

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, May 14, 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.”

- I. Approval of Facilities Committee Meetings Minutes 1 - 16
 - 1. April 9, 2019 Facilities Committee Meeting

2013 Bond Construction Program – Accountability Status

- II. Review and Recommend Action as Necessary on 2013 Bond Construction Program Warranty Items Action Plan 17

Non-Bond Facilities Planning & Construction Items

- III. Review and Recommend Action on Schematic Design of the Pecan Campus Student Activities Building H Renovation for Culinary Arts 18 - 31
- IV. Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Pecan Campus Student Activities Building H Renovation for Culinary Arts 32
- V. Review and Recommend Action on Schematic Design of the Pecan Campus Information Technology Building M Office and Work Space Renovation 33 - 44
- VI. Review and Recommend Action Authorization to Proceed with Solicitation of Construction Services for the Pecan Campus Information Technology Building M Office and Work Space Renovation 45
- VII. Review and Recommend Action on Contracting Architectural Services for the Deferred Maintenance of District Wide Roofs at Mid Valley Campus, Dr. Ramiro R. Casso Nursing and Allied Health Campus, and Starr County Campus 46 - 57
- VIII. Review and Recommend Action on Contracting Construction Services for the Nursing and Allied Health Campus Parking Lot 1 Resurfacing 58 - 63
- IX. Review and Recommend Action on the Purchase of Portable Buildings for the Regional Center for Public Safety Excellence for Fall 2019 64 - 70
- X. Review and Recommend Action on Substantial Completion for the District Wide Basketball Court Repainting 71 - 76
- XI. Review and Recommend Action on Substantial Completion for the District Wide Automatic Door Openers – Phase III 77 - 79

- XII. Review and Recommend Action on Memorandum of Understanding (MOU) between South Texas College and the City of Pharr Police Department 80 - 85
- XIII. Review and Discussion of Methodology for Developing Projected Budgets for Capital Improvement and Renewals & Replacements Projects 86 - 88
- XIV. Review and Discussion of Unexpended Plant Fund – Construction Proposed Projects and Preliminary Budgets for Fiscal Year 2019 – 2020..... 89 - 92
- XV. Review and Discussion of Renewals & Replacements Plant Fund Proposed Projects and Preliminary Budgets for Fiscal Year 2019 – 2020..... 93 - 95
- XVI. Update on Status of Unexpended Plant Fund – Construction Projects..... 96 - 102

Approval of Facilities Committee Meetings Minutes

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

1. April 9, 2019 Facilities Committee Meeting

Meeting Minutes

Facilities Committee Meeting

April 9, 2019

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus, McAllen, Texas
Tuesday, April 9, 2019 @ 4:30 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, April 9, 2019 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:38 p.m. with Mr. Gary Gurwitz presiding.

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

Other Trustees present: Mrs. Victoria Cantú

Members absent: Mr. Paul R. Rodriguez

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Dr. David Plummer, Mr. Ricardo de la Garza, Mr. George McCaleb, Mr. Paul Varville, Dr. Jesus Campos, Mr. Mike Carranza, Dr. Maria Evans, Mr. Robert Cuellar, Mr. Lucio Gonzalez, Mr. Martin Villarreal, Mr. Tim Weldon, Mr. Jorge Perez, Mr. David Perez, Mr. Hugo Avila, 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 March 19, 2019 Facilities Committee meeting were approved as written. The motion carried. The motion carried.

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

Mr. Jesus Ramirez, Legal Counsel, recommended postponing this item for an executive session discussion toward the end of the meeting.

Review and Recommend Action on Acceptance of the Updated Wage Scale Determination for Fiscal Years 2019 through 2022

Approval of acceptance of the Updated Wage Scale Determination of Fiscal Years 2019 through 2022 will be requested at the April 23, 2019 Board meeting.

Purpose

The acceptance of the Updated Wage Scale Determination of Fiscal Years 2019 through 2022 as prepared by Broaddus & Associates was needed for the College to adhere to the prevailing wage rates in the region.

Justification

The requirement to enforce Prevailing Wages is detailed in Texas Government Code, Title 10, Chapter 2258 – Prevailing Wage Rates (referenced in Article III of the College's Uniform General Conditions specified in the construction contract). In summary, the Code mandates that localities pay prevailing wage rates for public construction projects or face monetary penalty. The Code defines the method for determining prevailing wages as either by a survey or adoption of the Davis-Bacon (DB) Act determined rates. Many states throughout the United States conduct Prevailing Wage Determining Surveys annually, however, Texas does not.

The currently approved wage scale determination was valid for a three year period, and would expire in April 2019. It needed to be updated to remain valid for the next three years.

Background

At the November 24, 2015 Board meeting, the Board of Trustees approved additional services with Broaddus & Associates (B&A) for a Wage Scale Determination Survey for the 2013 Bond Construction program. Broaddus & Associates completed the study and it was approved on April 26, 2016. Hidalgo County requested the use of the College's Wage Scale Determination Survey and the Board agreed to allow the use through an interlocal agreement on the condition that Hidalgo County would be responsible for the fees associated with updating the Wage Scale Determination Survey for an additional three years. On January 30, 2018, the Board authorized Broaddus & Associates to update the Wage Scale Determination for use by the College and to be shared with Hidalgo County as part of the interlocal agreement, which was approved by South Texas College on June 15, 2018, and adopted by Hidalgo County on June 19, 2018. B&A has charged a fee of \$15,260 for updating the Wage Scale Determination, and the County has paid the College for those fees as per the interlocal agreement. The County is currently using the previously approved Wage Scale Determination, and will use the updated version, which will be valid for an additional three year period from the date of issuance, upon approval of acceptance.

Enclosed Documents

The updated wage scale determination survey was provided for the Committee's review and information.

Recommended Action

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the acceptance of the Updated Wage Scale Determination of Fiscal Years 2019 through 2022 as presented. The motion carried.

Review and Recommend Action on Acceptance of the Mid Valley Campus Evaluation of Existing Drainage Conditions Report and Authorization to Proceed with Design of Phase I Drainage Improvements

Approval of acceptance of the Mid Valley Campus Evaluation of the Existing Drainage Conditions Report and authorization to proceed with the design of Phase I drainage improvements associated with Building A, at an estimated construction cost of \$290,000, will be requested at the April 23, 2019 Board meeting.

Purpose

The acceptance of the Mid Valley Campus Evaluation of the Existing Drainage Conditions Report would acknowledge the findings and recommendations of the report prepared by the engineer.

The authorization to proceed with design of the Phase I drainage improvements was needed to solicit an engineer to move forward with design work for addressing the recommendations in the report.

Background

In response to extensive flooding during and after heavy rains on June 20 – 21, 2018, the Board of Trustees approved contracting Perez Consulting Engineers, LLC to perform civil engineering services to evaluate and provide recommendations for the existing drainage conditions at the Mid Valley Campus on September 25, 2018. The engineer provided an update of their progress at the February 12, 2019 Facilities Committee meeting, and has since completed their evaluation of the existing drainage conditions.

Perez Consulting Engineers, LLC provided a presentation of their findings and recommendations for drainage improvements for the entire campus. The engineers noted that the existing detention ponds and areas were correctly sized to meet the City of Weslaco's building codes. They also found that portions of the existing underground storm drainage infrastructure would need to be upgraded. Some of the upgrades included:

- Upsizing existing storm sewer piping on the west side of campus to provide the proper flow of storm water to the existing north detention pond
- Upgrading existing east drainage swales to underground storm sewer piping and connecting to the existing north detention pond
- Relocating the existing south detention pond and providing new storm sewer piping to connect to an existing city outfall on Republic Street

The engineer separated the proposed drainage improvements into three phases. The phases were as follows:

- **Phase I** – West Campus; storm water improvements associated with Building A.
Opinion of Probable Construction Cost: \$290,000
- **Phase II** – East Campus; storm drainage system improvements associated with Parking Lots 6 & 7.
Opinion of Probable Construction Cost: \$206,000
- **Phase III** – South Campus; storm water system improvements and detention pond relocation associated with the future expansion of that area.
Opinion of Probable Construction Cost: \$ 120,000

The Facilities Committee was asked to recommend approval of the acceptance of the evaluation report and authorization for the engineer to proceed with the design for Phase I of the drainage improvements.

The engineer has also included construction estimates for the proposed drainage improvements. The current scope of the contract with the engineer includes only the Evaluation of the Existing Drainage Conditions Report.

The construction of the improvements would not begin until the Fall 2019 semester. Additional funding for the project, including funds for construction, will need to be budgeted in the FY 2019-2020 Renewals and Replacement Fund budget. Design and construction for Phases II and III would begin at a later date upon approval and authorization from the Board.

Funding Source

Funds for the recommended drainage improvements would need to be budgeted in the Renewals & Replacements Fund budget for FY 2019-2020.

Enclosed Documents

An executive summary and site plan of the Mid Valley Campus were provided for the Committee's review and information. The full report was provided under separate cover.

Presenters

David Perez, of Perez Consulting Engineers, LLC, provided a presentation of the report and responded to questions from the Committee.

Proceed with Phase I Drainage Improvements

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to proceed with the recommended Phase 1 drainage improvements. The motion carried.

Engagement of an Engineer for Phase I Project

At the Committee meeting, Mr. Jesus Ramirez, Legal Counsel, noted that the contract with Perez Consulting Engineers, LLC, was solely for the development of the report and the recommendations of drainage improvement projects, but did not include the design of the recommended improvements.

Administration agreed, and sought guidance on how to move the projects forward. It was determined that a new solicitation for engineering services would be necessary for the engagement of an engineer for this project.

Legal Counsel noted that the Request for Qualifications for engineering services on the proposed Phase I project could be limited to only those firms who responded to the original solicitation to conduct the study of campus wide drainage issues.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the publication of a Request for Qualifications from the original respondents to the solicitation of a firm to conduct the drainage study. The motion carried.

Acceptance of the Existing Drainage Conditions Report

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board acceptance of the Mid Valley Campus Evaluation of the Existing Drainage Conditions Report as presented. The motion carried.

Review and Recommend Action on Contracting Construction Services for the Pecan Campus Demolition of Dr. Casso Property

Approval to contract construction services for the Pecan Campus Demolition of Dr. Casso Property project will be requested at the April 23, 2019 Board meeting.

Purpose

The procurement of a contractor would provide for construction services necessary for the Pecan Campus Demolition of Dr. Casso Property project.

Background

On October 30, 2018, the Board of Trustees approved contracting civil engineering services with Perez Consulting Engineers, LLC for the demolition of Dr. Casso property.

The property was currently vacant and after demolition, it would be included as part of any future plans for facility improvements as appropriate and approved by the Board.

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 five (5) general contractors and three (3) plan rooms. A total of four (4) proposals were received on February 21, 2019.

Timeline for Solicitation of Competitive Sealed Proposals	
February 4, 2019	Solicitation of competitive sealed proposals began.
February 21, 2019	Four (4) proposals were received.

College staff reviewed and evaluated the competitive sealed proposal and recommend RL Abatement, Inc. as the highest ranked in the amount of \$47,775.

Funding Source

Source of Funding	Amount Budgeted	Highest Ranked Proposal RL Abatement, Inc.	Budget Variance
Unexpended Construction Plant Fund	\$60,000	\$47,775	\$12,225

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

Reviewers

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

Enclosed Documents

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

Recommended Action

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of to contract construction services

with RL Abatement, Inc. in the amount of \$47,775 for the Pecan Campus Demolition of Dr. Casso Property project as presented. The motion carried.

Update and Action as Necessary on the Renovation and Expansion of the Existing Pecan Campus Library

A status update and recommendation for action as necessary on the assessment of the Pecan Campus Library and the renovation and expansion of the existing Library and CLE facilities will be provided, and approval to solicit architectural design services for the renovation and expansion of the existing Pecan Campus Library will be requested at the April 23, 2019 Board meeting.

Purpose

The Facilities Committee was presented the findings of the assessment of the existing Pecan Campus Library facility, work done to determine needs for an expanded Pecan Campus Library, and options explored for expanding the existing facility. Guidance on next steps for a renovation and expansion of the Pecan Campus Library was sought.

Justification

If the Committee recommended proceeding with a renovation option, solicitation of Request for Qualifications (RFQ) for architectural services would be necessary to procure an architect to review and refine draft building program and develop design documents for the renovation and expansion of the existing Pecan Campus Library. Once the RFQ's were received, an evaluation team would evaluate the RFQ's using the currently approved procurement process and recommend an architect to the Facilities Committee at a later date.

Background

The Pecan Campus Library was a two-story building with 67,266 gross square feet dating back to the inception of the College. Since 1993, the Library had undergone two construction additions in an effort to keep up with growth at South Texas College's Pecan Campus. In the 13 years since its last addition, library users, operations, and services had evolved and expanded.

The College's existing Master Plan, developed by Freese & Nichols in 2010, suggested that the Pecan Campus should have a library of at least 100,000 square feet. The Board of Trustees approved retaining architectural consultant Patrick Deaton on September 19, 2017, to assess the adequacy of the existing Pecan Campus Library facility to meet current and projected needs of the College and in support of the accreditation requirements from the Southern Association of Colleges and Schools Commission on Colleges (SACSCOC). Deaton determined that the Pecan Campus Library was "severely overcrowded" and that a library of approximately 79,625 assignable square feet (ASF) would be needed by 2020 and one of approximately 102,375 ASF would be needed to meet estimated needs by 2030. The existing Library currently had approximately 41,840 ASF.

At its January 30, 2018 meeting, the Board accepted the Deaton report and approved a staff recommendation to engage another consultant to determine whether facility could be renovated to accommodate the additional space. Godfrey's Associates was tasked with this assessment.

On October 9, 2018, the Facilities Committee was briefed on Consultant Godfrey's Associates determinations that the existing Pecan Campus Library is in good condition, that previous expansions have exceeded minimum building code requirements, and that the existing Library can be efficiently expanded. Godfrey's Associates found that the existing Library could be renovated to accommodate the additional space and that building space efficiency could be improved, reducing the square footage needs recommended by Deaton to approximately 99,904 gross square feet, and approximately 79,747 ASF to meet the projected 2030 needs. This recommendation assumed an expansion/renovation with an ASF to GSF efficiency of 79.9%, which may be overstated.

The impact of the growth of the physical collection versus digital collections at the Pecan Campus Library was raised at the October 9, 2018 Facilities Committee meeting. Library Services staff anticipate that the STC collection at the Pecan Campus will continue to grow, mostly because some library materials are available only in physical form. However, Library staff anticipate that this growth in the physical collection will be a modest 2% per year, owing the focus of collection development to digital resources such as e-books and streaming video/audio. Most of the library collection at the Pecan Campus Library is held in three compact shelving units, each of which contains approximately 2,922 feet of shelving. At the current and anticipated rate of growth, adding a fourth compact shelving unit to the three units already in place should adequately provide for future anticipated growth.

Upon instruction by the Facilities Committee, options were explored for renovating and expanding the existing Pecan Campus Library. College staff from the Library Services and Facilities Planning & Construction departments have worked to develop a preliminary building space program and a preliminary space adjacency diagram.

Renovation and Expansion Options

The main objectives for the renovation and expansion of the Library building are as follows:

- Increasing the number of students the facility can accommodate from 616 to approximately 1,300 if possible;
- Updating the functionality of the space to keep up with changes in the types of spaces that are conducive to student learning:
 - Study Rooms
 - Consultation Area
 - Quiet Study / Reading Room
 - Emerging technology spaces including AR/VR, 3-D printing, and other;
- Improving the adjacency and flow of functions, among other things, to minimize unnecessary flow of traffic and noise through study areas;

- Providing an adequate library facility that appropriately serves the College's educational and mission-related activities in compliance with SACSCOC standard (13.7).

The site in front of the chillers facing the entrance to the south side of College was previously considered by the Board as a possible location for a new Pecan Campus Library building; however, it straddles an easement that would prevent the construction of a building at that location. Additionally, the site was too narrow for a library building. Accordingly, that site was not considered for a possible new library.

Current options for the Library renovation and expansion included:

- **Expansion West** - Though this option was favored initially because it made it possible to connect the Library and the CLE buildings and maximize the use of those building spaces, an examination by STC Maintenance and Operations and Facilities Planning and Construction staff members determined that extending the Library building west to connect with the CLE building, would require that utilities be interrupted and rerouted at an excessive financial cost. This option also would impair drainage in the north west area of the campus.
- **Expansion South** – Expansion south would require extensive renovation work to the existing south entrance of the Library building.
- **Expansion East** – Expansion east would require rerouting part of internal drive and result in the loss of some parking space near the northeast corner of the building. This option would involve the least expense in building demolition, renovation, and rerouting of existing utilities and thus maximize the space that could be added to the building. This option also would allow space for additional future expansion if needed.

Guidance from the Committee and Board was requested to select an option for renovation and expansion of the Pecan Campus Library. Staff recommended a renovation and expansion east of the Library building, with the possible renovation of areas in the CLE building to move certain functions from the Library building to the CLE building.

Once a renovation and expansion plan has been selected, architectural design services would be needed to review and refine the draft building space program, preliminary space adjacency diagrams, cost estimates, and to develop design and construction documents for the renovation and expansion of the existing Pecan Campus Library.

Funding Source

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

Enclosed Documents

A presentation of the status update of the Pecan Campus Library Facilities Assessment was provided for the Committee' review and information.

Presenters

Dr. Jesus Campos, Dean of Library & Learning Support Services, attended the Facilities Committee meeting to provide a presentation of the renovation and expansion options and respond to questions from the Committee.

Mr. Gary Gurwitz noted that an elevated connection between the Library (Bldg F) and the Center for Learning Excellence (Building C) could provide the necessary square footage and functional space to meet the College’s needs. Such an elevated expansion could be incorporated with existing utilities, drainage, and site needs, without reducing parking, land, and aesthetic façades on the eastern and southern sides of the Library.

Dr. Alejo Salinas, Jr. suggested that an architect could look into the costs of the proposed expansion, and recommended that they consider expanding the southern side of the library.

Mr. Gurwitz noted that the solicitation should clarify that any responding architect should either have the necessary expertise in-house, or should include the engagement of a library consultant within its response, so that further engagement and costs are not incurred by the College once the project has been approved.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to publish a Request for Qualifications or Request for Proposals as necessary to an architect or engineer to assess the feasibility of expansions to the east, south, and west as discussed, to recommend an expansion project, and to serve as the architect of record for any resulting expansion project approved by the Board. The motion carried.

**Review and Recommend Action on Final Completion for the
 Technology Campus Advanced Technical Careers Building B Fire
 Sprinkler Replacement Project**

Approval of final completion for the Technology Campus Advanced Technical Careers Building B Fire Sprinkler Replacement project will be requested at the April 23, 2019 Board Meeting:

	Project	Completion Recommended	Date Received
1.	Technology Campus Advanced Technical Careers Building B Fire Sprinkler Replacement Engineer: Halff Associates Contractor: G&G Contractors	Final Completion Recommended	March 20, 2019

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It was recommended that final completion and release of final payment for this project with G&G Contractors be approved. The original cost approved for this project was in the amount of \$805,587.

The following charts summarize the above information:

Technology Campus Advanced Technical Careers Building B Fire Sprinkler Replacement					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$805,587	\$638,935	\$0	\$638,935	\$575,041.50	\$63,893.50

Enclosed Documents

A copy of the letter of Final Completion was provided for the Committee’s review and information.

Recommended Action

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of final completion for the Technology Campus Advanced Technical Careers Building B Fire Sprinkler Replacement project as presented. The motion carried.

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

At the February 16, 2019 Board Retreat and the March 19, 2019 Facilities Committee meeting, 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 Committee's review.

Administration requested similar policies from other community colleges in Texas. Nine institutions responded, providing either a summary of their practice or their formal policy. The packet included a table summarizing these responses, followed by the responses themselves.

Mr. Gary Gurwitz recommended that Mr. Paul R. Rodriguez, Chairman of the Board, appoint a committee of trustees to further review the policies of other community colleges in Texas and to recommended subsequent Board action.

No formal action was taken by the Facilities Committee.

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 Ricardo de la Garza were present to respond to questions and address concerns of the committee.

Executive Session:

The South Texas College Board Facilities Committee convened into Executive Session at 5:36 p.m. in accordance with Chapter 551 of the Texas Government Code for the specific purpose provided in:

- Section 551.071, Consultations with Attorney

- 2. Review and Recommend Action as Necessary on 2013 Bond Construction Warranty Items Action Plan**
- 10. Review and Recommend Action as Necessary on 2013 Bond Construction Pecan Campus Thermal Plant Chiller Incident**
- 11. Review and Recommend Action as Necessary on 2013 Bond Construction Starr County Campus Thermal Plant Chiller System Incidents**

Open Session:

The South Texas College Board Finance and Human Resources Committee returned to Open Session at 6:41 p.m. No action was taken in Executive Session.

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 each item with legal counsel.

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

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board authorization for the installation of a sump pump in the thermal plant vault, to ameliorate ongoing water penetration issues at that location. The motion carried.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Facilities Committee recommended that the Board invite Dannenbaum Engineering to attend the April 23, 2019 Regular Board Meeting for an update on remediation of the asphalt failures at the Regional Center for Public Safety Excellence Parking & Site Improvements - City Scape Drives. The motion carried.

Review and Recommend Action as Necessary on 2013 Bond Construction Pecan Campus Thermal Plant Chiller Incident

Mr. Jesus Ramirez, Legal Counsel, provided an update on the 2013 Bond Construction Pecan Campus Thermal Plant Project Incident.

No action was taken.

Review and Recommend Action as Necessary on 2013 Bond Construction Starr County Campus Thermal Plant Chiller System Incidents

Mr. Jesus Ramirez, Legal Counsel, provided an update on the 2013 Bond Construction Starr County Campus Thermal Plant Chiller System Incidents.

No action was taken.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 6:42 p.m.

I certify that the foregoing are the true and correct minutes of the April 9, 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**

Legal Counsel and College staff have prepared a report to update the Facilities Committee on the status of the Starr County Campus and Regional Center for Public Safety Excellence warranty items.

Review and Recommend Action on Schematic Design of the Pecan Campus Student Activities Building H Renovation for Culinary Arts

Approval of schematic design by EGV Architects, Inc. for the Pecan Campus Student Activities Building H Renovation for Culinary Arts project will be requested at the May 28, 2019 Board meeting.

Purpose

Schematic design is the first phase of basic design services provided by the project design team. In this phase, the design team prepares schematic drawings based on the Owner's project program and design meetings with staff. The approval of this phase is necessary to establish the basis on which the project design team is given authorization to proceed with design development and construction document phases.

Justification

Once schematic design is approved, EGV Architects, Inc. will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC 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

As part of the 2013 Bond Construction program, a new cafeteria was constructed in the new Pecan Campus Student Union Building and the existing cafeteria spaces in the Pecan Campus Student Activities Building H were programmed to be retrofitted for use by the College's Culinary Arts program. On July 24, 2018, the Board of Trustees approved to contract with EGV Architects, Inc. to prepare plans for Pecan Campus Student Activities Building H Renovation for the Culinary Arts program. EGV Architects, Inc. has been working with College staff and has prepared a schematic presentation of the proposed design for the Facilities Committee's review and recommendation to the Board for approval.

Funding Source

As part of the FY 2018-2019 construction budget, funds in the amount of \$600,000 are included for construction for this project. The design team has met with staff and faculty several times to review the project scope and the architect has developed a schematic design that is estimated to be within the construction budget.

