

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Thursday, June 13, 2019
@ 4:00 PM
McAllen, Texas

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

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Executive Session

- XIII. Review and Recommend Action as Necessary on Cause No. CL-18-3669-A; South Texas College v. D. Wilson Construction Company, D & F Industries, Inc. and JF Trenching & Paving Construction, LLC 69

Approval of Facilities Committee Meetings Minutes

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

1. May 14, 2019 Facilities Committee Meeting

Meeting Minutes
Facilities Committee Meeting
May 14, 2019

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus, McAllen, Texas
Tuesday, May 14, 2019 @ 4:30 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, May 14, 2019 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:32 p.m. with Mr. Gary Gurwitz presiding.

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

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

Members absent: None

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Dr. David Plummer, Mr. Ricardo de la Garza, Mr. George McCaleb, Mr. Paul Varville, Mr. Mario Reyna, Chef Jennifer Guerra, Ms. Monica Perez, Mr. Robert Cuellar, Mr. Sam Saldana, Mr. Martin Villarreal, Mr. John Gates, Mr. Bob Simpson, Mr. Ramiro Gutierrez, and Mr. Andrew Fish.

Approval of Facilities Committee Meetings Minutes

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Minutes for the April 9, 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**

Legal Counsel and College staff 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.

Legal Counsel recommended discussing this item under executive session later in the meeting.

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 was necessary to establish the basis on which the project design team would be given authorization to proceed with design development and construction document phases.

Justification

Once schematic design is approved, EGV Architects, Inc. would 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 would then be issued for solicitation of construction proposals. Once received, construction proposals would 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. 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 was 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. developed a schematic presentation describing the proposed design. The packet also included drawings of the site plan, floor plans, and interior views.

Presenters

EGV Architects, Inc. presented the proposed design.

Chef Jennifer Guerra, Program Chair for Culinary Arts, confirmed that the design met with the program's needs and standards.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the proposed schematic design of the Pecan Campus Student Activities Building H Renovation for Culinary Arts project as presented. The motion carried.

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.

If approved, EGV Architects would 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 would be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

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

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval of the authorization to proceed with the solicitation of construction services for the Pecan Campus Student Activities Building H Renovation for Culinary Arts project as presented. The motion carried.

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 worked with College staff and 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 was \$324,000 and the Architect's construction estimate of the schematic design as prepared was \$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 was based on the current construction market costs for similar renovation projects. The project team reviewed the

schematic design and verified that the Architect's design was within the project's scope. Additional funding was 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 were included for this project. Additional funds were 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 was 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 developed a schematic presentation describing the proposed design. The packet included drawings of the site plan, floor plans, and interior views.

Presenters

Boultinghouse Simpson Gates Architects developed a schematic presentation describing the proposed design. Representatives from Boultinghouse Simpson Gates Architects presented the schematic design of the proposed improvement project and respond to questions from the Committee.

Mr. Gary Gurwitz noted that the hallways were only 5 foot wide, and asked about enlarging them. The architects noted that the hallways met code and College standards, and further described that they would not see heavy traffic. Dr. David Plummer concurred that the hallways could be sufficient as designed, due to the light traffic in that area.

Mr. Gary Gurwitz and Dr. Alejo Salinas, Jr. agreed that the conference room should be enlarged. The architect determined that the director's offices could be reduced to accommodate an increase to the conference room.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the proposed schematic design of the Pecan Campus Information Technology Building M Office and Work Space Renovation project subject to the modifications to increase the size of the conference room. The motion carried.

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.

Upon approval of the schematic design, Boultinghouse Simpson Gates Architects, Inc. would 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 would be issued for solicitation of construction proposals. Once received, construction proposals would be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

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

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board 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 as presented. The motion carried.

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 was 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 included, but was 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 would allow 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 would then be issued for solicitation of construction proposals. Once received, construction proposals would 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 were 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 were estimated to be \$188,000 and funds were 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, was recommended for Board approval.

Enclosed Documents

The packet included the scoring and ranking summaries and plans indicating the areas of the proposed renovations for the Committee’s review and information.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval to contract 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. The motion carried.

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

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval 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. The motion carried.

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 was 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 were necessary due to the demand for the courses being offered at the RCPSE. Portable buildings and the associated infrastructure were 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 was 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 were as follows:

Purchasing Option #1

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

- 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 were 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 were 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 recommended 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

Consideration of Procurement of New Portable Buildings

Mrs. Victoria Cantú also requested the cost to purchase entirely new portable buildings.

New classroom and restroom units could be purchased through Option #1 at a higher cost and extended project schedule. Staff agreed to confirm the financial and scheduling impact of the purchase of new units and to provide that information at the Board meeting.

Funding Source

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

Enclosed Documents

A site plan and detailed estimated costs were provided for the Committee’s review and information.

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of 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 in accordance with Option #1 as presented. The motion carried.

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 as 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 were provided for the Committee’s review and information.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the substantial completion for the District Wide Basketball Court Repainting project as presented. The motion carried.

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 was 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 was provided for the Committee’s review and information.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval of the substantial completion of the District Wide Automatic Door Openers – Phase III project as presented. The motion carried.

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 required 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 would use the target range owned by the Pharr Police Department as required by the TCOLE curriculum. This MOU identified the additional responsibilities by which each partner must abide.

Justification

The MOU was required to ensure South Texas College could 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 had been using the Pharr Police Department’s TCOLE license since its inception in September 2011. The Law Enforcement Program had graduated 32 peace

officers with an AAS Degree and 177 cadets with a Basic Peace Officer Certificate. This MOU would continue the close working arrangement that the College had with the City of Pharr and their Police Department to ensure STC could 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 was provided for the Committee's review and information.

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the MOU between South Texas College and the City of Pharr Police Department as presented. The motion carried.

Due to time constraints, the following discussions were postponed for a later committee meeting:

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 were scheduled for review and discussion at the May 14, 2019 Facilities Committee meeting.

Due to time constraints, the review was postponed.

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

The proposed Unexpended Plant Fund - Construction Projects budgeted for FY 2019 - 2020 were scheduled for review and discussion.

Due to time constraints, the review was postponed.

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 were scheduled to review the proposed Renewals & Replacements Projects budgeted for FY 2019 - 2020.

Due to time constraints, the review was postponed.

Update on Status of Unexpended Plant Fund – Construction Projects

The Facilities Planning and Construction staff provided a design and construction update. This update summarized the status of each capital improvement project currently in progress. Mary Elizondo and Rick de la Garza were available to respond to questions and address concerns of the committee.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:43 p.m.

I certify that the foregoing are the true and correct minutes of the May 14, 2019 Facilities Committee Meeting of the South Texas College Board of Trustees.

Mr. Gary Gurwitz, Chair

Review and Recommend Action on Contracting Architectural Services for the Renovation and Expansion of the Existing Pecan Campus Library Building F

Approval to contract architect design services to evaluate the existing facility, provide recommendations to the Board, and prepare plans for the renovation & expansion of the existing Pecan Campus Library Building F will be requested at the June 25, 2019 Board meeting.

Purpose

Architectural design services are necessary for the evaluation, design, and construction administration services for the renovation and expansion of the existing Pecan Campus Library Building F. The design scope of work includes, but is not limited to analysis and evaluation, design, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

Justification

The proposed renovation and expansion of the existing Pecan Campus Library Building F is needed to renovate and expand the existing library space.

Background

On April 30, 2019, the Board authorized the publication of a Request for Qualifications to solicit architectural services for a two-phase project for the renovation and expansion of the existing Library and Center for Learning Excellence facilities. The first phase of the project would be to assess at least three expansion options, including expansion to the west, south, or east of the current Library, and to recommend Board approval of an expansion option. Upon Board approval of an expansion option, the second phase of the project would be to serve as the architect of record, including the development of construction documents, solicitation of construction services, and oversight of construction for the project.

On May 9, 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 evaluation, renovation, and expansion of the Existing Pecan Campus Library Building F. A total of thirteen (13) firms received a copy of the RFQ and a total of seven (7) firms submitted their responses on May 24, 2019.

Funding Source

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

Reviewers

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

Enclosed Documents

The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

Recommended Action

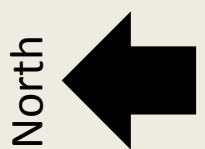
It is requested that the Facilities Committee recommend for Board approval at the June 25, 2019 Board meeting, the contracting of architectural design services with ERO Architects to evaluate the existing facility, provide recommendations to the Board, and prepare plans for the renovation and expansion of the existing Pecan Campus Library Building F as presented.



Project Location



Project Location



Pecan Campus

**SOUTH TEXAS COLLEGE
STATEMENT OF QUALIFICATIONS FOR ARCHITECTURAL SERVICES FOR THE RENOVATION AND EXPANSION OF THE EXISTING PECAN CAMPUS LIBRARY
PROJECT NO. 18-19-1067**

VENDOR	Boulinghouse Simpson Gates Architects	goERO International, LLC/ dba ERO Architects	Gignac & Associates, LLP.	Hector Rene Garcia / Mata + Garcia Architects, LLP.	PBK Architects, Inc.	The Warren Group Architects, Inc.	WestEast Design Group, LLC.
ADDRESS	3301 N McCoil Rd	300 S 8th St	3700 N 10th St	1314 Ivy Ave	3900 N 10th St Ste 810	1801 S 2nd St Ste 330	200 E Grayson Ste 207
CITY/STATE/ZIP	McAllen, TX 78501	McAllen, TX 78501	McAllen, TX 78504	McAllen, TX 78501	McAllen, TX 78501	McAllen, TX 78503	San Antonio, TX 78215
PHONE	956-630-9494	956-655-6455	956-686-0100	956-631-1945	956-687-1330	956-994-1900	210-530-0755
FAX	956-630-2058		956-622-7313	956-631-1968		956-994-1962	
CONTACT	Danny Boulinghouse	Eli R. Ochoa	Raymond Gignac	Hector Rene Garcia	Cliff Whittingstall	Laura Nassiri Warren	Jose Eduardo De La Garza

3.1 Statement of Interest

3.1.1 Statement of Interest for Project	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.	Pointed out the firm's experience with libraries and the experience of the subconsultant in library design, who would be involved in the project.	Pointed to their expertise with creating state-of-the-art spaces for education. Indicated that their firm is recognized for design excellence and quality public architecture.	Stated that their firm possesses a strong blend of local talent and expertise in educational facilities. Their commitment is to deliver projects on time, on budget and at the highest quality.	Pointed out the firm's experience in educational facilities. They emphasized their experience in new construction and renovation of library facilities. Stated that they have completed over 350 library projects with 165 being renovations.	The firm pointed to their 34 years of experience, which includes assessments, expansions and repurposing of existing facilities under challenging scenarios.	Firm indicated their experience with higher education clients throughout the State of Texas and their current on-call contracts with UT Austin and Texas State University.
3.1.2 History and Statistics of Firm	- 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 27 has completed 265 educational projects since 2001.	- Offices in Corpus Christi, Harlingen and McAllen - Established in 1988 - over 400 successful educational projects	- Established in 1981 - Office located in McAllen, TX - Over 38 years of experience in educational, civic, commercial, industrial, religious, public housing and health fields.	- Firm established in 2006 - Office located in McAllen, TX	- Established in 2004 - Based in McAllen, TX	- Established in 1997 - Offices in San Antonio and Edinburg, TX - 22 years in business - 36 staff
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	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.	Stated that they provide a high level of tailored service to their clients. They specialize in designed environments for institutions and work hard to meet the clients needs. Indicated that they are prepared for the intense, fast-paced design, documentation and construction schedules in order to meet the academic needs of the college.	Indicated that they have planned, programmed and successfully executed projects and have a broad range of experience and project-specific knowledge. They have completed numerous academic and library buildings and provided a list of the campuses that they have worked on.	Pointed out the most recent project that they have completed for STC in the past and would like to contribute to STC's continuing growth.	The firm pointed to their previous library experience; cost estimating services; and successful collaboration with consultants.
3.1.4 Statement of Availability and Commitment	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 project.	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.	Stated that they are a hands-on firm and have an on-time completion rate of 98% and on-budget rate of 92%. They have a staff of ten that comprises three teams and will make themselves available at a moment's notice and complete the project based on the timeline of the college.	Indicated they have sufficient staff and resources to work on this contract and are very familiar with STC's design and construction guidelines.	Indicated that they have sufficient team members and will stay involved and supervise all stages of the project. They are available and committed the begin work immediately.	Indicated their ability to begin work immediately and to remain active and engaged throughout the project.

