

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, August 13, 2019
@ 4:30 PM
McAllen, Texas

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

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Approval of Facilities Committee Meetings Minutes

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

1. July 9, 2019 Facilities Committee Meeting

Meeting Minutes
Facilities Committee Meeting
July 9, 2019

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

MINUTES

The Facilities Committee Meeting was held on Tuesday, July 9, 2019 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:43 p.m. with Mr. Gary Gurwitz presiding.

Members present: Mr. Gary Gurwitz

Other Trustees present: Mr. Paul R. Rodriguez, Ms. Rose Benavidez, and Dr. Alejo Salinas, Jr.

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, Dr. Jesus Campos, Mr. Robert Cuellar, Mr. Sam Saldana, Mr. David Valdez, Mr. Eddie Vela, and Mr. Andrew Fish.

Approval of Facilities Committee Meetings Minutes

As the Chair and sole Facilities Committee member in attendance, Mr. Gary Gurwitz moved the Minutes for the Facilities Committee meeting of Thursday, June 13, 2019 be approved as written. The motion carried.

**Review and Recommend Action on Contracting Architectural Services
for the Master Planning of Renovations at the Technology Campus
Emerging Technologies Building A and Advanced Technical Careers
Building B and the Design of Phase I Construction of the Building B
Cafeteria and Atrium Areas**

Approval to contract architectural design services to master-plan the renovations at the Technology Campus Emerging Technologies Building A and Advanced Technical Careers Building B and to design and prepare plans for Phase I construction of the

Building B Cafeteria and Atrium Areas will be requested at the July 23, 2019 Board meeting.

Purpose

Architectural design services were necessary for master-planning of Technology Campus Emerging Technologies Building A and Advanced Technical Careers Building B, and the design and construction administration services for the Technology Campus Advanced Technical Careers Building B Renovation of the Cafeteria and Atrium Areas for Phase I of the project. The design scope of work included, but was not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project for Technology Campus Advanced Technical Careers Building B Renovation of Cafeteria and Atrium Areas – Phase I.

Background

The Technology Campus Emerging Technologies Building A and Advanced Technical Careers Building B Renovation of the Cafeteria and Atrium Areas – Phase I 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 project as advertised would consist of two parts. The first part would 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 would be to provide full architectural services for renovating the Cafeteria/Kitchen area and the Atrium area in Advanced Technical Careers Building B. Phase I of this project would not include any plans or specifications for construction work in Emerging Technologies Building A.

On May 27, 2019, South Texas College began soliciting for architectural design services for the purpose of selecting a firm to master-plan the renovations at the Technology Campus Emerging Technologies Building A and Advanced Technical Careers Building B and to prepare the necessary plans and specifications for Phase I construction of the Building B Cafeteria and Atrium Areas. A total of fifteen (15) firms received a copy of the RFQ and a total of ten (10) firms submitted their responses on June 11, 2019.

Funding Source

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

Reviewers

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

Enclosed Documents

Site plans indicating the location of the proposed Technology Campus Emerging Technologies Building A & Advanced Technical Careers Building B Renovation of the Cafeteria and Atrium Areas – Phase I project were provided in the packet. The evaluation team members completed evaluations for the firms and provided a scoring and ranking summary.

Mr. Gary Gurwitz noted that any specialty consultants that would be engaged for the completion of this work should be included in the architect's contract, and would not be engaged separately by the College.

As the sole Facilities Committee member in attendance, Mr. Gary Gurwitz recommended Board approval to contract architectural design services with EGV Architects, Inc. to master-plan the renovations at the Technology Campus Emerging Technologies Building A and Advanced Technical Careers Building B and to design and prepare plans for Phase I construction of the Building B Cafeteria and Atrium Areas as presented.

Review and Recommend Action on Solicitation of Request for Qualifications (RFQ) for Mechanical, Electrical, and Plumbing (MEP) Engineering Services for the Technology Campus Automotive Lab Exhaust System

Approval to solicit Mechanical, Electrical, and Plumbing (MEP) engineering design services for the Technology Campus Automotive Lab Exhaust System project will be requested at the July 23, 2019 Board meeting.

Purpose

Authorization was requested to solicit MEP engineering services for the Technology Campus Automotive Lab Exhaust System project.

Justification

Solicitation of Request for Qualifications (RFQ) for MEP engineering services was necessary to procure a design team to prepare all necessary design development drawings and specifications in preparation for construction. Once the RFQ's were received, an evaluation team would evaluate the RFQ's using the currently approved procurement process and would recommend a design team to the Facilities Committee at a later date.

Background

The proposed Technology Campus Automotive Lab Exhaust System project was an approved Capital Improvement Project (CIP) and was budgeted for Fiscal Year 2018-2019.

This project was needed to improve the existing Automotive Ford Lab at the Advanced Technical Careers Building B. The new exhaust system would assist exhausting carbon monoxide from the current automotive lab to the outside. Currently, the lab was not equipped with any exhaust system and this would benefit the students and staff during class training.

Staff from the Facilities Planning & Construction (FPC) department are requesting that the Facilities Committee recommend approval soliciting for MEP engineering services to select a firm to design and issue the necessary plans and specifications for the solicitation of competitive sealed proposals for this project.

Funding Source

Funds for these expenditures were available in the Unexpended Construction Plant Fund for FY 2018 - 2019.

Enclosed Documents

Site plans indicating the location of the proposed Technology Campus Advanced Technical Careers Building B for Automotive Lab Exhaust System project were provided in the packet.

As the sole Facilities Committee member in attendance, Mr. Gary Gurwitz recommended Board approval to solicit MEP engineering services for the Technology Campus Automotive Lab Exhaust System project as presented.

Review and Recommend Action on Contracting Construction Services for Portable Buildings Civil Infrastructure at the Regional Center for Public Safety Excellence

Approval to contract construction services for portable buildings civil infrastructure at the Regional Center for Public Safety Excellence (RCPSE) will be requested at the July 9, 2019 Special Board meeting.

Purpose

The procurement of a contractor would provide for construction services necessary for the portable buildings civil infrastructure 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. Dannenbaum Engineering Company-McAllen, LLC. was contracted to provide the civil engineering

design for the infrastructure needed for the portable buildings as required by the City of Pharr. The civil infrastructure scope includes:

- New Fire Line
- New Fire Hydrant
- New Temporary Caliche Fire Access Drive
- New Sidewalk
- Sanitary Sewer Line Service

Dannenbaum Engineering Company-McAllen, LLC. prepared and issued the necessary plans and specifications for the solicitation of competitive sealed proposals for this phase.

Solicitation of competitive sealed proposals for this project began on June 15, 2019. A total of four (4) sets of construction documents were issued to plan rooms and one (1) to a general contractor. A total of one (1) proposal was received on July 1, 2019.

Timeline for Solicitation of Competitive Sealed Proposals	
June 15, 2019	Solicitation of competitive sealed proposals began.
July 1, 2019	One (1) proposal was received.

College staff reviewed and evaluated the competitive sealed proposal and recommend Roth Excavating, Inc. as the highest ranked in the amount of \$50,000.

Funding Source

Source of Funding	Estimated Budget	Highest Ranked Proposal Roth Excavating, Inc.	Estimated Budget Variance
Unexpended Construction Plant Fund	\$73,000	\$50,000	\$23,000
Total Amount	\$73,000	\$50,000	\$23,000

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

Reviewers

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

Enclosed Documents

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

As the sole Facilities Committee member in attendance, Mr. Gary Gurwitz recommended Board approval to contract construction services with Roth Excavating, Inc. in the amount of \$50,000 for the portable buildings civil infrastructure at the RCPSE as presented.

Review and Recommend Action on Contracting Construction Services for Portable Buildings Mechanical, Electrical, and Plumbing (MEP) Infrastructure at the Regional Center for Public Safety Excellence

Approval to contract construction services for portable buildings mechanical, electrical, and plumbing (MEP) infrastructure at the Regional Center for Public Safety Excellence (RCPSE) will be requested at the July 9, 2019 Special Board meeting.

Purpose

The procurement of a contractor would provide for construction services necessary for the portable buildings MEP infrastructure 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. DBR Engineering Consultants, Inc. was contracted to provide the MEP engineering design for the infrastructure needed for the portable buildings as required by the City of Pharr.

DBR Engineering Consultants, Inc. prepared and issued the necessary plans and specifications for the solicitation of competitive sealed proposals for this phase.

Solicitation of competitive sealed proposals for this project began on June 15, 2019. A total of four (4) sets of construction documents were issued to plan rooms and one (1) to a general contractor. A total of two (2) proposals were received on July 1, 2019.

Timeline for Solicitation of Competitive Sealed Proposals	
June 15, 2019	Solicitation of competitive sealed proposals began.
July 1, 2019	Two (2) proposals were received.

College staff reviewed and evaluated the competitive sealed proposal and recommend Metro Electric, Inc. as the highest ranked in the amount of \$123,291.37.

Funding Source

Source of Funding	Estimated Budget	Highest Ranked Proposal Metro Electric, Inc.	Budget Variance
Unexpended Construction Plant Fund	\$110,000	\$123,291.37	(\$13,291.37)
Total Amount	\$110,000	\$123,291.37	(\$13,291.37)

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

Reviewers

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

Enclosed Documents

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

As the sole Facilities Committee member in attendance, Mr. Gary Gurwitz did not make a recommendation on this, item, and asked that it be presented for consideration by the full Board of Trustees. No action was taken.

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

Approval of substantial completion for the Pecan Campus Ann Richards Administration Building D Renovation of East Side Office Space project will be requested at the July 23, 2019 Board Meeting:

Project	Completion Recommended	Date Received
1. Pecan Campus Ann Richards Administration Building D Renovation of East Side Office Space Architect: EGV Architects Contractor: Noble Texas Builders	Substantial Completion Recommended	June 20, 2019

EGV Architects and College staff visited the site and developed a construction punch list on June 20, 2019. A Certificate of Substantial Completion was issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by Noble Texas Builders.

Enclosed Documents

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

As the sole Facilities Committee member in attendance, Mr. Gary Gurwitz recommended Board approval of substantial completion of the Pecan Campus Ann Richards Administration Building D Renovation of East Side Office Space project as presented.

Review and Recommend Action on Substantial Completion for the Pecan Campus Sand Volleyball Courts

Approval of substantial and final completion for the Pecan Campus Sand Volleyball Courts project will be requested at the July 23, 2019 Board Meeting:

	Project	Completion Recommended	Date Received
1.	Pecan Campus Sand Volleyball Courts Architect: Alvarado Architects & Associates, Inc. Contractor: NM Contracting, LLC	Substantial Completion Recommended	June 27, 2019

Alvarado Architects & Associates and College staff visited the site and developed a construction punch list on June 27, 2019. A Certificate of Substantial Completion was issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project.

Enclosed Documents

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

As the sole Facilities Committee member in attendance, Mr. Gary Gurwitz recommended Board approval of substantial completion of the Pecan Campus Sand Volleyball Courts project as presented.