Pecan Campus Student Activities Building H Renovation for Culinary Arts	
Construction Budget	Cost
Budgeted Amount	\$600,000
Schematic Design Estimated Amount	597,332
Variance	\$2,668

Reviewers

The proposed schematic design has been reviewed by staff from the Culinary Arts, Facilities Planning & Construction, and Facilities Operations & Maintenance departments, and the Coordinated Operations Council.

Enclosed Documents

EGV Architects, Inc. has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plan, floor plans, and interior views.

Presenters

EGV Architects, Inc. has developed a schematic presentation describing the proposed design. Representatives from EGV Architects, Inc. will be present at the Facilities Committee meeting to present the schematic design of the proposed improvement project.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the May 28, 2019 Board meeting, the proposed schematic design of the Pecan Campus Student Activities Building H Renovation for Culinary Arts project as presented.

SOUTH TEXAS COLLEGE

PECAN CAMPUS BUILDING “H” RENOVATION

FOR CULINARY ARTS

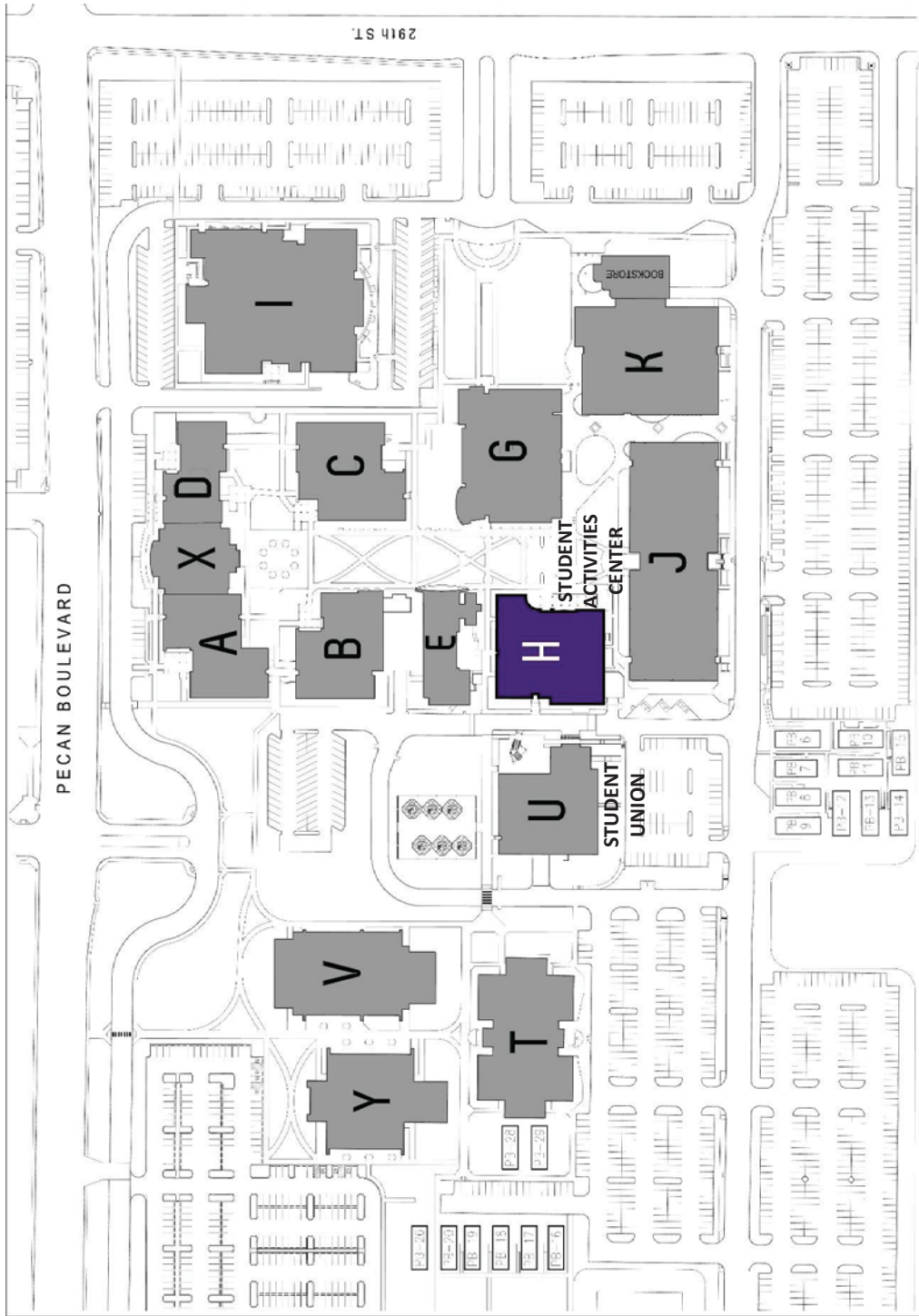
MAY 14, 2019



SOUTH TEXAS
COLLEGE



ARCHITECTS, INC.



SITE PLAN



LEGEND

- BAKING LAB
- SERVICE
- KITCHEN
- WASH ROOM
- HALL
- OFFICE SPACE
- STORAGE

COLORED AREAS ARE PART OF PROJECT SCOPE

- EXISTING TO REMAIN



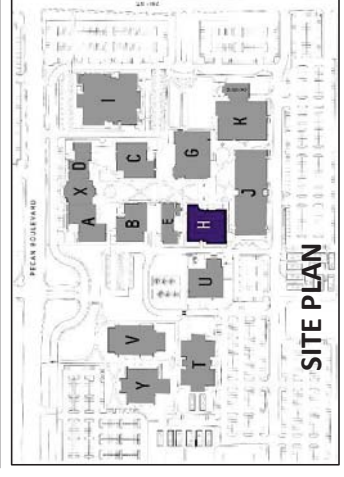
EXISTING FLOOR PLAN/ PROGRAM



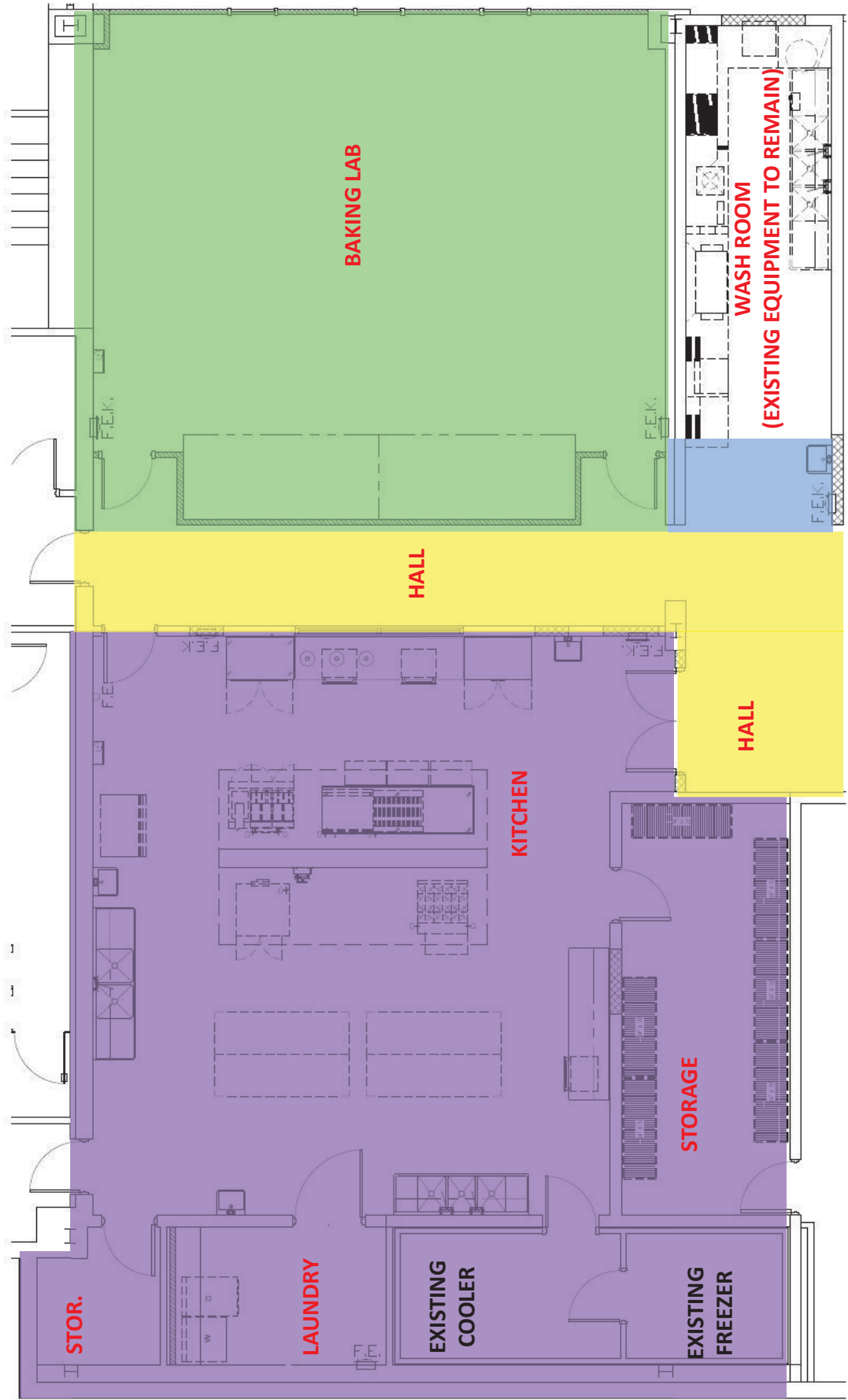
LEGEND

- BAKING LAB
 - SERVICE
 - KITCHEN
 - WASH ROOM (EXISTING EQUIPMENT TO REMAIN)
 - HALL
 - OFFICE SPACE BY OTHERS
 - STORAGE BY OTHERS
- COLORED AREAS ARE PART OF PROJECT SCOPE

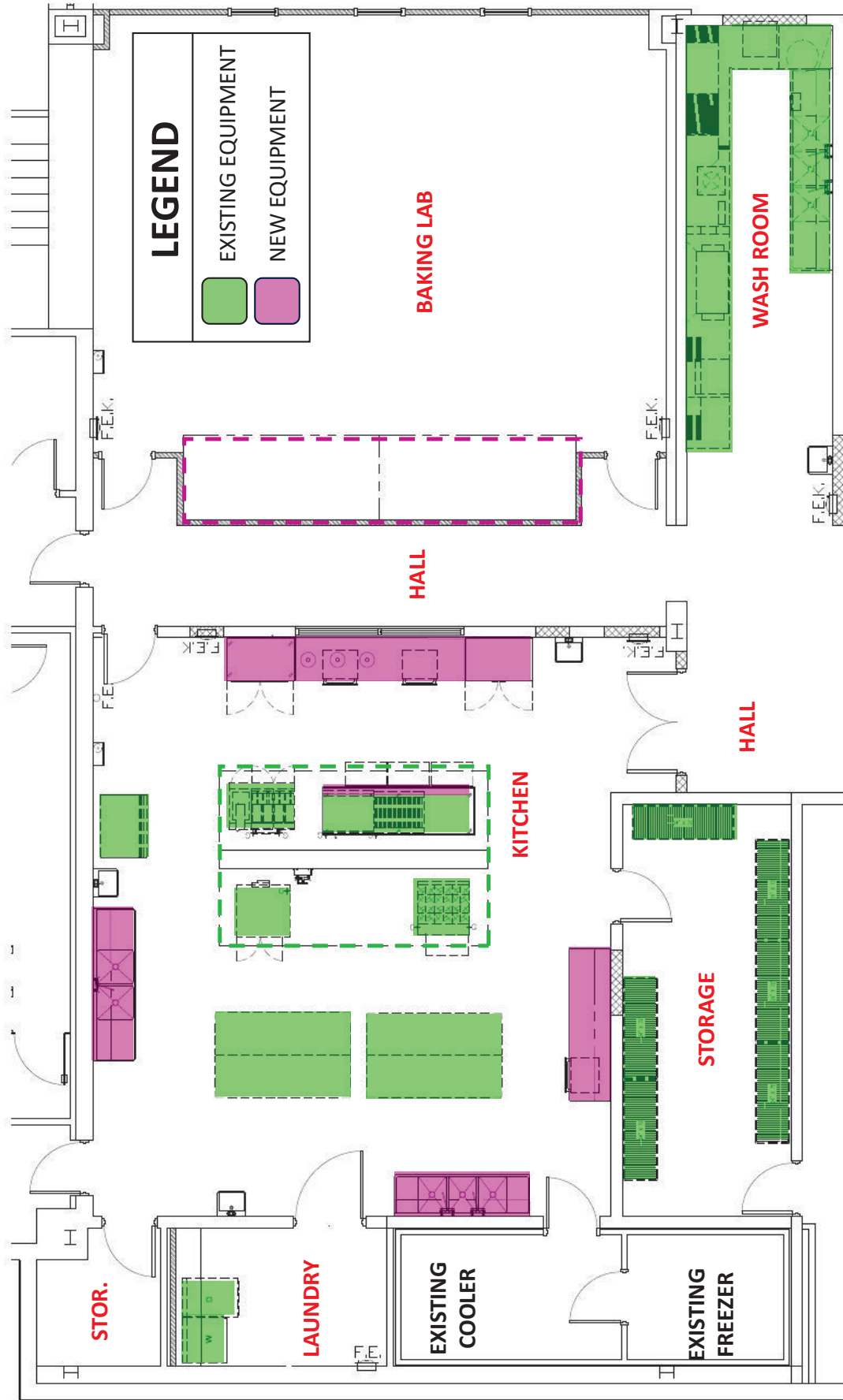
- EXISTING TO REMAIN



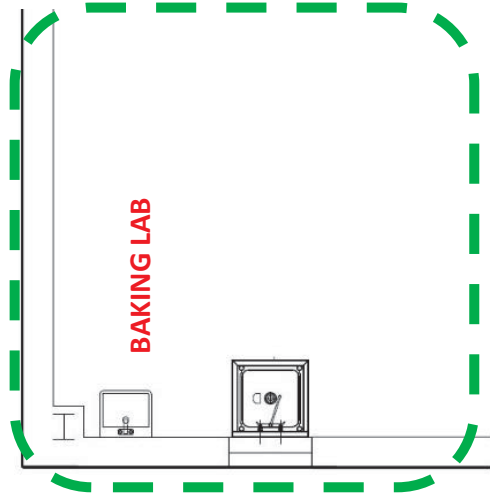
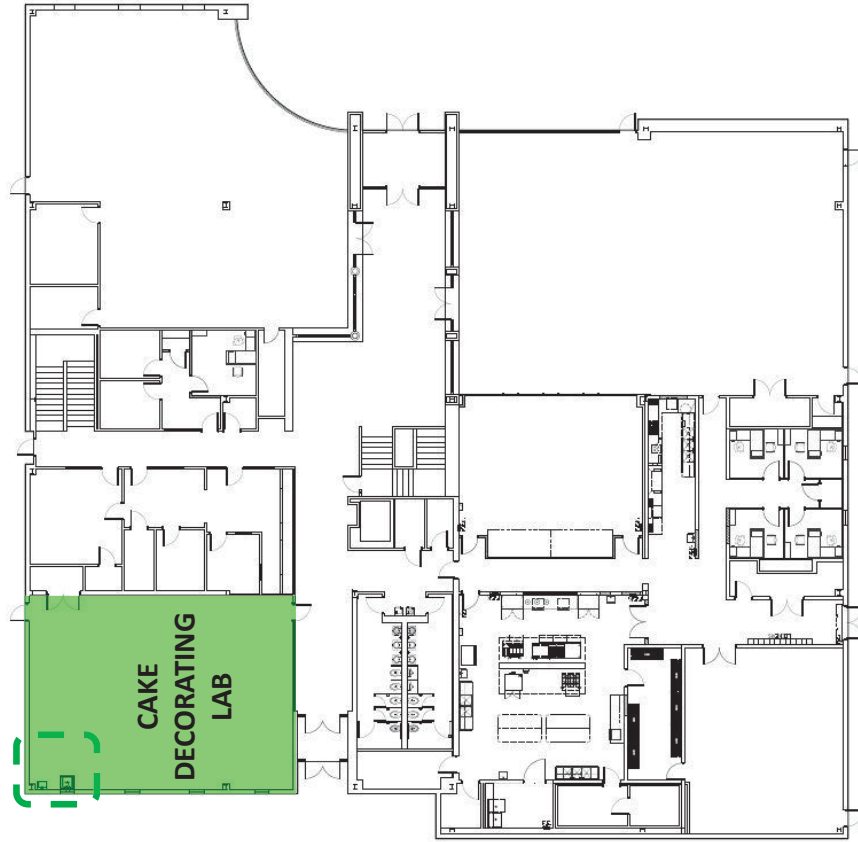
PROPOSED FLOOR PLAN



PROPOSED KITCHEN, BAKING LAB, AND WASH ROOM 



PROPOSED KITCHEN, BAKING LAB, AND WASH ROOM 



PROPOSED HAND SINK AND
PREP SINK AT CAKE
DECORATING LAB

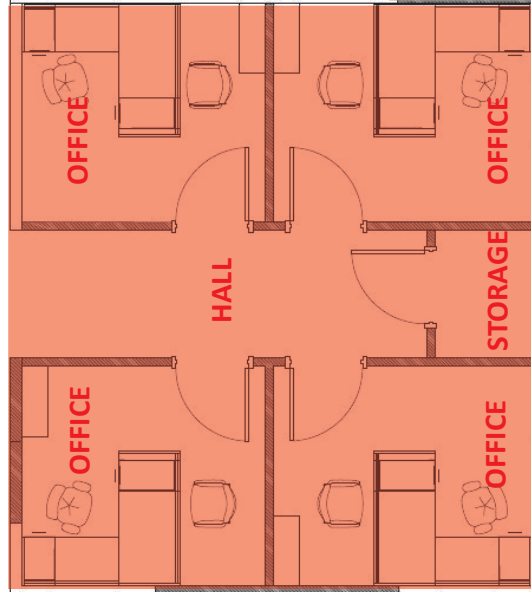
EXISTING CAKE DECORATING LAB 



WASH ROOM
(EXISTING EQUIPMENT
TO REMAIN)

FREEK.

HALL



OFFICE

HALL

OFFICE

STORAGE

STOR.

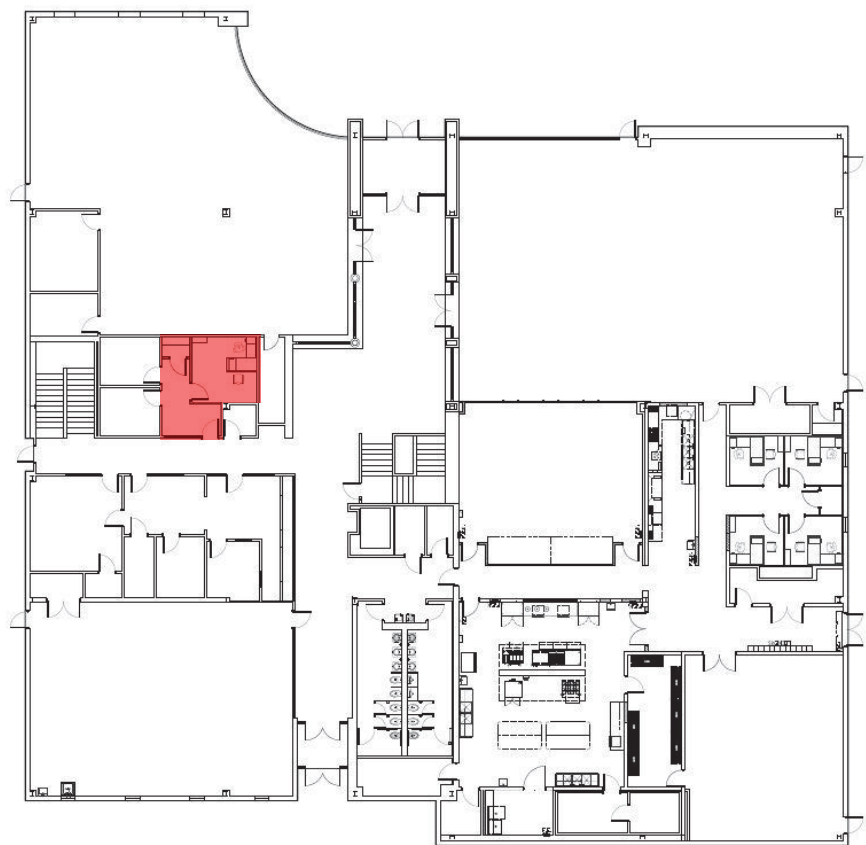
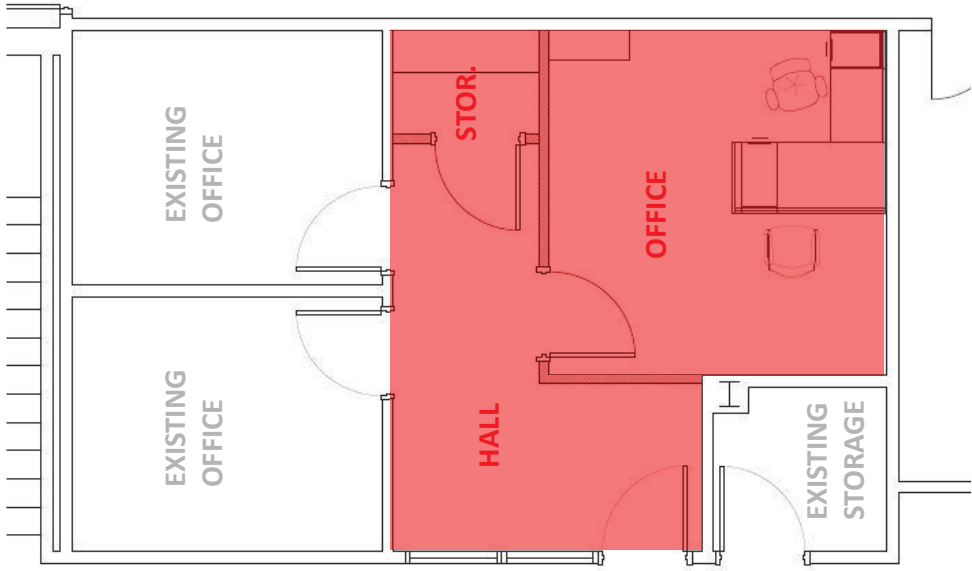
EXISTING
HALL

EXISTING
MECH.
ROOM

EXISTING
STORAGE



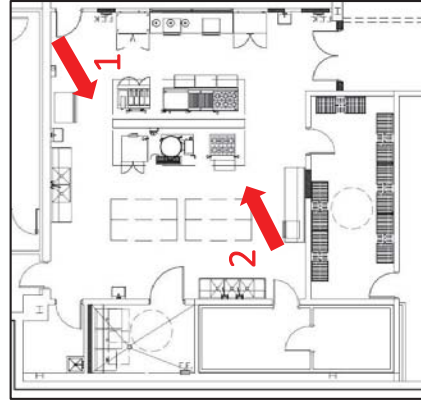
OFFICE LAYOUT (BY OTHERS)



OFFICE LAYOUT (BY OTHERS)



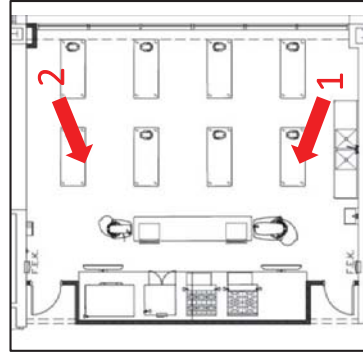
PROPOSED KITCHEN VIEWS
KITCHEN EQUIPMENT – EXISTING



KITCHEN FLOOR PLAN



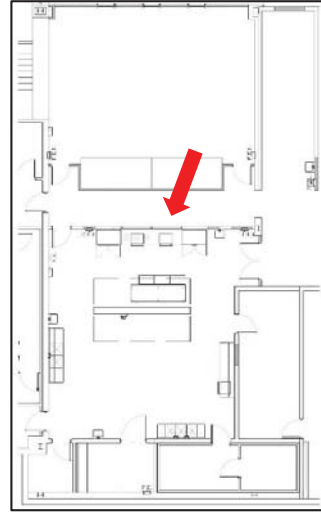
PROPOSED BAKING LAB VIEWS
 KITCHEN EQUIPMENT NOT INCLUDED -- FUTURE PURCHASE



BAKING LAB FLOOR PLAN



PROPOSED HALL VIEW INTO KITCHEN



HALL FLOOR PLAN 

Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Pecan Campus Student Activities Building H Renovation for Culinary Arts

Approval of authorization to proceed with the solicitation of construction services for the Pecan Campus Student Activities Building H Renovation for Culinary Arts project will be requested at the May 28, 2019 Board meeting.