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VENDOR	Boultinghouse Simpson Gates Architects	goERO International, LLC/ dba ERO Architects	Gignac & Associates, LLP.	Hector Rene Garcia / Mata + Garcia Architects, LLP.	PBK Architects, Inc.	The Warren Group Architects, Inc.	WestEast Design Group, LLC.
3.2 Prime Firm		Included resumes for the following staff: - Eli R. Ochoa, Principal-In-Charge, Project Manager for Phase I & II - Maureen Arndt, Project Manager Phase I Feasibility & Interior Design Lead Phase II - Ismael Adame, Job Captain and Associate Architect - Maria O. Scurry, Project Manager for Phase II - Robert Sands, Director of Planning and Programming - Roberto Pruneda, Director of 3D Design and Visualization - Gerardo "Jerry" Garcia, Partner and Construction Administration Management	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: - Hector R. Garcia, Partner, Coordinating Architect - Fernando Mata, AIA, Partner/Director of Administration - Rey Zamora, Architect, Project Manager - Ricardo Sanchez, Intern - Juan Torres, Intern - Antonio Garces, Intern - Adolfo Vela, Construction Manager	Included resumes for the following: - Cliff Whittingstall, Partner, Director of Higher Education - David Iglesias, Manager of the Rio Grande Valley Office - Andre F. De Mattos, Project Manager - Scott Adams, Principal, Design Lead - A. Todd Scrimpsheer, Director, PBK Facilities-San Antonio - Sarah Bustamante, Associate II, Project Architect	Included resumes for the following: - Laura Nassr Warren, AIA, President/Principal - Andrima De Anda, Assoc. AIA/Director - Maritza Cardenas, NCIDQ, Senior Project Manager - Natanael Perez, Senior Project Manager - Crystal Chavez, Project Manager - Nicole Reyman, Architectural Intern	- Jose Eduardo De La Garza, AIA, Principal in Charge - Kaveh Forghanparast, CNU-A, Project Manager - Timothy Baisdon, LEED AP BD+C, Project Architect - Karla Dodson, RID, Interior Designer - Rod Edwards, AIA, Cost Estimator - Ed Garcia, PE, MEP Lead - Joseph A Rondinelli, Interior Designer, Library Consultant
3.2.1 Resumes of Principals and Key Members	Included resumes for the following staff: - Robert S. Simpson, Principal Architect/ Manager - John Gates, Architect/ Manager	Duties and time assignments for 10 project members, including consultants, 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 are listed along with an organization chart that shows seven staff members.	Lines of authority and assignments within firm are shown in an organizational chart for all staff on the project team.	Provided table with the staff who will be involved in the project, their respective duties, and the time commitment from each.	Indicated duties and time commitment of each of seven of the staff to be designated for the project.
3.2.2 Project Assignments and Lines of Authority	Lines of authority and assignments within firm are shown in an organization chart that includes eleven staff members.	Indicated they are 2.6 miles away from STC Planning and Construction office. STC will have direct access to any of the 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 that the firm is approximately 2.1 miles from the Pecan Campus and will be able to respond for planned and unexpected meetings.	Indicated they have an office in McAllen and will be able to respond quickly to any item that may arise.	Indicated that the firm is 5.6 miles away from the Pecan Campus.	Located in Edinburg and is therefore able to meet at a moment's notice.
3.2.3 Prime Firm proximity and meeting availability	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 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 at this time.	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.	Indicated that they have had zero claims in their 22 years in business.
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.	Indicated that the firm is not involved in any litigation that will affect ability to provide services.	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 at this time.	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.	Indicated that they have had zero claims in their 22 years in business.

**SOUTH TEXAS COLLEGE
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VENDOR	Boultinghouse Simpson Gates Architects	goERO International, LLC./ dba ERO Architects	Gignac & Associates, LLP.	Hector Rene Garcia / Mata + Garcia Architects, LLP.	PBK Architects, Inc.	The Warren Group Architects, Inc.	WestEast Design Group, LLC.
3.3 Project Team	Included organization chart which showed the following consultants: - Half Associates - MEP, AV - Chanin Engineering - Structural - Perez Consulting Engineers - Civil - MSR Design - Library Design	Included organization chart showing prime firm and the following consultants: - The Sextant Group - Half Associates	Included organization chart showing prime firm and the following consultants: - Chanin Engineering - Structural - Trinity Engineering - MEP - Melden & Hunt - Civil	Included organization chart and the following consultants: - Chanin Engineering LLC - DBR, Inc - M. Garcia Engineering LLC - WJHW, Inc	Included organizational chart and the following consultants: - Jones*DBR Engineering Company, LLC - Chanin Engineering, LLC - SSP Design	Included organizational chart showing prime firm and the following consultants: - Perez Consulting Engineers - Chanin Engineering, LLC - Half Associates, INC - WJHW - LPD	Included organizational chart that named the assigned staff. Included Half & Associates for MEP, IT/Data, and landscape design and Intelligent Engineering Services for structural, civil, land surveying and facility assessments.
3.4 Representative Projects	<ul style="list-style-type: none"> - City of McAllen - McAllen Public Library and Dewey Park Trails (\$14,300,000) - STC - Learning Resource Center Library (\$1,016,000) - STC - Communication Arts Building (\$6,100,000) - STC - West Academic Building (\$6,092,000) - STC - Building K Renovations Admissions Welcome Center and Entrance (\$411,633) 	<ul style="list-style-type: none"> - STC - Nursing and Allied Health Professionals School Expansion (\$16,000,000) - STC - Hidalgo County Courthouse (\$149,000,000) - Seguin ISD - Seguin HS Modernization/Replacement (\$82,374,706) - University of Arts and Sciences Oklahoma - Nash Library (\$5,400,000) - Georgia Gwinnett College - Georgia Gwinnett College Library (\$20,000,000) 	<ul style="list-style-type: none"> - Del Mar College - Emerging Technology Expansion Additions & Renovations (\$8 Million) - Corpus Christi ISD - Veterans Memorial High School (\$93,204,494) - La Jolla ISD - Juarez-Lincoln High School & Library (\$57.3 Million) - Corpus Christi ISD - Dorothy Adkins Middle School Library (\$30,727,438) - Corpus Christi ISD - Cunningham & South Park Middle Schools Libraries (\$30 Million) 	<ul style="list-style-type: none"> - South Texas College - Starr County/Mid-Valley Campuses (\$11,500,000) - Hidalgo County Precinct No. 4 - Hidalgo County Community Resource Center & Linn San Manuel Fire Station (\$2,500,000) - City of Mercedes - City of Mercedes Fire Department (\$2,616,015) - Weslaco ISD - Weslaco High School Music Halls (\$3,832,000) - HCHA - Hidalgo County Housing Authority Administration Building (\$1,500,000) 	<ul style="list-style-type: none"> - Houston Community College System II - The West Houston Institute and Alief Campus Improvements (\$44,146,524) - Collin College II - Central Park Campus Learning Resource Center (\$39,683,341) - Collin College II - Spring Creek Campus Library (\$16,600,000) - Texas A&M University - McAllen II McAllen, TX - Higher Education Center (\$3,664,455) - Lone Star College System II - Creekside Center (\$19,762,000) 	<ul style="list-style-type: none"> - Doctors Hospital at Renaissance - Multi-Disciplinary Medical Research Facility at Doctors Hospital at Renaissance (\$36,000,000) - City of Pharr - South Pharr Development and Research Center (\$3,642,000) - City of Pharr - North Side Library Development Research Center Master Plan (STBD) - Doctors Hospital at Renaissance - Four Story Breast Health Center and Multi-Disciplinary Medical Office Building at DHR (\$14,950,000) - Hidalgo County - Hidalgo County Courthouse (\$150,000,000) 	<ul style="list-style-type: none"> - City of Austin - Austin Central Library (\$120,000,000) - Texas A&M University System - Joint Library Facility Rellis Campus (\$3.3 million) - Alamo College System - New Library, Laboratories, Classrooms + Offices - St. Phillips Southwest Campus (\$25 million) - Prairie View A&M University - Capital Improvements (\$15.2 million) - University of Notre Dame - Hesburgh Library (\$45 million)
3.5 References	<ul style="list-style-type: none"> - University of Texas Rio Grande Valley - Frost Bank - First United Methodist Church - Palm Valley Animal Center - City of McAllen 	<ul style="list-style-type: none"> - PSJA ISD - Texas State Technical College - Hidalgo County - Seguin ISD - Harlingen CISD 	<ul style="list-style-type: none"> - Del Mar College - City of Corpus Christi - PSJA ISD - Idea Public Schools - Corpus Christi ISD 	<ul style="list-style-type: none"> - Edcouch-Elsa ISD - Mercedes Housing Authority - Alice Housing Authority - Brownsville ISD - Hidalgo County Housing Authority 	<ul style="list-style-type: none"> - Lone Star College System - Texas State Technical College System - Angelo State University - Houston Community College - Texas A&M University 	<ul style="list-style-type: none"> - Cantu Construction & Development Company - HDR, Inc - City of Mission - City of Pharr - City of McAllen 	<ul style="list-style-type: none"> - City of Austin - Texas A&M University System - Alamo Colleges District - Prairie View A&M University - University of Notre Dame
3.5.1 References for five projects							

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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 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.	Provided a detailed week by week plan for their approach to the project.	Firm indicated the framework for the process by listing the in-hand with staff to produce and align with project budgets and maintain project schedule.	Firm provided three different phases for the project and the detail of the work within each phase.	Firm provided detailed phases of their approach to performing services.
3.6.2 Willingness and ability to expedite services. Ability to supplement production.	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 deadlines.	Stated that they have the experience and resources on-staff to execute any project within the program constraints of South Texas College. Indicated the office lead for each phase of the project and will handle day to day details personally.	Indicated that McAllen office will be the primary contact, but will utilize the firm's total staff of 450+ 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.	Stated they are willing and able to expedite design services and construction administration for the project. Indicated their availability of respond quickly to meet with STC and consultants to ensure a successful project.	Firm pointed to the software package that is used to assist with and maintain project schedules.
Total Evaluation Points	544.99	559.64	544.49	541.15	549.97	538.31	554.15
Ranking	4	1	5	6	3	7	2

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

**SOUTH TEXAS COLLEGE
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VENDOR	Boultinghouse Simpson Gates Architects	goERO International, LLC./ dba ERO Architects	Gignac & Associates, LLP.	Hector Rene Garcia / Mata + Garcia Architects, LLP.	PBK Architects, Inc.	The Warren Group Architects, Inc.	WestEast Design Group, LLC.
ADDRESS	3301 N McColl Rd	300 S 8th St	3700 N 10th St	1314 Ivy Ave	3900 N 10th St Ste 810	1801 S 2nd St Ste 330	200 E Grayson Ste 207
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PHONE	956-630-9494	956-655-6455	956-686-0100	956-631-1945	956-687-1330	956-994-1900	210-530-0755
FAX	956-630-2058		956-622-7313	956-631-1968		956-994-1962	
CONTACT	Danny Boultinghouse	Eli R. Ochoa	Raymond Gignac	Hector Rene Garcia	Cliff Whittingstall	Laura Nassri Warren	Jose Eduardo De La Garza
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	100	100	100	100	100	100	100
3.1.2 Firm History including credentials	91	92	93	90	93	86	90
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	94	95	94	94	94	94	94
3.1.4 Availability and commitment of firm and its principal(s) and key professionals	90	92	90	91	91	88	91
	90	90	90	90	90	90	90
	80	90	85	88	85	85	90
	90.83	93.16	92	92.16	92.16	90.5	92.5
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	100	100	100	100	100	100	100
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).	93	95	91	91	92	91	92
3.2.3 Prime Firm proximity and meeting availability	94	95	94	92	95	93	93
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	92	90	85	88	92	80	90
	93	93	90	88	89	88	91
	85	90	85	85	90	80	90
	92.83	93.83	90.83	90.66	93	88.66	92.66