Review and Recommend Action on Substantial and Final Completion for the Pecan Campus Demolition of Dr. Casso Property

Approval of substantial and final completion for the Pecan Campus Demolition of Dr. Casso Property project will be requested at the July 23, 2019 Board Meeting:

Project		Completion Recommended	Date Received
1.	Pecan Campus Demolition of Dr. Casso Property Engineer: Perez Consulting Engineers, LLC Contractor: RL Abatement, Inc.	Substantial and Final Completion Recommended	June 19, 2019

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that substantial and final completion and release of final payment for this project with RL Abatement, Inc. be approved. The original cost approved for this project was in the amount of \$47,775.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$60,000	\$47,775	\$0	\$47,775	\$45,386.25	\$2,388.75

On June 19, 2019, Perez Consulting Engineers, LLC. and College staff inspected the site to confirm that all punch list items were completed.

Enclosed Documents

Copies of the Certificate of Substantial Completion and Final Completion Letter were provided for the Committee’s review and information.

As the sole Facilities Committee member in attendance, Mr. Gary Gurwitz recommended Board approval of substantial and final completion of the Pecan Campus Demolition of Dr. Casso Property project and release of final payment of \$2,388.75 to RL Abatement, Inc. as presented.

Review and Recommend Action on Renewal of Lease Agreement with Pharr-San Juan-Alamo Independent School District

Approval of the renewal of the facility lease agreement with Pharr-San Juan-Alamo Independent School District (PSJA ISD) for use of space in the College, Career & Technology Academy (CCTA) building in Pharr by South Texas College will be requested at the July 23, 2019 Board meeting.

Purpose

Authorization was requested to renew the current facility lease agreement for use by South Texas College as classroom facilities.

Justification

The renewal of the lease of this facility was needed to continue to accommodate classes being offered by South Texas College.

Background

At the July 24, 2018 Board meeting, the Board approved the initial facility lease agreement with PSJA ISD for the period of August 15, 2018 to August 14, 2019 with the option to renew for four (4) successive terms. Staff recommended approval of the first of four renewals of the facility lease agreement for use starting August 15, 2019 to August 14, 2020.

Facility	Initial Term	Optional Renewal Periods	Lease Cost
PSJA ISD – CCTA Building – Classrooms, Science Labs, Construction Labs, Electronic Lab, Welding Lab, and Staff Offices	8/15/18 – 8/14/19	8/15/19-8/14/20 8/15/20-8/14/21 8/15/21-8/14/22 8/15/22-8/14/23	\$1 annually plus prorated cost of security, custodial, and utilities

Funding Source

Funds for these expenditures were budgeted in the Facilities Lease budget for FY 2019-2020.

As the sole Facilities Committee member in attendance, Mr. Gary Gurwitz recommended Board approval of the renewal of the classroom lease agreement with PSJA ISD for use of the CCTA building by South Texas College for the period of August 15, 2019 to August 14, 2020 as presented.

Review and Discussion on Proposed Exterior Signage for the Higher Education Center - La Joya

The proposed exterior signage for the Higher Education Center - La Joya was discussed at the July 9, 2019 Facilities Committee meeting.

Purpose

The College proposed to provide South Texas College signage on an east wall of the Higher Education Center - La Joya. The sign would have the College’s logo and would have electrical lighting built into it. The sign would signify the current name and logo of the College at the Higher Education Center - La Joya. The existing building did not have any branding of the College. The signage as proposed would be illuminated with the use of LED lighting for long term durability.

In addition, the College proposed installation of the College's standard directional wayfinding signs. These signs would include vehicular signage and parking lot signage. A monument sign was previously installed on Expressway 83 in April of 2018.

The College provided renderings of the proposed signage to La Joya Administration and they were planning to present it to the La Joya Independent School District Facilities Committee later this month.

Enclosed Documents

A presentation of the proposed signage and their proposed locations was provided.

Mr. Gary Gurwitz reviewed the proposed wayfinding signage locations with staff, and recommended additional signage to clarify the location of parking convenient to the Higher Education Center – La Joya. Staff agreed to incorporate the recommendations into the formal presentation to the Board and to the La Joya ISD School Board.

No action was requested.

Review and Recommend Action on Proposed FY 2019 - 2020 Committee Meeting Schedule

The Facilities Committee was asked to review the following proposed schedule and recommend amendment or approval as appropriate. The Board will be asked to review and take action on a calendar of Committee and Board Meetings for FY 2019 - 2020 at the July 23, 2019 Regular Board Meeting.

The proposed meeting schedule for the Facilities Committee was as follows:

<u>Weekday</u>	<u>Date</u>	<u>Meeting Time</u>
Tuesday	September 10, 2019	4:30 p.m.
Tuesday	October 8, 2019	4:30 p.m.
Tuesday	November 12, 2019	4:30 p.m.
Tuesday	December 3, 2019	4:30 p.m.
Tuesday	January 14, 2020	4:30 p.m.
Tuesday	February 11, 2020	4:30 p.m.
Tuesday	March 10, 2020	4:30 p.m.
Tuesday	April 14, 2020	4:30 p.m.
Tuesday	May 12, 2020	4:30 p.m.
Tuesday	June 9, 2020	4:30 p.m.
Tuesday	July 14, 2020	4:30 p.m.
Tuesday	August 11, 2020	4:30 p.m.
Tuesday	September 8, 2020	4:30 p.m.

Facilities Committee Meetings are generally scheduled for the second Tuesday of each month, and are proposed for a new starting time of 4:30 p.m. There may be some deviation based upon scheduling conflicts, and any adjustments will be communicated with as much early notification as practical.

A full calendar view of the proposed Committee and Board meeting schedule was provided in the packet for the Committee's information.

As the sole Facilities Committee member in attendance, Mr. Gary Gurwitz recommended Board approval of the proposed Committee meeting schedule so that all Board members may enter the dates on their planning calendars.

Update on Status of Non-Bond Construction Projects

The Facilities Planning and Construction staff provided a design and construction update. This update summarizes the status of each capital improvement project currently in progress. Mary Elizondo and Rick de la Garza were 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 5:15 p.m.

I certify that the foregoing are the true and correct minutes of the July 9, 2019 Facilities Committee Meeting of the South Texas College Board of Trustees.

Mr. Gary Gurwitz, Chair

Review and Recommend Action on Schematic Design for the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas

Approval of schematic design by Rike Ogden Figueroa Alex Architects, Inc. (ROFA) for the Mid Valley Campus Student Union (formerly Student Services) Building F Renovation of Cashiers and Career & Employer Services Areas project will be requested at the August 27, 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, ROFA will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using College design standards as well as all applicable codes and ordinances. Construction documents will then be issued for solicitation of construction proposals. Once received, construction proposals will be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

The Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas is a re-purpose project due to the Admissions & Records staff moving to the new Student Enrollment Center as part of the 2013 Bond Construction Program. The project consists of the Cashiers department moving into the vacated Admissions & Records area and Career & Employer Services department will be moving into the existing Cashiers area.

Background

As part of the 2013 Bond Construction Program, the Mid Valley Campus Student Union Building F was expanded and included a new Student Enrollment Center space into which the Admissions & Records department was planned to relocate. The Cashiers department has been planned to occupy the vacated Admissions & Records space to accommodate the growth in the department. In addition, the Career & Employer Services department would relocate to the vacated Cashiers space to create a permanent presence on the campus. The existing vacated spaces need to be renovated and redesigned to accommodate the functions of the relocated departments.

On October 30, 2018, the Board of Trustees approved to contract with ROFA to prepare plans for the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas project. ROFA has been working with College staff and has prepared a schematic presentation of the proposed design for the Facilities Committee's review and recommendation to the Board for approval. The Architect's construction estimate of the schematic design as prepared is \$210,840.00.

Funding Source

As part of the FY 2018-2019 Unexpended Construction Plant Fund, the total project cost, including construction, design, miscellaneous, FFE, and technology, is \$355,000.

Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas Total Project Budget	
Budget Item	Budget Amount
Construction	\$200,000
Design	20,000
Miscellaneous	5,000
FFE	80,000
Technology	50,000
Total Project Budget	\$355,000

The construction budget for this project is \$200,000. ROFA has estimated the construction cost at \$210,840.

Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas Estimated Construction Cost	
Item	Amount
Budgeted Amount	\$200,000
Schematic Design Estimated Amount	210,840
Variance	(\$10,840)

Reviewers

The proposed schematic design has been reviewed by staff from the Facilities Planning & Construction, Facilities Operations & Maintenance, Cashiers, Advising, and Career & Employer Services departments, and the Coordinated Operations Council.

Enclosed Documents

ROFA has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plan and floor plans.

Presenters

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the August 27, 2019 Board meeting, the proposed schematic design of the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas project as presented.

Mid Valley Campus Student Union (Formerly Student Services) Building F Renovation

Fact Sheet

As of August 9, 2019

Project Name: Mid Valley Campus - Student Union (Formerly Student Services) Building F Renovation																																				
Funding Source(s): Unexpended Plant Fund	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 15%; text-align: right;"><u>Original Budget</u></th> <th style="width: 15%; text-align: right;"><u>Amended Budget</u></th> <th style="width: 15%; text-align: right;"><u>Actual Expenditures To Date</u></th> <th style="width: 15%; text-align: right;"><u>Variance of Original Budget vs. Actual Expenditures To Date</u></th> </tr> </thead> <tbody> <tr> <td>Construction:</td> <td style="text-align: right;">\$ 200,000</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ 200,000</td> </tr> <tr> <td>Design:</td> <td style="text-align: right;">20,000</td> <td style="text-align: right;">-</td> <td style="text-align: right;">-</td> <td style="text-align: right;">20,000</td> </tr> <tr> <td>Miscellaneous:</td> <td style="text-align: right;">5,000</td> <td style="text-align: right;">-</td> <td style="text-align: right;">1,251</td> <td style="text-align: right;">3,749</td> </tr> <tr> <td>FFE:</td> <td style="text-align: right;">80,000</td> <td style="text-align: right;">-</td> <td style="text-align: right;">-</td> <td style="text-align: right;">80,000</td> </tr> <tr> <td>Technology:</td> <td style="text-align: right;">50,000</td> <td style="text-align: right;">-</td> <td style="text-align: right;">-</td> <td style="text-align: right;">50,000</td> </tr> <tr> <td>Total:</td> <td style="text-align: right;">\$ 355,000</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ 1,251</td> <td style="text-align: right;">\$ 353,749</td> </tr> </tbody> </table>		<u>Original Budget</u>	<u>Amended Budget</u>	<u>Actual Expenditures To Date</u>	<u>Variance of Original Budget vs. Actual Expenditures To Date</u>	Construction:	\$ 200,000	\$ -	\$ -	\$ 200,000	Design:	20,000	-	-	20,000	Miscellaneous:	5,000	-	1,251	3,749	FFE:	80,000	-	-	80,000	Technology:	50,000	-	-	50,000	Total:	\$ 355,000	\$ -	\$ 1,251	\$ 353,749
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Architect: Rike Ogden Figueroa Allex Architects, Inc. - 10/30/18	Board Approval of Schematic Design: 08/27/2019																																			
Contractor: TBD																																				
STC FPC Project Manager: Samuel Saldana	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Substantial Completion</td> <td style="width: 20%;">TBD</td> <td style="width: 20%;">Board Acceptance</td> <td style="width: 30%;">TBD</td> </tr> <tr> <td>Final Completion</td> <td>TBD</td> <td>Board Acceptance</td> <td>TBD</td> </tr> </table>	Substantial Completion	TBD	Board Acceptance	TBD	Final Completion	TBD	Board Acceptance	TBD																											
Substantial Completion	TBD	Board Acceptance	TBD																																	
Final Completion	TBD	Board Acceptance	TBD																																	

Project Description

This project will be a renovation to the existing Cashiers and Admissions area in the Student Union Building F.

