	FPC
For FY 2018-19, 41 non-bond projects are currently in progress, 10 project(s) completed and 28 pending start up - 79 Total																		

Status of Non-Bond Construction Projects in Progress February 2019

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%	April 2019	1. Project Development 2. Design in Progress	\$ 20,000.00	\$ 8,500.00	\$ 11,500.00	\$ -	\$ 8,500.00
Sand Volleyball Courts	5%	July 2019	1. Construction Phase 2. Construction in Progress	\$ 50,000.00	\$95,532	\$45,532	\$ -	TBD
Library	15%	March 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	5%	April 2019	1. Project Development 2. Design in Progress	\$ 32,400.00	TBD	TBD	\$ -	\$ 32,400.00
Athletic Field Fence Enclosure	0%	June 2019	1. Construction Phase 2. Construction in Progress	\$ 106,500.00	\$ 80,470.00	\$ 26,030.00	\$ -	\$ 80,470.00
Building D Renovations	0%	June 2019	1. Construction Phase 2. Construction in Progress	\$ 180,000.00	\$ 204,925.00	\$ 24,925.00	\$ -	\$ 204,925.00
Building H Renovations	15%	April 2019	1. Design Phase 2. Design in Progress	\$ 60,000.00	\$ 55,500.00	\$ 60,000.00	\$ 2,497.00	\$ -
Demolition of Dr. Casso Property	100%	March 2019	1. Construction Phase 2. Bidding in Progress	\$ 60,000.00	\$ -		\$ -	\$ 60,000.00
Building X Data Cabling Infrastructure Replacement	5%	March 2019	1. Design Phase 2. Design in Progress	\$ -	TBD	TBD	TBD	TBD
Pecan Campus Total				\$ 998,900.00	\$ 444,927.00	\$ 167,987.00	\$ 6,848.00	\$ 351,944.00

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	100%	January 2019	1. Construction Complete	\$ 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)	95%	February 2019	1. Construction Phase 2. Construction in progress	\$ 60,000.00	\$ 44,746.37	\$ 60,000.00	\$ 34,000.25	\$ 17,190.00
Covered Walkway for Bus Drop Off	100%	January 2019	1. Construction Complete	\$ 75,000.00	\$ 45,357.77	\$ 75,000.00	\$ 40,220.34	\$ 5,137.43
Resurfacing Parking Lot #3 (RR)	95%	April 2019	1. Project Development 2. Contract Negotiations	\$ 5,000.00	\$ 6,475.00	\$ (1,475.00)	\$ -	\$ 6,475.00
Thermal Plant Renovation	5%	June 2019	1. Design Phase 2. Design in Progress	\$ 8,000.00	\$ 7,800.00	\$ 200.00	\$ -	\$ 7,800.00
Resurfacing Northwest Drive (RR)	95%	April 2019	1. Project Development 2. Contract Negotiations	\$ 8,000.00	\$ 16,875.00	\$ (8,875.00)	\$ -	\$ 16,875.00
Student Services Renovation	5%	June 2019	1. Design Phase 2. Design in Progress	\$ 20,000.00	\$ 19,500.00	\$ 500.00	\$ -	\$ 19,500.00
Roofing Replacement (RR)	5%	March 2019	1. Project Development 2. Programming in Progress	TBD	TBD	TBD	TBD	TBD
Mid Valley Campus Total				\$ 241,000.00	\$ 214,626.14	\$ 190,350.00	\$ 148,092.59	\$ 72,977.43

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	100%	December 2018	1. Construction Complete	\$ 30,000.00	\$ 9,800.00	\$ 30,000.00	\$ 8,844.50	\$ 955.50
Building B Concrete Floor Repairs	10%	April 2019	1. Construction Phase 2. Construction in Progress	\$ 400,000.00	\$ 64,300.00	\$ 400,000.00	\$ -	\$ -
Building B Domestic/Fire Sprinkler Lines	100%	February 2019	1. Construction Complete	\$ 900,000.00	\$ 638,935.00	\$ 600,000.00	\$ 550,598.90	\$ 88,336.10
Shipping and Receiving Building D Office Renovation	95%	March 2019	1. Construction Phase 2. Bidding in Progress	\$ 50,000.00	TBD	TBD	TBD	TBD
Technology Campus Total				\$ 1,425,000.00	\$ 726,228.13	\$ 1,051,806.87	\$ 572,636.53	\$ 89,291.60
Nursing and Allied Health Campus								
Student Success Center Renovation	95%	March 2019	1. Design Phase 2. Design in Progress	\$ 11,000.00	\$ 11,136.00	\$ 7,500.00	\$ -	TBD
Resurface Parking Lot #1	5%	March 2019	1. Design Phase 2. Design in Progress	\$ 25,000.00	\$ 23,750.00	\$ 250.00	\$ -	\$ 23,750.00
Student Services Renovation	5%	March 2019	1. Project Development 2. Contract Negotiations	TBD	TBD	TBD	TBD	TBD
West Entry Campus Sign	5%	March 2019	1. Project Development 2. Programming in Progress	TBD	TBD	TBD	TBD	TBD
Roofing Replacement (RR)	5%	March 2019	1. Project Development 2. Programming in Progress	\$ 250,000.00	TBD	TBD	TBD	TBD
Nursing and Allied Health Campus Total				\$ 286,000.00	\$ 34,886.00	\$ 7,750.00	\$ -	\$ 23,750.00