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3.3 Project Team (up to 100 points)														
3.3.1 Organizational chart showing, the roles of the prime firm and each consultant firm or individual included. --Identify the consultant and provide a brief history about the consultant --Describe the consultant's proposed role in the project and its related project experience --List a project(s) that the prime firm and the consultant have worked together on during the last five years --Provide a statement of the consultant's availability for the projects(s) --Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the projects(s) 3.3.2 provide an organizational chart showing the roles of the prime firm and each specialized consultant firm(s) or individual(s) to be included if any. --Identify the consultant and provide a brief history about the consultant and their area of design expertise --Describe the consultant's proposed role in the project --List (3) projects the consultant has worked on during the last 5 years which best describe the firm's design expertise --List a project(s) that the prime firm and the specialized consultant have worked together on during the last 5 years --Provide a statement of the consultant's availability for the project --Provide resumes giving the experience and expertise of principals and key professionals members for the consultant who will be assigned to the project	100		100		99		90		99		95		100	
	93		90		80		80		86		90		89	
	93		95		90		85		92		94		93	
	92	93.5	92	94.16	80	87.16	85	85.5	85	89.16	88	90.83	90	92.83
	93		93		89		88		88		88		90	
	90		95		85		85		85		90		95	
	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.	97		99		99		96		99		96		99	
	93		90		86		90		93		90		90	
	90		91		93		85		93		88		92	
	85	91	91	92.16	85	90	85	88.33	90	91.66	85	87.83	90	91.83
	93		92		89		89		90		88		90	
	88		90		88		85		85		80		90	

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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	100	93.33	100	93.5	100	93	100	92.5	100	93.16	90	88.66	100	92.33
	89		89		89		89		89					
	94		95		95		94		94		93			
	95		95		93		92		95		85			
	92		92		91		90		91		90			
	90		90		90		90		90		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.	80	83.5	100	92.83	99	91.5	100	92	99	90.83	98	91.83	98	92
	86		90		88		90		90		90			
	85		95		94		92		92		93			
	80		92		88		90		89		90			
	90		90		90		90		90		90			
	80		90		90		90		85		90			
TOTAL EVALUATION POINTS	544.99	559.64	544.49	541.15	549.97	538.31	554.15							
RANKING	4	1	5	6	3	7	2							

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

Review and Recommend Action on Contracting Engineering Services for the Mid Valley Campus Drainage Improvements – Phase I

Approval to contract engineering services for the Mid Valley Campus Drainage Improvements – Phase I project will be requested at the June 25, 2019 Board meeting.

Purpose

The procurement of an engineer will provide for design services necessary for the Mid Valley Campus Drainage Improvements – Phase I project.

Justification

The procurement of an engineer will allow for the engineer to work with staff to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using college design standards, the Mid Valley Campus Evaluation of the Existing Drainage Conditions Report as prepared by Perez Consulting Engineers, LLC, as well as all applicable codes and ordinances. Construction documents will then be issued for solicitation of construction proposals. Once received, construction proposals will be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Background

On April 23, 2019, the Board of Trustees accepted the findings and recommendations of the Mid Valley Campus Evaluation of the Existing Drainage Conditions Report as prepared by Perez Consulting Engineers, LLC (PCE). The evaluation was undertaken in response to extensive flooding during and after heavy rains on June 20 - 21, 2018, which resulted in costly repairs and the displacement of personnel and services.

The accepted report from PCE recommended performing the drainage improvements in three phases. Phase I involves the west side of the campus and drainage improvements associated with the Center for Learning Excellence Building A, at an estimated construction cost of \$290,000. On April 23, 2019, the Board approved the solicitation of civil engineering services for Phase I of the accepted report from PCE. Design and construction for Phase II, associated with the east side of campus, and Phase III, associated with the south side of campus, would begin at a later date upon approval and authorization from the Board.

- **Phase I** – West Campus; storm water improvements associated with Building A.
Opinion of Probable Construction Cost: \$290,000
- **Phase II (Future)** – East Campus; storm drainage system improvements associated with Parking Lots 6 & 7.
Opinion of Probable Construction Cost: \$206,000
- **Phase III (Future)** – 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

Solicitation for civil engineering qualifications began on May 7, 2019, for the purpose of selecting an engineering firm to prepare the necessary plans and specifications for the Mid Valley Campus Drainage Improvements – Phase I project. A total of thirteen (13) firms received a copy of the RFQ and a total of six (6) firms submitted their responses on May 22, 2019.

Funding Source

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

Reviewers

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

Enclosed Documents

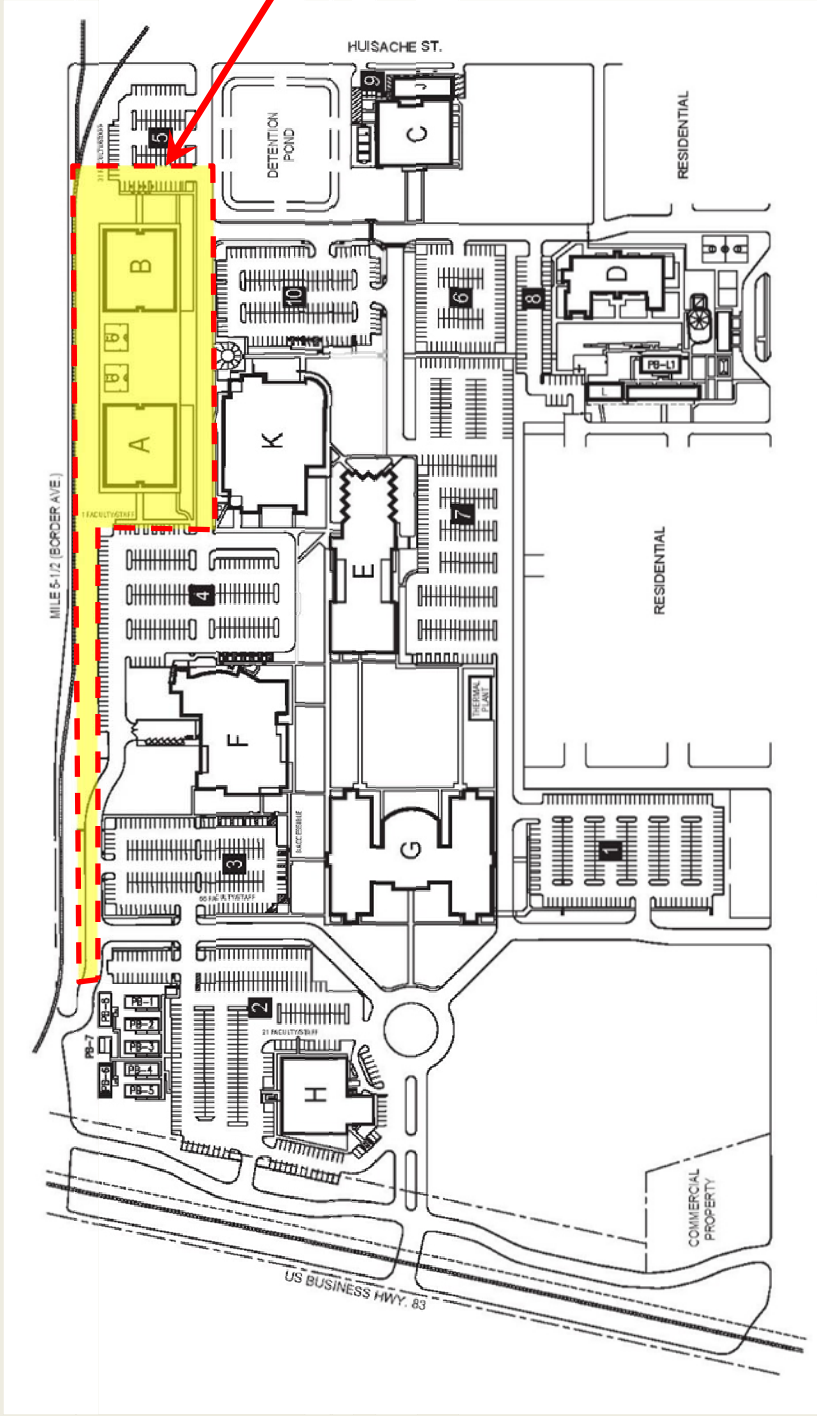
A site plan of the Mid Valley Campus is enclosed. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the June 25, 2019 Board meeting, the contracting of engineering services with Perez Consulting Engineers, LLC for civil engineering services for the Mid Valley Campus Drainage Improvements – Phase I project as presented.



Project Location



Project Location



Mid Valley Campus

**SOUTH TEXAS COLLEGE
STATEMENT OF QUALIFICATIONS FOR CIVIL ENGINEERING SERVICES FOR MID VALLEY CAMPUS - DRAINAGE IMPROVEMENTS - PHASE I
PROJECT NO. 18-19-1066**

VENDOR ADDRESS	Dannenbaum Engineering Corporation 3100 W Alabama Houston, Texas 77098	Guzman & Muñoz Engineering and Surveying, Inc. 2020 E Expressway 83 Mercedes, TX 78570	Melden & Hunt, Inc. 115 W McIntyre St Edinburg, TX 78541	Perez Consulting Engineers, LLC. 808 Dallas Ave McAllen, TX 78501	R. Gutierrez Engineering Corporation 130 E Park Ave Pharr, TX 78577	South Texas Infrastructure Group, LLC. 900 S Stewart Rd Ste No 13 Mission, TX 78572
PHONE	713-520-9570	956-565-4637	956-381-0981	956-631-4482	956-782-2557	956-424-3335
FAX	956-429-0550	956-565-4636	956-381-1839		956-782-2558	956-424-3132
CONTACT	Wayne G. Ahrens	Jose L. Muñoz	Kelley A. Heller-Vela	J. David Perez	Ramiro Gutierrez	Julio Cerda
3.1 Statement of Interest						
3.1.1 Statement of Interest for Project	Stated the firm's eagerness to work on the project. They emphasized their firm's ability to coordinate work with other organizations involved in the project and their ability to complete the project on time and within budget.	The firm expressed their interest in the project and summarized the firm's extensive knowledge in the different types of services it provides to show their capabilities.	Indicated that they bring a depth of expertise and a range of professional talent difficult to match anywhere. They summarized their many resources and indicated that they will meet an aggressive project schedule for the project.	Stated they are very interested in assisting STC with the Design and Construction Administration for the site drainage improvements at the Mid Valley Campus. Having worked with STC, they are familiar with the procedures for a smooth project design and construction.	Firm stated their interest in the project. They summarized their firm's capability in various aspects of services required for the project.	Firm stated their interest in the project and summarized the firm's history and capabilities. They included a listing of the areas in which firm has experience.
3.1.2 History and Statistics of Firm	- Founded in Houston in 1945 - Texas based consulting engineering companies that has been providing professional services to municipal, State and federal agencies, and private clients for over 70 years.	- Located in Mercedes, Texas with satellite office in Houston, Texas - Has been providing services since 1973 - Staff of approx. 15 employees	- Established in 1947 - 72+ years experience - Located in Edinburg, TX - has 50 total employees	- Established in 1991 - Located in McAllen, TX - Principal has been providing services since 1976	- Established in 1998 - Staff of four professional engineers, one engineer-in-training and one registered professional land surveyor - Located in Pharr, Texas	- 5 years in business - Located in Mission, Texas - has 13 total employees
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Pointed out the firm's work in other projects within the cities where STC has campuses, which has given them the knowledge of the ordinances and regulations governing construction within those cities.	Indicated that firm has a broad range of engineering, surveying, and construction and inspection related services and have provided surveying services to may non-profit organizations.	Stated that they have extensive experience such as land surveying, construction staking, grading and erosion control, storm water and drainage design, landscaping and irrigation, contraction inspection and management.	Pointed to the firm's experience throughout the Rio Grande Valley area in various aspects of services. Provided an example of the type of work already provided to the STC previously.	The firm described the specific details needed for the work and provided a list of previous similar work they have provided for STC.	Made a statement of firm's complete range of professional services and their focus on delivering experience in a capacity of multi-disciplined engineering services.
3.1.4 Statement of Availability and Commitment	Stated their team will provide experienced professional and technical personnel to competently and efficiently perform the work required to successfully meet or exceed the project schedule.	Indicated that there are not potential conflicts with current work. Stated that key personnel are working under an average 60% workload.	Indicated that they their employees typically work around 65%-70% of the total workload and will be absorbed into their normal business cycle.	Indicated that are involved in other work, but is approx. 85% complete. They can assign a project engineer as soon as awarded and can add personnel as workload increases.	Stated they consider STC to be an extremely valuable and important client and it will receive the best in priority and attention.	Provided a list of staff that will be working on the project along with their roles and availability.