Project Scope

Project scope includes the renovation of the cashiers and admissions area of the Student Union Building F. It will be renovated to create a larger space for the cashiers department, which will include a new SPIRIT office, supervisors office, work area, storage area, and payment lab. Career and Employer services will move into the cashiers area to create a small computer lab, reception area, small storage area, offices, and interview room.

Projected Timeline

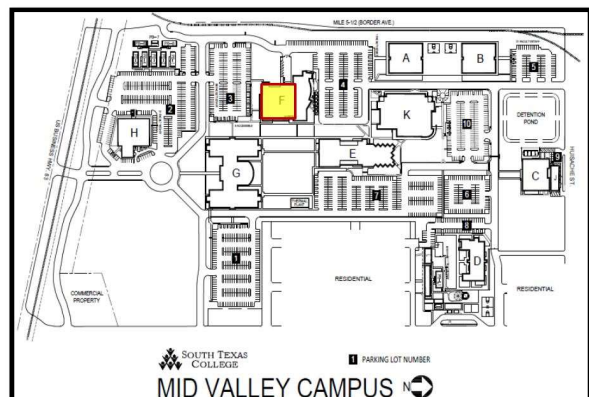
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
10/30/2018	8/27/2019	1/28/2020	2/21/2020	5/21/2020	6/21/2020	7/21/2020

Project Calendar of Expenditures by Fiscal Year

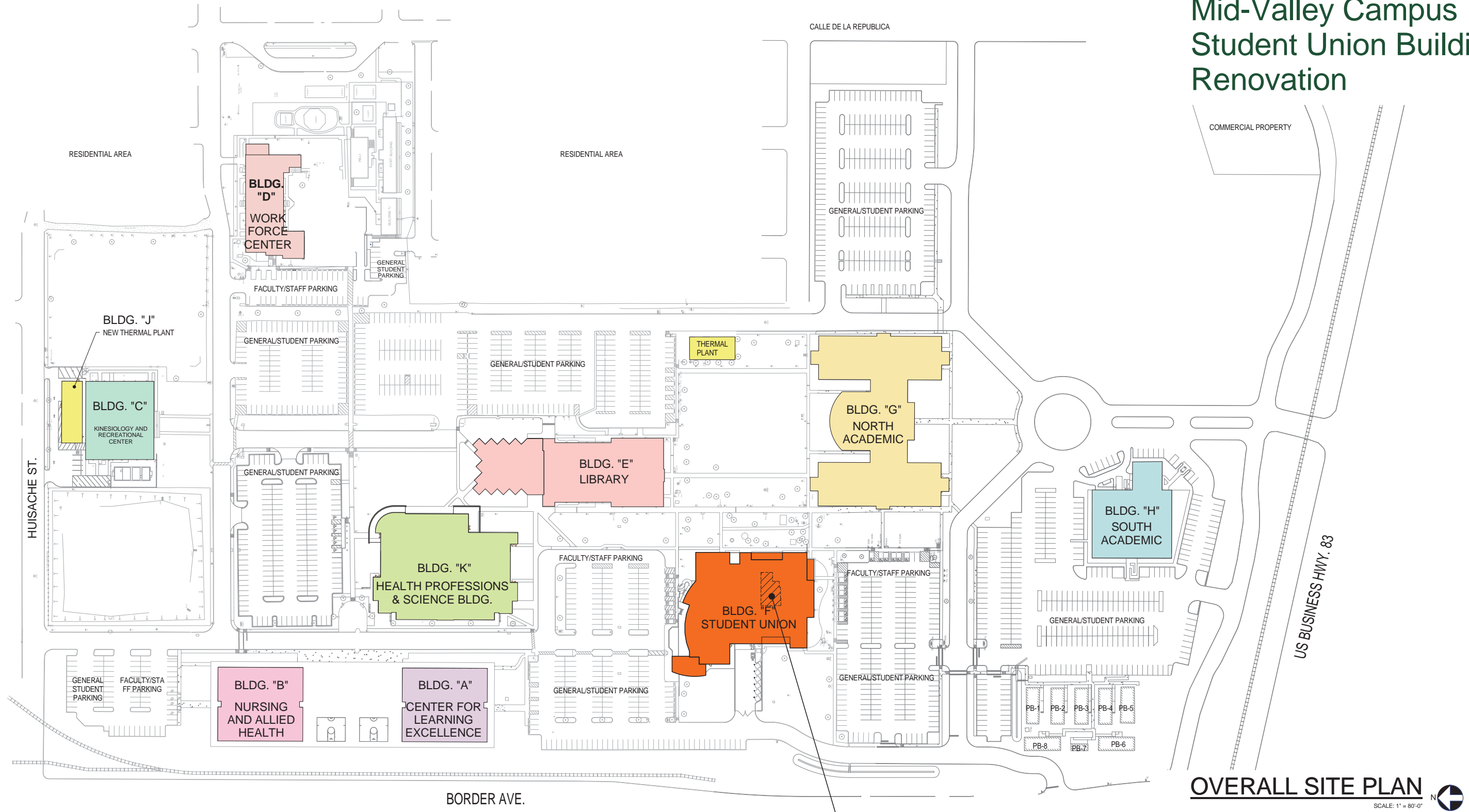
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2018-19	\$ -	\$ -	\$ 1,251	\$ -	\$ -	1,251
2019-20	-	-	-	-	-	-
Project Total	\$ -	\$ -	\$ 1,251	\$ -	\$ -	1,251

Current Agenda Item

8/13/19 Facilities Committee: Review and Recommend Action on Schematic Design for the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas



South Texas College Mid-Valley Campus Student Union Building Renovation



OVERALL SITE PLAN
SCALE: 1" = 80'-0" 