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	100%	January 2019	1. Construction Complete	\$ 400,000.00	\$ 285,493.00	\$ 142,207.00	\$ 271,218.35	\$ 14,274.65
Student Services Renovation	5%	March 2019	1. Project Development 2. Contract Negotiations	TBD	TBD	TBD	TBD	TBD
Roofing Replacement (RR)	5%	March 2019	1. Project Development 2. Programming 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%	March 2019	1. Project Development 2. Contract Negotiations	\$ 349,625.00	TBD	TBD	TBD	TBD
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				\$ 349,625.00	\$ -	\$ -	\$ 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	75%	August 2018	1. Construction Phase 2. Construction in Progress	\$ 65,000.00	\$ 128,000.00	\$ -	\$ 9,500.00	\$ -
Marker Boards Replacement (RR)	95%	March 2019	1. Construction Phase 2. Bidding in Progress	\$ 200,000.00	TBD	TBD	TBD	TBD
Irrigation System Controls Upgrade (RR)	5%	August 2019	1. Construction Phase 2. Bidding in Progress	\$ 70,000.00	TBD	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	TBD
Outdoor Furniture	100%	February 2019	1. Construction Complete	\$ 250,000.00	\$ 340,677.80	\$ 90,677.80	\$ 340,677.80	\$ -
Directional Signage Updates	5%	April 2019	1. Construction Phase 2. Construction in Progress				\$ -	
Walkway LED Lighting Upgrade	5%	August 2019	1. Construction Phase 2. Bidding in Progress	\$ 25,000.00	TBD	TBD	\$ -	TBD
FOCUS on Active Learning (RR)	5%	March 2019	1. Project Development 2. Design in Progress	\$ 30,000.00	\$ 676.90	\$ 29,323.10	\$ -	\$ -
Interior Controls Upgrade (RR)	5%	August 2019	1. Construction Phase 2. Bidding in Progress	\$ 75,000.00	TBD	TBD	\$ 31,669.15	\$ 43,330.85
Flooring Replacement Phase I (RR)	5%	August 2019	1. Construction Phase 2. Bidding in Progress	\$ 500,000.00	TBD	TBD	\$ 25,691.03	\$ 472,389.20
Restroom Fixtures Replacement & Upgrade	5%	August 2019	1. Construction Phase 2. Bidding in Progress	\$ 25,000.00	\$ 4,047.68	\$ 20,952.32	\$ 13,143.00	\$ 11,857.00

Project	% Complete	Date to Complete	Current Activity	Original Budget	Contract Amount	Comparison to Budget	Amount Paid	Contract Balance
Water Heater Replacement & Upgrade	5%	August 2019	1. Construction Phase 2. Bidding in Progress	\$ 20,000.00	\$ 13,372.47	\$ -	\$ 1,552.77	\$ 9,613.49
Door Access Controls Replacement (RR)	5%	August 2019	1. Construction Phase 2. Bidding in Progress	\$ 30,000.00	TBD	TBD	\$ 17,810.00	TBD
HVAC Upgrades (RR)	5%	August 2019	1. Construction Phase 2. Bidding in Progress	\$ 600,000.00	TBD	TBD	\$ -	\$ -
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)	5%	April 2019	1. Construction Phase 2. Construction in Progress	\$ 55,000.00	\$ 53,125.00	\$ 1,875.00	\$ -	\$ 53,125.00
District Wide Total				\$ 2,435,000.00	\$ 571,241.73	\$ 111,486.34	\$ 440,043.75	\$ 621,657.42
Non-Bond Construction Project Total				\$ 5,686,625.00	\$ 1,879,125.00	\$ 1,720,274.21	\$ 1,750,074.78	\$ 909,473.54
For FY 2018 - 2019, 27 non-bond projects are currently in progress, 0 has been completed and 52 pending start up - 79 Total								