**SOUTH TEXAS COLLEGE
STATEMENT OF QUALIFICATIONS FOR CIVIL ENGINEERING SERVICES FOR MID VALLEY CAMPUS - DRAINAGE IMPROVEMENTS - PHASE I
PROJECT NO. 18-19-1066**

VENDOR	Dannenbaum Engineering Corporation	Guzman & Muñoz Engineering and Surveying, Inc.	Melden & Hunt, Inc.	Perez Consulting Engineers, LLC.	R. Gutierrez Engineering Corporation	South Texas Infrastructure Group, LLC.	
3.2 Prime Firm	<p>Included resumes for the following: - Wayne G. Ahrens, P.E. - Principal-In-Charge - Richard D. Seitz, P.E., Project Manager/Project Engineer/Drainage - Johan Peterson, P.E. - QA Officer - Nathaniel Olivarez, P.E., Project Engineer/Civil - Alejandro C. Flores, PE, CFM, D-WRE, Hydrology/Hydraulics - Ashish Waghay, P.E., CFM - Drainage Analysis, Modeling & Design - Michel Maksoud, PH.D., P.E. - Structural Design - Keith A. Fredrickson - Schedule/Budget Control - Jenna Gardner, E.I.T - Hydraulic & Hydraulic Studies - Adrian Figueroa, EIT - Row/Utilities - Arturo Garcia, EIT- RoadsStreets Design</p>	<p>Included resumes for the following staff: - Jose L. Munoz, P.E., S.I.T., President, Project Director - Rodolfo Montero, Senior Project Manager - Carlos Aguilar, R.P.L.S., Surveyor - Oscar Herrera, E.I.T</p>	<p>Included a resume for the principal: - Kelley Heller-Vela, P.E., Project Manager/Engineering - Fred L. Kurth, P.E., R.P.L.S., Asst. Project Manager/Engineer - Robert Tamez, R.P.L.S., Land Surveyor - Mario Reyna, P.E., Project Administrator</p>	<p>Included resumes for the following staff: - J. David Perez, P.E., President - Jorge D. Perez, P.E., Vice President - Alfonso A. Gonzalez, P.E., Project Engineer</p>	<p>Included resumes for the following staff: - Ramiro Gutierrez, PE, President/Principal in Charge - Hernan A. Lugo, PE, CFM - Pablo Soto, Jr, PE, RPLS, Survey Project Manager</p>	<p>Included resumes for the following staff: - Julio C. Cerda, PE, Project Manager - Victor Trevino, P.E. - Jonathan D. Garcia Zamudio, Graduate Engineer</p>	
3.2.2 Project Assignments and Lines of Authority	Listed key personnel, role and percent of time they can commit to this project.	Listed four key personnel who would be involved in the project and indicated the percentage time assignment for four of the named staff.	Listed 4 personnel who would be involved in the project.	Presented key personnel and lines of authority in an organization chart.	Named three key personnel and the roles each will play in the project.	Listed three personnel and a summary of their expertise, and named the main person who would be responsible for providing services as well as the time commitment.	
3.2.3 Prime Firm proximity and meeting availability	Firms McAllen office is located within three miles of Building N on STC's Pecan Campus.	The firm is located in Mercedes, Texas. The indicated that they can respond STC quickly and efficiently for planned and unexpected meetings.	Firm is located in Edinburg, Texas. They indicated that they are 15-20 minutes away from our office and the proposed site.	Firm stated that they are less than 10 minutes away from Pecan Campus which makes them readily available for scheduled and unplanned meetings.	Firm is located in Pharr. They indicated that they can be at the STC Planning & Construction office in less than 10 minutes of leaving their office.	Firm is located in Mission, Texas and is 6 miles from STC.	
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	Indicated "Non Applicable" on response to this item.	Indicated that they have no pending litigation or arbitration for any past or current projects.	Firm indicated that they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm is not currently involved in any litigation that would affect ability to provide services.	Indicated that firm has only had one automobile insurance claim and no other types of claims.	

**SOUTH TEXAS COLLEGE
STATEMENT OF QUALIFICATIONS FOR CIVIL ENGINEERING SERVICES FOR MID VALLEY CAMPUS - DRAINAGE IMPROVEMENTS - PHASE I
PROJECT NO. 18-19-1066**

VENDOR	Dannenbaum Engineering Corporation	Guzman & Muñoz Engineering and Surveying, Inc.	Melden & Hunt, Inc.	Perez Consulting Engineers, LLC.	R. Gutierrez Engineering Corporation	South Texas Infrastructure Group, LLC.
3.3 Project Team						
3.3.1 Organization chart with Role of Prime Firm and each consultant firm	Included organizational chart showing prime firm and the following consultants: - CSR Environmental & Consulting LLC - Accessibility Checks and Controls - Salinas Engineering & Associates	Included organizational chart showing firm staff and indicated they would acquire Structural Engineering, Architectural, and Geotechnical subconsultants if required.	Included organizational chart showing prime firm staff and their positions. They included the following consultants: - SIGMA HN Engineers, PLLC - SSP Design	Included organizational chart showing prime firm. Indicated they would acquire a basic services consultant from Rio Delta Surveying.	Included organizational chart showing prime firm. They did not include any subconsultants.	Included organizational chart showing prime firm. They provided the following consultant: - R.O.W. Surveying Services (ROW)
3.4 Representative Projects						
3.4.1 Minimum of 5 projects firm has worked on	<ul style="list-style-type: none"> - South Texas College - Regional Center for Public Safety Excellence Parking and Site Improvements (\$2,013,388.45) - Edinburg ISD - Edinburg High School Drainage Reconfiguration (\$250,000) - La Joya ISD - Diaz Villarreal, Kika De La Garza & Bensen Elementary (\$164,740.80) - South Texas College - Pecan Campus Parking Lot Expansion and Parking and Street Improvements (\$121,947.49) - South Texas Educational Technologies, Inc. - Horizon Montessori McAllen Middle School (\$875,000) 	<ul style="list-style-type: none"> - Weslaco ISD - Parking Lot, Sidewalks, Drainage, Gutters and Site Improvement at various schools (\$415,000) - Harlingen CISD - Parking Lot, Sidewalks and Site Improvements at Various Schools in the District (\$800,000) - International Boundary & Water Commission - New Falcon Dam Administration Building (3,926,960.65) - City of Raymondville - Various projects, including design of street and drainage improvements (3,000,000 +) 	<ul style="list-style-type: none"> - La Joya ISD - New Elementary School (\$8.446 Million, \$0.476 Million) - Edinburg CISD - Elementary Parking Lot Renovation (\$115,000) - IDEA Public Schools - Edinburg Campus Phase 1 & II (\$879,000) - McAllen ISD - Pavilion Additions (\$750,000, \$375,000) - City of Rio Grande - Army Reserve Center (\$4.5 Million, \$690,000) 	<ul style="list-style-type: none"> - City of Edinburg - Stadium and Dawson Drive Drainage Project (\$N/A) - UTRGV - Lamar & ITT Parking Lot (\$1.965 Million) - South Texas College - Reconstruction of 31st St (\$338,091) - South Texas College - North Pecan Campus Infrastructure Improvements Project (\$3 Million) - PSJA ISD - T-STEM Early College & Football Stadium Parking Lot - (\$576,000) 	<ul style="list-style-type: none"> - South Texas College - Nursing and Allied Health Center Campus Parking and Site Improvements (\$2.2 Million) - South Texas College - Pecan Plaza Area for Police Vehicles (\$202,500) - PSJA ISD - Liberty Middle School Athletic Fields (\$3.7 Million) - PSJA ISD - Carnahan Elementary School Parking Lot Additions (\$184,497.90) - PSJA ISD - LBJ Middle School Renovations and Additions (\$1,100,000) 	<ul style="list-style-type: none"> - Sharyland CISD - Pioneer High School Subdivision (\$40,500,000) - Sharyland ISD - Support Services Bus and Staff Parking Lot Improvements (\$460,000) - IDEA Public Schools - McAllen Subdivision (\$4,788,000) - Hidalgo County Precinct 4 - Endowment Center at San Carlos Phase II (\$1,000,000)
3.5 References						
3.5.1 References for five projects	<ul style="list-style-type: none"> - Edinburg CISD - Hidalgo County Drainage District No. 1 - Burns Brothers LTD - City of McAllen - City of Edinburg 	<ul style="list-style-type: none"> - Weslaco ISD - Mercedes ISD - City of Raymondville - International Boundary & Water Commission - Harlingen CISD 	<ul style="list-style-type: none"> - La Joya ISD - Edinburg CISD - IDEA Public Schools - McAllen ISD - US Army Corps of Engineers 	<ul style="list-style-type: none"> - City of Edinburg - South Texas College - UTRGV - Boultinghouse Simpson Gates Architects - ERO Architects 	<ul style="list-style-type: none"> - PSJA ISD - City of Pharr 	<ul style="list-style-type: none"> - Hidalgo County Drainage District 1 - City of Mission - City of Pentas - City of Edinburg

**SOUTH TEXAS COLLEGE
STATEMENT OF QUALIFICATIONS FOR CIVIL ENGINEERING SERVICES FOR MID VALLEY CAMPUS - DRAINAGE IMPROVEMENTS - PHASE 1
PROJECT NO. 18-19-1066**

VENDOR	Dannenbaum Engineering Corporation	Guzman & Muñoz Engineering and Surveying, Inc.	Melden & Hunt, Inc.	Perez Consulting Engineers, LLC.	R. Gutierrez Engineering Corporation	South Texas Infrastructure Group, LLC.
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 did not directly address this item, but did include their "Project Control Design Quality Management Plan".	Firm submitted a detailed description, in phases, of the methodology followed on projects.	Firm presented its detailed methodology for maintaining quality in their projects.	Presented step-by-step approaches for project approach and maintaining quality control.	Presented the phases of a typical drainage project and the steps under each phase.	Firm presented three phases of the project and summarized the work under each.
3.6.2 Willingness and ability to expedite services. Ability to supplement production.	Stated that they have more than adequate personnel from which to supplement the Team they will assign to the project. They pointed to the use of Critical Path Scheduling to complete the project on time.	Firm made a general statement of the understanding of the project scope and its capability in providing and administering the required services.	Stated that firm has the experience and resources and do not undertake a contract without the proper resources to guarantee is success.	Stated that firm is cognizant of deadline and schedules and will add personnel as workload increases.	Stated the firm's willingness and ability to commence work on the project. The do not foresee a need to supplement work capability, but they have the resources to do so if need presents itself.	Stated that the firm will provide a creative approach and will develop the project in three phases which will include Planning and Schematic Phase, Design Phase and the Construction Phase Services.
Total Evaluation Points	541.6	530	****	557	546.8	537.2
Ranking	3	5	****	1	2	4

The Director of Purchasing has reviewed all vendor responses and evaluations completed.
 ****The vendor did not submit required forms signed therefore was not evaluated.