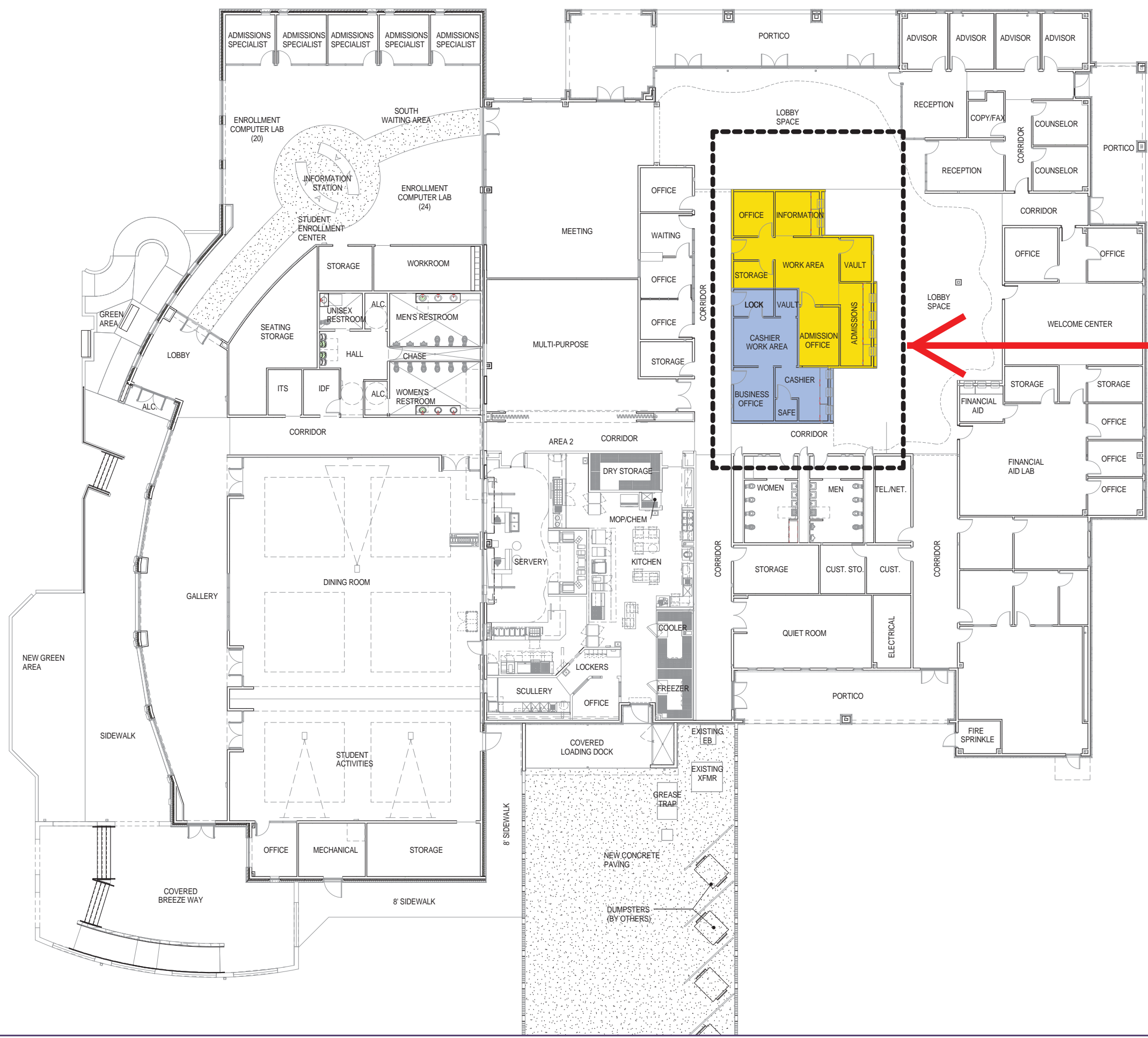
RENOVATION AREA



South Texas College Mid-Valley Campus Student Union Building Renovation

- EXISTING ADMISSIONS AREA
- EXISTING CASHIERS AREA

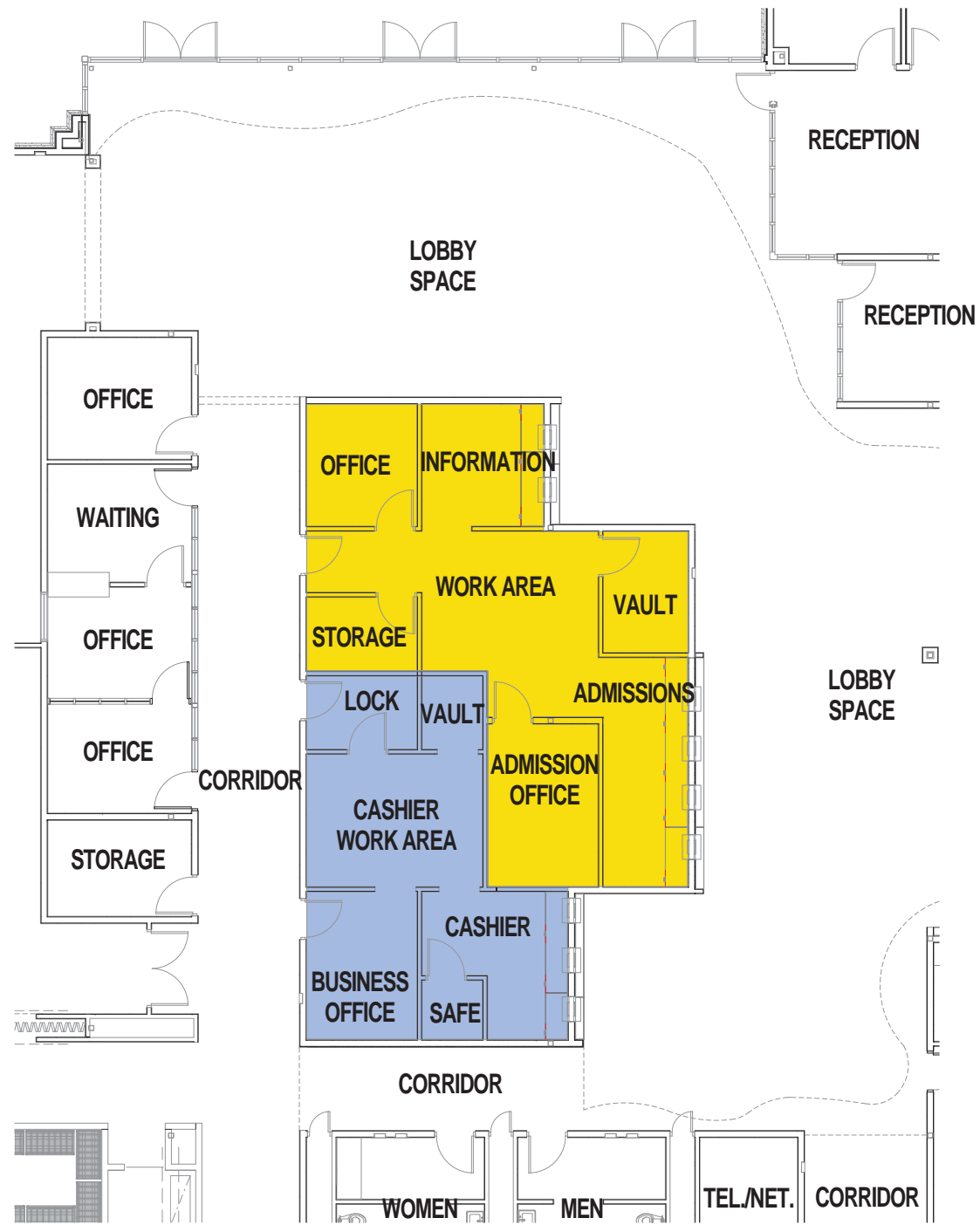
**PROPOSED
RENOVATION
AREA**



**EXISTING OVERALL PLAN
BUILDING "F"** SCALE: 3/32" = 1'-0"



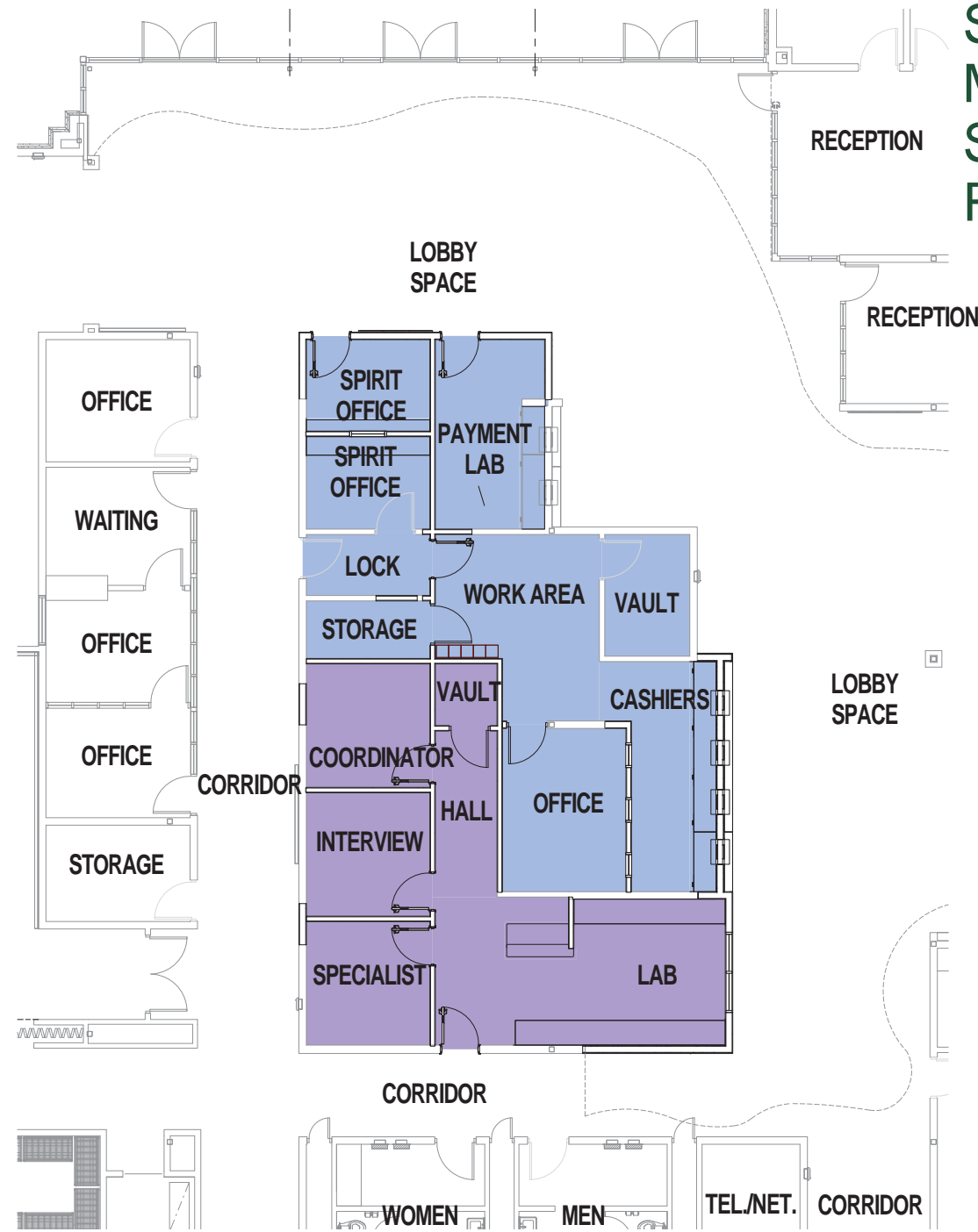
South Texas College Mid-Valley Campus Student Union Building Renovation



**EXISTING PARTIAL
FLOOR PLAN
BUILDING "F"**
SCALE: 7/32" = 1'-0"

LEGEND

- EXISTING ADMISSIONS AREA
- EXISTING CASHIERS AREA



**PROPOSED PARTIAL
FLOOR PLAN
BUILDING "F"**
SCALE: 7/32" = 1'-0"

LEGEND

- NEW CASHIERS
1,008 SQ. FT.
- NEW CAREER & EMPLOYER SVCS
776 SQ. FT.



South Texas College Mid-Valley Campus Student Union Building Renovation



EXISTING CASHIERS & PAYMENT LAB (VIEW-A)



BEFORE



AFTER



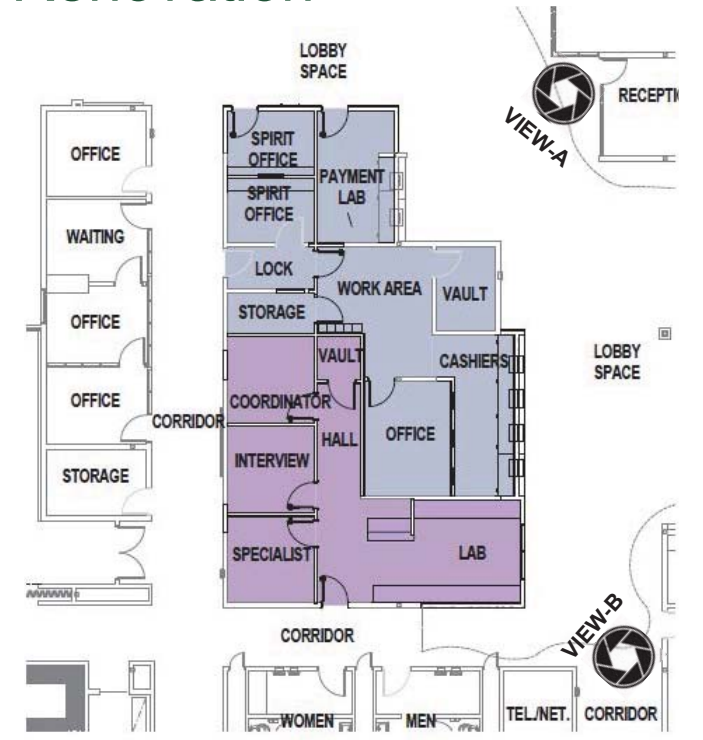
EXISTING CAREER & EMPLOYER SVCS & CASHIERS (VIEW-B)



BEFORE



AFTER



**South Texas College
Probable Cost Budget
July 22, 2019
SCHEMATIC DESIGN**

Item	2	SF	X	UNIT PRICE	Total
BUILDING - 'F' IMPROVEMENTS					
SELECTIVE DEMOLITION		1,600	x	\$22.00	\$35,200.00
NEW IMPROVEMENTS - FINISHES		1,800	x	\$90.00	\$162,000.00
ON-SITE IMPROVEMENTS, DRIVEWAYS, PARKING, SIDEWALKS AND LANDSCAPING:					
Fire Protection System		1,800	x	\$2.00	\$3,600.00
Water Distribution System					\$0.00
Sanitary Sewer Collection System					\$0.00
Parking Lot Improvements					\$0.00
Landscape & Irrigation					\$0.00
Total Probable Cost					\$200,800.00
Contingency Allowance			x	5%	\$10,040.00
Total Project Cost					\$210,840.00

COSTS NOT INCLUDED :

MATERIALS TESTING
SECURITY/SURVEILLANCE
LAUNDROMAT EQUIPMENT
TAS PLAN REVIEW & INSPECTIONS

IMPORTANT NOTE: The Statement of Budget costs shown above are "Ball Park" figures and cannot be relied upon as statements of actual final costs. Actual costs can only be determined after bids for the construction work are received.



Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas

Approval of authorization to proceed with the solicitation of construction services for the Mid Valley Campus Student Union (formerly Student Services) Building F Renovation of Cashiers and Career & Employer Services Areas project will be requested at the August 27, 2019 Board meeting.

On August 27, 2019, the Board of Trustees will be asked to approve the schematic design of the project. If approved, Rike Ogden Figueroa Alex Architects, Inc. will then proceed with design development drawings and specifications in preparation for the construction documents phase using College design standards as well as all applicable codes and ordinances. Upon the architect's completion of the construction documents, the documents can be issued for solicitation of construction proposals. Once received, construction proposals will be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the August 27, 2019 Board meeting, authorization to proceed with the solicitation of construction services for the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas project as presented.

Review and Recommend Action on Demolition of the Existing Outdoor Mid Valley Campus Thermal Plant

Approval of the demolition of the existing outdoor Mid Valley Campus Thermal Plant will be requested at the August 27, 2019 Board meeting.

Purpose

The existing outdoor Mid Valley Campus Thermal Plant structure is no longer in use and will need to be demolished due to the existing condition of the structure.

Justification

A recommendation to the Board is required to proceed with the demolition of the existing outdoor Mid Valley Campus Thermal Plant structure that is no longer in use.