On May 28, 2019, the Board of Trustees will be asked to approve the schematic design of the project. If approved, EGV Architects will then proceed with design development drawings and specifications in preparation for the construction documents phase using STC design standards as well as all applicable codes and ordinances. Upon the architect's completion of the construction documents, the documents can 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.

College staff is requesting approval to proceed with the bidding phase of soliciting construction proposals from contractors as soon as plans and specifications are completed by the Architect.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the May 28, 2019 Board meeting, authorization to proceed with the solicitation of construction services for the Pecan Campus Student Activities Building H Renovation for Culinary Arts project as presented.

Review and Recommend Action on Schematic Design of the Pecan Campus Information Technology Building M Office and Work Space Renovation

Approval of schematic design by Boultinghouse Simpson Gates Architects for the Pecan Campus Information Technology Building M Office and Work Space Renovation project will be requested at the May 28, 2019 Board meeting.

Purpose

Schematic design is the first phase of basic design services provided by the project design team. In this phase, the design team prepares schematic drawings based on the Owner's project program and design meetings with staff. The approval of this phase is necessary to establish the basis on which the project design team is given authorization to proceed with design development and construction document phases.

Justification

Once schematic design is approved, Boultinghouse Simpson Gates Architects will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC 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

As part of the 2013 Bond Construction Program, a total of four (4) computer labs were relocated from the Pecan Campus Information Technology Building M, two (2) to the North Academic Building P and two (2) to the General Academic Building Y. During the design phase of the 2013 Bond Construction Program, the four (4) vacated existing computer labs on the second floor of Building M, totaling 4,222 square feet, were planned for renovation into office spaces to be used by staff from the Institutional Research & Effectiveness and Research & Analytical Services departments, currently located at Pecan Plaza.

On December 13, 2018, the Board of Trustees approved to contract with Boultinghouse Simpson Gates Architects, Inc. to prepare plans for Pecan Campus Information Technology Building M Office and Work Space Renovation project. Boultinghouse Simpson Gates Architects has been working with College staff and has prepared a schematic presentation of the proposed design for the Facilities Committee's review and recommendation to the Board for approval. The project's construction budget is \$324,000 and the Architect's construction estimate of the schematic design as prepared is \$401,090. College staff under-budgeted the construction cost for this project which was based on previous project costs for similar projects completed by the College. The Architect's estimate is based on the current construction market costs for similar renovation projects. The project team has reviewed the schematic design and have verified that the Architect's design is within the project's scope. Additional funding is available in the FY 2018-2019 Unexpended Construction Fund budget.

Funding Source

As part of the FY 2018-2019 construction budget, funds in the amount of \$324,000 are included for this project. Additional funds are available in the construction budget.

Pecan Campus Information Technology Building M Office and Work Space Renovation	
Construction Budget	Cost
Budgeted Amount	\$324,000
Schematic Design Estimated Amount	401,090
Variance	(\$77,090)

Reviewers

The proposed schematic design has been reviewed by staff from the Institutional Effectiveness & Assessment, Research and Analytical Services, Facilities Planning & Construction, and Facilities Operations & Maintenance departments, and the Coordinated Operations Council.

Enclosed Documents

Boultinghouse Simpson Gates Architects has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plan, floor plans, and interior views.

Presenters

Boultinghouse Simpson Gates Architects has developed a schematic presentation describing the proposed design. Representatives from Boultinghouse Simpson Gates Architects will be present at the Facilities Committee meeting to present the schematic design of the proposed improvement project and respond to questions from the Committee.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the May 28, 2019 Board meeting, the proposed schematic design of the Pecan Campus Information Technology Building M Office and Work Space Renovation project as presented.