**SOUTH TEXAS COLLEGE
STATEMENT OF QUALIFICATIONS FOR CIVIL ENGINEERING SERVICES FOR MID VALLEY CAMPUS - DRAINAGE IMPROVEMENTS - PHASE 1
PROJECT NO. 18-19-1066**

EVALUATION SUMMARY

VENDOR	Dammenbaum Engineering Corporation	Guzman & Munoz Engineering and Surveying, Inc.	Perez Consulting Engineers, LLC.	R. Gutierrez Engineering Corporation	South Texas Infrastructure Group, LLC
ADDRESS	3100 W Alabama	2020 E Expressway 83	808 Dallas Ave	130 E Park Ave	900 S Stewart Rd Ste No 13
CITY/STATE/ZIP	Houston, Texas 77098	Mercedes, TX 78570	McAllen, TX 78501	Pharr, TX 78577	Missioni, TX 78572
PHONE	713-520-9570	956-565-4637	956-631-4482	956-782-2557	956-424-3335
FAX	956-429-0550	956-565-4636		956-782-2558	
CONTACT	Wayne G. Ahrens	Jose L. Munoz	J. David Perez	Ramiro Gutierrez	Julio Cerda
3.1 Statement of Interest (up to 100 points)					
3.1.1 Statement of interest on projects	88	85	90	85	85
3.1.2 Firm History including credentials	92	93	94	94	93
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	95	93	98	95	93
3.1.4 Availability and commitment of firm and its principal(s), its consultants and key professionals	92	85	90	90	80
	90	88	93	90	90
3.2 Prime Firm (up to 100 points)					
3.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm	80	88	88	88	80
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).	94	92	92	92	92
3.2.3 Prime Firm proximity and meeting availability	90	93	97	95	93
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.	96	93	95	89	87
	90	88	93	90	90
3.3 Project Team (up to 100 points)					
3.3.1 Organizational chart showing the roles of the prime firm and each consultant firm or individual included.	88	85	85	85	85
--Identify the consultant and provide a brief history about the consultant					
--Describe the consultant's proposed role in the project and its related project experience					
--List a project(s) that the prime firm and the consultant have worked together on during the last five years					
--Provide a statement of the consultant's availability for the project(s)	94	85	92	91	90
--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.	93	93	97	97	94
--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	90	93	93	90	89
--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	91	88	92	87	89
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	85	80	88	90	80
--Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise	90	88	92	92	92
	95	95	98	95	92
	93	94	95	89	94
	90	87	90	88	88
3.5 Five References (up to 100 points)					
3.5.1 Provide references for 5 projects, other than STC, listed in response to Part four, 3.4.1. The references shall include:	80	75	90	90	90
--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	92	80	95	95	94
	95	90	95	95	94
	90	85	95	95	91
	90	85	92	90	88
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.	85	85	90	90	88
	85	92	94	92	92
	95	95	97	95	94
	90	92	93	90	90
	90	85	92	90	89
TOTAL EVALUATION POINTS	541.6	530	557	546.8	537.2
RANKING	3	5	1	2	4

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

Review and Recommend Action on Additional Infrastructure Requirements for Portable Buildings at the Regional Center for Public Safety Excellence

Approval to proceed with additional construction for a fire hydrant, fire line, a temporary fire access drive, fire alarm system, and landscaping & irrigation for the portable buildings at the Regional Center for Public Safety Excellence (RCPSE) will be requested at the June 25, 2019 Board Meeting.

Purpose

Authorization is being requested to proceed with additional construction infrastructure to meet the requirements of the City of Pharr for the portable buildings at the RCPSE.

Justification

Additional infrastructure is required to meet the municipal building codes of the City of Pharr for the portable buildings at the RCPSE.

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. On May 30, 2019, the Board approved the recommendation from College staff to purchase six (6) portable buildings in lieu of the originally planned five (5) portable buildings.

The City of Pharr has communicated to College staff that additional infrastructure will be required to meet the City’s municipal building codes. The additional infrastructure requirements are as follows:

- New Fire Line, New Fire Hydrant, and New Temporary Caliche Fire Access Drive
- Fire Alarm System
- Landscape & Irrigation Requirements:
 - Landscape & Irrigation design documents by licensed professional
 - Landscape & Irrigation to meet municipal building codes

Estimated Costs for Additional Infrastructure Requirements		
Construction Item	Design Fees	Construction Cost
New Fire Line, Hydrant, and New Temporary Caliche Fire Access Drive	\$2,106.20	\$58,750
Fire Alarm System	\$0	\$11,250
Landscape & Irrigation	\$2,650	\$14,945
Total	\$4,756.20	\$84,945

The additional infrastructure work required by the City of Pharr would be in addition to the previously Board approved infrastructure for the portable buildings. A summary of the estimated costs of the originally approved infrastructure work is below:

Original Portable Buildings Expansion Plan for the RCPSE	
Construction Item	Estimated Cost
Infrastructure for mechanical, electrical, plumbing and sidewalks	\$125,000
Engineering / Design <ul style="list-style-type: none"> • Mechanical, plumbing, & electrical • Civil • Structural 	16,000
Landscaping and Irrigation	\$10,000
Total	\$151,000

The scope of the initially planned infrastructure has increased due to the addition of a sixth portable building. Additionally, the proposed structural engineering services will no longer be required. The estimated total for the additional infrastructure requirements and the revised expansion plan is as follows:

Total Estimated Cost for Infrastructure for RCPSE Portable Buildings	
Item	Estimated Cost
Additional Infrastructure Requirements	\$84,945
Additional Design Fees	4,756.20
Original Infrastructure Plan	151,000
Reduction from Original Infrastructure Plan – Deletion of Structural Engineering Design Fees	(\$6,125)
Subtotal of Estimated Infrastructure Cost	\$234,576.20
Project Contingency at 10%	23,457.62
Total Estimated Infrastructure Cost	\$258,033.82

The proposed additional requirements by the City of Pharr and the addition of a portable has added estimated costs that will require the College to procure these services through the competitive sealed proposal process in lieu of the Request for Quote process. This process will affect the previously proposed schedule of completing the installation of the portables by the Fall 2019 semester.

In addition, DBR Engineering has informed College Staff that the existing transformer is insufficiently sized to provide the proper electrical service needed for the six portable buildings. After meeting with Magic Valley Electric Cooperative, the engineers and College staff are recommending to install an additional transformer for the portables and the engineers are including it in their plans and specifications. The original infrastructure plan costs include funds for the additional electrical service costs estimated at \$10,000.

Funding Source

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

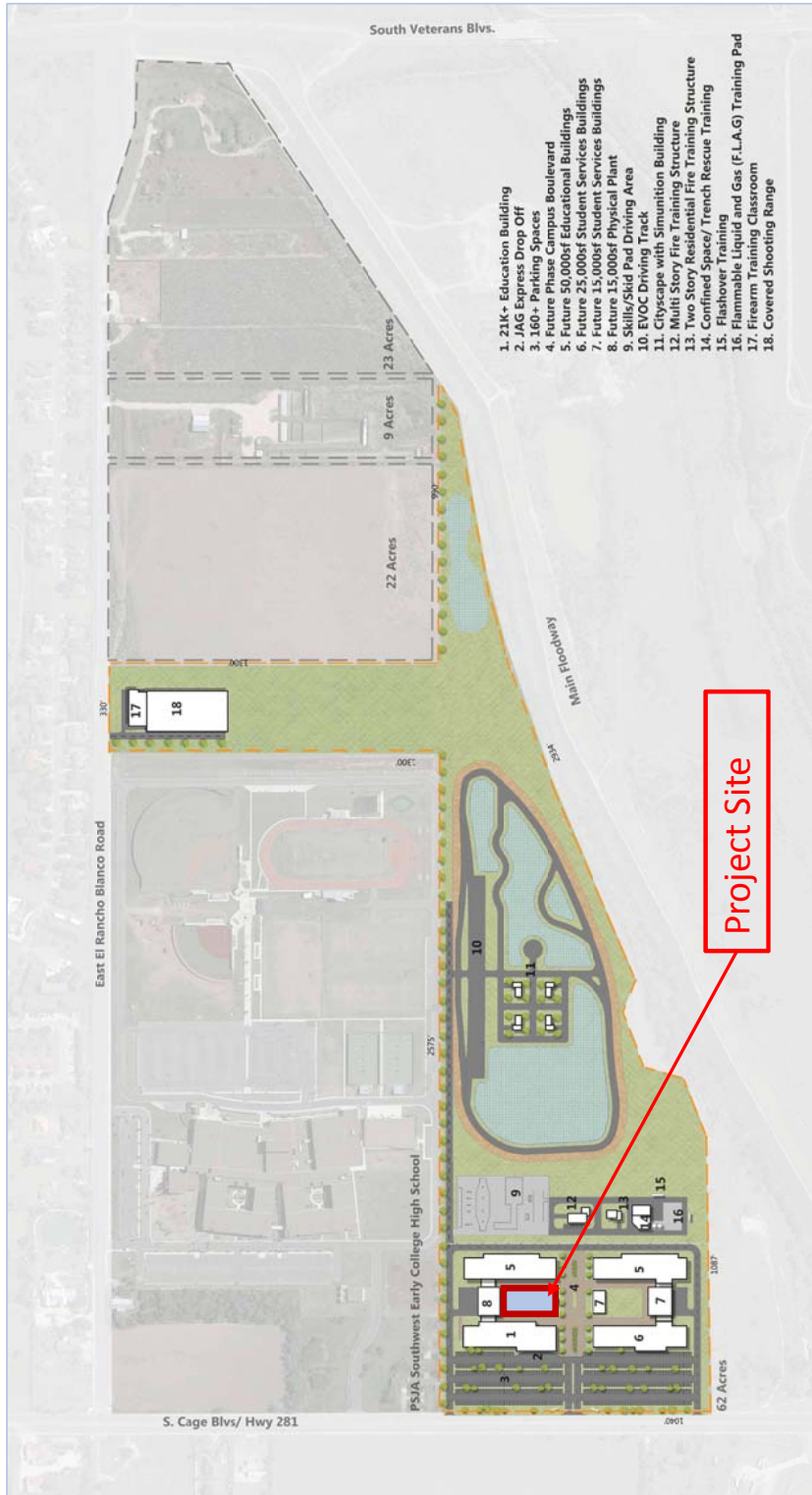
Enclosed Documents

An updated site plan indicating the additional infrastructure requirements is enclosed for the Committee’s review and information.