Once the recommendation to demolish is approved, Rike Ogden Figueroa Alex Architects, Inc. (ROFA) will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using College design standards as well as all applicable codes and ordinances. Construction documents will then be issued for solicitation of construction proposals. Once received, construction proposals will be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Background

As part of the 2013 Bond Construction Program, the new Mid Valley Campus Physical Plant Building J was constructed to replace the existing outdoor thermal plant. College staff proposed renovating the obsolete existing thermal plant structure into a covered storage space that is not air-conditioned. Upon inspection by ROFA, it was stated that the existing structure may not be able to support the addition of a roof due to the cracks and expansion joint issues that were found in the existing concrete masonry unit (CMU) walls. College staff directed ROFA to explore the options of the feasibility to renovate and reinforce the walls to support a new roof or to demolish the facility as proposed. ROFA provided cost proposals for each option. The option to renovate the facility was estimated at \$202,020 and the budget was at \$80,000.

Based on the findings from ROFA, it is recommended to demolish the structure due to the existing wall conditions and the associated costs to renovate the space into a covered unconditioned storage space. In addition, based on the College's 2010 District-Wide Campus Expansion Master Plan, the thermal plant is shown to remain in its current location. However, the location is considered less than ideal for a storage facility since it is in the main campus "mall".

Funding Source

As part of the FY 2018-2019 Unexpended Construction Plant Fund, the total project cost, including construction, design, miscellaneous, and technology, is \$95,200.

Mid Valley Campus Thermal Plant Demolition Total Project Budget	
Budget Item	Budget Amount
Construction	\$80,000
Design	8,000
Miscellaneous	1,200
Technology	6,000
Total Project Budget	\$95,200

The construction budget for this project is \$80,000. ROFA has estimated the construction cost at \$60,000.

Mid Valley Campus Thermal Plant Demolition Estimated Construction Cost	
Item	Amount
Budgeted Amount	\$80,000
Estimated Cost of Demolition	\$60,000
Variance	\$20,000

Reviewers

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

Enclosed Documents

Enclosed is the proposal and photos of the existing structure from ROFA for the Committee’s review and information.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the August 27, 2019 Board meeting, the demolition of the existing outdoor Mid Valley Campus Thermal Plant at an estimated cost of \$60,000 as presented.

Mid Valley Campus Thermal Plant Renovation

Fact Sheet

As of August 9, 2019

Project Name: Mid Valley Campus - Thermal Plant Building Renovation

Funding Source(s):	Unexpended Plant Fund		<u>Original Budget</u>	<u>Amended Budget</u>	<u>Actual Expenditures To Date</u>	<u>Variance of Amended Budget vs. Actual Expenditures To Date</u>
			Construction:	\$ 80,000	\$ 80,000	\$ -
Design:	8,000	8,000	-	8,000		
Miscellaneous:	1,200	3,200	1,011	2,189		
FFE:	-	-	-	-		
Technology:	6,000	4,000	-	4,000		
Total:	\$ 95,200	\$ 95,200	\$ 1,011	\$ 94,189		

Architect:	Rike Ogden Figueroa Allex Architects, Inc. - 10/30/18	Board Approval of Schematic Design	N/A
Contractor:	TBD		
STC FPC Project Manager:	Samuel Saldana	Substantial Completion	TBD
		Board Acceptance	TBD
		Final Completion	TBD
		Board Acceptance	TBD

Project Description

The existing Thermal Plant was requested to be renovated as non-air conditioned covered space and used as a storage area for the Mid Valley Campus. The feasibility and cost for renovation vs the cost of demolishing the space had been requested. It was recommendation by the Architects to have the space demolished.

Project Scope

Existing Thermal Plant to be demolished. Area will be cleaned, landscaped, and irrigated.

Projected Timeline

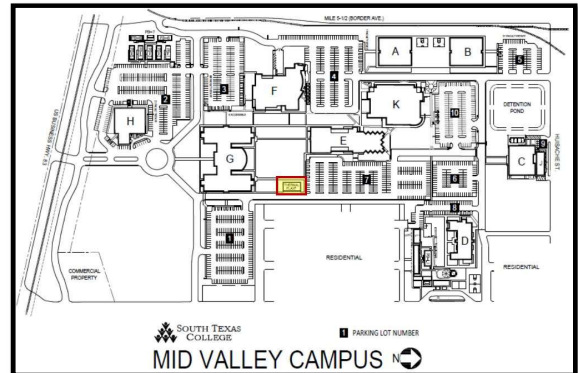
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
10/30/2018	8/27/2019	1/28/2020	2/21/2020	4/21/2020	5/21/2020	N/A

Project Calendar of Expenditures by Fiscal Year

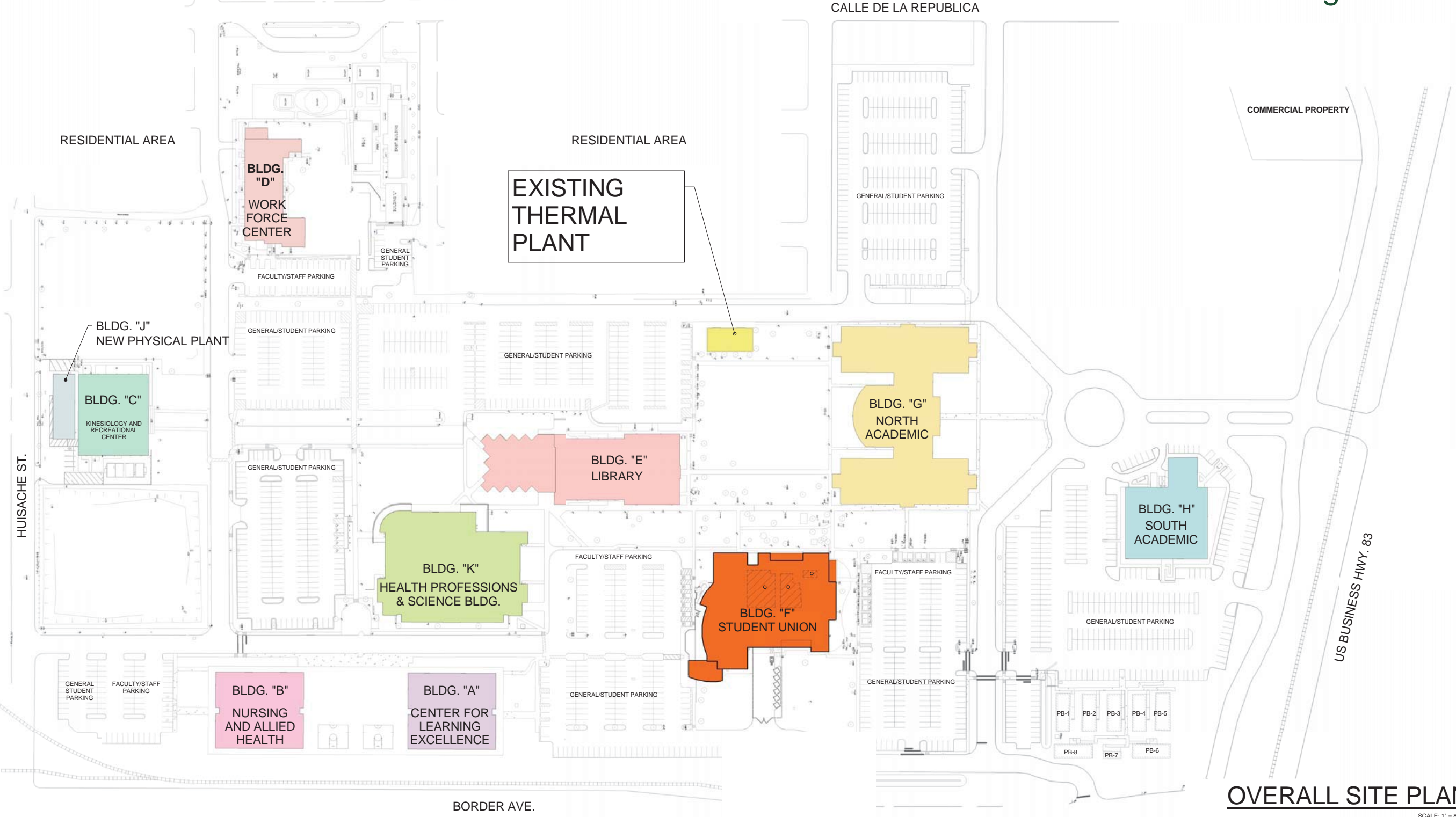
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2018-19	\$ -	\$ -	\$ 1,011	\$ -	\$ -	\$ 1,011
Project Total	\$ -	\$ -	\$ 1,011	\$ -	\$ -	\$ 1,011

Current Agenda Item

8/13/19 Facilities Committee: Review and Recommend Action on Demolition of the Original Outdoor Mid Valley Campus Thermal Plant



Mid-Valley Campus Existing Thermal Plant



OVERALL SITE PLAN
SCALE: 1" = 80'-0" 



South Texas College Mid-Valley Campus Thermal Plant Repurpose



EXISTING THERMAL PLANT BUILDING



**South Texas College
Probable Cost Budget
June 27, 2019
SCHEMATIC DESIGN**

Item	1	SF	X	UNIT PRICE	Total
PHYSICAL PLANT REPURPOSE					
PRE-MANUFACTURED BLDG		3,200	x	\$18.50	\$59,200.00
DEMOLITION STRCT & MEP		3,200	x	\$6.25	\$20,000.00
NEW FOUNDATION WORK		3,200	x	\$7.25	\$23,200.00
NEW IMPROVEMENTS - FINISHES		3,200	x	\$25.00	\$80,000.00
ON-SITE IMPROVEMENTS, DRIVEWAYS, PARKING, SIDEWALKS AND LANDSCAPING:					
Fire Protection System					\$0.00
Water Distribution System					\$0.00
Sanitary Sewer Collection System					\$0.00
Parking Lot Improvements					\$0.00
Landscape & Irrigation		1	x	\$10,000.00	\$10,000.00
Total Probable Cost					\$192,400.00
Contingency Allowance			x	5%	\$9,620.00
Total Project Cost					\$202,020.00
Option to Demolish Structure		1	x	\$60,000.00	\$60,000.00

IMPORTANT NOTE: The Statement of Budget costs shown above are "Ball Park" figures and cannot be relied upon as statements of actual final costs. Actual costs can only be determined after bids for the construction work are received.



Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Demolition of the Existing Outdoor Mid Valley Campus Thermal Plant

Approval of authorization to proceed with the solicitation of construction services for the Demolition of the Existing Outdoor Mid Valley Campus Thermal Plant project will be requested at the August 27, 2019 Board meeting.

On August 27, 2019, the Board of Trustees will be asked to approve the demolition of the existing thermal plant facility. If approved, Rike Ogden Figueroa Alex Architects, Inc. will then proceed with design development drawings and specifications in preparation for the construction documents phase using College design standards as well as all applicable codes and ordinances. Upon the architect's completion of the construction documents, the documents can be issued for solicitation of construction proposals. Once received, construction proposals will be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the August 27, 2019 Board meeting, authorization to proceed with the solicitation of construction services for the Demolition of the Existing Outdoor Mid Valley Campus Thermal Plant project as presented.

Review and Recommend Action on Ratification of Services for the Water Line Break at the Technology Campus Advanced Technical Careers Building B

Ratification of the remediation services for the water line break at the Technology Campus Advanced Technical Careers Building B will be requested at the August 27, 2019 Board meeting.