PECAN CAMPUS

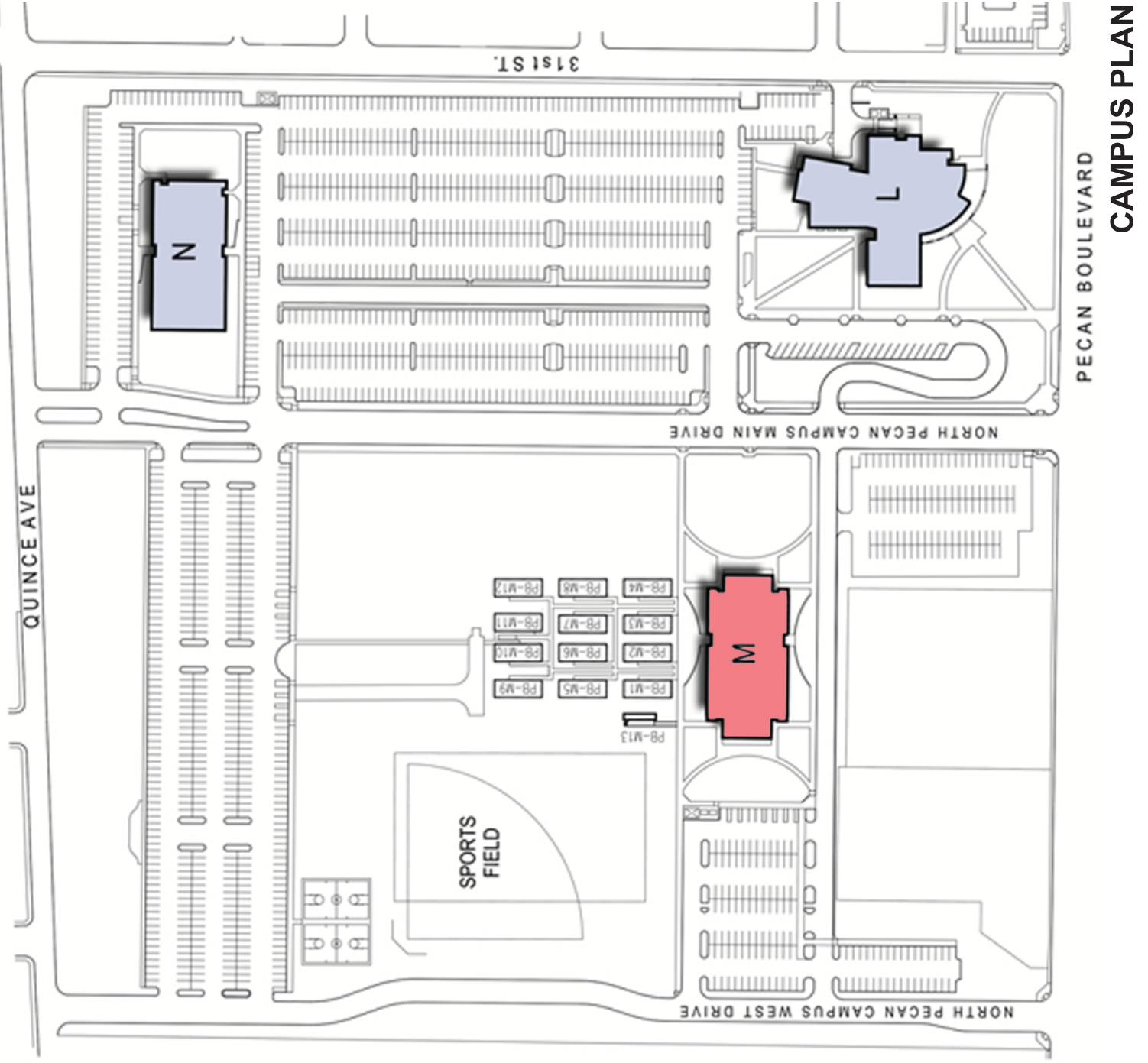
INFORMATION TECHNOLOGY BUILDING M

OFFICE & WORKSPACE

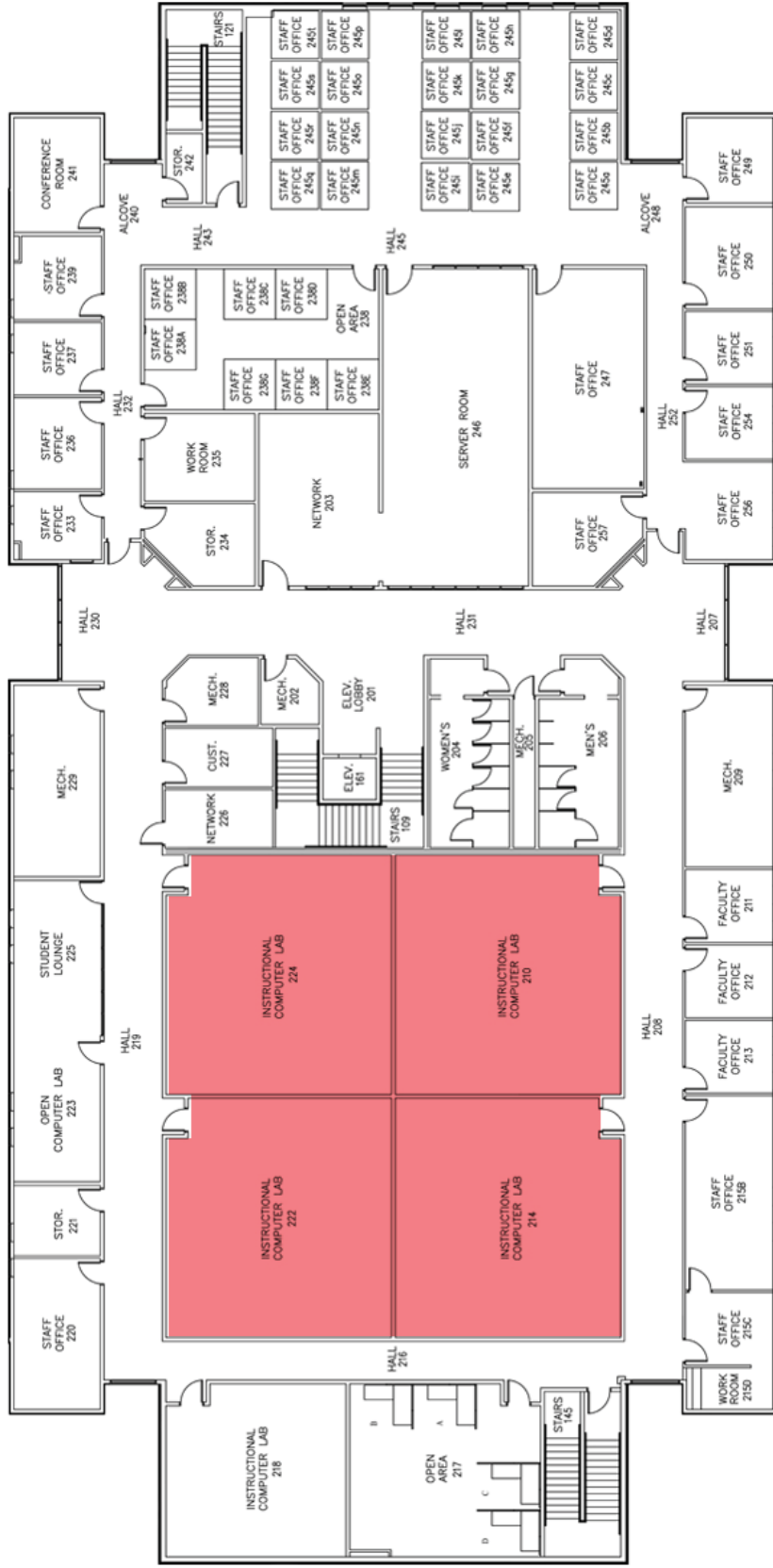
RENOVATION

SOUTH TEXAS
COLLEGE

PECAN
CAMPUS
**INFORMATION
TECHNOLOGY
BUILDING M**
OFFICE &
WORKSPACE
RENOVATIONS



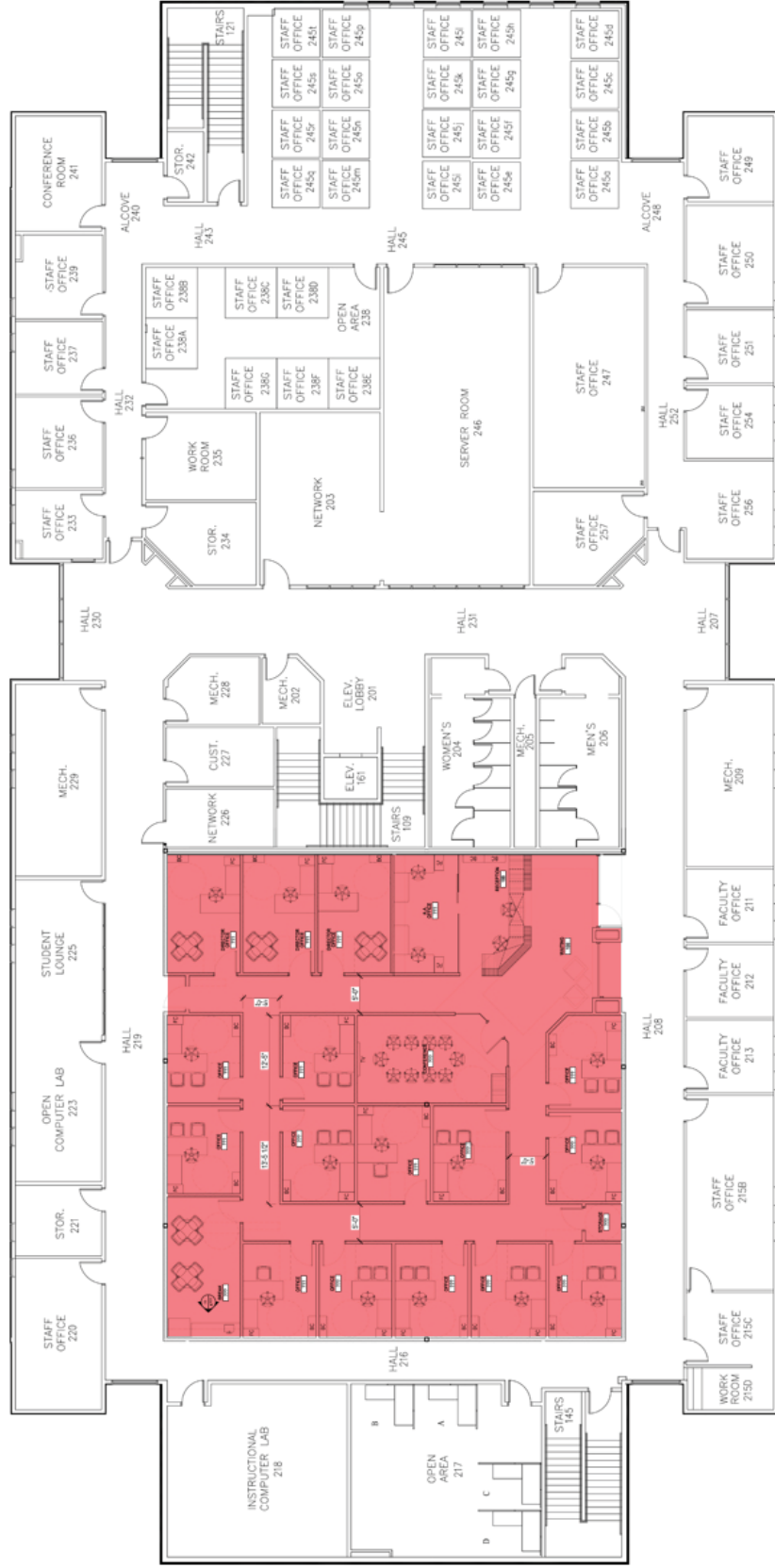
PECAN
CAMPUS
INFORMATION
TECHNOLOGY
BUILDING M
OFFICE &
WORKSPACE
RENOVATIONS



BUILDING M (2ND FLOOR) EXISTING PLAN

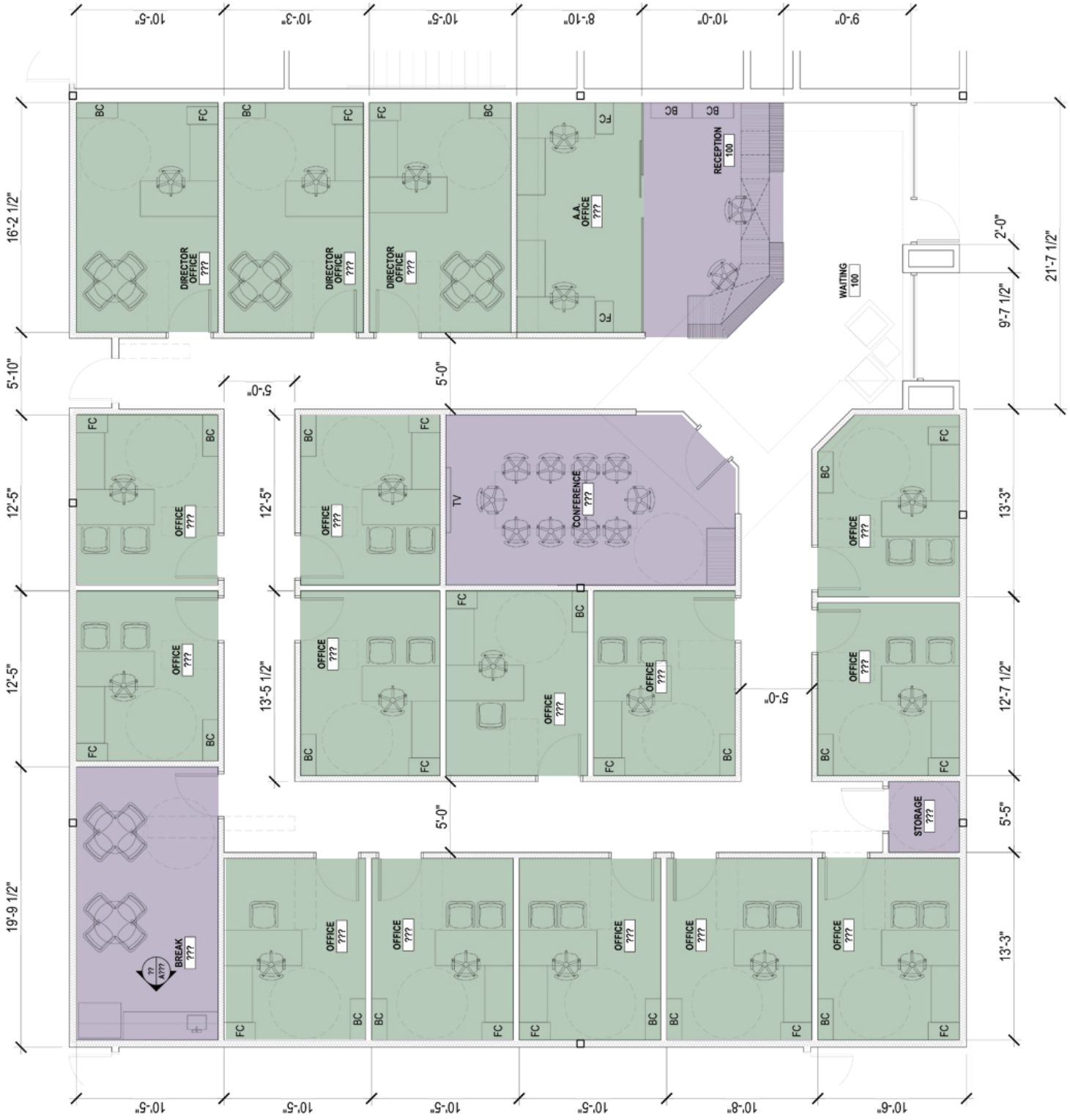


PECAN
CAMPUS
**INFORMATION
TECHNOLOGY
BUILDING M**
OFFICE &
WORKSPACE
RENOVATIONS

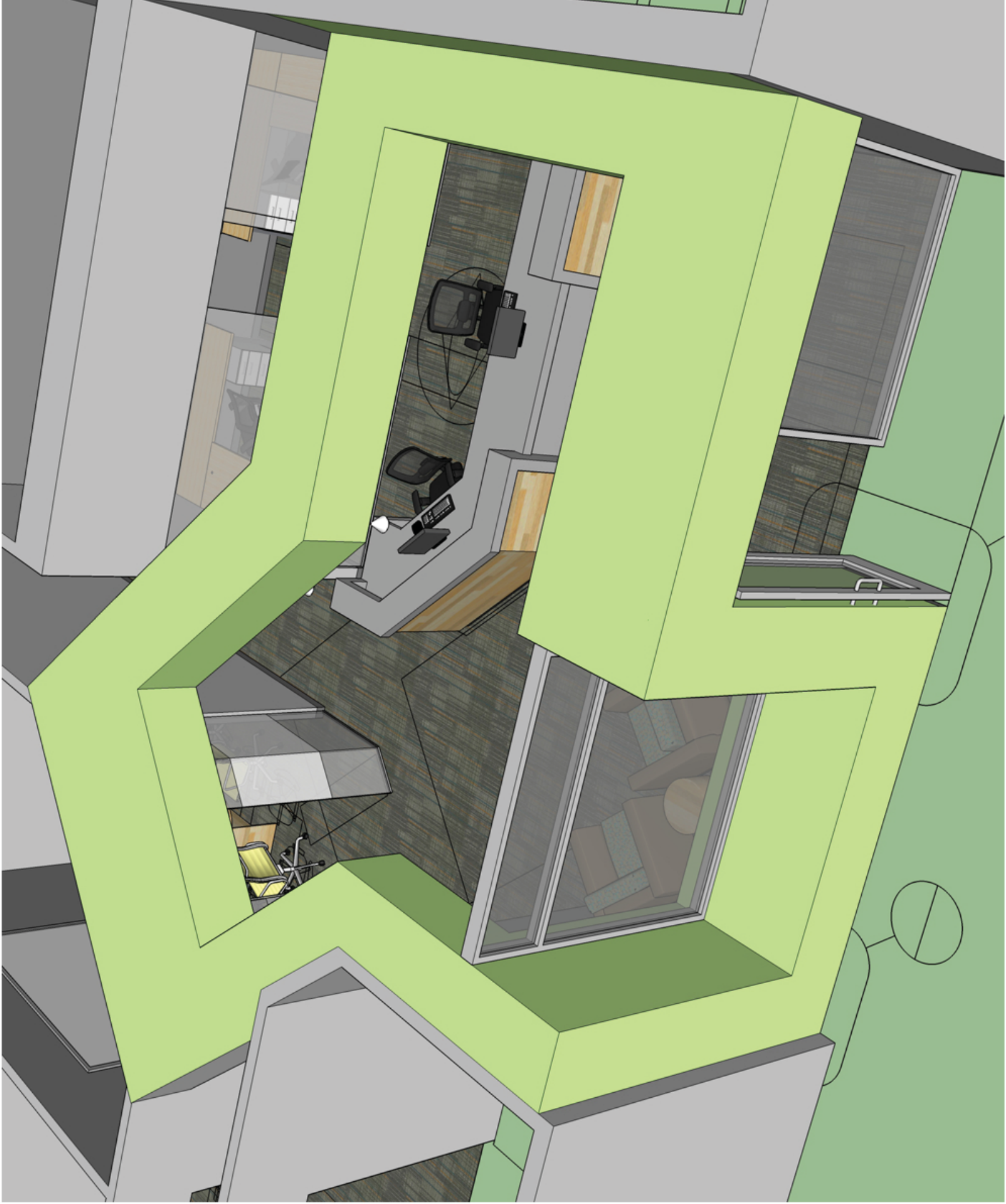


BUILDING M (2ND FLOOR) PROPOSED PLAN

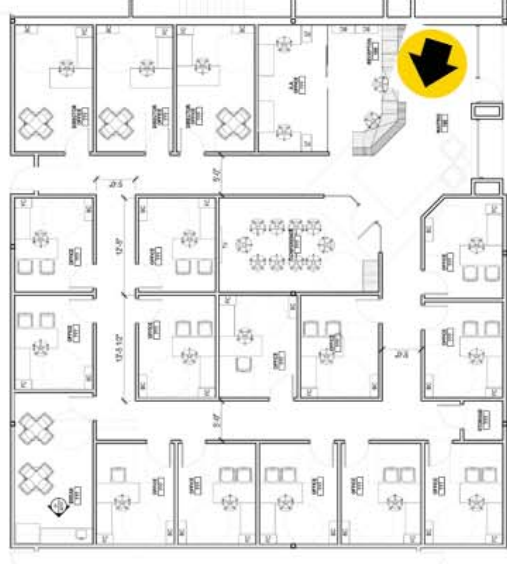




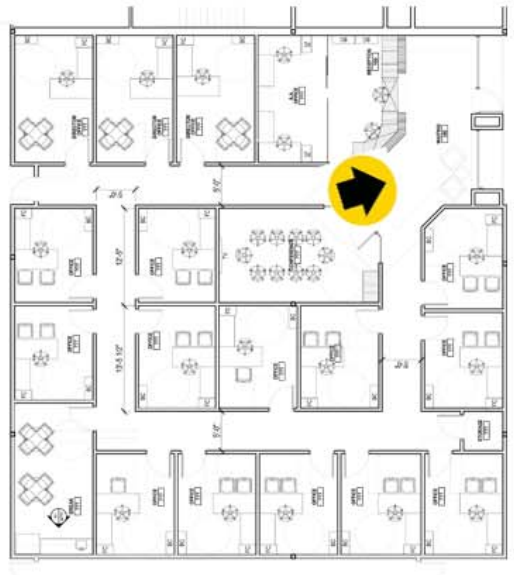
ENLARGED PROPOSED FLOOR PLAN



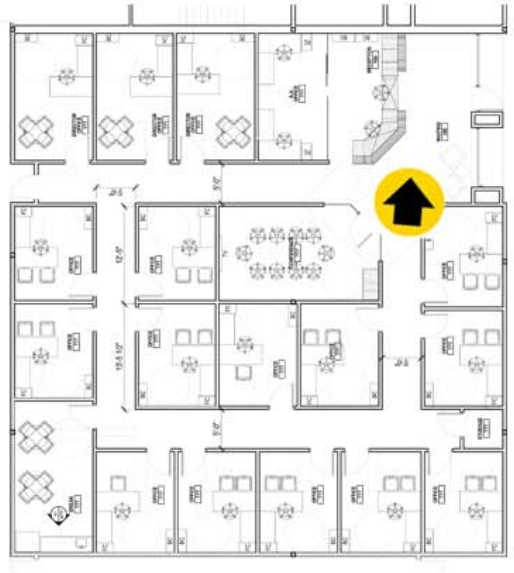
AERIAL PERSPECTIVE RENDERING



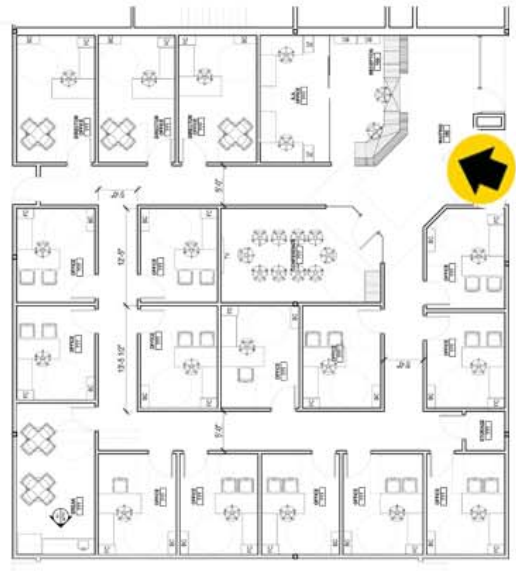
INTERIOR PERSPECTIVE RENDERING



INTERIOR PERSPECTIVE RENDERING



INTERIOR PERSPECTIVE RENDERING



Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Pecan Campus Information Technology Building M Office and Work Space Renovation

Approval of authorization to proceed with the solicitation of construction services for the Pecan Campus Information Technology Building M Office and Work Space Renovation project will be requested at the May 28, 2019 Board meeting.

On May 28, 2019, the Board of Trustees will be asked to approve the schematic design of the project. If approved, Boultinghouse Simpson Gates Architects, Inc. will then proceed with design development drawings and specifications in preparation for the construction documents phase using STC design standards as well as all applicable codes and ordinances. Upon the architect's completion of the construction documents, the documents can 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.

College staff is requesting approval to proceed with the bidding phase of soliciting construction proposals from contractors as soon as plans and specifications are completed by the Architect.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the May 28, 2019 Board meeting, authorization to proceed with the solicitation of construction services for the Pecan Campus Information Technology Building M Office and Work Space Renovation project as presented.

Review and Recommend Action on Contracting Architectural Services for the Deferred Maintenance of District Wide Roofs at Mid Valley Campus, Dr. Ramiro R. Casso Nursing and Allied Health Campus, and Starr County Campus

Approval to contract architectural design services to prepare construction documents for the Deferred Maintenance of District Wide Roofs project at Mid Valley Campus, Dr. Ramiro R. Casso Nursing and Allied Health Campus, and Starr County Campus will be requested at the May 28, 2019 Board meeting.

Purpose

The proposed Deferred Maintenance of District Wide Roofs project at Mid Valley Campus, Dr. Ramiro R. Casso Nursing and Allied Health Campus, and Starr County Campus is needed to provide necessary maintenance of roofs that are between ten (10) and twenty (20) years old, and to extend their warranty periods for an additional fifteen (15) years. 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 April 1, 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 Deferred Maintenance of District Wide Roofs project. A total of thirteen (13) firms received a copy of the RFQ and a total of eight (8) firms submitted their responses on April 22, 2019. The roofs within the scope of work are listed below:

Mid Valley Campus		
Building Letter	Building Name	Year of Roof Installation
Building D	Workforce Center	2004
Building E	Library (partial roof)	2004
Building F	Student Union (previously Student Services-partial roof)	2004
Building G	North Academic	2004

Dr. Ramiro R. Casso Nursing and Allied Health Campus		
Building Letter	Building Name	Year of Roof Installation
Building A	NAH East	2000 and 2004

Starr County Campus		
Building Letter	Building Name	Year of Roof Installation
Building A	Administration/Bookstore	1998
Building B	Center for Learning Excellence	1998
Building C	North Academic	1998
Building D	Workforce Center	2004
Building E	South Academic	2004
Building F	Cultural Arts Center	2004
Building G	Student Services (partial roof)	2004
Building H	Student Activities Center (partial roof)	2004

Funding Source

Funds for the construction expenditures in the amount of \$1,880,000 are budgeted in the Renewals & Replacements Plant Fund.

Deferred Maintenance of District Wide Roofs Project Construction Budget		
Construction	Amount Budgeted	Actual Cost
Mid Valley Campus	\$860,000	Actual cost will be determined after the solicitation of construction proposals.
Dr. Ramiro R. Casso Nursing and Allied Health Campus	\$250,000	Actual cost will be determined after the solicitation of construction proposals.
Starr County Campus	\$770,000	Actual cost will be determined after the solicitation of construction proposals.
Total Construction Budget	\$1,880,000	

The costs of the architectural design services for the Deferred Maintenance of District Wide Roofs project are estimated to be \$188,000 and funds are available in the Renewal & Replacement Plant Fund.

Reviewers

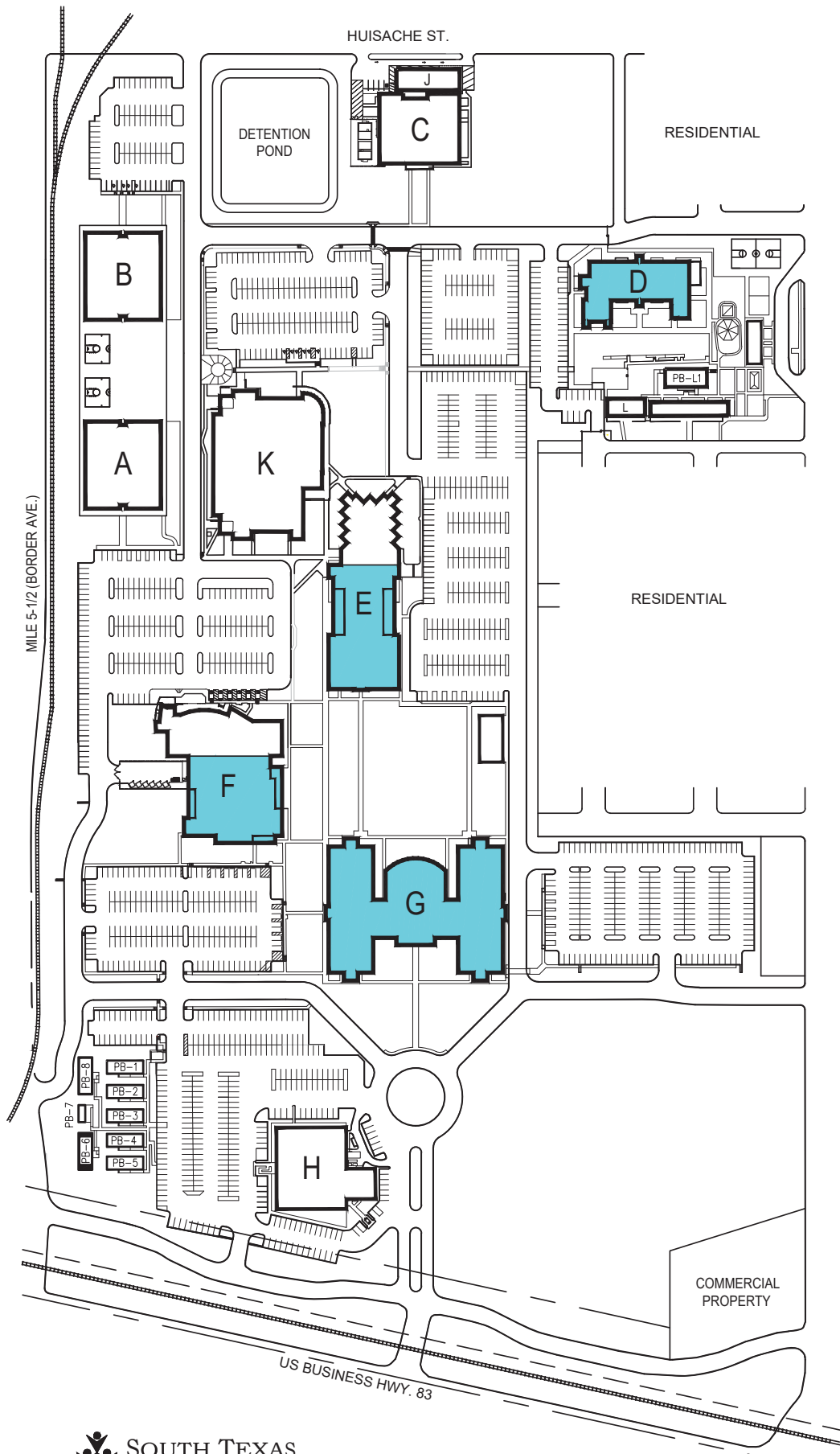
College staff from the Facilities Planning & Construction, Facilities Operations & Maintenance, and Purchasing departments completed evaluations for the eight (8) firms and prepared a scoring and ranking summary; as a result of these evaluations, BEAM Professionals, a PBK Company, is recommended for Board approval.

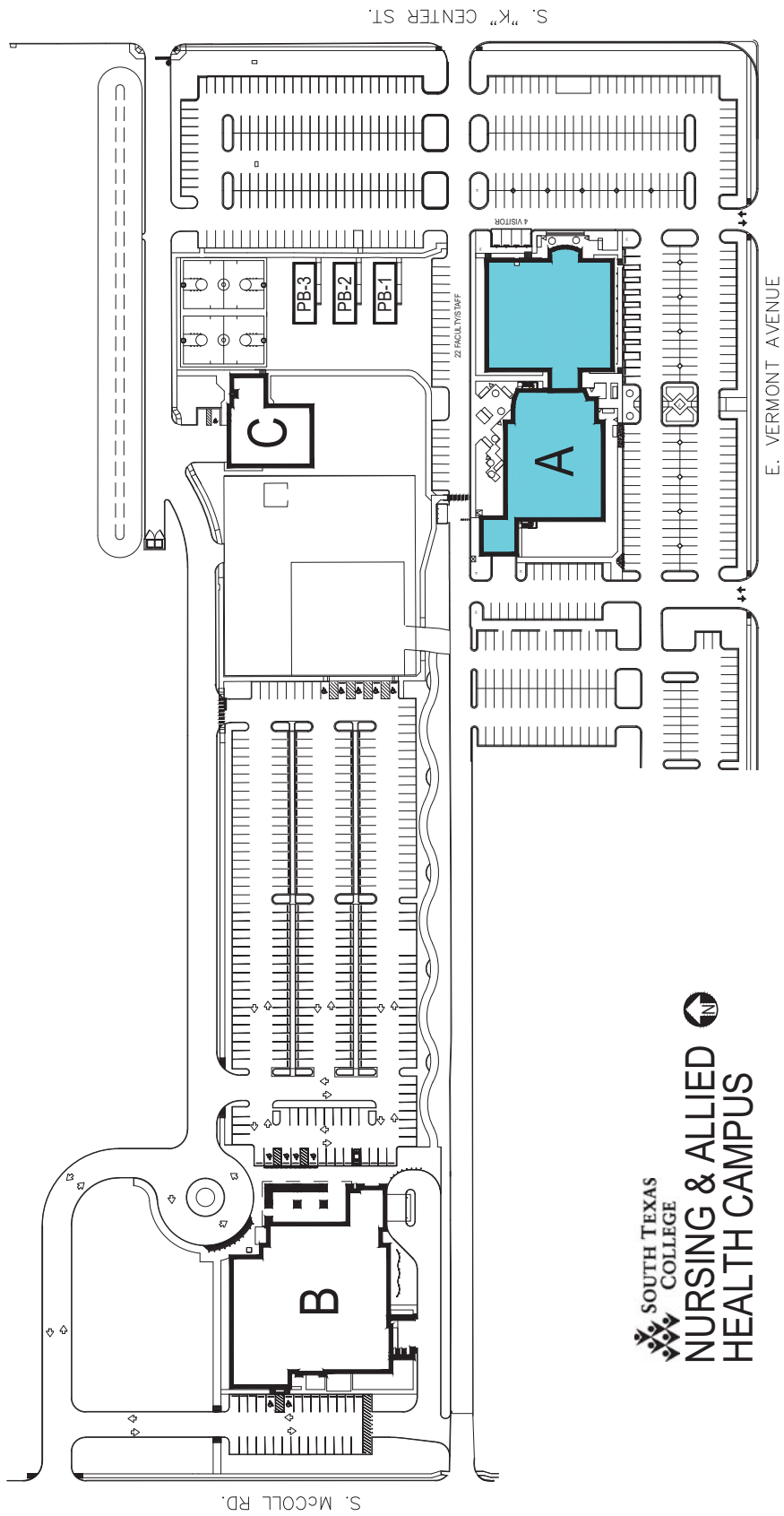
Enclosed Documents

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

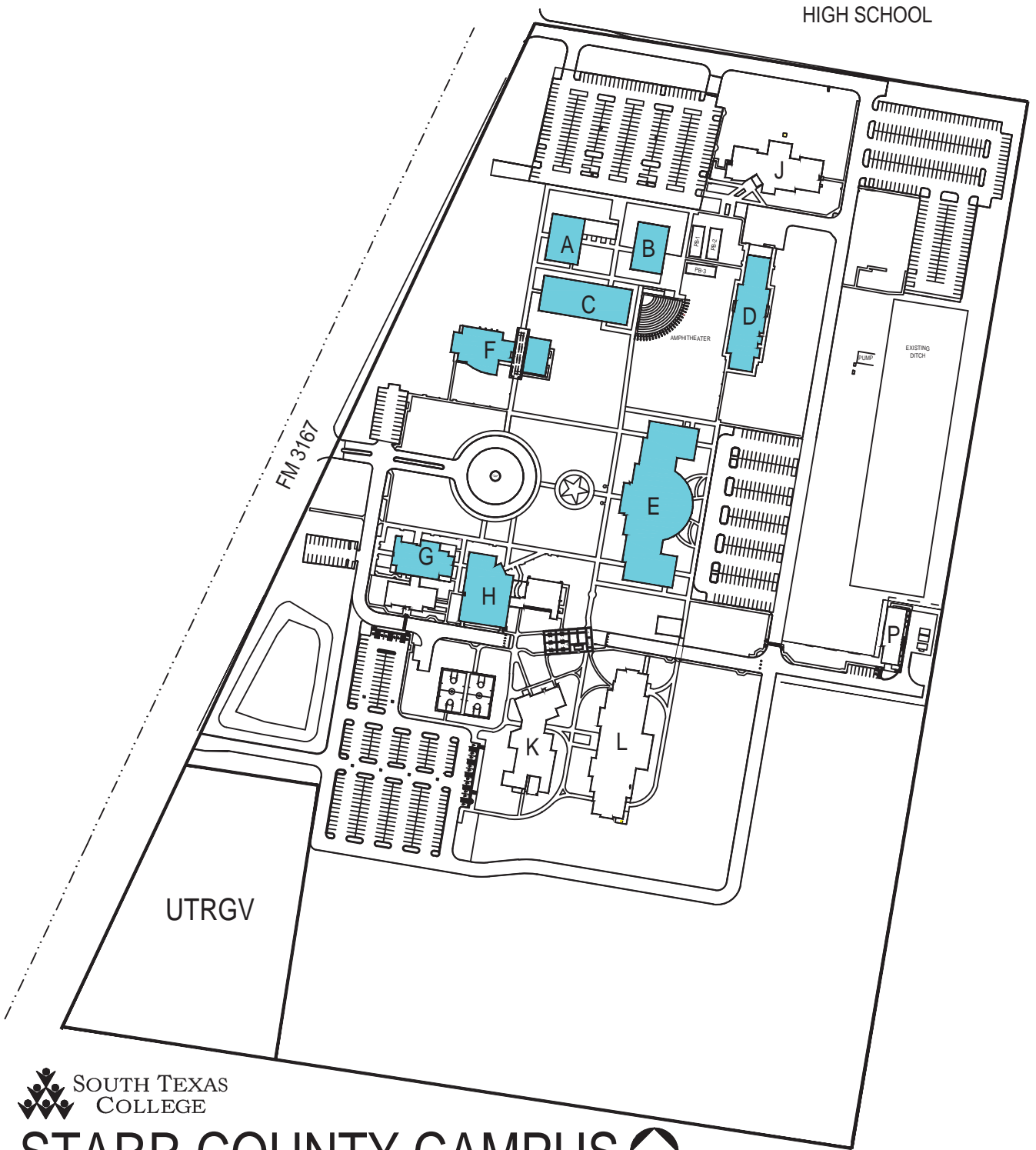
Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the May 28, 2019 Board meeting, the contracting of architectural design services with BEAM Professionals, a PBK Company, for preparation of plans and specifications for the Deferred Maintenance of District Wide Roofs project at Mid Valley Campus, Dr. Ramiro R. Casso Nursing and Allied Health Campus, and Starr County Campus as presented.