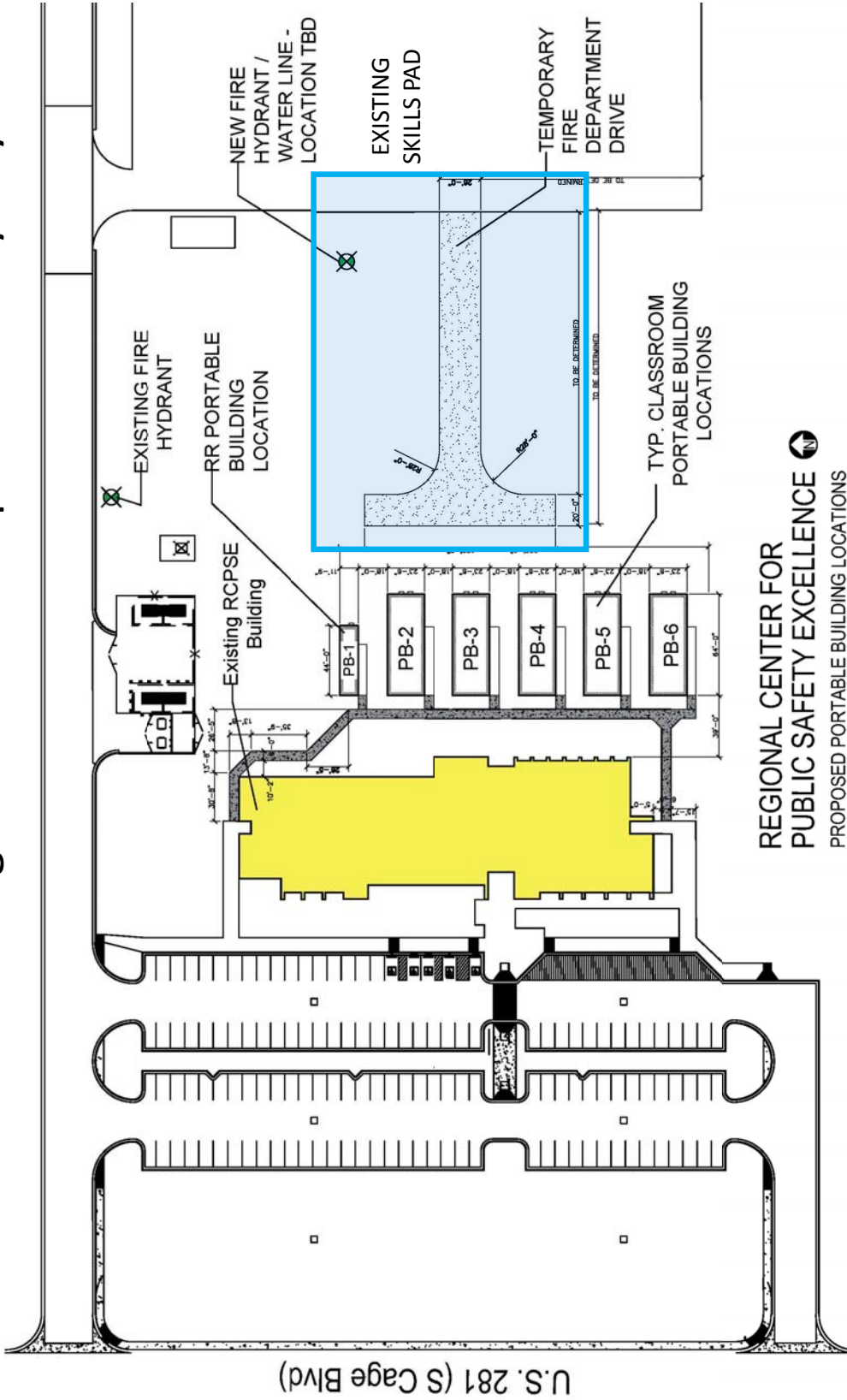
Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the June 25, 2019 Board meeting, to proceed with additional construction for a fire hydrant, fire line, a temporary fire access drive, fire alarm system, and landscaping & irrigation as presented.

RCPSE Portable Buildings Additional Requirements by City of Pharr



RCPSE Portable Buildings Additional Requirements by City of Pharr



REGIONAL CENTER FOR
PUBLIC SAFETY EXCELLENCE

PROPOSED PORTABLE BUILDING LOCATIONS

Review and Discussion on Technology Campus Emerging Technologies Building A and Advanced Technical Careers Building B Renovation of the Cafeteria and Atrium Areas

The Technology Campus Emerging Technologies Building A and Advanced Technical Careers Building B Renovation of the Cafeteria and Atrium Areas project will be discussed at the June 13, 2019 Facilities Committee meeting.

This project is included in the Unexpended Construction Plant Fund budget as a Capital Improvement Project for FY 2018 - 2019. This budget was reviewed by the Facilities Committee and included within the Capital Improvements Projects budget approved by the Board on an annual basis.

While Board authorization will be necessary prior to the engagement of firms or any other expenditures, staff has published a Request for Qualifications for an architectural firm to begin the process and specifically to develop a master plan and to design the initial phase of this project. This initial phase is expected to include the renovations to the existing cafeteria/kitchen area and the main atrium area.

While the project is budgeted, no fund expenditures have been committed and Board approval will be necessary before any engagements or commitments are made.

Architect qualifications will be brought to the Facilities Committee for review and recommendation for Board selection of a firm, or for any other formal guidance on this project as necessary.

Background

The Technology Campus Emerging Technologies Building A and Advanced Technical Careers Building B Renovation of the Cafeteria and Atrium Areas project is a Capital Improvement Project approved in the Unexpended Construction Plant Fund for FY 2018-2019. The project was discussed during meetings with Administration and the Coordinated Operations Council, and it was recommended that a master plan be developed to include the two facilities and to meet the current and future needs of the campus.

The proposed project will be completed in phases. The scope will include, but is not limited to, the following:

- Renovate and expand the existing kitchen.
- Redesign atrium space for various events, seating, and enhancing acoustics of Advanced Technical Careers Building B.
- Redesign existing offices and classrooms for Electronics and Welding Programs.
- Redesign existing classrooms and open computer labs for Library relocation.
- Redesign existing library in Emerging Technologies Building A for AEDT Program.
- Renovate and upgrade Emerging Technologies Building A and Advanced Technical Careers Building B exterior facade to enhance aesthetics to resemble the new bond Institute for Advanced Manufacturing Building E.
- Redesign of student information area

The project as advertised will consist of two parts. The first part will be for the architect to perform services to master-plan the renovation of Emerging Technologies Building A and Advanced Technical Careers Building B. The second part of the project will be to provide full architectural services for renovating the Cafeteria/Kitchen area and the Atrium area. The construction budget for this work is \$750,000 and the total project budget is \$1,321,250.

No action is requested.

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

Approval of final completion for the following District Wide Basketball Court Repainting project will be requested at the June 25, 2019 Board Meeting:

Project		Completion Recommended	Date Received
1.	District Wide Basketball Court Repainting Contractor: Teni-Trak, Inc.	Final Completion Recommended	April 11, 2019

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with Teni-Trak, Inc. be approved. The original cost approved for this project was in the amount of \$55,000.

The following charts summarize the above information:

District Wide Basketball Court Repainting					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$55,000	\$53,125	\$0	\$53,125	\$47,812.50	\$5,312.50

Enclosed Documents

Enclosed is a copy of the letter of Final Completion for the Committee's review and information.

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the June 25, 2019 Board meeting, final completion for the District Wide Basketball Court Repainting project as presented.



P.O. BOX 9701
McAllen, TX 78502-9701

Facilities Planning & Construction
3200 W. Pecan Blvd. • McAllen, TX 78501

(956) 872-3737
(956) 872-3747

June 5, 2019

South Texas College
3200 W. Pecan Blvd., Bldg N. Suite 179
McAllen, TX 78501

Re: RFP 18-19-1027 STC District Wide Basketball Courts Repainting

South Texas College Facilities Planning and Construction recommends Final Acceptance of the STC District Wide Basketball Courts Repainting and recommends release of final payment, pending review of closeout documents by STC Facilities Planning and Construction Department.

If you have any questions, please contact our office.

Sincerely,

Rick de la Garza, Director
Facilities Planning & Construction
3200 W. Pecan Blvd., Bldg. N. Suite 179
McAllen, TX 78501
Phone: 956-872-3737
Fax: 956-872-3747

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

Approval of final completion for the following District Wide Automatic Door Openers – Phase III project will be requested at the June 25, 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	Final Completion Recommended	June 6, 2019

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with 5 Star GC Construction, LLC be approved. The original cost approved for this project was in the amount of \$65,000.

The following charts summarize the above information:

District Wide Automatic Door Openers – Phase III					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$65,000	\$128,000	\$422.25	\$127,577.75	\$121,600.00	\$5,977.75

Enclosed Documents

Enclosed is a copy of the letter of Final Completion for the Committee’s review and information.

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the June 25, 2019 Board meeting, final completion for the District Wide Automatic Door Openers – Phase III project as presented.

June 6, 2019

South Texas College
Dr. Shirley A. Reed, President
3200 W. Pecan Blvd.
McAllen, TX 78501

Project: Automatic Door Openers

RE: Final Completion Letter Executed by Engineer

To the best of my knowledge, information and belief, the MEP Engineering scope of work on the project referenced above is complete and was carried out in accordance to the Construction Documents.

Please let us know should you have any questions.

Respectfully submitted,

A handwritten signature in black ink that reads "Cesar Gonzalez, PE".

Cesar Gonzalez, PE
Ethos Engineering
Principal
M: (956) 564-2827
cgonzalez@ethoseng.net

Review and Recommend Action on Facility Lease Agreement with the City of Edinburg

Approval of the facility lease agreement with the City of Edinburg for use of the Edinburg Fire Department Training facility by South Texas College will be requested at the June 25, 2019 Board meeting.

Purpose

Authorization is being requested to approve a new facility lease agreement for use of the City of Edinburg Fire Department Training facility by the College's fire science program.

Justification

The approval of the lease agreement for use of this facility is needed to continue to accommodate fire science programs being offered by South Texas College.

Background

At the November 24, 2015 Board meeting, the Board approved the initial facility lease agreement with the City of Edinburg for the period of September 1, 2015 to May 31, 2016 with the option to renew for three successive terms. The Board approved the final renewal at the June 20, 2018 Board meeting, which renewed the lease until May 31, 2019. Staff from the fire science program has expressed interest in continuing to lease this space, and a new lease agreement will be necessary. Staff recommends approval of the proposed facility lease agreement for use starting September 1, 2019 to May 31, 2020.

Facility	Initial Term	Optional Renewal Periods	Lease Cost
City of Edinburg Fire Department Training Facility	9/1/19 – 5/31/20	9/1/20-5/31/21 9/1/21-5/31/22 9/1/22-5/31/23	Up to \$13,000 per academic semester plus materials used

Funding Source

Funds for these expenditures are budgeted in the Facilities Leases budget for FY 2019-2020.

Recommended Action

It is requested that the Facilities Committee recommend Board approval at the June 25, 2019 Board meeting, of the facility lease agreement with the City of Edinburg for use of the Edinburg Fire Department Training facility by South Texas College for the period of September 1, 2019 to May 31, 2020 as presented.

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 June 13, 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 new renovation and construction projects turned Capital Improvements Projects (CIPs).

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 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
FY20 Proposed Projects and Budget**

#	Project Name	Project Description	Carryover FY19	New FY20	Total Proposed Budget FY20
A. Pecan Campus					
1	Library Building F Renovation	Construct new or renovate existing Library Building F.	\$2,148,500	\$ -	\$2,148,500
2	Student Activities Center Building H Cafeteria Renovation	Retrofit existing kitchen, serving area, scullery, office, and storage areas for use by Culinary Arts.	923,700	-	923,700
3	Information Technology Building M Office and Work Space Renovation	Redesign four (4) classrooms into office spaces for use by IS&P.	551,840	-	551,840
4	Student Activities Center Building H West Elevation Modifications	Redesign west facade and entrance to enhance aesthetics view from new bond buildings.	183,750	-	183,750
5	Cooling Tower Screen Upgrades	Provide upgrades to screen wall enclosure to enhance aesthetics.	309,375	-	309,375
6	Site Improvements to North Pecan Campus	Landscape, irrigation, and new sidewalk at former AECHS portable building location.	37,000	-	37,000
7	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	-	118,000
8	Business and Science Building G Classroom Renovation	Renovate (3) existing classrooms into multipurpose classrooms for the Geology and Physical Science programs.	-	333,000	333,000
9	Entry Monument Sign	Provide a monument sign to allow students and visitors locate the campus	-	103,000	103,000
Pecan Campus Subtotal			\$4,272,165	\$436,000	\$4,708,165
B. Pecan Plaza					
10	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	143,800
Pecan Plaza Subtotal			\$ -	\$ 143,800	\$143,800