Background

On July 24, 2019, a significant break in the main domestic water service line occurred at the Technology Campus Advanced Technical Careers Building B, causing damage to the carpeting, ceiling tiles, furniture, and audio/visual equipment in office spaces, computer labs, and conference rooms. A custodian heard a disturbance, encountered the water leak, and immediately notified the supervisor. The appropriate channels of notification brought the College's response team to the building, who then identified and repaired the leak, moved assets and personnel as needed, and began the cleanup process by that same afternoon.

The Facilities Operations and Maintenance Department contacted RL Abatement to inspect the building and determined the area had high moisture levels due to the water break. The Facilities Operations and Maintenance Department approved the authorization to secure services and requested that water damages restoration of the Technology Campus Advanced Technical Career Building B begin immediately.

Due to this emergency, RL Abatement mobilized their team and began removing carpet and cove base on Wednesday, July 24, 2019. Dehumidifying and specialized equipment were placed in each room of the affected area to remove moisture beginning on Thursday, July 25, 2019 through Tuesday, July 30, 2019.

All water-damaged debris was removed by Thursday, July 25, 2019.

The College requested three (3) quotes from the following contractors for repairing drywall and painting walls in the affected areas:

Vendor	Cost
Noble Texas Builders	\$14,500
5 Star GC Construction	\$21,455
Castcon Construction	No Bid

College staff has selected the drywall repair and wall painting proposal from Noble Texas Builders in the amount of \$14,500.

College staff requested quotes through a purchasing cooperative from Diaz Flooring, a Texas Association of School Boards – Buyboard approved vendor, on the replacement of carpet and cove base in the damaged area. Installation will begin once the repair of drywall and painting has been completed.

Once the carpet and cove base have been installed, the Facilities Operations and Maintenance Department will install all furniture that was removed due to the restoration. The computers in each of the labs and offices will be installed by the Information Technology Department.

Insurance Coverage

The College notified Montalvo Insurance Agency, property insurance provider, on Wednesday, July 24, 2019 of the water line break. The deductible cost for Technology Campus Advanced Technical Careers Building B is \$100,000.

Areas Affected

- Technology Campus Advanced Technical Careers Building B East Wing - conference rooms, computer labs, and offices. Items to be repaired within these areas include flooring and painting.

Estimated Costs:

Type of Work	Vendor	Cost
Water Damage Mitigation	RL Abatement	\$19,800
Drywall Repair and Paint	Noble Texas Builders	14,500
Carpet and Cove Base	Diaz Flooring	25,721
Technology Equipment	Multiple	9,943
Total Cost		\$69,964

Proposed Timeline for Completion of the Repairs:

- August 16, 2019

Funding Source

Funds are available in the FY 2018 – 2019 Facilities Maintenance budget.

Enclosed Documents

A presentation detailing the damage and remediation is enclosed for the Committee's review and information.

Presenters

George McCaleb, Director of Facilities Operations will be present to provide a report on the incident for the Committee's review and information.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the August 27, 2019 Board meeting, ratification of the remediation services for the water line break at the Technology Campus Advanced Technical Careers Building B, including water damage restoration by RL Abatement in the amount of \$19,800, drywall and paint repair by Noble Texas Builders in the amount of \$14,500, carpet and cove base replacement by Diaz Flooring in the amount of \$25,721, and technology equipment replacement by various vendors in the amount of \$9,943.38, at a total cost of \$69,964 as presented.

July 2019 Water Line Break Update

**Facilities Committee Meeting
08.13.19**

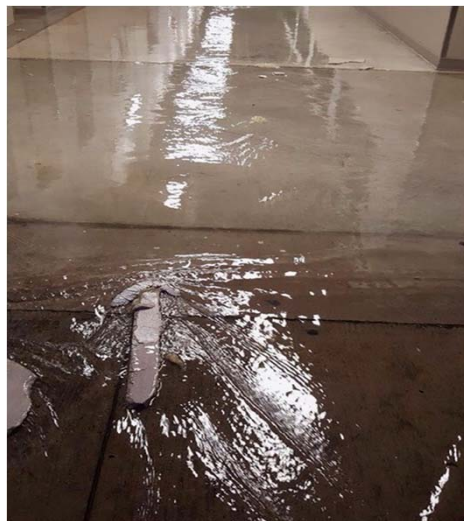
Technology Campus

- July 24, 2019 @ 6:30 am
- 4" Water Line – Ruptured above Ceiling

Conference Room 142



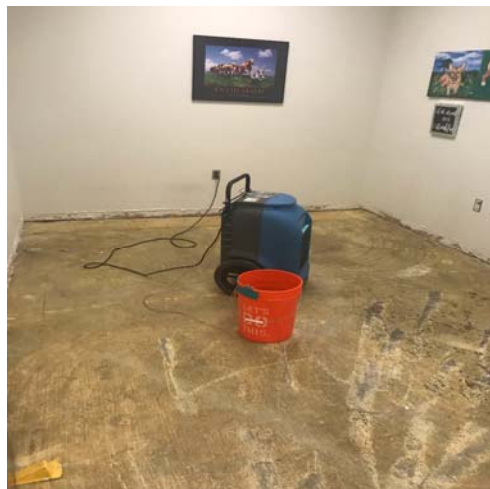
Hallway



Water Extraction - Office



Mitigation – Office



Mitigation - Lab



Timeline

- 6:30 am – Custodian found the water break and notified Supervisor
- 6:55 - 7:00 am – Plumbing Team arrived and isolated water line
- 7:30 am – Custodial Team began to extract water from affected area
- 8:00 am
 - Pecan Custodial Team arrived with personnel and equipment
 - IT Team arrived and began to disconnect computer equipment

Timeline

- 8:30 am – Insurance Provider was notified
- 9:20 am – RL Abatement arrived to investigate
- 10:45 am – Custodial Team removed all water
- 2:00 pm – All furniture/equipment was removed
- 2:30 pm – Temporary Offices were set up
- 4:00 pm – RL Abatement removed all carpet and cove base
- 5:00 pm – RL Abatement – began installing dehumidifying equipment

Temporary Office Space



Departments Involved

- Facilities Operations and Maintenance
 - Custodial Department
 - Pecan and Technology Campuses
 - Maintenance Department
 - Carpentry
 - Electrical
 - HVAC
 - Plumbing
- Facilities Planning and Construction
- Information Technologies
- Educational Technologies
- Purchasing/Shipping and Receiving
- Accountability, Risk, and Compliance
- Student Services

Repair Costs

• RL Abatement	\$ 19,800
• Diaz Flooring	\$ 25,721
• Painting Vendor	\$ 14,500
• Audio/Visual Equipment Damage	\$ 9,943
Total	\$ 69,964

Questions

Review and Recommend Action on Final Completion of the Pecan Campus Ann Richards Administration Building D Renovation of East Side Office Space

Approval of final completion of the Pecan Campus Ann Richards Administration Building D Renovation of East Side Office Space project will be requested at the August 27, 2019 Board Meeting:

	Project	Completion Recommended	Date Received
1.	Pecan Campus Ann Richards Administration Building D Renovation of East Side Office Space Architect: EGV Architects Contractor: Noble Texas Builders	Final Completion Recommended	July 29, 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 Noble Texas Builders be approved. The original cost approved for this project was in the amount of \$180,000.

The following charts summarize the above information:

Pecan Campus Ann Richards Administration Building D Renovation of East Side Office Space					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$180,000	\$204,925	(\$1,133)	\$203,792	\$96,687.20	\$107,104.80

Enclosed Documents

A copy of the letter of Final Completion is enclosed for the Committee's review and information.

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the August 27, 2019 Board meeting, final completion of the Pecan Campus Ann Richards Administration Building D Renovation of East Side Office Space project and release of final payment in the amount of \$107,104.80 to Noble Texas Builders as presented.

**Pecan Campus Ann Richards Administration Building D Renovation
of East Side Office Space Fact Sheet
As of August 9, 2019**

Project Name: Pecan Campus - Ann Richards Administration Building D Renovation of East Side Office Space

Funding Source(s):	Unexpended Plant Fund		<u>Original Budget</u>	<u>Amended Budget</u>	<u>Actual Expenditures To Date</u>	<u>Variance of Amended Budget vs. Actual Expenditures To Date</u>
		Construction:	\$ 180,000	\$ 211,637	\$ 96,687	\$ 114,950
		Design:	18,000	21,880	14,142	7,738
		Miscellaneous:	4,500	6,533	3,323	3,210
		FFE:	30,000	46,000	9,453	36,547
		Technology:	15,300	11,774	-	11,774
		Total:	\$ 247,800	\$ 297,824	\$ 123,605	\$ 174,219

Architect: EGV Architects Inc. - 7/24/18
Contractor: Noble Texas Builders - 2/26/19
Board Approval of Schematic Design N/A

STC FPC Project Manager: Roberto Cuellar
 Martin Villarreal
Substantial Completion 6/20/2019 Board Acceptance 7/23/2019
Final Completion 7/29/2019 Board Acceptance 8/27/2019

Project Description

Existing space was in need of renovation to meet the College's material and design standards including the concrete infill of an existing floor space void.

Project Scope

The project scope included demolition of the existing space, infilling the concrete void in existing floor, and renovating the area to provide an updated, well lit, and functional space including a Receptionist Area, a Conference Room, a Storage Room, Riser Room, and nine (9) Staff Offices.

Projected Timeline

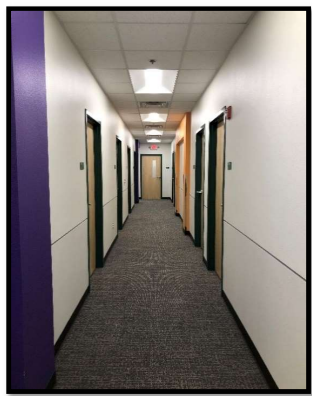
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
7/24/2018	N/A	2/26/2019	4/10/2019	6/20/2019	7/29/2019	7/26/2019

Project Calendar of Expenditures by Fiscal Year

Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2018-19	\$ 96,687	\$ 14,142	\$ 3,323	\$ 9,453	\$ -	\$ 123,605
Project Total	\$ 96,687	\$ 14,142	\$ 3,323	\$ 9,453	\$ -	\$ 123,605

Current Agenda Item

8/13/19 Facilities Committee: Review and Recommend Action on Final Completion for the Pecan Campus Ann Richards Administration Building D Renovation of East Side Office Space





August 1, 2019

South Texas College
Mr. Ricardo De La Garza, Director of
Facilities Planning and Construction
P. O. Box 9701
McAllen, TX 78501

Re: South Texas College Pecan Campus Building D Renovation

Dear Mr. De La Garza,

To the best of our knowledge, all work has been performed as per manufacturer's specifications. Noble Texas Builders has completed the punch list items. We recommend release of final payment to Noble Texas Builders for the above referenced project once the closing documents have been submitted.

If you have any questions please call at (956) 843-2987.

Sincerely,

A handwritten signature in blue ink, appearing to read 'E. Vela', is written over a white background.

Eduardo G. Vela, Architect

XC: Noble Texas Builders

Review and Recommend Action as Necessary on Architectural Fee Adjustments for the Pecan Campus Ann Richards Administration Building D Renovation of East Side Office Space

Approval to amend the current architectural agreement with EGV Architects to adjust the architectural fee based on the final construction cost for the Pecan Campus Ann Richards Administration Building D Renovation of East Side Office Space project will be requested at the August 27, 2019 Board meeting.