 SOUTH TEXAS
COLLEGE
**NURSING & ALLIED
HEALTH CAMPUS**



STARR COUNTY CAMPUS



**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - DEFERRED MAINTENANCE OF DISTRICT WIDE ROOFS
PROJECT NO. 18-19-1049**

VENDOR	Armko Industries, Inc.	Boultinghouse Simpson Gates Architects	goERO International, LLC./ dba ERO Architects	Gignac & Associates, LLP.	BEAM Professionals, A PBK Company	Raba Kistner, Inc.	Sam Garcia Architect, LLC.	Terracon Consultants, Inc.
ADDRESS	1320 Spinks Rd	3301 N McColl Rd	300 S 8th St	3700 N 10th St	3900 N 10th St Ste 810	800 E Hackberry	200 S 10th St Ste 1602	1506 Mid Cities Dr
CITY/STATE/ZIP	Flower Mound, TX 75028	McAllen, TX 78501	McAllen, TX 78501	McAllen, TX 78504	McAllen, TX 78501	McAllen, TX 78501	McAllen, TX 78501	Pharr, TX 78577
PHONE	982-874-1388	956-630-9494	956-655-6455	956-686-0100	956-687-1330	956-682-5332	956-631-8327	210-714-2102
FAX		956-630-2058		956-622-7313				
CONTACT	Christine Stromberg	Danny Boultinghouse	Eli R. Ochoa	Raymond Gignac	A. Todd Scrimpsheer	Isidoro Arjona	Sam R. Garcia, Jr.	Jesse Aguilar
3.1 Statement of Interest								
3.1.1 Statement of Interest for Project	Indicated that their firm specializes in roof consulting and the building envelope. They are a full-service organization that has the ability to take the project from the initial assessment and budgeting phase to the specifications, plans, details, and bid package phase.	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.	Indicated their ability to provide services to STC due to familiarity with its processes, systems and buildings. This listed the projects they have worked on for STC.	Pointed to their expertise with educational facilities, including roofing projects. Indicated the use of a roofing design consultant who would be involved in the project.	Stated they have assembled a group of talented individuals who are uniquely qualified to fulfill all assignments. Their team approach will be executed with the high level of professionalism, collaboration and integrity.	Indicated that they perform consulting services on numerous roofs for K-16 clients every year. Pointed out the large number of projects the firm has performed for STC over 21 years.	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.	Indicated that they are eager and available to meet the needs of STC. Stated that they have performed building envelope design, review and consulting for many projects in Texas.
3.1.2 History and Statistics of Firm	- Firm established in 1983 - Offices in Lubbock, El Paso and McAllen - 37 Company Employees	- Firm established in 1990 - 600+ successful projects and 85% repeat client rate - Three registered architects	- Created in 2001 - Headquartered in McAllen, TX - Professional staff of 26 has completed more than 225 educational projects since 2001.	- Offices in Corpus Christi, Harlingen and McAllen - Established in 1988 - over 400 successful educational projects	- Firm established in 1981 - Six Offices across Texas and California	- Founded in 1968 - Engineering News Record "Top 500 Firm" of more than 500 employees - Operates in Texas, Utah, Nebraska, Arizona, New York, California and Mexico	- Founded in 2013 - Based in McAllen, TX	- Founded in 1965 - Ranked 24th on Engineering News-Record's List of Top Design Firms - 4,500 Employees
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated they provide a "Roof Management Program" (RMP), which is an all-inclusive assessment and evaluation of the Owner's building roofs. This includes information on prioritization and classification of each facility with anticipated budget estimates for maintenance and upkeep, repair and/or replacement costs spanned over the next 5,10, or 15 years.	Stated the firm's philosophy of being "client" oriented as much as "project" oriented.	Presented their holistic approach to projects in which clients are considered strategic partners. They state that they specialize in the education sector.	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 that they are educational building envelope design specialists. They provide the client with a Facility Management report that serves as a master maintenance list for each building that includes all corrective measures and routine building component replacements.	Pointed out the firm's experience in roof design, and specifically mentioned the experience of their staff member who provide Building Envelope Consulting Services.	Cited the principal's 15 years' experience and his personal involvement in a project throughout the entire process.	Offers clients a planned and proactive approach to managing their building envelope needs. Stated they can use either of two types of facility management software. The local Project Manager has extensive experience managing projects for STC.
3.1.4 Statement of Availability and Commitment	Indicated that the firm is prepared to move forward immediately in providing consulting services.	Indicated their availability and commitment to the project. Stated that project architect and project manager would be involved with the project until completed.	Indicated all assigned principals and professionals are available and committed to the proposed projects.	Stated the availability of their team members for the duration of the project. Indicated that with multiple offices in South Texas, they have the resources to complete the project on schedule and within budget.	Indicated they have sufficient staff and resources to work on this contract and is very familiar with STC's Design and Construction guidelines.	Stated they are committed to providing high quality services and has the staffing necessary to serve this project in an efficient and timely manner.	Indicated they are ready and available to execute assignments associated with the project and commit to the timely execution of this project.	Stated they are committed to providing the essential staff, equipment and other resources to be available and responsive to providing building envelope design, review, and consulting services for STC's projects.

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - DEFERRED MAINTENANCE OF DISTRICT WIDE ROOFS
PROJECT NO. 18-19-1049**

VENDOR	Armko Industries, Inc.	Boultinghouse Simpson Gates Architects	goERO International, LLC/ dba ERO Architects	Gignac & Associates, LLP.	BEAM Professionals, A PBK Company	Raba Kistner, Inc.	Sam Garcia Architect, LLC.	Terracon Consultants, Inc.
3.2 Prime Firm								
3.2.1 Resumes of Principals and Key Members	Included resumes for the following: - Travis Jones, RRO - Dennis Parker, Quality Assurance Inspector - H. Ray Stringer Jr, Corporate Architect & Vice President of Operations - Dean Brown, Professional Engineer - Brad Glaesmann, Architect - John Hansen, Architect	Included resumes for the following: - Robert S. Simpson, Principal Architect/ Manager - John Gates, Architect/ Manager	Included resumes for the following staff: - Eli R. Ochoa, Principal-In-Charge - Maria O. Scurry, Project Manager - Roberto Pruneda, Director of 3D Design and Visualization - Gerardo "Jerry" Garcia, Partner and Chief Facilities Officer - Joel D. Galindo, Project Manager Structural	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 - Ana Salas-Luksa, Architectural Associate - Hector Guevara - Production/Architectural Intern	Included resumes for the following: - A. Todd Scrimpsheer, Director of Facilities - Robert "Bobby" Hernandez, Project Manager - Cliff Whittingstall, Partner/ Director of Higher Education - Dean Wiederstein, Project Manager	Included resumes for the following staff: - Isidoro Arjona, Senior Vice President/ Project Principal - Michael D. Hovar, Senior Architect/ Project Manager/Building Envelope - David White, Manager/ Building Envelope - Albert White, Building Envelope - Hilario Anta Jr., Designer/Intern Architect, Building Envelope Consulting Services - Alfredo Garcia, Building Envelope Consultant - Steve Charles, Building Envelope Consultant	Included resumes for the following: - Sam R. Garcia, Principal in Charge - Sergio Castillo, Production Manager	Included resumes for the following: - Alejandro Folchi, Project Manager/Assessment and Investigation/ Design/Construction Observation/Testing - Greg Walterscheid, Project Principal - Jesse Aguilar, Quality assurance/Quality Control - Manuel Rodriguez, Assessment and Investigation - Jesse Bondoc, Assessment and Investigation/Design - Javier Parral, Assessment and Investigation/Design - Kyle Brown, Thermographer - John Posenecker, Senior Design - Keith Simon, Senior Architect - Kayla C. Maines, Architect - Matt Castillo, Senior CAD Operator - Scott Lefton, Structural Engineer - Kim Morris - Structural Engineer - Jerry Nelson - Construction Observation/Testing
3.2.2 Project Assignments and Lines of Authority	Lines of authority and assignments within firm are shown in an organization chart.	Lines of authority and assignments within firm are shown in an organization chart that includes eleven staff members.	Duties and time assignments for 9 staff members were included.	Lines of authority and assignments within firm are shown in an organization chart that includes seven staff members.	Lines of authority and assignments within firm are shown in a table for all staff on the project team.	Lines of authority and time assignments within firm are shown in an organization chart.	Indicated duties and time assignments for the two key team members.	Indicated duties and time assignments for the key team members.
3.2.3 Prime Firm proximity and meeting availability	Firm did not address this item.	Based in McAllen. Indicated that their local presence give them the opportunity to respond in a timely many to any planned or unexpected meetings with STC.	Indicated they are 2.6 miles away from STC Planning and Construction office. STC will have direct access to any of our principals and the team at a moment's notice.	Indicated they are located in McAllen, TX, a 10 minute drive from STC campus, and will be very accessible for meeting throughout the entire project.	Indicated they have an office in McAllen and will be able to respond quickly to any item that may arise.	Indicated they are located in McAllen, TX, 10 minutes away from the Pecan Campus.	Indicated that he firm is 2.5 miles away from the Pecan Campus.	Indicated that with a Pharr location, they are able to quickly mobilize a workforce to respond to accelerated schedules and/or STC's changing needs on any of its campuses.
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	Firm did not address this item.	Firm did not address this item.	Indicated that the firm is not involved in any litigation that would affect their ability to perform for STC.	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 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 as a large firm, they are subject to period claims and litigation, but the number is very small compared to the overall number of projects performed.

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - DEFERRED MAINTENANCE OF DISTRICT WIDE ROOFS
PROJECT NO. 18-19-1049**

VENDOR	Armko Industries, Inc.	Boultinghouse Simpson Gates Architects	goERO International, LLC/ dba ERO Architects	Gignac & Associates, LLP.	BEAM Professionals, A PBK Company	Raba Kistner, Inc.	Sam Garcia Architect, LLC.	Terracon Consultants, Inc.
3.3 Project Team								
3.3.1 Organization chart with Role of Prime Firm and each consultants firm	Firm did not address this item.	Included organization chart which showed the following consultant: - Michael L. Hamilton, Inc. Roofing	Stated they do not intend to use any sub consultants as all professional services will be provided by the firm.	Included organization chart showing prime firm and the following consultants: - Weatherproofing Tech, Inc. - Roofing Engineering / Design If required: - Chanin Engineering - Structural - Trinity Engineering - MEP - Melden & Hunt - Civil	Included organizational chart and stated they will not be subcontracting any portion of these proposed project.	Stated they would provide all services with in house resources.	Included organizational chart showing prime firm and the following consultants: - Half Associates - Mechanical/Electrical /ITS Engineering - Chanin Engineering - Structural Engineer	Included organizational chart showing the staff who would work on project. Stated that they are a full-service consulting firm and they don't anticipate the need for sub consultants.
3.4 Representative Projects								
3.4.1 Minimum of 5 projects firm has worked on	- Texas A& M International University - Killam Building Roof Project (\$175,000) - Brownsville ISD - Multi-Campus Roof Replacement Phase I (TBD Bid Phase) - Laredo ISD - Cigarroa HA and MS Roof Replacement Phase I (\$811,000) - Texas Health and Human Services - Rio Grande State Center Building 515 Roof Replacement (\$515,000) - Rio Hondo ISD - Roof Replacement (Hail Storm Damage) for Rio Hondo High School Campus Facilities (\$1,957,600)	- City of McAllen - McAllen Public Library and Dewey Park Trails (\$14,300,000) - UTRGV - Haggard 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)	- US Army Corp - Corpus Christi Army Depot Bldg. 8 and Roof Wind Load Design - McAllen ISD - McAllen High School Re-roofing (\$3,679,275) - PSJA ISD North High School Re-roofing and Renovations (\$13,464,982) - McAllen ISD - James Nikki Rowe High School Re-roofing (\$2,677,000) - Weslaco ISD - Re-roofing (\$1,896,053)	- La Joya ISD - Juarez-Lincoln High School & Roofing (\$57.3 million) - Corpus Christi ISD - Veterans Memorial High School & Roofing (\$93,204,494) - Corpus Christi ISD - Dorothy Adkins Middle School & Roofing (\$30,727,438) - PSJA ISD - Collegiate Academy Campus Re-purpose (\$17 million) - PSJA ISD - Austin Middle School (\$23.7 million)	- Waco ISD - Tennyson Middle School (\$452,700) - Kerrville ISD - Alamo Community College Building (\$236,500) - Weslaco ISD - Margo Elementary School Misc. Roofing Projects (\$815,549) - Brownsville ISD - Southmost Elementary School Roof Replacement (\$865,100) - Edinburg CISD - Memorial Middle School Gymnasium Roof Improvements (\$290,000)	- Alamo Colleges District - District Roofing/Waterproofing Program (\$7,440,654) - Texas A&M University System - TAMU Multi-Purpose Academic Facility (\$20,000,000) - Alamo Colleges District - St. Philip's College Health & Fitness Center (\$800,000) - Northside ISD - John Glenn Elementary School (\$625,000) - Northside ISD - John Jay High School (\$2,300,000)	- Bicentennial Crossing, LTD - College of Health Care Professions (\$2,400,000) - IDEA Public Schools IDEA Camp Rio (\$15,000,000) - Cavazos Sports Institute (\$1,200,000) - Hidalgo County Sheriff's Office - Hidalgo County Adult Detention Center & Law Enforcement Facility Repairs and/or Replacement (\$5,990,000)	- Alamo Colleges - Building Envelope Program (\$113,508) - Central Texas College (\$113,508) - South Texas College - Pecan Campus Hail Damage Repairs (\$12,910) - San Jacinto College - Re-roof Program (\$250,000 - \$1.6 Million) - University of Houston - Campus Expansions
3.5 References								
3.5.1 References for five projects	- Texas Health and Human Services Commissions - Mission CISD - City of McAllen - PSJA ISD - City of Mission	- University of Rio Grande Valley - City of McAllen	- PSJA ISD - Texas State Technical College - Brownsville PUB - UT-RGV - Harlingen CISD	- Del Mar College - City of Corpus Christi - PSJA ISD - Idea Public Schools - Corpus Christi ISD	- Kerrville ISD - Brownsville ISD - Edinburg CISD - Weslaco ISD - Central Texas College	- Alamo Colleges - Texas A&M University System - Edinburg CISD - Brownsville ISD	- Bicentennial Crossing, LTD - IDEA Public Schools - Cavazos Sports Institute - Rhodes Enterprises, Inc. - 1845 Capitol of Raymond James	- Alamo Colleges - Central Texas College - San Jacinto College District - University of Houston System - Lone Star College

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - DEFERRED MAINTENANCE OF DISTRICT WIDE ROOFS
PROJECT NO. 18-19-1049

VENDOR	Armko Industries, Inc.	Boultinghouse Simpson Gates Architects	goERO International, LLC/ dba ERO Architects	Gignac & Associates, LLP.	BEAM Professionals, A PBK Company	Raba Kistner, Inc.	Sam Garcia Architect, LLC.	Terracon Consultants, Inc.
3.6 Project Execution								
3.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.	Firm submitted detailed descriptions of initial evaluation of roof conditions and method of maintaining quality control on project.	Firm did not address this item.	Indicated they make it their priority to understand the scope, owner values and requirements, community needs, and costs of projects, before and design ever begins. Provided details on their project delivery process.	Provided a detailed step-by-step process in their performance of a project.	Firm did not address this item.	Included details on phases in the project outline that covers events of the entire project.	Firm indicated that their project approach emphasizes communication between the design team, the client and other stakeholders.	Provided a detailed statement on the evaluation of roofs, design services, bidding, construction management and post construction services.
3.6.2 Willingness and ability to expedite services. Ability to supplement production.	Stated they have worked on numerous public and private sector clients and are familiar with requirements for proper handling of both project budgeting and bidding. They want to allow reasonable time for the contractor to preform sound roofing practices to the project documents but finish in a timely manner.	Stated they will commit whatever resources are necessary to fulfill its obligations for completion of the work.	Stated their ability and willingness to expedite the design and construction administration.	Stated that they accept the responsibility of maintaining project schedules. Indicated they can make their team available to meet owner deadline	Indicated that McAllen office will be the primary contact, but will utilize the firm's total staff of 20+ to meet schedule demands. Stated that firm is known for their ability to fact-track projects through the design phase while maintaining quality and schedule control.	Indicated they will do everything required to meet the needs of STC, including performing overtime work to meet the schedule demands.	Stated they can and will do what needs to be done from a staffing and manpower perspective to meet client's project deadlines.	Stated they do not anticipate the need to supplement our production capabilities beyond the firm's internal resources.
Total Evaluation Points	543.40	541.80	545.20	543.20	548.80	546.00	529.80	544.00
Ranking	5	7	3	6	1	2	8	4

The Director of Purchasing has reviewed all vendor responses and evaluations completed.

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - DEFERRED MAINTENANCE OF DISTRICT WIDE ROOFS
PROJECT NO. 18-19-1049
EVALUATION SUMMARY**

VENDOR	Armko Industries, Inc.	Boultinghouse Simpson Gates Architects	goERO International, LLC./ dba ERO Architects	Gignac & Associates, LLP.	BEAM Professionals, A PBK Company	Raba Kistner, Inc.	Sam Garcia Architect, LLC.	Terracon Consultants, Inc.
ADDRESS	1320 Spinks Rd	3301 N McColl Rd	300 S 8th St	3700 N 10th St	3900 N 10th St Ste 810	800 E Hackberry	200 S 10th St Ste 1602	1506 Mid Cities Dr
CITY/STATE/ZIP	Flower Mound, TX 75028	McAllen, TX 78501	McAllen, TX 78501	McAllen, TX 78504	McAllen, TX 78501	McAllen, TX 78501	McAllen, TX 78501	Pharr, TX 78577
PHONE	982-874-1388	956-630-9494	956-655-6455	956-686-0100	956-687-1330	956-682-5332	956-631-8327	210-714-2102
FAX		956-630-2058		956-622-7313				
CONTACT	Christine Stromberg	Danny Boultinghouse	Eli R. Ochoa	Raymond Gignac	A. Todd Scrimpsheer	Isidoro Arjona	Sam R. Garcia, Jr.	Jesse Aguilar
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	93		94		94		94	
3.1.2 Firm History including credentials	89		92		90		90	
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	92	90.80	87	90.40	90	91.40	90	91.20
3.1.4 Availability and commitment of firm and its principal(s) and key professionals	94		94		94		95	
	86		85		89		88	
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	92		92		93		92	
3.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s).	88		91		91		89	
3.2.3 Prime Firm proximity and meeting availability	92	87.80	90	91.60	90	92.20	89	91.20
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		95		95		94	
	74		90		92		92	
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.	92		94		93		90	
--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	89		92		91		92	
--Provide a statement of the consultant's availability for the project(s)								
--Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project(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.	90	91.00	87	91.60	90	88.40	91	90.40
--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	94		95		93		94	
--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	90		90		75		85	

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - DEFERRED MAINTENANCE OF DISTRICT WIDE ROOFS
PROJECT NO. 18-19-1049
EVALUATION SUMMARY**

VENDOR	Armko Industries, Inc.	Boultinghouse Simpson Gates Architects	goERO International, LLC./ dba ERO Architects	Gignac & Associates, LLP.	BEAM Professionals, A PBK Company	Raba Kistner, Inc.	Sam Garcia Architect, LLC.	Terracon Consultants, Inc.									
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	91.60	85	89.20	90	90.60	88	88.80	94	92.80	94	91.00	88	88.00	92	91.40	
	88		90		90		90		92		88		88		88		
	85		87		90		85		90		90		85		85		91
	97		95		95		93		95		95		94		93		93
	93		89		88		88		93		88		85		93		
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	90	90.60	95	91.00	95	91.80	95	91.20	94	91.80	92	90.80	80	86.80	90	89.60	
	90		90		90		91		92		90		90		90		
	90		92		92		90		90		90		90		87		89
	95		93		94		95		95		94		92		94		94
	88		85		88		85		88		88		85		85		
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	91.60	85	88.00	95	90.80	94	90.40	90	89.20	94	90.20	92	90.20	94	90.80	
	88		90		90		90		91		85		87		85		
	92		89		90		85		86		92		89		91		
	94		91		94		94		94		95		93		94		
	90		85		85		89		85		85		90		90		
TOTAL EVALUATION POINTS	543.40	541.80	545.20	543.20	548.80	546.00	529.80	544.00									
RANKING	5	7	3	6	1	2	8	4									

The Director of Purchasing has reviewed all vendor responses and evaluations completed.

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

Approval to contract construction services for the Nursing and Allied Health Campus Parking Lot 1 Resurfacing project will be requested at the May 28, 2019 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the Nursing and Allied Health Campus Parking Lot 1 Resurfacing project.

Justification

As part of the College's Deferred Maintenance Plan, staff has planned and budgeted for the resurfacing of Parking Lot #1 at the Nursing and Allied Health Campus. The existing parking lot is 19 years old.

Background

Facilities Planning and Construction staff worked with the Purchasing department to develop the Request for Proposal documents for the Nursing and Allied Health Campus Parking Lot 1 Resurfacing project.

Solicitation of competitive sealed proposals for these projects began on April 10, 2019. Sets of construction documents were issued to general contractors and subcontractors. A total of eight (8) proposals were received on April 25, 2019. The highest ranked proposal was from Gonzalez Enterprises, LLC in the amount of \$90,650.

Timeline for Solicitation of Competitive Sealed Proposals	
April 10, 2019	Solicitation of competitive sealed proposals began.
April 25, 2019	Eight (8) proposals were received.

Funding Source

Funds are available in the FY 2018-2019 renewals and replacements budget.

Reviewers

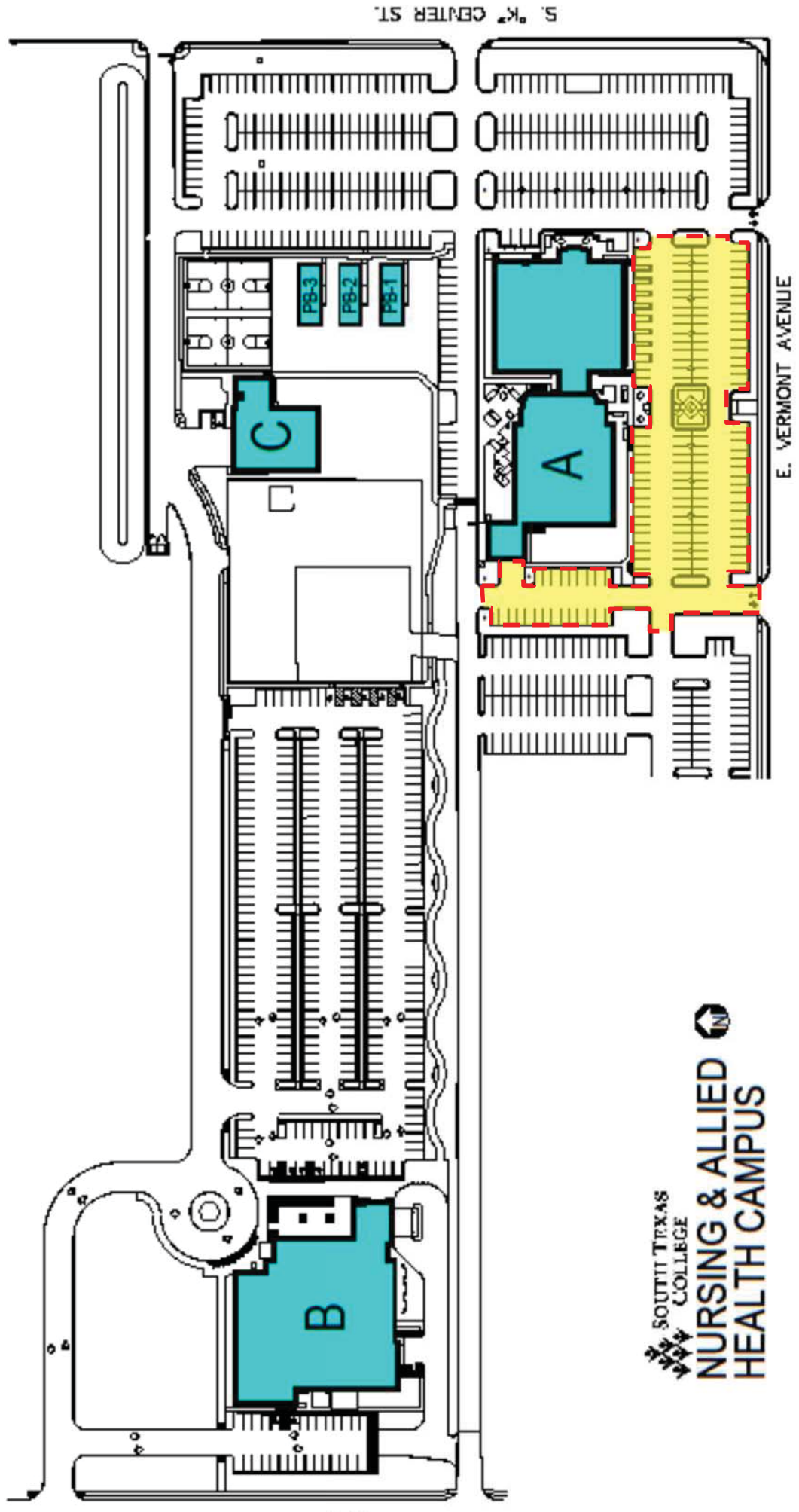
The proposals were reviewed by staff from the Facilities Planning and Construction, Facilities Operations & Maintenance, and Purchasing departments.

Enclosed Documents

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the May 28, 2019 Board meeting, to contract construction services with Gonzalez Enterprises, LLC in the amount of \$90,650 for the Nursing and Allied Health Campus Parking Lot 1 Resurfacing project as presented.