**South Texas College
Unexpended Plant Fund - Capital Improvement Projects
FY20 Proposed Projects and Budget**

#	Project Name	Project Description	Carryover FY19	New FY20	Total Proposed Budget FY20
C. Mid Valley Campus					
11	Physical Plant Building J Renovation	Redesign existing chiller enclosure for use as a storage facility.	\$184,300	\$ -	184,300
12	Student Union Building F Renovation	Redesign cashier, admission area, and quiet room inside Student Union Building F for use by Veterans, Career Placement, and Cashier Departments.	348,700	-	348,700
13	East Loop Drive	Provide new loop drive to east side of campus to reduce vehicular traffic in pedestrian area.	214,200	-	214,200
14	Center for Learning Excellence Building A Conversion of Cafeteria to CLE	Convert Existing unused cafeteria space at MV A107 into CLE support space.	-	224,200	224,200
Mid Valley Campus Subtotal			\$747,200	\$224,200	\$971,400
D. Technology Campus					
15	Automotive Lab Exhaust System	Provide exhaust system to remove fumes from vehicles for automotive labs inside of Advanced Technical Careers Building B. This project is to renovate Buildings A and B to meet the current and future needs to include but not limited to the following:	\$111,600	\$ -	111,600
16	Emerging Technologies Building A & Advanced Technical Careers B Renovations	- Redesign atrium space for various events, seating, and enhancing acoustics of Advanced Technical Careers Building B. - Renovate and expand the existing kitchen.			
17	Shipping and Receiving Building D Office Renovations	- Redesign of student information area Provide installation of associated technology equipment in the conference room	1,321,250	-	1,321,250
18	Site Improvements	Provide new grading, landscape, and irrigation to north field for use by Student Activities	2,000	-	2,000
Tech Campus Subtotal			\$1,491,850	\$ -	\$1,491,850
E. Nursing & Allied Health Campus					
19	NAH East Building A Student Success Center Renovation	Redesign existing CLE space to offices for use by Advising Programs.	\$214,256	\$ -	214,256
20	NAH East Building A Student Services Renovation	Redesign existing student services area inside NAH East Building A to meet current and future needs.	420,000	-	420,000
21	West Entry Campus Sign	Provide a monumental sign to allow students/visitors to locate the campus.		76,000	76,000
NAH Campus Subtotal			\$634,256	\$76,000	\$710,256

**South Texas College
Unexpended Plant Fund - Capital Improvement Projects
FY20 Proposed Projects and Budget**

#	Project Name	Project Description	Carryover FY19	New FY20	Total Proposed Budget FY20
F. Starr County Campus					
22	Student Services Building G Renovation	Redesign existing admissions and cashier area inside Student Services Building G for use by Veterans and Cashier Department.	\$220,500	\$	220,500
23	Cultural Arts Center Building F Renovation	Repurpose previous Library Building F into a cultural arts center.	163,000	-	163,000
24	Workforce Center Building D Welding Expansion	Expansion of the welding lab on the north side of Workforce Center Building D to accommodate ten welding stations.	228,200	-	228,200
Starr County Campus Subtotal			\$611,700	\$	\$611,700
G. Regional Center for Public Safety Excellence					
25	Target Range (25% STC)	Provide required college funding of the potential grant funded target range.	\$632,145	\$	632,145
26	Target Range (75% Grant)	Provide required college funding of the potential grant funded target range.	1,896,438	-	1,896,438
27	Canopy for Safety Training Vehicles	Provide a covered structure for the fire truck and police vehicles.	103,500	-	103,500
28	Canopy for Students/Instructors	Provide a canopy for students and instructors to perform pre/post check routines under a shaded structure.	285,000	-	285,000
29	Portables	Provide associated furniture and equipment for the portable building units.	47,000	-	47,000
30	Fire Training Area	Provide a concrete pad, associated fire line infrastructure, access drive, and a self contained fire training trailer for the fire science program.	582,100	-	582,100
31	Running and Exercise Track	Provide a running track and exercise equipment for cadet physical training activities	-	219,500	219,500
32	Additional Parking Lot	Provide additional parking spaces to support the increase of users	300,600	-	300,600
RCPSE Subtotal			\$3,846,783	\$219,500	\$4,066,283

**South Texas College
Unexpended Plant Fund - Capital Improvement Projects
FY20 Proposed Projects and Budget**

#	Project Name	Project Description	Carryover FY19	New FY20	Total Proposed Budget FY20
H. District Wide					
32	Land	Purchasing of potential land acquisitions	-	\$3,000,000	3,000,000
33	Renovations and Contingencies	Projects which may arise unexpectedly for all campuses and project contingencies	-	847,000	847,000
34	Outdoor Furniture	Provide new outdoor furniture for all campuses	-	25,000	25,000
35	Facility Signage	Provide various building signage types (i.e. building name lettering, exterior/interior wayfinding signage) for all campuses.	-	50,000	50,000
36	Removal of Existing Trees	Removal of any existing trees for all campuses	-	25,900	25,900
37	Facilities Condition Assessment	Assessment of facility conditions by a consultant for all campuses	-	50,000	50,000
38	Automatic Doors Phase IV	Provide additional accessibility for pending building entrances at all campuses	-	96,000	96,000
39	Campus Master Plan	Provide a college wide campus master plan to determine current and future needs	-	375,000	375,000
40	Fence Enclosures	Provide enclosures for miscellaneous mechanical equipment for all campuses	-	36,000	36,000
		District Wide Subtotal	\$ -	\$4,504,900	\$4,504,900
		FY20 Proposed Project	\$ 11,603,954	\$ 5,604,400	\$ 17,208,354

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 - Renewals and Replacements Projects
FY20 Proposed Projects and Budget

#	Project Name	Project Description	Carryover FY19	New FY20	Total Proposed Budget FY20
A. Pecan Campus					
1	Arbor Brick Column Repairs & Replacement	Replacement of brick columns that have been damaged at exterior entry arbors throughout the campus.	\$221,000	-	\$221,000
2	Ann Richards Administration Building X Data Cabling Infrastructure Replacement	Replace existing data cabling at Ann Richards Administration Building X with new upgraded cabling to meet current standards.	90,000	-	90,000
3	South Academic Building J Data Cabling Infrastructure Replacement	Replace existing data cabling at South Academic Building J with new upgraded cabling to meet current standards.	200,000	-	200,000
4	Ann Richards Administration Building A Data Cabling Infrastructure Replacement	Replace existing data cabling at Ann Richards Administration Building A with new upgraded cabling to meet current standards.	-	80,000	80,000
5	Art Building B Data Cabling Infrastructure Replacement	Replace existing data cabling at Art Building B with new upgraded cabling to meet current standards.	-	40,000	40,000
6	Student Activities Center Building H Data Cabling Infrastructure Replacement	Replace existing data cabling at Student Activities Center Building H with new upgraded cabling to meet current standards.	-	152,000	152,000
7	Information Technology Building M Generator Replacement	Replacement of the existing generator at Information Technology Building M with a new generator.	-	280,000	280,000
8	Reseeding and Regrading of Athletic Fields	Evaluate and repair any issues on the existing athletic field, including reseeding and reggrading.	-	125,000	125,000
			\$511,000	\$677,000	\$1,188,000
B. Mid Valley Campus					
9	Resurfacing Parking Lot #3	Resurface existing parking Lot #3 located on south side of Student Services Building.	\$57,000	-	57,000
10	Resurfacing Parking Lot #7	Resurface existing parking Lot #7 located on east side of Library building.	106,000	-	106,000
11	Resurfacing Northwest Drive	Resurface existing drive located on east side of Buildings A and B (Center for Learning Excellence and Nursing)	191,000	-	191,000
12	Roofing Replacement	Replacement of existing roofs for Workforce Building D, Library Building E, Student Services Building F, and South Academic Building G.	951,000	-	951,000
13	Drainage Improvements Phase I	Replacement and upgrade of existing storm water piping system as per Perez Engineering's drainage report.	-	333,500	333,500
			\$1,305,000	\$333,500	\$1,638,500
C. Nursing & Allied Health Campus					
14	NAH East Building A West Side Window Waterproofing	Provide proper waterproofing for windows on west side of NAH East Building A to prevent water infiltration.	\$ 65,000	\$ -	\$65,000
15	NAH East Building A Westside Elevators Refurbishment	Upgrade of existing elevator and cab inside NAH East Building A.	159,000	-	159,000
16	NAH East Building A Roofing Replacement	Replacement of existing roof of NAH East Building A.	280,000	-	280,000

South Texas College
Unexpended Plant Fund - Renewals and Replacements Projects
FY20 Proposed Projects and Budget

#	Project Name	Project Description	Carryover FY19	New FY20	Total Proposed Budget FY20
17	NAH East Building A Analog to Digital Conversion	Convert existing telecommunications cabling at NAH East Building A with new upgraded cabling to meet current standards.	-	500,000	500,000
18	NAH East Building A Data Cabling Infrastructure Replacement	Replace existing data cabling at Building A NAH East with new upgraded cabling to meet current standards.	-	150,000	150,000
NAH Campus Subtotal			\$504,000	\$650,000	\$1,154,000
D. Starr County Campus					
19	Starr Repaint Stucco Buildings	Repainting of existing exterior stucco walls on Workforce Building D and Cultural Arts Center Building F.	\$90,400	\$-	\$90,400
20	Roofing Replacement	Replacement of existing roofs for Administrative Building A, Center for Learning Excellence Building B, North Academic Building C, Workforce Building D, South Academic Building E, Cultural Arts Center Building F, Student Services Building G, and Student Activities Building H	852,000	-	852,000
21	Administration/Bookstore Building A Data Cabling Infrastructure Replacement	Replace existing data cabling at Administration/Bookstore Building A with new upgraded cabling to meet current standards.	-	40,000	40,000
22	Center for Learning Excellence Building B Data Cabling Infrastructure Replacement	Replace existing data cabling at Center for Learning Excellence Building B with new upgraded cabling to meet current standards.	-	40,000	40,000
23	North Academic Building C Data Cabling Infrastructure Replacement	Replace existing data cabling at North Academic Building C with new upgraded cabling to meet current standards.	-	40,000	40,000
Starr County Campus Subtotal			\$942,400	\$120,000	\$1,062,400
E. District Wide					
24	Irrigation System Controls Upgrade	Replace/Upgrade existing irrigation system controls for all campuses	\$ 76,200	\$-	\$76,200
25	Fire Alarm Panel Replacement/Upgrade	Replace/Upgrade existing fire alarm panels for all campuses	200,000	-	200,000
26	Renewals and Replacements	Replace/Renew any miscellaneous equipment, material, etc. for all campuses	-	150,000	150,000
27	Marker Boards Replacement	Replace existing marker boards for all campuses	-	201,000	201,000
28	Interior LED Lighting Upgrade	Upgrade of existing interior light fixtures to LED for all campuses	-	200,000	200,000
29	Exterior Walkway LED Lighting Upgrade	Upgrade of existing exterior light fixtures to LED for all campuses	-	49,000	49,000
30	Interior Lighting Controls Upgrade	Upgrade of existing interior lighting controls for all campuses	-	84,000	84,000
31	Flooring Replacement	Replacement of existing flooring for all campuses	-	504,000	504,000
32	Restroom Fixtures Replacement and Upgrade	Replace/Upgrade of existing restroom fixtures for all campuses	-	25,000	25,000
33	Water Heater Replacement and Upgrade	Replace/Upgrade of existing water heaters for all campuses	-	20,000	20,000
34	Door Access Controls Replacement	Replacement of existing door access controls for all campuses	-	30,000	30,000
35	HVAC Replacement and Upgrade	Replace/Upgrade of existing HVAC equipment for all campuses	-	660,000	660,000
36	Water Pump Stations	Replace/Upgrade existing water pump stations for all campuses	-	15,000	15,000
37	Exterior Lighting Upgrade	Upgrade of existing exterior light fixtures for all campuses	-	279,000	279,000
38	Keyless Entry Access Upgrades (IT Rooms)	Upgrade of existing access door hardware to keyless entry for all IT rooms campus wide	-	50,000	50,000
District Wide Subtotal			\$276,200	\$2,267,000	\$2,543,200
FY20 Proposed Project			\$ 3,538,600	\$ 4,047,500	\$ 7,586,100

Update on Status of Non-Bond Construction Projects

The Facilities Planning and Construction staff prepared the attached design and construction update. This update summarizes the status of each capital improvement project currently in progress. Mary Elizondo and Rick de la Garza will be present to respond to questions and address concerns of the committee.