Purpose

Authorization is requested to amend the current architectural agreement with EGV Architects to adjust their architectural fee based on the final construction cost for the Pecan Campus Ann Richards Administration Building D Renovation of East Side Office Space.

Justification

The Architect is compensated based on a percentage of the Construction Budget, and compensation adjustments are necessary once the construction costs are finalized.

Background

The current architectural agreement with EGV Architects for the Pecan Campus Ann Richards Administration Building D Renovation of East Side Office Space states an additional fee is required if the final construction cost exceeds the Owner's original budget for the Cost of Work.

The original budget for the project was \$180,000, and the fee was negotiated at 9.75%, for a total of \$17,550 plus a reimbursable cost of \$1,617.53. The total project cost is \$203,792.

EGV Architects is requesting an additional fee of \$2,319.72, which would result in an adjusted fee of \$19,869.72. The total revised fee, including the reimbursable expenses of \$1,617.53, is 21,487.25, including additional services.

Original Fee:	\$17,550.00
Additional Fee:	<u>2,319.72</u>
Subtotal:	\$19,869.72
Reimbursable Expenses:	<u>1,617.53</u>
Total Revised Fee	\$21,487.25

Board approval is necessary to amend the current architectural agreement with EGV Architects to a revised fixed fee of \$21,487.25. No additional costs are anticipated for this project.

Funding Source

Funds are budgeted FY 2018-2019 Unexpended Construction Plant Fund.

Recommendation

It is requested that the Facilities Committee recommend for Board approval at the August 27, 2019 Board meeting, to amend the current architectural agreement with EGV Architects for the Pecan Campus Ann Richards Administration Building D Renovation of East Side Office Space project to a revised fixed fee of \$21,487.25.

EGV Architects - Fee Adjustment Summary
Pecan Campus Ann Richards Administration Building D Renovation

Company Name: EGV Architects
 Campus: Pecan Campus
 Project Name: Building D Renovation

Original Construction Budget:	\$180,000.00	Approved Construction Cost:	\$204,925.00
		Less Change Orders	(1,133.00)
		Total Adjusted Cost of Work:	\$203,792.00
Original Fee Percent:	9.75%	Fee Percent:	9.75%
Calculated Fee:	<u>\$17,550.00</u>	Adjusted Contract Fee:	<u>\$19,869.72</u>

Original Contract Fee:	\$17,550.00	Original Contract Fee:	\$17,550.00
Additional Fee Requested	2,319.72	Additional Fee Requested	2,319.72
Adjusted Contract Fee:	\$19,869.72	Adjusted Contract Fee:	\$19,869.72
Reimbursable Expenses	1,617.53	Reimbursable Expenses	1,617.53
Total Adjusted Fee:	<u>\$21,487.25</u>	Total Adjusted Fee:	<u>\$21,487.25</u>

*Total Original Fee: \$17,550.00
 *Without reimbursable expenses

Total Original Fee:	\$17,550.00	Total Original Fee:	\$17,550.00
Additional Fee Requested	2,319.72	Additional Fee Requested	2,319.72
Reimbursable Expenses	<u>1,617.53</u>	Reimbursable Expenses	<u>1,617.53</u>
Net Fee Adjustment:	3,937.25	Net Fee Adjustment:	3,937.25
Total Adjusted Fee:	<u>\$21,487.25</u>	Total Adjusted Fee:	<u>\$21,487.25</u>

Review and Recommend Action on Annual Facility Usage Agreements

Approval of the FY 2019 – 2020 annual facility usage agreements for use by the kinesiology program will be requested at the August 27, 2019 Board meeting.

Purpose

Approval of annual facility usage agreements for various locations that host student instruction will be requested for FY 2019 – 2020.

Justification

Various locations are needed to accommodate the Kinesiology program courses offered at South Texas College. The facilities needed are course specific (ex. golf, swimming, tennis, weight training, etc.).

Background

Below is a list of facilities which are leased on an annual basis and used for various instructional purposes. The facilities will provide for Weight Training, Bowling, Golf, Basketball, Volleyball, Swimming, and Tennis courses in the Kinesiology Program for the fall 2019, spring 2020, and summer 2020. In FY 2018 - 2019 a total of 1,904 students enrolled in kinesiology courses and a Physical Education Special Activity fee of \$55 was charged per student for each course taken. A total of \$24,607.08 was spent on facility usage fees in FY 2018 - 2019. The following are facilities at which kinesiology courses may be offered.

- City of McAllen
 - Boys and Girls Club Othal Brand Center
 - Boys and Girls Club Roney Center
 - Boys and Girls Club Pool
 - Las Palmas Park
 - Los Encinos Park Tennis Courts
 - Municipal Baseball Complex
 - Municipal Pool
 - Palm View Golf Course
 - Parks and Recreation Bicentennial Soccer Field
 - Westside Park
- City of Mission
 - Bannworth Park
 - Parks & Recreation North Side Pool
- City of Weslaco
 - City Park Tennis Courts
- Flamingo Bowl (McAllen, TX)
- McAllen ISD – McHi Tennis Courts
- Ultimate Fitness Center (Weslaco, TX)
- Mighty Joe's Gym (Weslaco, TX)

- Weslaco Fitness Center (Weslaco, TX)
- Harlon Block Park (Weslaco, TX)

Funding Source

Funds have been budgeted in the proposed FY 2019 - 2020 Physical Education Facility Rental budget.

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the August 27, 2019 Board meeting, the FY 2019 – 2020 annual facility usage agreements for use by the kinesiology program as presented.

Update on Status of Unexpended Plant Fund Construction Projects










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

Facilities Planning & Construction Department
FY 2019-20 Master Schedule for Capital Improvement Projects (CIP)
and
Renewal and Replacement (R&R) Projects

LEGEND FOR PROJECT PHASES					STATUS	
	Pending Approval to Start		Bidding and Negotiations	√	Approved and In Progress	
	Project Development		Board Approval			
	Project Start (RFQ,Ad,Bd App)		Construction Phase	+	Preparing for Approval	
	Design Phase		Project Complete			
	Schematic Design Approval					

#	Status	Proposed Projects	Method	FY2019					FY2020					FY2021					FY2022																
				Jan. 19' - Aug. 19'					Sept. 19' - Aug. 20'					Sept. 20' - Aug. 21'					Sept. 21' - Dec. 21'																
				J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A
Pecan Campus																																			
1	✓	Pecan - Sand Volleyball Courts	C	1	1	1	1	1	1																										
2	✓	Pecan - Library (Renovation/Expansion)	A						1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3	✓	Pecan - Building M Office and Work Space Renovation	A	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4	✓	Pecan - Athletic Field Fence Enclosure	FPC	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5	✓	Pecan - Building D Renovation	A	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
6	✓	Pecan - Building H Cafeteria Renovation for Culinary Arts	A	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
7	ON HOLD	Pecan - Building H West Elevation Modifications	A																																
8	ON HOLD	Pecan - Park and Ride Renovation and Fence Enclosure for College Vehicles	A																																
9	ON HOLD	Pecan - Cooling Tower Screen Upgrades	A																																
10	ON HOLD	Pecan - Site Improvements to North Pecan Campus	C																																
11		Pecan - Business and Science Building G Classroom Renovation	A																																
12		Pecan - Entry Monument Sign	FPC																																
13	✓	Pecan - Arbor Brick Columns Repair & Replacement (RR)	O&M	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
14	✓	Pecan - Building X Data Cabling Infrastructure Replacement (RR)	IT																																
15	✓	Pecan - Building J Data Cabling Replacement (RR)	IT																																
16		Pecan - Ann Richards Administration Building A Data Cabling Infrastructure Replacement (RR)																																	
17		Pecan - Art Building B Data Cabling Infrastructure Replacement (RR)																																	
18		Pecan - Student Activities Center Building H Data Cabling Infrastructure Replacement (RR)																																	

Facilities Planning & Construction Department
FY 2019-20 Master Schedule for Capital Improvement Projects (CIP)
and
Renewal and Replacement (R&R) Projects

LEGEND FOR PROJECT PHASES						STATUS	
	Pending Approval to Start		Bidding and Negotiations	<input checked="" type="checkbox"/>		Approved and In Progress	
	Project Development		Board Approval	<input type="checkbox"/>		Preparing for Approval	
	Project Start (RFQ,Ad,Bd App)		Construction Phase				
	Design Phase		Project Complete				
	Schematic Design Approval						

#	Status	Proposed Projects	Method	FY2019												FY2020												FY2021												FY2022			
				Jan. 19' - Aug. 19'												Sept. 19' - Aug. 20'												Sept. 20' - Aug. 21'												Sept. 21' - Dec. 21'			
				J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	S	O	N	D
Mid-Valley Campus																																											
35	✓	MV - Thermal Plant Renovation	A	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					
36	✓	MV - Student Service Renovation	A	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
37	ON HOLD	MV - East Loop Drive	C																																								
38		MV - Center for Learning Excellence Building A Conversion of Cafeteria to CLE	A									1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
39	✓	MV - Resurfacing Parking Lot #3 (RR)	C					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
40	ON HOLD	MV - Resurfacing Parking Lot #7 (RR)	C																																								
41	✓	MV - Resurfacing Northwest Drive (RR)	C					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
42	✓	MV - Roofing Replacement Buildings D,E, & F (RR)	FPC	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
43		MV - Drainage Improvements Phase I (RR)						1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Starr County Campus																																											
44		Starr - Student Services Building G Renovation	A	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
45	ON HOLD	Starr - Cultural Arts Center Renovations	A																																								
46		Starr - Worforce Center D Welding Expansion	A									1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
47	ON HOLD	Starr - Repaint Stucco Buildings (RR)	FPC																																								
48	✓	Starr - Roofing Replacement (RR)	O&M	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
49		Starr - Administration/Bookstore Building A Data Cabling Infrastructure Replacement (RR)																						1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
50		Starr - Center for Learning Excellence Building B Data Cabling Infrastructure Replacement (RR)																						1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
51		Starr - North Academic Building C Data Cabling Infrastructure Replacement (RR)																						1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

**Facilities Planning & Construction Department
FY 2019-20 Master Schedule for Capital Improvement Projects (CIP)
and
Renewal and Replacement (R&R) Projects**

LEGEND FOR PROJECT PHASES						STATUS	
	Pending Approval to Start		Bidding and Negotiations	✓	Approved and In Progress		
PD	Project Development		Board Approval	+	Preparing for Approval		
	Project Start (RFQ,Ad,Bd App)		Construction Phase				
	Design Phase		Project Complete				
	Schematic Design Approval						

#	Status	Proposed Projects	Method	FY2019												FY2020												FY2021												FY2022
				Jan. 19' - Aug. 19'												Sept. 19' - Aug. 20'												Sept. 20' - Aug. 21'												Sept. 21' - Dec. 21'
				J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	S
Regional Center for Public Safety Excellence																																								
52	✓	RCPSE -Target Range	A			1																																		
53	✓	RCPSE - Portables	A			1	1	1	1	1	1	1	1	1																										
54	✓	RCPSE - Chiller Relocation	O&M																		1	1	1	1																
55	See Note #1	RCPSE - Canopy for Safety Training Vehicles	FPC																																					
56	See Note #1	RCPSE - Canopy for Students/Instructors	FPC																																					
57	See Note #1	RCPSE - Fire Training Area	A																																					
58	See Note #1	RCPSE -Running and Exercise Track	C																																					
59	See Note #1	RCPSE - Additional Parking Lot	C																																					
Higher Education Center La Joya																																								
60	✓	HEC LJ - Exterior Building and Wayfinding Signage	A								1	1	1	1	1	1	1	1	1																					