 SOUTH TEXAS
 COLLEGE
NURSING & ALLIED
HEALTH CAMPUS

**SOUTH TEXAS COLLEGE
NURSING AND ALLIED HEALTH CAMPUS - RESURFACE OF PARKING LOT #1
PROJECT NO. 18-19-1060**

NAME	Diamond Eight Industries, LLC.	5 Star GC Construction, LLC.	Foremost Paving, Inc.	Gonzalez Enterprises, LLC.	Holchemont, Ltd.	Noble Texas Builders, LLC.	RG Enterprises, LLC./dba G&G Contractors	Rovan Texas, LLC.
ADDRESS	20880 N Parker Rd Santa Rosa, TX 78593	3209 Melody Ln Mission, TX 78574	22630 N FM 88 Elsa, TX 78542	P O Box 808 Edinburg, TX 78540	900 N Main St McAllen, TX 78501	108 S Main St La Feria, TX 78559	711 E Wisconsin Rd Edinburg, TX 78539	220 N Ohio Ave Mercedes, TX 78570
CITY/STATE/ZIP								
PHONE	956-636-1429	956-867-5040	956-316-8900	956-587-1971	956-686-2901 Michael C. Montalvo	956-277-0708	956-283-7040	956-514-2914
CONTACT	Alissa Perez	Alan Oakley	Trey Pebley	Nicolas Gonzalez	Alfredo Garcia, Jr.	Rene Garza		Ryan Schwarz
#	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
Base Bid:								
1	\$ 159,999.00	\$ 172,000.00	\$ 98,875.00	\$ 90,650.00	\$ 157,000.00	\$ 168,550.00	\$ 175,000.00	\$ 129,585.00
2	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3	5 Days	10 Days	10 Days	10 Days	10 Days	10 Days	10 Days	5 Days
4	30 Calendar Days	60 Calendar Days	20 Calendar Days	30 Calendar Days	55 Calendar Days	50 Calendar Days	90 Calendar Days	14 Calendar Days
TOTAL AMOUNT PROPOSED	\$ 159,999.00	\$ 172,000.00	\$ 98,875.00	\$ 90,650.00	\$ 157,000.00	\$ 168,550.00	\$ 175,000.00	\$ 129,585.00
TOTAL EVALUATION POINTS	64.59	63.22	58.78	82.66	68.94	65.77	60.77	71.56
RANKING	5	6	8	1	3	4	7	2

The Director of Purchasing has reviewed all vendor responses and evaluations completed.

**SOUTH TEXAS COLLEGE
NURSING AND ALLIED HEALTH CAMPUS - RESURFACE OF PARKING LOT #1
PROJECT NO. 18-19-1060
EVALUATION SUMMARY**

	VENDOR	Diamond Eight Industries, LLC.	5 Star GC Construction, LLC.	Foremost Paving, Inc.	Gonzalez Enterprises, LLC.	Holchemont, Ltd.	Noble Texas Builders, LLC.	RG Enterprises, LLC./dba G&G Contractors	Rovan Texas, LLC.
	ADDRESS	20880 N Parker Rd	3209 Melody Ln	22630 N FM 88	P O Box 808	900 N Main St	108 S Main St	711 E Wisconsin Rd	220 N Ohio Ave
	CITY/STATE/ZIP	Santa Rosa, TX 78593	Mission, TX 78574	Elsa, TX 78542	Edinburg, TX 78540	McAllen, TX 78501	La Feria, TX 78559	Edinburg, TX 78539	Mercedes, TX 78570
	PHONE	956-636-1429	956-867-5040	956-316-8900	956-587-1971	956-686-2901	956-277-0708	956-283-7040	956-514-2914
	CONTACT	Alissa Perez	Alan Oakley	Trey Pebley	Nicolas Gonzalez	Michael C. Montalvo	Alfredo Garcia, Jr.	Rene Garza	Ryan Schwarz
1	The Respondent's price proposal. (up to 45 points)	25.65	23.85	41.4	45	26.1	24.3	23.4	31.5
		25.65	23.85	41.4	45	26.1	24.3	23.4	31.5
		25.65	23.85	41.4	45	26.1	24.3	23.4	31.5
		25.65	23.85	41.4	45	26.1	24.3	23.4	31.5
		25.65	23.85	41.4	45	26.1	24.3	23.4	31.5
		25.65	23.85	41.4	45	26.1	24.3	23.4	31.5
2	The Respondent's experience and reputation. (up to 10 points)	8	8	9	8	8	6	7	8
		8.5	9	9	8.5	9	9	8	8.5
		7	9	9	9	9	8	6	9
		6.5	9	9	7	9	8.5	6.5	7.5
		8	9	8	8	9	8.5	8	7.5
		7	8	8	7	8	9	6	8
3	The quality of the Respondent's goods or services. (up to 10 points)	8	8	3	6	10	9	6	8
		8.5	9	3	8.5	9	9	8	8.5
		9	9	3	8	9	9	6	8
		7	8	3	8	8	8	7	8
		8.5	8.5	3	8	9	8	8	8
		7	7	3	6	8	9	6	7
4	The Respondent's safety record (up to 5 points)	4	3	1	3	4	1	4	4
		3	3	0	4	3.5	4	4	4
		4	3	0	4	4	3	4	4
		3.5	3	0	2.5	4	2.5	4	3.5
		4	3	0	4	4.5	4	4	4
		4	3	0	3	4	4	4	3.5
5	The Respondent's proposed personnel. (up to 8 points)	6	7	1	3	7	7	7	7
		6	7	0	4	7	7	7	7
		5	6	0	6	6	7	5	6
		4.5	7	0	3	6.5	7	7	6
		7	7	0	6	7.5	7	7	6
		4	7	0	5	7	7	6.5	5

**SOUTH TEXAS COLLEGE
NURSING AND ALLIED HEALTH CAMPUS - RESURFACE OF PARKING LOT #1
PROJECT NO. 18-19-1060
EVALUATION SUMMARY**

VENDOR	Diamond Eight Industries, LLC.	5 Star GC Construction, LLC.	Foremost Paving, Inc.	Gonzalez Enterprises, LLC.	Holchemont, Ltd.	Noble Texas Builders, LLC.	RG Enterprises, LLC./dba G&G Contractors	Rovan Texas, LLC.
ADDRESS	20880 N Parker Rd Santa Rosa, TX 78593	3209 Melody Ln Mission, TX 78574	22630 N FM 88 Elsa, TX 78542	P O Box 808 Edinburg, TX 78540	900 N Main St McAllen, TX 78501	108 S Main St La Feria, TX 78559	711 E Wisconsin Rd Edinburg, TX 78539	220 N Ohio Ave Mercedes, TX 78570
CITY/STATE/ZIP	956-636-1429	956-867-5040	956-316-8900	956-587-1971	956-686-2901	956-277-0708	956-283-7040	956-514-2914
PHONE	Alissa Perez	Alan Oakley	Trey Pebley	Nicolas Gonzalez	Michael C. Montalvo	Alfredo Garcia, Jr.	Rene Garza	Ryan Schwarz
CONTACT								
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	7	1	4	8	5	9	7
		5	2	7.5	8	8	7	4
		7	0	6	7	8	6	6
		5	2	7	8	8	6	5
		6	0	7	8	8	8	6
		6	0	7	7	7	7.5	4
7	The Respondent's organization and approach to the project. (up to 6 points)	5	1	3	5	5	5	3
		4	0	5	5	5	4	0
		4	0	5	5	5	4	0
		5	0	5	5	5	4	2
		5	0	5	5	5	5	3
		4	0	5	5	4	5	2.5
8	The Respondent's time frame for completing the project. (up to 7 points)	3.78	4.41	3.36	2.03	2.24	1.3	7
		3.78	4.41	3.36	2.03	2.24	1.3	7
		3.78	4.41	3.36	2.03	2.24	1.3	7
		3.78	4.41	3.36	2.03	2.24	1.3	7
		3.78	4.41	3.36	2.03	2.24	1.3	7
		3.78	4.41	3.36	2.03	2.24	1.3	7
TOTAL EVALUATION POINTS	64.59	63.22	58.78	82.66	68.94	65.77	60.77	71.56
RANKING	5	6	8	1	3	4	7	2

The Director of Purchasing has reviewed all vendor responses and evaluations completed.

Review and Recommend Action on the Purchase of Portable Buildings for the Regional Center for Public Safety Excellence for Fall 2019

Approval to purchase six (6) portable buildings for the Regional Center for Public Safety Excellence (RCPSE) for Fall 2019 through a purchasing cooperative from Mobile Modular Management Corporation will be requested at the May 28, 2019 Board Meeting.

Purpose

Authorization is being requested to purchase portable buildings through a purchasing cooperative from Mobile Modular Management Corporation, a Texas Association of School Boards – Buyboard approved vendor.

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

On March 26, 2019, the Board of Trustees approved the expansion plan to provide five (5) portable buildings at the RCPSE and the engagement of engineering firms to provide engineering design for the infrastructure necessary for the portable buildings. College staff has since recommended the purchase of an additional portable building, for a total of six (6). The proposed portable buildings are listed in the table as follows:

Proposed Portable Buildings Usage Regional Center for Public Safety Excellence	
Portable Building	Proposed Use
PB-1	Restroom
PB-2	Classrooms (2)
PB-3	Classrooms (2)
PB-4	Virtual Target Lab / Breakroom
PB-5	Student Support Services/Library Services/Open Lab
PB-6	Offices

The proposed schedule is to have the portables operational for instruction in time for the start of the Fall 2019 semester.

Purchasing Options

Current options for the purchase of the portable buildings and their associated costs are as follows:

Purchasing Option #1

The purchase of five (5) used classroom portable buildings, a used restroom portable building, and ramps for each portable building from Mobile Modular Management Corporation through a purchasing cooperative. Staff has visited the vendor's facilities to view similar used portable buildings. The estimated costs for their proposal and FFE & IT equipment are as follows:

Option #1 - Mobile Modular Management Corporation Estimated Costs			
Product (Built in 2005)	Quantity	Unit Price	Total Price
24x64 Dual Classroom (USED)	5	\$45,000	\$225,000
Restroom Building (USED)	1	\$63,700	63,700
Ramps (wooden)	6	\$8,576	51,456
Building Upgrades/Improvements	N/A	N/A	-
Delivery w/ Installation Cost	N/A	N/A	48,824
Portable Buildings Subtotal			\$388,980
Marker Boards	8	\$400	3,200
Technology	N/A	N/A	175,250
Furniture	N/A	N/A	187,600
Total Estimated Cost			\$755,030

Positive considerations for this option include:

- Standardized units, uniform in appearance
- Short procurement process
- Each unit will go through a quality control production line to ensure all components are in good condition and working properly
- Vendor will ensure everything is working properly upon installation
- Exterior metal siding and roof
- Ducted mechanical system
- Requires minimal upgrade work

Purchasing Option #2

The purchase of five (5) used classroom portable buildings, a used restroom portable building, and ramps for each portable building from McAllen Independent School District (MISD). The estimated costs for their proposal, associated improvements, and FFE & IT equipment are as follows:

Option #2 - MISD Estimated Costs			
Product (Effective age of 15 years)	Quantity	Unit Price	Total Price
24x64 Dual Classroom, No Restroom (USED)	5	\$46,000	\$230,000
Restroom Building (USED)	1	\$74,000	74,000
Ramps (wooden) – Included in Relocation	N/A	N/A	-
Building Upgrades/Improvements* (See detailed estimates in chart below)	N/A	N/A	179,430
Delivery w/ Installation Cost	N/A	N/A	67,800
Portable Buildings Subtotal			551,230
Marker Boards	8	\$400	3,200
Technology	N/A	N/A	175,250
Furniture	N/A	N/A	187,600
Total Estimated Cost			\$917,280

*Estimated Cost of Upgrades/Improvements to MISD Portable Buildings			
Upgrade/Improvement	Quantity	Unit Price	Total Price
HVAC Upgrades	10	\$3,100	\$31,000
Electrical Upgrades	6	\$1,540	9,240
General Carpentry			
Demolition	5	\$1,536	7,680
Flooring	5	\$7,680	38,400
Walls	5	\$1,700	8,500
Painting	5	\$7,680	38,400
Acoustical Ceiling Tiles	5	\$3,072	15,360
Roofing	5	\$3,240	16,200
Miscellaneous Repairs	5	\$1,500	7,500
Restroom Upgrades	1	\$7,150	7,150
Total Estimated Cost of Upgrades/Improvements			\$179,430

Some concerns with this option include:

- Existing conditions due to age of the building units
- Will require exterior and interior finish upgrades
- Will require upgrades to mechanical and electrical equipment
- Non-ducted mechanical system

These units are readily available and close in proximity to the RCPSE.

Purchasing Option #3

The relocation of four (4) existing College classroom portable buildings and ramps, the purchase of a new classroom portable building, a new restroom portable building, and two (2) ramps from Mobile Modular Management Corporation. The additional classroom portable building to be purchased from Mobile Modular Management Corporation would have to be specified to match the College’s existing portables to maintain uniformity. The purchased classroom portable building would take 3 to 4 months to fabricate, along with additional time for delivery, and may not meet the start of the Fall semester schedule.

The estimated costs for the relocation, purchases, and FFE & IT equipment are as follows:

Option #3 – Relocation of Existing Portables and Purchase of Two New Units			
Estimated Costs			
Product (Effective age of 15 years)	Quantity	Unit Price	Total Price
24x64 Dual Classroom (existing)	4	N/A	-
24x64 Dual Classroom (NEW)	1	\$72,475	\$72,475
Restroom Building (NEW)	1	\$74,000	74,000
Ramps (wooden)	2	\$8,576	17,152
Relocation of Existing Portables to RCPSE	N/A	N/A	45,200
Delivery w/ Installation Cost (New Units)	N/A	N/A	16,308
Building Upgrades/Improvements	N/A	N/A	-
Portable Buildings Subtotal			\$225,135
Marker Boards	4	\$400	1,600
Technology	N/A	N/A	107,027
Furniture	N/A	N/A	64,600
Total Estimated Cost			\$398,362

This option would include:

- Relocation of one (1) classroom portable from the Mid Valley Campus
- Relocation of two (2) classroom portables from the Pecan Campus
- Relocation of one (1) office portable from the Technology Campus
- This scenario would require the purchase of one (1) classroom portable building and one (1) restroom portable building from an approved purchasing cooperative
 - Existing units are readily available for relocation
 - Existing units are standardized
 - Existing units are furnished and have data ports
 - Familiar with the condition of existing units
 - Building purchase costs would be for one new classroom unit and one new restroom unit
 - Fabrication and delivery time for the new units would be 3 to 4 months
 - Relocating the existing portables from their locations would reduce the availability for classroom, office, and storage space at their current campuses

Based on consideration of the three options, College staff recommends Option #1, purchasing the six (6) portable buildings from Mobile Modular Management Corporation through a purchasing cooperative, for the following reasons:

- Availability to meet proposed schedule
- Uniformity and consistency of units
- Establishes a standard for acquisition of additional portables of similar quality and finish at the RCPSE in the future if necessary
- Allows for the College to keep existing portables on current campuses for future needs and growth

Funding Source

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

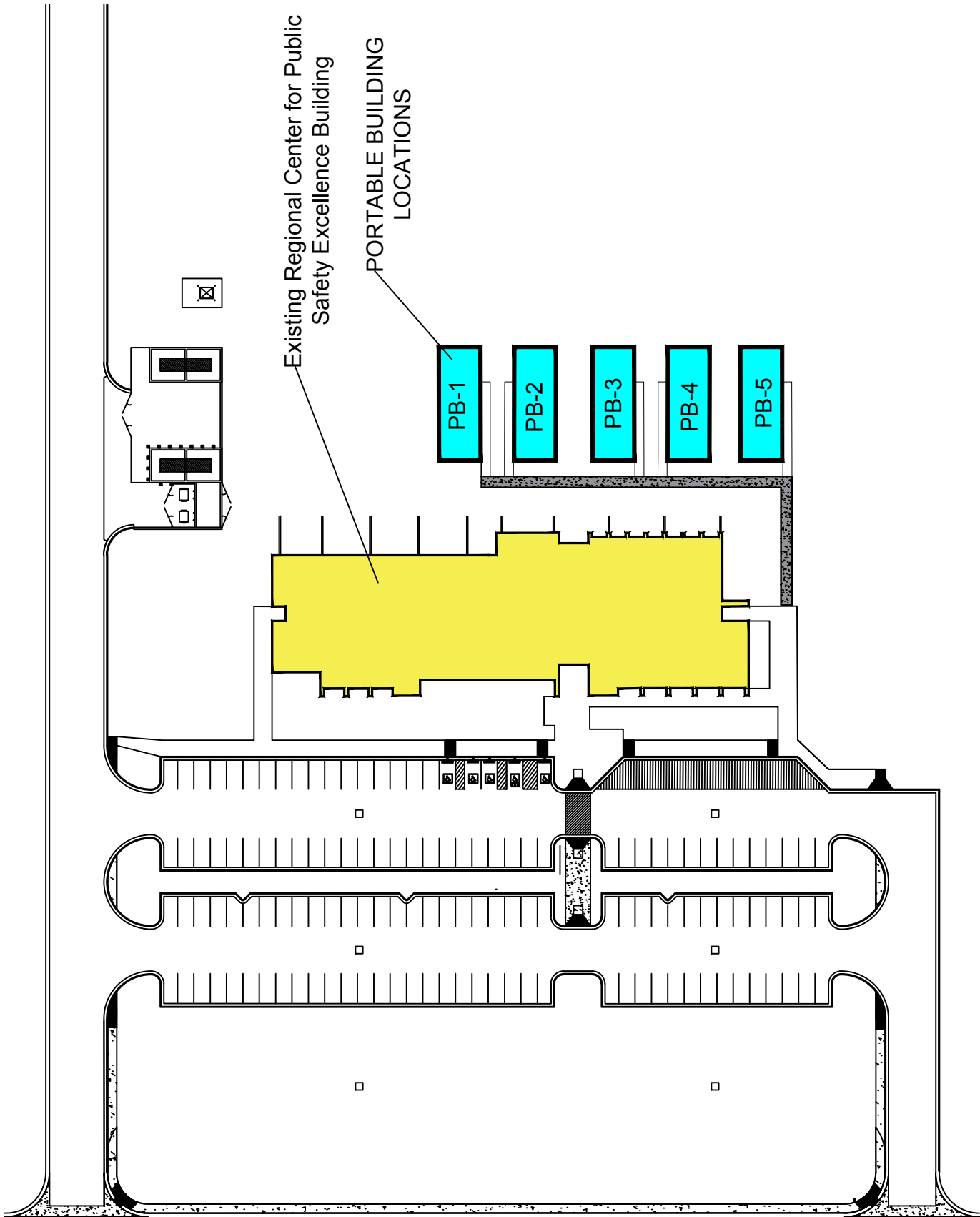
Enclosed Documents

A site plan and detailed estimated costs are enclosed for the Committee's review and information.

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the May 28, 2019 Board meeting, the purchase of six (6) portable buildings for the Regional Center for Public Safety Excellence (RCPSE) for Fall 2019 through a purchasing cooperative from Mobile Modular Management Corporation as presented.

U.S. 281 (S Cage Blvd)



Existing Regional Center for Public Safety Excellence Building

PORTABLE BUILDING LOCATIONS

PB-1

PB-2

PB-3

PB-4

PB-5

REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE 
PROPOSED PORTABLE BUILDING LOCATIONS

Purchase Options
Portable Buildings for the Regional Center for Public Safety Excellence for Fall 2019

	Option #1 Mobile Modular Management Corporation			Option #2 McAllen ISD			Option #3 Mobile Modular Management Corporation/ Other Vendor		
	Quantity	Unit Price	Estimated Total Price	Quantity	Unit Price	Estimated Total Price	Quantity	Unit Price	Estimated Total Price
Used Portable Buildings									
Classroom	5	45,000	\$ 225,000	5	46,000	\$ 230,000	-	-	\$ -
Restroom	1	63,700	63,700	1	74,000	74,000	-	-	-
New Portable Buildings									
Classroom	-	-	-	-	-	-	1	72,472	72,472
Restroom	-	-	-	-	-	-	1	74,000	74,000
Wooden Ramps	6	8,576	51,456	-	-	-	2	8,576	17,152
Building Upgrades	-	-	-	-	-	179,430	-	-	-
Delivery w/Installation Cost	-	-	48,824	-	-	67,800	-	-	16,308
Relocation of Existing Portables to RCPSE	-	-	-	-	-	-	4	-	45,200
Portable Building Subtotal			\$ 388,980			\$ 551,230			\$ 225,132
FFE & Technology									
Marker Board	8	400	\$ 3,200	8	400	\$ 3,200	4	400	\$ 1,600
Technology	-	-	175,250	-	-	175,250	-	-	107,027
Furniture	-	-	187,600	-	-	187,600	-	-	64,600
Total Estimated Cost			\$ 366,050			\$ 366,050			\$ 173,227
			\$ 755,030			\$ 917,280			\$ 398,359

	Purchasing Option #1 Mobile Modular Management Corporation	Purchasing Option #2 McAllen ISD	Purchasing Option #3 Mobile Modular Management Corporation/Other Vendor
Portable Conditions & Requirements			
Purchase New Portables	N/A	N/A	1 New Classroom Portable 1 New Restroom Portable
Purchase Used Portables	5 Used Classroom Portables 1 Used Restroom Portables	5 Used Classroom Portables 1 Used Restroom Portables	N/A
Ramps	Purchase ramps for all six (6) portable buildings	Purchase ramps for all six (6) portable buildings	Purchase ramps for two (2) portable buildings
Building Upgrades	Not Required	Required	Not Required
Relocation			Relocation of four (4) existing STC portables from: - 1 portable from MV Campus, - 2 portables from Pecan Campus, - 1 portable from Tech Campus
Total Estimated Cost	\$ 755,030	\$ 917,280	\$ 398,362

Review and Recommend Action on Substantial Completion for the District Wide Basketball Court Repainting

Approval of substantial completion for the District Wide Basketball Court Repainting project will be requested at the May 28, 2019 Board Meeting:

	Project	Completion Recommended	Date Received
1.	District Wide Basketball Court Repainting Contractor: Teni-Trak, Inc.	Substantial Completion Recommended	April 9, 2019

Facilities Planning & Construction staff visited the site and developed a construction punch list on April 9, 2019. A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project.

Enclosed Documents

A copy of the Substantial Completion Certificate and photos are enclosed for the Committee's review and information.

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the May 28, 2019 Board meeting, substantial completion for the District Wide Basketball Court Repainting project as presented.

Substantial Completion Acceptance

Project Name: District Wide - Basketball Courts Repainting

Project No.: RFP 18-19-1027

Owner: South Texas College

Contractor: Teni-Trak

A/E Firm: N/A

Scope of Work Covered by This Acceptance:

Effective Date of Acceptance: 4/9/2019

This constitutes the Owner's acceptance for Beneficial Occupancy: Yes No

In accordance with plans and specifications of the Contract, this is to confirm the results of the substantial completion inspection(s). The "punch list(s)" of items remaining to be completed or corrected as of the effective date of this acceptance, is formally issued under separate cover. It is expressly understood that the failure to include any items on such list (s) does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. In accordance with the Contract, the Date of Substantial Completion is that Date jointly certified by the Architect/Engineer, owner and Contractor that the Work is sufficiently completed for the Owner to utilize it, or designated portion thereof, for the intended purpose.