CONSTRUCTION PROJECTS PROGRESS REPORT - June 6, 2019

Project number	PROJECT DESCRIPTION	Project Development				Design Phase				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%
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					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	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	N/A	N/A	N/A	N/A	N/A						RdlG	IS&P	
	Pecan - Building J Data Cabling Infrastructure Replacement (RR)	N/A	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					N/A									Sam	DBR Engineering	McDonald Municipal and Industrial
18-1-008	Pecan Plaza - Building C 2601 Test Site Renovations	N/A	N/A		N/A					N/A	N/A				Robert	FPC	M&O
Mid Valley Campus																	
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														Sam	FPC	Tri-Gen
	MV - Student Services Renovation														Sam	ROFA	
	MV - Roofing Replacement (RR)														Marlin	TBD	

CONSTRUCTION PROJECTS PROGRESS REPORT - June 6, 2019																			
Project number	PROJECT DESCRIPTION	Project Development				Design Phase				Solicitation of Proposals			Construction Phase				Project Manager	Architect/Engineer/Designer	Contractor
		Project Development	Board approval of A/E	Contract Negotiations	Concept Development	Schematic Approval	30%	60%	95%	100%	Solicit of Proposals	Approve Contractor	Construction Start	30%	50%	75%			
Technology Campus																			
16-2-011	TC - Automotive Lab Exhaust System																Sam	TBD	TBD
15-3-R03	TC - Building B Repair Concrete Floor Mechanical Room (RR)	N/A															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 - Technology Campus Building A & B Renovations																		
	TC - Shipping and Receiving Building D Office Renovation	N/A	N/A	N/A	N/A												Robert	FPC	M&O
Nursing and Allied Health Campus																			
15-4-R02	NAH - West Side Window Waterproofing (RR)																RdG	M&O	
16-4-R17	NAH - Westside Elevators Refurbishment (RR)	N/A	N/A	N/A	N/A	N/A	N/A										RdG	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	N/A	N/A														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)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	RdG	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	N/A	N/A	N/A	N/A												Robert	O&M	
Higher Education Center La Joya																			
	Exterior Building and Wayfinding Signage	N/A	N/A														David	FPC	

CONSTRUCTION PROJECTS PROGRESS REPORT - June 6, 2019

Project number	PROJECT DESCRIPTION	Project Development				Design Phase				Solicitation of Proposals			Construction Phase					Project Manager	Architect/Engineer/Designer	Contractor
		Project Development	Board approval of A/E	Contract Negotiations	Concept Development	Schematic Approval	30%	60%	95%	100%	Solicit of Proposals	Approve Contractor	Construction Start	30%	50%	75%	95% Substantial Comp			
District Wide Improvements																				
15-6-001	DW - Outdoor Furniture	N/A	N/A	N/A	N/A	N/A												Sam	N/A	NM Contracting, LLC.
15-6-002	DW - Directional Signage	N/A	N/A	N/A	N/A	N/A				N/A								David	FPC	Interface/Noble Tx
13-6-003	DW - Automatic Doors Phase III	N/A	N/A		N/A	N/A												Robert	Ethos Engineering	5 Star Construction
	DW - Bus Drop Off Areas	N/A	N/A	N/A	N/A	N/A												Martin	FPC	TBD
15-6-R01	DW - Fire Alarm Panel Replacement/Upgrades (RR)	N/A	N/A	N/A	N/A	N/A				N/A								Sam	M&O	Strongline Security
14-6-R014	DW - Marker Boards Replacement (RR)	N/A	N/A	N/A	N/A	N/A												Sam	FPC	Noble Texas Bldrs
	DW - Interior LED Lighting Ph I (RR)	N/A	N/A	N/A	N/A	N/A				N/A								Rick	O&M	O&M
16-6-R19	DW - Walkway LED Lighting Upgrade Ph I (RR)	N/A	N/A	N/A	N/A	N/A				N/A								Rick	N/A	TBD
18-6-R12	DW - FOCUS on Active Learning (RR)	N/A	N/A	N/A	N/A	N/A				N/A								Sam	FPC	O&M
	DW - Interior Controls Upgrade (RR)	N/A	N/A	N/A	N/A	N/A				N/A								Rick	N/A	TBD
	DW - Flooring Replacement (RR)	N/A	N/A	N/A	N/A	N/A				N/A								Rick	N/A	TBD
	DW - Restroom Fixtures Replacement & Upgrade (RR)	N/A	N/A	N/A	N/A	N/A				N/A								Rick	O&M	O&M
	DW - Water Heater Replacement & Upgrade (RR)	N/A	N/A	N/A	N/A	N/A				N/A								Rick	O&M	O&M
	DW - Door Access Controls Replacement (RR)	N/A	N/A	N/A	N/A	N/A				N/A								Rick	O&M	O&M
	DW - HVAC Upgrades (RR)	N/A	N/A	N/A	N/A	N/A				N/A								Rick	N/A	TBD
	DW - Water Pump Stations (RR)	N/A	N/A	N/A	N/A	N/A				N/A								Rick	N/A	TBD
	DW - Exterior Lighting Upgrade (RR)	N/A	N/A	N/A	N/A	N/A				N/A								Rick	O&M	Noble Texas Bldrs
	DW - Keyless Entry Access Upgrades (IT) (RR)	N/A	N/A	N/A	N/A	N/A				N/A								Rick	O&M	O&M
	DW - Camera Replacement (RR)	N/A	N/A	N/A	N/A	N/A				N/A								Rick	O&M	O&M
	DW - Basketball Court Repairing (RR)	N/A	N/A	N/A	N/A	N/A				N/A								Rick	Security	Security
		N/A	N/A	N/A	N/A	N/A				N/A								Martin	FPC	Tent-trak

For FY 2018-19, 51 non-bond projects are currently in progress, 13 project(s) completed and 16 pending start up - 80 Total

Status of Unexpended Plant Fund Construction Projects in Progress June 2019

Project	% Complete	Date to Complete	Current Activity	Total Project Budget	Amount Paid	Total Project Balance
Pecan Campus						
Sand Volleyball Courts	75%	July 2019	1. Construction Phase 2. Construction in Progress	\$ 60,500.00	\$ 32,643.00	\$ 27,857.00
Library	15%	May 2019	1. Project Development 2. Solicitation of Architect 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%	July 2019	1. Project Development 2. Design in Progress	\$ 433,800.00	\$ 1,510.30	\$ 432,289.70
Athletic Field Fence Enclosure	5%	August 2019	1. Construction Phase 2. Construction in Progress	\$ 111,500.00	\$ 3,129.06	\$ 108,370.94
Building D Renovations	75%	August 2019	1. Construction Phase 2. Construction in Progress	\$ 247,800.00	\$ 118,123.39	\$ 129,676.61
Building H Renovations	15%	August 2019	1. Design Phase 2. Design in Progress	\$ 833,000.00	\$ 19,588.28	\$ 813,411.72
Demolition of Dr. Casso Property	95%	April 2019	1. Construction Phase 2. Construction in Progress	\$ 74,000.00	\$ 16,012.05	\$ 57,987.95
Virtual Teaching Environment Training Room	95%	June 2019	1. Project Development 2. Design in Progress	\$ 130,000.00	\$ -	\$ 130,000.00
Park and Ride Portable Renovation and Fence Enclosure for College Vehicles	5%	August 2019	1. Project Development 2. Design in Progress	\$ 118,000.00	\$ -	\$ 118,000.00
Pecan Campus Total				\$ 2,660,600.00	\$ 285,735.03	\$ 2,052,864.97
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%	July 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

Status of Unexpended Plant Fund Construction Projects in Progress June 2019

Project	% Complete	Date to Complete	Current Activity	Total Project Budget	Amount Paid	Total Project Balance
Technology Campus						
Ford Lab Exhaust System	5%	August 2019	1. Project Development 2. Contract Negotiations	\$ 111,600.00	\$ -	TBD
Shipping and Receiving Building D Office Renovation	75%	July 2019	1. Construction Phase 2. Construction in Progress	\$ 82,000.00	\$ 20,678.37	\$ 61,321.63
Technology Campus Total				\$ 228,600.00	\$ 33,871.50	\$ 61,321.63
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%	July 2019	1. Project Development 2. Contract Negotiations	\$ 427,500.00	\$ 1,988.37	\$ 425,511.63
West Entry Campus Sign	5%	July 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%	July 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%	July 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	75%	June 2019	1. Project Development 2. Programming in Progress	\$ 682,000.00	\$ -	\$ 682,000.00
Chiller Relocation	50%	August 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. Construction Phase 2. Construction in Progress	\$ 50,000.00	\$ -	\$ 50,000.00
Bus Drop Off Areas	50%	July 2019	1. Design Phase 2. Design 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				\$ 6,620,236.00	\$ 1,247,858.05	\$ 4,946,946.71

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%	July 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%	August 2019	1. Construction Phase 2. Construction 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)	0%	May 2019	1. Design Phase 2. Design in Progress	\$ 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)	50%	July 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%	July 2019	1. Design Phase 2. Design in Progress	\$ 5,000.00	\$ -	\$ 5,000.00
West Side Elevators Refurbishment	5%	July 2020	1. Construction Phase 2. Bidding in Progress	\$ 159,000.00	\$ -	\$ 159,000.00
Resurface Parking Lot #1 (RR)	95%	August 2019	1. Construction Phase 2. Construction in Progress	\$ 282,000.00	\$ 24,628.98	\$ 257,371.02
Roofing Replacement (RR)	0%	May 2019	1. Design Phase 2. Design in Progress	\$ 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)	0%	May 2019	1. Design Phase 2. Design in Progress	\$ 770,000.00	\$ -	\$ 770,000.00
Starr County Campus Total				\$ 770,000.00	\$ -	\$ 770,000.00
District Wide						
Marker Boards Replacement (RR)	30%	August 2019	1. Construction Phase 2. Construction in Progress	\$ 211,841.00	\$ 761.80	\$ 211,079.20
Fire Alarm Panel Replacement / Upgrades (RR)	30%	August 2019	1. Construction Phase 2. Bidding in Progress	\$ 200,000.00	\$ -	\$ 200,000.00
Interior LED Lighting	30%	August 2020	1. Construction Phase 2. Bidding and Construction in Progress	\$ 187,750.00	\$ -	\$ 187,750.00
Ext Walkway LED Lighting Upgrade	30%	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)	30%	August 2019	1. Construction Phase 2. Construction in Progress	\$ 30,977.00	\$ -	\$ 30,977.00
Interior Controls Upgrade (RR)	30%	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)	25%	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	\$ 45,912.00	\$ 233,088.00
Keyless Entry Access Upgrades	30%	August 2020	1. Construction Phase 2. Bidding in Progress	\$ 50,000.00	\$ 19,314.79	\$ 30,685.21
Camera Replacement	100%	June 2019	1. Construction Complete	\$ 98,000.00	\$ 92,020.00	\$ 5,980.00
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				\$ 2,714,373.00	\$ 330,554.26	\$ 2,415,160.62
Renewal and Replacement Project Total				\$ 6,886,314.00	\$ 1,142,230.19	\$ 5,640,618.82

Review and Recommend Action as Necessary on Cause No. CL-18-3669-A; South Texas College v. D. Wilson Construction Company, D & F Industries, Inc. and JF Trenching & Paving Construction, LLC

The Facilities Committee will enter an Executive Session to discuss Cause No. CL-18-3669-A; South Texas College v. D. Wilson Construction Company, D & F Industries, Inc. and JF Trenching & Paving Construction, LLC.

Recommended Action

It is requested that the Facilities Committee recommend action as necessary on matters regarding Cause No. CL-18-3669-A; South Texas College v. D. Wilson Construction Company, D & F Industries, Inc. and JF Trenching & Paving Construction, LLC for the 2013 Bond Construction Program Starr County Campus Thermal Plant Chiller System Incidents at the June 25, 2019 Board meeting.