As of the effective date noted above, the Contractor is relieved of the responsibilities for utilities, maintenance, security, custodial services, and insurance coverage, which may pertain specifically to the Work, covered by this acceptance. The Contractor remains responsible; however, to maintain full insurance coverage as required by the Contract for any areas of the project not yet accepted, and such coverage as may be necessary for its employees and subcontractors while engaged in completion of the punch list items as identified above.

The Owner and A/E will continue to inspect the entire project, including the work accepted herein, until final completion and acceptance of all elements of the work. This inspection will cover such defects as may have been overlooked as well as the items currently remaining on the punch list (s). The date of Substantial Completion Acceptance of the Project or portion designated above is the date of issuance established by this document, which is also the date of commencement of applicable warranties required by the Contract Documents.

The Contractor shall complete/correct the items identified on the punch list(s) within		30
Calendar days from the Effective Date of this Acceptance.		
<u>Jeff St. John - President</u>	<u>[Signature]</u>	<u>04/15/2019</u>
<small>Printed Name and Title</small>	<small>Signature</small>	<small>Date</small>

The Architect/Engineer agrees that the Work noted in this Acceptance is sufficiently complete to be used as intended.		
N/A		
<u>N/A</u>	<u></u>	<u></u>
<small>Printed Name and Title</small>	<small>Signature</small>	<small>Date</small>

With the exception of those items noted on the attached "punch list(s)", the Owner accepts the Work designated herein as Substantially Complete as of the Effective Date of this Acceptance.		
<u></u>	<u></u>	<u></u>
<small>Printed Name and Title</small>	<small>Signature</small>	<small>Date</small>





Pecan Campus Basketball Courts



Nursing and Allied Health Campus Basketball Courts



Starr County Campus Basketball Courts



Technology Campus Basketball Courts

Review and Recommend Action on Substantial Completion for the District Wide Automatic Door Openers – Phase III

Approval of substantial completion for the following District Wide Automatic Door Openers – Phase III project will be requested at the May 28, 2019 Board Meeting:

	Project	Completion Recommended	Date Received
1.	District Wide Automatic Door Openers – Phase III Engineer: Ethos Engineering Contractor: 5 Star GC Construction, LLC	Substantial Completion Recommended	April 1, 2019

Ethos 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 April 1, 2019. A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project.

Enclosed Documents

A copy of the Certificate of Substantial Completion is enclosed for the Committee’s review and information.

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the May 28, 2019 Board meeting, substantial completion of the District Wide Automatic Door Openers – Phase III project as presented.


AIA® Document G704™ – 2017
Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> STC Automatic Door Openers Phase III - District Wide	CONTRACT INFORMATION: Contract For: Automatic Door Openers Date: October 10, 2018	CERTIFICATE INFORMATION: Certificate Number: 001 Date: April 8, 2019
OWNER: <i>(name and address)</i> South Texas College 3200 W. Pecan Blvd. McAllen, TX 78501	ARCHITECT: <i>(name and address)</i> Ethos Engineering 119 W. Van Buren Ave., Ste 101 Harlingen, TX 78550	CONTRACTOR: <i>(name and address)</i> 5 Star GC Construction, LLC 3209 Melody Lane Mission, TX 78574

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.

(Identify the Work, or portion thereof, that is substantially complete.)

Automatic Door Openers for the following Campuses:

Mid Valley Campus
Technology Campus
Starr County Campus
Pecan Campus
Nursing & Allied Health Campus

<u>Ethos Engineering</u> ARCHITECT <i>(Firm Name)</i>	 SIGNATURE	Guillermo Quintanilla, Principal PRINTED NAME AND TITLE	April 1, 2019 DATE OF SUBSTANTIAL COMPLETION
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WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

WORK TO BE COMPLETED OR CORRECTED

A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:
(Identify the list of Work to be completed or corrected.)

See attached Puchlists from STC for Mid Valley Campus, Technology Campus, Starr County Campus, Pecan Cmapus, Nursing & Allied Health Campus. Also see Field Report #01 from Ethos Engineering.

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within Thirty (30) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$0.00

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

5 Star GC Construction,
LLC

CONTRACTOR (*Firm
Name*)

South Texas College
OWNER (*Firm Name*)



SIGNATURE

SIGNATURE

Alan Oakley, Owner
PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

4/23/2019

DATE

DATE

**Review and Recommend Action on Memorandum of Understanding
(MOU) between South Texas College and the City of Pharr Police
Department**

Approval of a Memorandum of Understanding (MOU) between South Texas College and the City of Pharr Police Department will be requested at the May 28, 2019 Board meeting.

Purpose

South Texas College requires the use of the Pharr Police Department's Texas Commission on Law Enforcement (TCOLE) license to conduct the Police Academy at the Regional Center for Public Safety Excellence. In addition, the Police Academy will use the target range owned by the Pharr Police Department as required by the TCOLE curriculum. This MOU identifies the additional responsibilities by which each partner must abide.

Justification

The MOU is required to ensure South Texas College can continue to offer the TCOLE Police Academy and to use the Pharr Police Department's target range as required by the TCOLE curriculum.

Background

South Texas College has been using the Pharr Police Department's TCOLE license since its inception in September 2011. The Law Enforcement Program has graduated 32 peace officers with an AAS Degree and 177 cadets with a Basic Peace Officer Certificate. This MOU will continue the close working arrangement that the College has with the City of Pharr and their Police Department to ensure we can use the TCOLE license and the city's facilities to conduct the training required in the Police Academy.

Reviewers

Mario Reyna, Dean of Business, Public Safety, and Technology, and Jose Luengo, Pharr Chief of Police, developed the MOU. The City of Pharr and the College's Legal Counsel have reviewed the MOU.

Enclosed Documents

A copy of the MOU is enclosed for the Committee's review and information.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the May 28, 2019 Board meeting, the MOU between South Texas College and the City of Pharr Police Department as presented.

Memorandum of Understanding
Between
South Texas College
And
City of Pharr, Texas
City of Pharr Police Department

Police Academy/Basic Peace Officer Certification

I. Background and Purpose

This Memorandum of Understanding (the “MOU”) is made between South Texas College (“STC”) and the City of Pharr (“City”), through the City’s Police Department (“Pharr PD”).(STC and the City are sometimes referred to herein collectively as the “Parties” and individually as a “Party.”) STC requires the use of Pharr PD’s license from the Texas Commission on Law Enforcement (“TCOLE”) in connection with the operation and administration of STC’s Police Academy at the Regional Center for Public Safety Excellence (the “Center”) and to provide training and education to students as part of the Basic Peace Officer Certification Program (the “Program”). In addition, as required by the TCOLE curriculum and in order to carry out the Program, STC’s Police Academy requires the use of the target range owned by Pharr PD.

STC has been using Pharr PD’s TCOLE license since September, 2001. STC’s Law Enforcement Program has graduated 32 peace officers who have earned AAS degrees and has issued a Basic Peace Officer Certificate to 177 cadets. This MOU will allow the continued close working relationship between STC and Pharr PD, and will help ensure STC’s access to the TCOLE license and to the City’s facilities in order to conduct the training required for the operation of the Police Academy.

This MOU has two primary objectives with respect to the Program. The first is to establish the respective responsibilities of the Parties to this MOU. The second is to ensure that the Parties understand how their respective roles support each other while following the procedures set forth in this MOU.

The Program will follow the course requirements specified by TCOLE and operated under the Pharr PD academy contract with TCOLE. This MOU does not encompass the continuing education program provided through the Center to current law enforcement officers in the Rio Grande Valley.

II. Requirements to Become a Texas Peace Officer

The Parties acknowledge that students in the Program are subject to the following requirements to become a licensed peace officer in the state of Texas:

1. Compliance with the minimum standards for enrollment and initial licensure;
2. Successful completion of the basic licensing course;
3. Passing of the state licensing examination; and
4. Appointment by a law enforcement agency.

III. College Academic Credit

The Parties acknowledge and agree that students graduating from the Program will be eligible to receive from STC twenty-four (24) credit hours upon completing an additional six (6) credit hours of STC courses in the Associate of Applied Science – Law Enforcement program.

IV. Role of South Texas College

1. Designate the program chair to serve as the liaison between STC and Pharr PD in accordance with STC's Board-approved policies and organizational structure.
2. Oversee the implementation of the Program curriculum based on TCOLE standards as well as recommendations to the design of the curriculum provided by the Pharr Police Advisory Committee.
3. Employ for the Program TCOLE-qualified instructors who also meet STC credentialing requirements and who shall be considered for employment through the evaluation by a committee that includes representatives from Pharr PD.
4. Recruit and pre-screen potential students in accordance with TCOLE and Pharr PD requirements.
5. Register students participating in the Program and provide Pharr PD with official class rosters.
6. Provide Pharr PD with the final grade, clearance letter, and exams of all students who have consented to a release of this information.
7. Provide students with the opportunity to prepare and submit faculty evaluations at the end of each semester and share the results with Pharr PD.
8. Oversee the preselection process, student registration, and enrollment in the Program.
9. Coordinate, where applicable, the financial aid process for STC.
10. Collect tuition and fees from all students and apply waivers, where appropriate, in accordance with state law for employed candidates.

IV. Role of the City of Pharr and the Pharr Police Department

1. Designate a representative from Pharr PD to serve as a liaison between Pharr PD and STC.
2. Serve, along with STC, in an advisory capacity including the review of syllabi and instructional materials for all Program coursework, beyond TCOLE requirements.
3. Observe classroom instruction and provide feedback to STC.
4. Address and reasonably accommodate all TCOLE requirements, including the Police Academy's use of Pharr PD's facilities.
5. Designate a representative from Pharr PD to serve on STC's instructor search committees. Review and comment on job descriptions and applications in connection with the employment of Program instructors.
6. Provide to STC a letter of clearance for each student in the Program related to criminal histories, physical aptitude, psychological fitness, urinalysis, and any other required tests; the clearance letters shall be provided no fewer than 30 days before the commencement of a Program session and Pharr PD shall serve as the custodian of those records.
7. At the end of each Program session, following receipt and evaluation of student records, provide those students who have completed the coursework with the endorsement necessary to take the TCOLE peace officer exam.
8. Allow use of the Pharr PD target range to provide weapons training to students.
9. Ensure compliance with STC Policy 6326 (Concealed Carry and Weapons on Campus) as it applies to students and personnel when accessing STC property and facilities.
10. Ensure compliance with all STC policies applicable to students to the extent such policies are not in conflict with TCOLE requirements.

V. Termination and Modification

1. This MOU is effective upon signature and shall continue in effect until _____, 20__ unless earlier terminated pursuant to its terms. To be effective and binding, any request for modifications, amendments and/or extensions of this MOU must be mutually agreed upon, submitted in writing, and signed by the Parties hereto.
2. If a Party materially fails to perform its duties and obligations in accordance with the terms of this MOU, the other Party may terminate this MOU upon ten (10) days' advance written notice of termination setting forth the nature of the material failure. The termination will not be effective if the material failure is fully cured before the end of the 10-day period.
3. Either Party may terminate this MOU for convenience by giving thirty (30) days' written notice to the other Party. Notwithstanding the foregoing, if a Program training course is in session during the time the notice of termination is issued, termination under this paragraph shall become effective only upon the completion of the training course.

VI. Acknowledgements

1. Nothing in this MOU will create or imply an agency relationship between the Parties hereto nor will this MOU be deemed to constitute a joint venture or partnership between the Parties. Neither the Parties nor their employees will be deemed employees of one another for any purpose. Unless otherwise agreed in writing, signed by the Parties, no Party is entitled to receive any fees, charges, reimbursements, or payments of any kind for the performance of any of the activities, efforts or services arising under the terms of this MOU.
2. This MOU is intended solely for the benefit of each of the Parties hereto and does not confer third-party beneficiary rights upon any other person.
3. A waiver by any Party of any breach of any of the terms or conditions of this MOU shall not be construed as a waiver of any succeeding breach. All rights, remedies and obligations contained in this MOU shall be cumulative and shall not be in limitation of any other right, remedy or obligation of any party. If any provision of this MOU, as applied to any party or to any circumstances, shall be adjudged by a court to be void or unenforceable, the same shall in no way affect any other provision of this MOU or the validity or enforceability of this MOU.
4. This MOU constitutes the complete agreement between Parties relating to the subject matter herein and describes all prior and contemporaneous proposals, agreements, understandings, representations, and communications, whether oral or written, relating to the subject matter herein.
5. Each term or provision of this MOU shall be valid and enforced as written to the full extent permitted by law. If any provision of this MOU is held to be illegal, invalid, or unenforceable under present or future laws effective during the term of this MOU, such provision shall be fully severable. This MOU shall remain in full force and effect, unaffected by such severance, provided that the severed provision(s) are not material to the overall purpose and operation of this MOU.
6. Neither Party will use the other Party's name, logo, or likeness in any press release, marketing materials, or other public announcements without receiving that Party's prior written approval.

The following Parties attest to the contents of this MOU and agree to implement the provisions contained herein.

South Texas College

Shirley A. Reed, M.B.A, Ed.D.
President

Date

City of Pharr

Alex Meade
City Manager

Date

Pharr Police Department

Jose Luengo
Chief of Police

Date

Review and Discussion of Methodology for Developing Projected Budgets for Capital Improvement and Renewals & Replacements Projects

The methodologies for establishing budgets for Capital Improvement and Renewals & Replacements projects will be reviewed and discussed at the May 14, 2019 Facilities Committee meeting.

Capital Improvement Projects

The College utilizes the Unexpended Plant Fund to budget and fund construction projects. The College’s construction fund projects are identified on an annual basis through the Capital Improvement Projects (CIP) process, which involves a broad based coordination by the Facilities Planning & Construction (FPC) department with Administration, President’s Administrative Staff, and the Coordinated Operations Council to determine construction needs and priorities. The CIP projects that are approved are then incorporated into the next fiscal year’s CIP budget.



Capital Improvement Project and Budget Development Process	
Project Development	FPC notifies Departments for proposals to be submitted by end of February each year
	FPC receives CIP requests from Departments
	FPC reviews requests for feasibility and adherence to College Master Plan
	FPC reviews the scope and develops a preliminary budget for each CIP project
	Recommended CIP projects presented to Cabinet, the President’s Administrative Staff, Planning Development Council, and the Coordinated Operations Council
	CIP projects that are approved are incorporated into next fiscal year’s budget

Budget Development	Construction: <ul style="list-style-type: none"> ▪ Cost per square foot based on historical data from similar projects ▪ Costs vary for different types and sizes of construction projects <ul style="list-style-type: none"> • New Construction • Renovation ▪ Costs will vary based on: <ul style="list-style-type: none"> • Current market conditions • Future inflation and escalation costs
	<ul style="list-style-type: none"> ▪ Unforeseen conditions may also have an effect on estimated costs, including but not limited to: <ul style="list-style-type: none"> • Unknown existing facility structures and infrastructure • Weather • Availability of construction materials and products
	Design fees: <ul style="list-style-type: none"> ▪ 10% of estimated construction costs
	Furniture, Fixtures & Equipment (FFE): <ul style="list-style-type: none"> ▪ 5.5% of estimated construction costs
	Technology & Security: <ul style="list-style-type: none"> ▪ 8.5% of estimated construction costs
	Miscellaneous costs: <ul style="list-style-type: none"> ▪ 2.5% of estimated construction costs
	Project contingency: <ul style="list-style-type: none"> ▪ 10% of estimated construction costs

Renewals & Replacements Projects

The College utilizes the Renewals & Replacements (R&R) Plant Fund to budget and fund deferred maintenance projects. The College's R&R fund projects are identified and updated on an annual basis through coordination between Facilities Planning & Construction and Facilities Operations & Maintenance. These efforts center around a five year deferred maintenance plan which includes capital renewal and replacement construction projects needed at each campus. Using this five year deferred maintenance plan, a Renewals & Replacements budget is prepared each year to address the deferred maintenance planned needs for the following fiscal year. The R&R projects that are approved are then incorporated into the next fiscal year's R&R budget.

Renewals & Replacements Project and Budget Development Process	
Project Development	FPC and FOM review the previous year's updates to the five year deferred maintenance plan
	FPC and FOM identify current deferred maintenance needs
	FPC and FOM develop and update a five year deferred maintenance plan
	FPC and FOM review the scope and develop budgets for each R&R project
	Recommended R&R projects presented to Cabinet, the President's Administrative Staff, Planning Development Council, and the Coordinated Operations Council
	R&R projects that are approved are incorporated into next fiscal year's budget
Budget Development	Construction: <ul style="list-style-type: none"> ▪ Cost per square foot based on historical data from similar projects ▪ Costs vary for different types and sizes of R&R projects ▪ Costs will vary based on: <ul style="list-style-type: none"> • Current market conditions • Future inflation and escalation costs ▪ Unforeseen conditions may also have an effect on estimated costs, including but not limited to: <ul style="list-style-type: none"> • Unknown existing facility structures and infrastructure • Weather • Availability of construction materials and products
	Design fees: <ul style="list-style-type: none"> ▪ 10% of estimated construction costs
	Miscellaneous costs: <ul style="list-style-type: none"> ▪ 2.5% of estimated construction costs
	Project contingency: <ul style="list-style-type: none"> ▪ 10% of estimated construction costs

Enclosed Documents

A copy of the architect/engineer fee schedule is enclosed for the Committee's review and information.

Presenters

Mary Elizondo, Vice President of the Finance & Administrative Services Division, and Ricardo de la Garza, Director of Facilities Planning & Construction, will be present to address questions related to the methodologies for establishing the proposed projects and budgets.

No action is requested.

Review and Discussion of Unexpended Plant Fund – Construction Proposed Projects and Preliminary Budgets for Fiscal Year 2019 - 2020

Mary Elizondo and Ricardo De La Garza will review the proposed Unexpended Plant Fund - Construction Projects budgeted for FY 2019 - 2020. The proposed projects listed are managed by the College's Facilities Planning & Construction Department staff.

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

Unexpended Plant Fund

The College utilizes the Unexpended Plant Fund to budget and fund construction projects.

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

Capital Improvements Projects

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

A report summarizing the proposed preliminary Unexpended Plant Funds Construction projects and budgets for Fiscal Year 2019 - 2020 is enclosed for the Committee's review and information. The proposed preliminary budget details Construction, Design, FFE (Furniture, Fixtures, & Equipment), Miscellaneous Items, Technology Equipment, and Security Equipment follows in the packet. The Miscellaneous items include materials testing, surveys, cost of advertisement, cost of printing, and related fees required by the governing authorities. The proposed projects will be included in the Unexpended Plant Fund - Construction Fund budget. Mary Elizondo, Vice President of the Finance & Administrative Services Division, and Ricardo de la Garza, Director of Facilities Planning & Construction, will be present to address questions related to the proposed projects and budget.

No action is requested.

South Texas College
Unexpended Plant Fund - Capital Improvement Projects
Proposed New Projects FY2019 - 2020

Proposed New Projects	TOTAL
Pecan Campus	
Building G Classroom Renovation Renovate (3) existing classrooms into multipurpose classrooms for the Geology and Physical Science programs.	333,000
Pecan Campus Subtotal	333,000
Pecan Plaza	
Kinesiology Renovation Renovate the Kinesiology Department facilities to include an upgrade for the restrooms, a separate storage space for first aid and CPR, and four areas of chain link storage for equipment.	143,800
Pecan Plaza Subtotal	143,800
Mid Valley Campus	
Conversion of Cafeteria to CLE Convert Existing unused cafeteria space at MV A107 into CLE support space.	224,200
Mid Valley Campus Subtotal	224,200
Nursing and Allied Health Campus	
West Entry Campus Sign Provide a monumental sign to allow students/visitors to locate the campus.	76,000
NAH Campus Subtotal	76,000
Regional Center for Public Safety Excellence	
Virtual Firing Range Provide the necessary equipment for student use.	\$ 250,000
Running and Exercise Track Provide a running track and exercise equipment for cadet physical training activities	219,500
RCPSE Subtotal	\$ 469,500
District Wide	
Land	\$ 3,000,000
Renovations and Contingencies	847,000
Outdoor Furniture	25,000
Facility Signage	50,000
Removal of Existing Trees	25,900
Facilities Condition Assessment	50,000
Automatic Doors Phase IV	96,000
Campus Master Plan	375,000
Fence Enclosures	36,000
District Wide Subtotal	\$ 4,504,900
Total for Proposed Projects for 2019 - 2020	
	5,751,400

South Texas College
Unexpended Plant Fund - Capital Improvement Projects
Continued Projects from FY2018 - 2019

Continued Projects from FY2018 - 2019	TOTAL
Pecan Campus	
Library Renovation Construct new or renovate existing Library (Building F).	\$ 2,074,000
Building H Cafeteria Renovation Retrofit existing kitchen, serving area, scullery, office, and storage areas for use by Culinary Arts.	918,700
Building M Office and Work Space Renovation Redesign four (4) classrooms into office spaces for use by IS&P.	551,840
Building H West Elevation Modifications Redesign west facade and entrance to enhance aesthetics view from new bond buildings.	183,750
Cooling Tower Screen Upgrades Provide upgrades to screen wall enclosure to enhance aesthetics.	309,375
Site Improvements to North Pecan Campus Landscape, irrigation, and new sidewalk at former AECHS portable building location.	37,000
Virtual Teaching Environment Training Room Virtual Teaching Environment Training Room is to allow Faculty teaching face-to-face, online, and/or hybrid courses to deliver engaging content to students as a supplementary means to the course. This will allow for the instructor to virtually present content in a clear and logical manner that will help students understand each lecture in a more visual manner.	130,000
Park and Ride Portable Renovation and Fence Enclosure for College Vehicles Provide a fence enclosure for College vehicles (Shuttle buses, Maintenance Vehicles, etc.) for security purposes and renovate an existing portable building for use by college staff.	118,000
Pecan Campus Subtotal	\$ 4,322,665
Mid Valley Campus	
Thermal Plant Renovation Redesign existing chiller enclosure for use as a storage facility.	\$ 182,800
Student Services Renovation Redesign cashier, admission area, and quiet room inside Building F (Student Union) for use by Veterans, Career Placement, and Cashier Departments.	345,700
East Loop Drive Provide new loop drive to east side of campus to reduce vehicular traffic in pedestrian area.	214,200
Mid Valley Campus Subtotal	\$ 742,700
Technology Campus	
Automotive Lab Exhaust System Provide exhaust system to remove fumes from vehicles for automotive labs inside of Building B (West).	\$ 111,600
Technology Campus Building A & B Renovations This project is to renovate Buildings A and B to meet the current and future needs to include but not limited to the following: - Redesign atrium space for various events, seating, and enhancing acoustics of Building B (Advanced Technical Careers). - Renovate and expand the existing kitchen. - Redesign of student information area	1,321,250
Technology Campus Site Improvements Provide new grading, landscape, and irrigation to north field for use by Student Activities	57,000
Tech Campus	\$ 1,489,850
Nursing & Allied Health Campus	
Student Success Center Renovation Redesign existing CLE space to offices for use by Advising Programs.	\$ 189,256
Student Services Renovation Redesign existing student services area inside Building A (NAH East) to meet current and future needs.	420,000
NAH Campus Subtotal	\$ 609,256

South Texas College
Unexpended Plant Fund - Capital Improvement Projects
Continued Projects from FY2018 - 2019

Continued Projects from FY2018 - 2019	TOTAL
Starr County Campus	
Student Services Renovation Redesign existing admissions and cashier area inside Building G (Student Services) for use by Veterans and Cashier Department.	\$ 220,500
Cultural Arts Center Renovation Repurpose previous Library (Building F) into a cultural arts center.	163,000
Welding Expansion Expansion of the welding lab on the north side of Building D (Workforce Center) to accommodate ten welding stations.	230,000
Starr County Campus Subtotal	\$ 613,500
Regional Center for Public Safety Excellence	
Target Range (25% STC) Provide required college funding of the potential grant funded target range.	\$ 983,863
Target Range (75% Grant) Provide required college funding of the potential grant funded target range.	2,951,588
Canopy for Safety Training Vehicles Provide a covered structure for the fire truck and police vehicles.	103,500
Canopy for Students/Instructors Provide a canopy for students and instructors to perform pre/post check routines under a shaded structure.	285,000
Portables Provide (6) portable buildings for potential growth of classroom needs and support services.	787,850
Fire Training Area	505,600
RCPSE Subtotal	\$ 5,617,401
Total for Proposed Projects for 2019 - 2020	
	\$ 13,395,372

Review and Discussion of Renewals & Replacements Plant Fund Proposed Projects and Preliminary Budgets for Fiscal Year 2019 – 2020

Mary Elizondo and Rick De La Garza will review the proposed Renewals & Replacements Projects budgeted for FY 2019 - 2020. The proposed projects listed are not related to the Capital Improvement Projects and are managed by the College's Facilities Planning & Construction Department staff.

Renewals and Replacements Fund

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

A report summarizing the proposed Renewals and Replacements projects and budgets proposed for Fiscal Year 2019 - 2020 is enclosed for the Committee's review and information. The proposed projects will be included in the Renewals and Replacements Plant Fund budget. Mary Elizondo and Ricardo de la Garza will be present to address questions related to the proposed projects and budget.

No action is requested.

South Texas College
Unexpended Plant Fund - Renewal and Replacements Projects
Proposed New Projects for FY2019 - 2020

Proposed New Projects	TOTAL
Pecan Campus	
Building A Data Cabling Infrastructure Replacement Replace existing data cabling at Building A with new upgraded cabling to meet current standards.	\$ 80,000
Building B Data Cabling Infrastructure Replacement Replace existing data cabling at Building B with new upgraded cabling to meet current standards.	40,000
Building H Data Cabling Infrastructure Replacement Replace existing data cabling at Building H with new upgraded cabling to meet current standards.	152,000
Building M Generator Replacement Replacement of the existing generator at Building M with a new generator.	280,000
Reseeding and Regrading of Athletic Fields Evaluate and repair any issues on the existing athletic field, including reseeding and regarding.	125,000
Pecan Campus Subtotal	677,000
Mid Valley Campus	
Drainage Improvements Phase I Replacement and upgrade of existing storm water piping system as per Perez Engineering's drainage report.	\$ 333,500
Mid Valley Campus Subtotal	333,500
Nursing & Allied Health Campus	
Building A Analog to Digital Conversion Convert existing telecommunications cabling at Building A with new upgraded cabling to meet current standards.	\$ 500,000
Building A Data Cabling Infrastructure Replacement Replace existing data cabling at Building A with new upgraded cabling to meet current standards.	150,000
NAH Campus Subtotal	650,000
Starr County Campus	
Building A Data Cabling Infrastructure Replacement Replace existing data cabling at Building A with new upgraded cabling to meet current standards.	\$ 40,000
Building B Data Cabling Infrastructure Replacement Replace existing data cabling at Building A with new upgraded cabling to meet current standards.	40,000
Building C Data Cabling Infrastructure Replacement Replace existing data cabling at Building A with new upgraded cabling to meet current standards.	40,000
Starr County Campus Subtotal	120,000
District Wide	
Renewals and Replacements	\$ 150,000
Marker Boards Replacement	201,000
Interior LED Lighting Upgrade	110,000
Exterior Walkway LED Lighting Upgrade	35,000
Interior Lighting Controls Upgrade	84,000
Flooring Replacement	504,000
Restroom Fixtures Replacement and Upgrade	25,000
Water Heater Replacement and Upgrade	20,000
Door Access Controls Replacement	30,000
HVAC Upgrades	660,000
Water Pump Stations	15,000
Exterior Lighting Upgrade	279,000
Keyless Entry Access Upgrades (IT Rooms)	50,000
District Wide Subtotal	2,163,000
Total for Proposed Projects for 2019 - 2020	\$ 3,943,500

South Texas College
Unexpended Plant Fund - Renewal and Replacements Projects
Continued Projects from FY2018 - 2019

Continued Projects from 2018 - 2019	TOTAL
Pecan Campus	
Arbor Brick Column Repairs & Replacement Replacement of brick columns that have been damaged at exterior entry arbors throughout the campus.	\$ 221,000
Building X Data Cabling Infrastructure Replacement Replace existing data cabling at Building X with new upgraded cabling to meet current standards.	90,000
Building J Data Cabling Infrastructure Replacement Replace existing data cabling at Building J with new upgraded cabling to meet current standards.	500,000
Pecan Campus Subtotal	\$ 811,000
Mid Valley Campus	
Resurfacing Parking Lot #3 Resurface existing parking Lot #3 located on south side of Student Services Building.	\$ 57,000
Resurfacing Parking Lot #7 Resurface existing parking Lot #7 located on east side of Library building.	106,000
Resurfacing Northwest Drive Resurface existing drive located on east side of Buildings A and B (Center for Learning Excellence and Nursing)	191,000
Roofing Replacement Replacement of existing roofs for Buildings D (Workforce), E (Library), F (Student Services), and G (South Academic Building).	951,000
Mid Valley Campus Subtotal	\$ 1,305,000
Nursing & Allied Health Campus	
West Side Window Waterproofing Provide proper waterproofing for windows on west side of Building A (NAH East) to prevent water infiltration.	\$ 65,000
Westside Elevators Refurbishment Upgrade of existing elevator and cab inside Building A (NAH East).	159,000
Roofing Replacement Replacement of existing roof of Building A (NAH East).	280,000
NAH Campus Subtotal	\$ 504,000
Starr County Campus	
Starr Repaint Stucco Buildings Repainting of existing exterior stucco walls on Buildings D (Workforce) and F (Cultural Arts Center).	\$ 90,400
Roofing Replacement Replacement of existing roofs for Buildings A (Administrative), B (Center for Learning Excellence), C (North Academic), D (Workforce), E (South Academic), F (Cultural Arts Center), G (Student Services), and H (Student Activities)	852,000
Starr County Campus Subtotal	\$ 942,400
District Wide	
Irrigation System Controls Upgrade	\$ 76,200
Fire Alarm Panel Replacement/Upgrade	200,000
District Wide Subtotal	\$ 276,200
Total for Continued Projects from 2018 - 2019	\$ 3,838,600

Update on Status of Unexpended Plant Fund – 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 - May 9, 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%			
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	Alvarado Architects	NM Contracting, LLC.
16-1-xx2	Pecan - Library (Renovation/Expansion)															Robert	TBD	
	Pecan - Building A Renovation		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	RL Abatement
	Pecan - Virtual Teaching Environment Training Room		N/A	N/A	N/A											Robert	FPC	O&M
	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											RdlG	IS&P	
	Pecan - Building J Data Cabling Infrastructure Replacement		N/A	N/A	N/A	N/A	N/A	N/A	N/A							Robert	IS&P	Bridgene/TelePro
Pecan Plaza																		
15-1-003	Pecan Plaza - Emergency Generator and Wiring															Sam	DBR Engineering	McDonald Municipal and Industrial
18-1-008	Pecan Plaza - Building C 2601 Test Site Renovations		N/A	N/A	N/A											Robert	FPC	M&O
Mid Valley Campus																		
16-2-R06	MV - Building B Carpet Replacement (RR)		N/A	N/A	N/A											Sam	FPC	Diaz Flooring
16-2-R08	MV - Childcare Canopy Replacement (RR)		N/A	N/A	N/A											Sam	FPC	Tri-Gen
16-2-(005) 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 (RR)	TC - Building B Repair Concrete Floor Mechanical Room		N/A													David	CLH Engineering	5 Star Construction
15-3-R03	TC - Building B Concrete Floor Repairs (RR)		N/A													David	CLH Engineering	5 Star Construction
16-2-R13	TC - Building B Domestic/Fire Sprinkler Lines (RR)															Sam	Half Associates	G&G Contractors
	TC - Shipping and Receiving Building D Office Renovation		N/A	N/A	N/A											Robert	FPC	M&O

CONSTRUCTION PROJECTS PROGRESS REPORT - May 9, 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	Schematic Approval	30%	60%	95%	100%	Solicit of Proposals	Approve Contractor	Construction Start	30%	50%	75%			
Nursing and Allied Health Campus																		
15-4-R02	NAH - West Side Window Waterproofing (RR)															RdIG	M&O	
16-4-R17	NAH - Westside Elevators Refurbishment (RR)															RdIG	M&O	
16-xxx	NAH - Resurface Parking Lot #1 (RR)															David	R. Gutierrez Engineering	
	NAH - Student Success Center Renovation															Sam	BSGA	Tri-Gen
	NAH - Student Services Renovation															Sam	Gignac & Associates	
	NAH - West Entry Campus Sign															David	FPC	
	NAH - Roofing Replacement (RR)															Marlin	TBD	
Starr County Campus																		
15-5-xx5	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	
Regional Center for Public Safety Excellence																		
	RCPSE - RCPSE Building (PSJA ISD)															RdIG	N/A-Receiving funds from PSJA only	
	RCPSE - Target Range															Robert	PBK	
	RCPSE - Signage															Robert	FPC	Monument Signs
	RCPSE - Portables															Sam	DBR/Dannenbaum	
	RCPSE - Chiller Relocation															Robert	O&M	
Higher Education Center La Joya																		
	Exterior Building and Wayfinding Signage															David	FPC	
District Wide Improvements																		
15-6-001	DW - Outdoor Furniture															Sam	N/A	NM Contracting, LLC.
15-6-002	DW - Directional Signage															David	FPC	Interface/Noble Tx
13-6-003	DW - Automatic Doors Phase III															Robert	Ethos Engineering	5 Star Construction
	DW - Bus Drop Off Areas															Marlin	FPC	TBD
15-6-R01	DW - Fire Alarm Panel Replacement/Upgrades (RR)															Sam	M&O	Strongline Security
14-6-R014	DW - Marker Boards Replacement (RR)															Sam	FPC	Noble Texas Bldrs
	DW - Interior LED Lighting Ph I (RR)															Rick	O&M	O&M
18-6-R12	DW - FOCUS on Active Learning (RR)															Sam	FPC	O&M
	DW - Flooring Replacement (RR)															Rick	N/A	TBD
	DW - Restroom Fixtures Replacement & Upgrade (RR)															Rick	O&M	O&M
	DW - Water Heater Replacement & Upgrade (RR)															Rick	O&M	O&M
	DW - HVAC Upgrades (RR)															Rick	N/A	TBD
	DW - Exterior Lighting Upgrade (RR)															Rick	O&M	Noble Texas Bldrs
	DW - Keyless Entry Access Upgrades (IT) (RR)															Rick	O&M	O&M
	DW - Basketball Court Repairing (RR)															Marlin	FPC	Tent-trak
For FY 2018-19, 46 non-bond projects are currently in progress, 12 project(s) completed and 21 pending start up - 79 Total																		

Status of Unexpended Plant Fund Construction Projects in Progress April 2019

Project	% Complete	Date to Complete	Current Activity	Total Project Budget	Amount Paid	Total Project Balance
Pecan Campus						
Sand Volleyball Courts	30%	July 2019	1. Construction Phase 2. Construction in Progress	\$ 60,500.00	\$ 8,088.03	\$ 52,411.97
Library	15%	May 2019	1. Project Development 2. Programming in Progress	\$ 497,000.00	\$ -	\$ 497,000.00
Building A Renovation	100%	November 2018	1. Construction Complete	\$ 155,000.00	\$ 110,741.00	\$ 44,259.00
Building M Office and Work Space Renovation	15%	May 2019	1. Project Development 2. Design in Progress	\$ 433,800.00	\$ 615.30	\$ 433,184.70
Athletic Field Fence Enclosure	0%	July 2019	1. Construction Phase 2. Construction in Progress	\$ 111,500.00	\$ 3,129.06	\$ 108,370.94
Building D Renovations	30%	August 2019	1. Construction Phase 2. Construction in Progress	\$ 247,800.00	\$ 17,466.15	\$ 230,333.85
Building H Renovations	15%	July 2019	1. Design Phase 2. Design in Progress	\$ 183,750.00	\$ 19,588.28	\$ 164,161.72
Demolition of Dr. Casso Property	5%	April 2019	1. Construction Phase 2. Construction in Progress	\$ 74,000.00	\$ 16,012.05	\$ 57,987.95
Environment Training Room	5%	June 2019	1. Project Development 2. Design in Progress	\$ 130,000.00	\$ -	\$ 130,000.00
Pecan Campus Total				\$ 1,893,350.00	\$ 159,627.82	\$ 1,529,722.18
Pecan Plaza						
Pecan Plaza Police Department Emergency Generator	100%	January 2019	1. Construction Complete	\$ 230,043.00	\$ 239,247.00	\$ (9,204.00)
Building C 2601 Test Site Renovation	100%	November 2018	1. Construction Complete	\$ 156,650.00	\$ 58,078.40	\$ 98,571.60
Pecan Plaza Total				\$ 386,693.00	\$ 297,325.40	\$ 89,367.60
Mid Valley Campus						
Covered Walkway for Bus Drop Off	100%	March 2019	1. Construction Complete	\$ 88,900.00	\$ 46,816.00	\$ 42,084.00
Thermal Plant Renovation	15%	June 2019	1. Design Phase 2. Design in Progress	\$ 95,200.00	\$ 1,011.60	\$ 94,188.40
Student Services Renovation	15%	June 2019	1. Design Phase 2. Design in Progress	\$ 355,000.00	\$ 1,251.60	\$ 353,748.40
Mid Valley Campus Total				\$ 617,100.00	\$ 122,951.20	\$ 490,020.80
Technology Campus						
Shipping and Receiving Building D Office Renovation	75%	June 2019	1. Construction Phase 2. Construction in Progress	\$ 82,000.00	\$ 14,483.87	\$ 67,516.13
Technology Campus Total				\$ 127,000.00	\$ 27,677.00	\$ 67,516.13

Status of Unexpended Plant Fund Construction Projects in Progress April 2019

Project	% Complete	Date to Complete	Current Activity	Total Project Budget	Amount Paid	Total Project Balance
Nursing and Allied Health Campus						
Student Success Center Renovation	0%	July 2019	1. Construction Phase 2. Contract Negotiations	\$ 197,066.00	\$ -	\$ 197,066.00
Student Services Renovation	5%	May 2020	1. Project Development 2. Contract Negotiations	\$ 427,500.00	\$ 1,988.37	\$ 425,511.63
West Entry Campus Sign	5%	June 2019	1. Project Development 2. Programming in Progress	\$ 26,000.00	\$ -	\$ 26,000.00
Nursing and Allied Health Campus Total				\$ 650,566.00	\$ 1,988.37	\$ 648,577.63
Starr County Campus						
Bldg E & J Crisis Management Center with Generator	100%	January 2019	1. Construction Complete	\$ 331,477.00	\$ 319,082.45	\$ 12,394.55
Student Services Renovation	5%	May 2019	1. Project Development 2. Contract Negotiations	\$ 225,000.00	\$ 395.55	\$ 224,604.45
Starr County Campus Total				\$ 606,477.00	\$ 342,278.00	\$ 260,849.00
Regional Center for Public Safety Excellence						
Target Range	5%	April 2019	1. Project Development 2. Contract Negotiations	\$ 349,625.00	\$ 761.80	\$ 348,863.20
Signage	100%	September 2018	1. Construction Complete	\$ 77,000.00	\$ 75,260.00	\$ 1,740.00
Portables	50%	May 2019	1. Project Development 2. Programming in Progress	\$ 682,000.00	\$ -	\$ 682,000.00
Chiller Relocation	50%	June 2019	1. Construction Phase 2. Construction in Progress	\$ 170,000.00	\$ -	\$ 170,000.00
RCPSE Total				\$ 1,278,625.00	\$ 76,021.80	\$ 1,202,603.20
District Wide						
Automatic Doors Phase III	95%	May 2019	1. Construction Phase 2. Construction in Progress	\$ 81,575.00	\$ 87,686.75	\$ (6,111.75)
Outdoor Furniture	100%	February 2019	1. Construction Complete	\$ 25,000.00	\$ -	\$ 25,000.00
Directional Signage Updates	0%	August 2019	1. Project Development 2. Programming in Progress	\$ 50,000.00	\$ -	\$ 50,000.00
Bus Drop Off Areas	50%	June 2019	1. Project Development 2. Programming in Progress	\$ 35,000.00	\$ -	\$ 35,000.00
District Wide Total				\$ 191,575.00	\$ 87,686.75	\$ 141,341.88
Unexpended Plant Fund Construction Project Total				\$ 5,751,386.00	\$ 1,115,556.34	\$ 4,429,998.42

Status of Renewals & Replacements Projects in Progress May 2019

Project	% Complete	Date to Complete	Current Activity	Total Project Budget	Amount Paid	Total Project Balance
Pecan Campus						
Arbor Brick Columns Repair and Replacement	5%	June 2019	1. Project Development 2. Design in Progress	\$ 47,000.00	\$ -	\$ 47,000.00
Building X Data Cabling Infrastructure Replacement	5%	December 2019	1. Design Phase 2. Design in Progress	\$ 90,000.00	\$ 11,966.73	\$ 78,033.27
Building J Data Cabling Infrastructure Replacement	5%	June 2019	1. Design Phase 2. Design in Progress	\$ 500,000.00	\$ -	\$ 500,000.00
Pecan Campus Total				\$ 137,000.00	\$ -	\$ 47,000.00
Mid Valley Campus						
Childcare Canopy Replacement (RR)	100%	March 2019	1. Construction Complete	\$ 66,000.00	\$ 45,973.77	\$ 20,026.23
Resurfacing Parking Lot #3 (RR)	95%	June 2019	1. Project Development 2. Contract Negotiations	\$ 59,308.00	\$ 307.65	\$ 59,000.35
Resurfacing Northwest Drive (RR)	95%	June 2019	1. Project Development 2. Contract Negotiations	\$ 194,308.00	\$ 1,128.05	\$ 193,179.95
Roofing Replacement (RR)	75%	May 2019	1. Project Development 2. Solicitation of Design Consultant	\$ 860,000.00	\$ -	\$ 860,000.00
Mid Valley Campus Total				\$ 1,192,616.00	\$ 47,409.47	\$ 1,132,206.53
Technology Campus						
Repair Concrete Floor Mechanical Room (RR)	100%	December 2018	1. Construction Complete	\$ 34,300.00	\$ 11,208.78	\$ 23,091.22
Building B Concrete Floor Repairs (RR)	30%	June 2019	1. Construction Phase 2. Construction in Progress	\$ 422,750.00	\$ 7,320.23	\$ 415,429.77
Building B Domestic/Fire Sprinkler Lines (RR)	100%	February 2019	1. Construction Complete	\$ 874,275.00	\$ 707,915.34	\$ 166,359.66
Technology Campus Total				\$ 1,376,325.00	\$ 739,637.48	\$ 604,880.65
Nursing and Allied Health Campus						
West Side Window Waterproofing	5%	June 2019	1. Design Phase 2. Design in Progress	\$ 5,000.00	\$ -	\$ 5,000.00
West Side Elevators Refurbishment	5%	June 2020	1. Design Phase 2. Design in Progress	\$ 159,000.00	\$ -	\$ 159,000.00
Resurface Parking Lot #1 (RR)	95%	May 2019	1. Construction Phase 2. Bidding in Progress	\$ 282,000.00	\$ 24,628.98	\$ 257,371.02
Roofing Replacement (RR)	25%	May 2019	1. Project Development 2. Solicitation of Design Consultant	\$ 250,000.00	\$ -	\$ 250,000.00
Nursing and Allied Health Campus Total				\$ 696,000.00	\$ 24,628.98	\$ 671,371.02

Status of Renewals & Replacements Projects in Progress May 2019

Project	% Complete	Date to Complete	Current Activity	Total Project Budget	Amount Paid	Total Project Balance
Starr County Campus						
Roofing Replacement (RR)	25%	May 2019	1. Project Development 2. Solicitation of Design Consultant	\$ 770,000.00	\$ -	\$ 770,000.00
Starr County Campus Total				\$ 770,000.00	\$ -	\$ 770,000.00
District Wide						
Marker Boards Replacement (RR)	0%	August 2019	1. Construction Phase 2. Construction in Progress	\$ 211,841.00	\$ 761.80	\$ 211,079.20
Fire Alarm Panel Replacement / Upgrades (RR)	5%	August 2019	1. Construction Phase 2. Bidding in Progress	\$ 200,000.00	\$ -	\$ 200,000.00
Interior LED Lighting	5%	August 2020	1. Construction Phase 2. Bidding and Construction in Progress	\$ 187,750.00	\$ -	\$ 187,750.00
Ext Walkway LED Lighting Upgrade	5%	August 2019	1. Construction Phase 2. Bidding and Construction in Progress	\$ 45,687.00	\$ 12,488.84	\$ 33,198.16
FOCUS on Active Learning (RR)	5%	June 2019	1. Project Development 2. Design in Progress	\$ 30,977.00	\$ -	\$ 30,977.00
Interior Controls Upgrade (RR)	5%	August 2019	1. Construction Phase 2. Bidding and Construction in Progress	\$ 106,907.00	\$ 31,669.15	\$ 75,237.85
Flooring Replacement Phase I (RR)	5%	August 2019	1. Construction Phase 2. Bidding and Construction in Progress	\$ 612,983.00	\$ 25,691.03	\$ 587,291.97
Restroom Fixtures Replacement & Upgrade	5%	August 2019	1. Construction Phase 2. Bidding and Construction in Progress	\$ 29,048.00	\$ 13,143.00	\$ 15,905.00
Water Heater Replacement & Upgrade	5%	August 2019	1. Construction Phase 2. Bidding and Construction in Progress	\$ 23,533.00	\$ 10,386.51	\$ 13,146.49
Door Access Controls Replacement (RR)	5%	August 2019	1. Construction Phase 2. Bidding and Construction in Progress	\$ 38,308.00	\$ 18,169.76	\$ 20,138.24
HVAC Upgrades (RR)	5%	August 2019	1. Construction Phase 2. Bidding and Construction in Progress	\$ 654,139.00	\$ 12,481.68	\$ 641,657.32
Water Pump Stations (RR)	5%	August 2019	1. Construction Phase 2. Bidding in Progress	\$ 15,000.00	\$ -	\$ 15,000.00
Exterior Lighting Upgrade (RR)	5%	August 2019	1. Construction Phase 2. Bidding in Progress	\$ 279,000.00	\$ 9,473.00	\$ 269,527.00
Keyless Entry Access Upgrades	5%	August 2020	1. Construction Phase 2. Bidding in Progress	\$ 50,000.00	\$ 19,314.79	\$ 30,685.21
Basketball Court Repairing (RR)	50%	May 2019	1. Construction Phase 2. Construction in Progress	\$ 55,000.00	\$ 48,515.70	\$ 6,484.30
District Wide Total				\$ 2,616,373.00	\$ 202,095.26	\$ 2,445,619.62
Renewal and Replacement Project Total				\$ 6,788,314.00	\$ 1,013,771.19	\$ 5,671,077.82