Note #1: Project on hold until site drainage evaluation is complete

**South Texas College
Renewal and Replacement Projects
Project Schedule**

#	Projects	Architect/Engineer	Contractor	Architect/Engineer Recommendation and Approval		Contractor Recommendation and Approval		Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In	Estimated Project Duration
				Facilities Committee A/E Recommendation	Board Approval of A/E	Facilities Committee Contractor Recommendation	Board Approval of Contractor					
Pecan Campus												
1	Arbor Brick Column Repairs & Replacement	Solorio Engineering	TBD	N/A	N/A	11/12/2019	11/26/2019	12/2019	7/2020	8/2020	N/A	8 months
2	Ann Richards Administration Building X Data Cabling Infrastructure Replacement	IT	TBD	N/A	N/A	N/A	N/A	12/2019	1/2020	2/2020	N/A	1 month
3	South Academic Building J Data Cabling Infrastructure Replacement	IT	TBD	N/A	N/A	N/A	N/A	5/2019	9/2019	10/2019	N/A	4 months
4	Ann Richards Administration Building A Data Cabling Infrastructure Replacement	IT	TBD	N/A	N/A	N/A	N/A	6/2020	8/2020	9/2020	N/A	2 months
5	Art Building B Data Cabling Infrastructure Replacement	IT	TBD	N/A	N/A	N/A	N/A	6/2020	8/2020	9/2020	N/A	2 months
6	Student Activities Center Building H Data Cabling Infrastructure Replacement	IT	TBD	N/A	N/A	N/A	N/A	6/2020	8/2020	9/2020	N/A	2 months
7	Information Technology Building M Generator Replacement	TBD	TBD	10/8/2019	10/29/2019	3/10/2020	3/31/2020	4/2020	7/2020	8/2020	N/A	8 months
8	Reseeding and Regrading of Athletic Fields	TBD	TBD	10/8/2019	10/29/2019	2/11/2020	2/25/2020	3/2020	5/2020	6/2020	N/A	6 months
Nursing & Allied Health Campus												
9	NAH East Building A West Side Window Waterproofing	TBD	TBD	N/A	N/A	11/12/2019	11/26/2019	12/2019	1/2020	02/2020	N/A	3 months
10	NAH East Building A Westside Elevators Refurbishment	O&M	TBD	N/A	N/A	9/10/2019	9/24/2019	10/2019	11/2019	12/2019	N/A	2 months
11	NAH East Building A Roofing Replacement	BEAM	TBD	5/14/2019	5/30/2019	12/3/2019	12/10/2019	1/2020	4/2020	5/2020	N/A	10 months
12	NAH East Building A Analog to Digital Conversion	IT	TBD	N/A	N/A	N/A	N/A	6/2020	8/2020	9/2020	N/A	2 months
13	NAH East Building A Data Cabling Infrastructure Replacement	IT	TBD	N/A	N/A	N/A	N/A	6/2020	8/2020	9/2020	N/A	2 months
14	NAH Resurfacing Parking Lot #1	R. Gutierrez Engineers	Gonzalez Enterprises	12/4/2018	12/13/2018	5/14/2019	5/30/2019	6/2019	8/2019	9/2019	N/A	7 months
Mid-Valley Campus												
15	Resurfacing Parking Lot #3	Perez Consulting Engineers	TBD	6/6/2018	6/20/2018	1/14/2020	1/28/2020	2/2020	4/2020	5/2020	N/A	21 months
16	Resurfacing Parking Lot #7	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A	TBD
17	Resurfacing Northwest Drive	Perez Consulting Engineers	TBD	6/6/2018	6/20/2018	1/14/2020	1/28/2020	2/2020	4/2020	5/2020	N/A	21 months
18	Roofing Replacement	BEAM	TBD	5/14/2019	5/30/2019	12/3/2019	12/10/2019	1/2020	4/2020	5/2020	N/A	10 months
19	Drainage Improvements Phase I	Perez Consulting Engineers	TBD	6/11/2019	6/25/2019	1/14/2020	1/28/2020	2/2020	4/2020	1/2020	N/A	9 months
Starr County Campus												
20	Starr Repaint Stucco Buildings	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A	TBD
21	Roofing Replacement	BEAM	TBD	5/14/2019	5/30/2019	TBD	TBD	01/2020	04/2020	05/2020	N/A	10 months
22	Administration/Bookstore Building A Data Cabling Infrastructure Replacement	IT	TBD	N/A	N/A	N/A	N/A	06/2020	08/2020	09/2020	N/A	2 months
23	Center for Learning Excellence Building B Data Cabling Infrastructure Replacement	IT	TBD	N/A	N/A	N/A	N/A	06/2020	08/2020	09/2020	N/A	2 months
24	North Academic Building C Data Cabling Infrastructure Replacement	IT	TBD	N/A	N/A	N/A	N/A	06/2020	08/2020	09/2020	N/A	2 months

*District Wide Projects not noted will be scheduled as needed throughout the year.

Status of Unexpended Plant Fund Construction Projects in Progress August 2019

Project	% Complete	Date to Complete	Current Activity	Total Project Budget	Amount Paid	Total Project Balance
Pecan Campus						
Sand Volleyball Courts	90%	August 2019	1. Construction Phase 2. Construction in Progress	\$ 60,500.00	\$ 89,230.98	\$ (28,730.98)
Library	5%	July 2019	1. Project Development 2. A/E Services Contract Negotiation in Progress	\$ 497,000.00	\$ 703.20	\$ 496,296.80
Building A Renovation	100%	November 2018	1. Construction Complete	\$ 155,000.00	\$ 110,740.73	\$ 44,259.27
Building M Office and Work Space Renovation	90%	August 2019	1. Project Development 2. Design in Progress	\$ 433,800.00	\$ 1,510.30	\$ 432,289.70
Athletic Field Fence Enclosure	30%	August 2019	1. Construction Phase 2. Construction in Progress	\$ 111,500.00	\$ 4,805.64	\$ 106,694.36
Building D Renovations	95%	August 2019	1. Construction Phase 2. Substantial Completion	\$ 247,800.00	\$ 123,605.55	\$ 124,194.45
Building H Renovations	75%	August 2019	1. Design Phase 2. Design in Progress	\$ 833,000.00	\$ 27,913.28	\$ 805,086.72
Demolition of Dr. Casso Property	100%	June 2019	1. Construction Phase 2. Final Completion	\$ 74,000.00	\$ 64,494.30	\$ 9,505.70
Virtual Teaching Environment Training Room	95%	August 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	\$ 423,003.98	\$ 2,237,596.02
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%	August 2019	1. Design Phase 2. Design in Progress	\$ 95,200.00	\$ 1,011.60	\$ 94,188.40
Student Services Renovation	15%	August 2019	1. Design Phase 2. Design in Progress	\$ 355,000.00	\$ 1,251.60	\$ 353,748.40
Mid Valley Campus Total				\$ 539,100.00	\$ 49,079.20	\$ 490,020.80

Status of Unexpended Plant Fund Construction Projects in Progress August 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. Request Solicitation for A/E	\$ 111,600.00	\$ -	\$ 111,600.00
Shipping and Receiving Building D Office Renovation	95%	July 2019	1. Construction Phase 2. Construction in Progress	\$ 82,000.00	\$ 33,045.12	\$ 48,954.88
Technology Campus Total				\$ 193,600.00	\$ 33,045.12	\$ 160,554.88
Nursing and Allied Health Campus						
Student Success Center Renovation	30%	Oct 2019	1. Construction Phase 2. Construction in Progress	\$ 197,066.00	\$ 55,062.02	\$ 142,003.98
Student Services Renovation	5%	September 2019	1. Design Phase 2. Design in Progress	\$ 427,500.00	\$ 1,988.37	\$ 425,511.63
West Entry Campus Sign	5%	August 2019	1. Project Development 2. Programming in Progress	\$ 26,000.00	\$ -	\$ 26,000.00
Nursing and Allied Health Campus Total				\$ 650,566.00	\$ 57,050.39	\$ 593,515.61
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%	September 2019	1. Design Phase 2. Design in Progress	\$ 225,000.00	\$ 395.55	\$ 224,604.45
Starr County Campus Total				\$ 556,477.00	\$ 319,478.00	\$ 236,999.00
Regional Center for Public Safety Excellence						
Target Range	5%	September 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	10%	September 2019	1. Construction Phase 2. Construction in Progress	\$ 682,000.00	\$ 32,072.84	\$ 649,927.16
Chiller Relocation	50%	September 2019	1. Construction Phase 2. Construction in Progress	\$ 170,000.00	\$ -	\$ 170,000.00
RCPSE Total				\$ 1,278,625.00	\$ 108,094.64	\$ 1,170,530.36
District Wide						
Automatic Doors Phase III	100%	June 2019	1. Construction Phase 2. Final completion	\$ 81,575.00	\$ 133,998.86	\$ (52,423.86)
Outdoor Furniture	100%	February 2019	1. Construction Complete	\$ 25,000.00	\$ -	\$ 25,000.00
Directional Signage Updates	0%	September 2019	1. Construction Phase 2. Construction in Progress	\$ 50,000.00	\$ -	\$ 50,000.00
Bus Drop Off Areas	5%	August 2019	1. Construction Phase 2. Construction in Progress	\$ 35,000.00	\$ -	\$ 35,000.00
District Wide Total				\$ 191,575.00	\$ 133,998.86	\$ 57,576.14
Unexpended Plant Fund Construction Project Total				\$ 6,457,236.00	\$ 1,421,075.59	\$ 5,036,160.41

Status of Renewals & Replacements Projects in Progress August 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%	August 2019	1. Construction Phase 2. Construction 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	65%	August 2019	1. Construction Phase 2. Construction in Progress	\$ 500,000.00	\$ -	\$ 500,000.00
Pecan Campus Total				\$ 637,000.00	\$ 11,966.73	\$ 625,033.27
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%	August 2019	1. Project Development 2. Contract Negotiations	\$ 59,308.00	\$ 307.65	\$ 59,000.35
Resurfacing Northwest Drive (RR)	95%	August 2019	1. Project Development 2. Contract Negotiations	\$ 194,308.00	\$ 1,128.05	\$ 193,179.95
Roofing Replacement (RR)	5%	August 2019	1. Project Development 2. Contract Negotiations	\$ 860,000.00	\$ -	\$ 860,000.00
Mid Valley Campus Total				\$ 1,179,616.00	\$ 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)	75%	August 2019	1. Construction Phase 2. Construction in Progress	\$ 422,750.00	\$ 10,306.62	\$ 412,443.38
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				\$ 1,331,325.00	\$ 729,430.74	\$ 601,894.26
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)	40%	August 2019	1. Construction Phase 2. Construction in Progress	\$ 282,000.00	\$ 25,449.38	\$ 256,550.62
Roofing Replacement (RR)	5%	August 2019	1. Project Development 2. Contract Negotiations	\$ 250,000.00	\$ -	\$ 250,000.00
Nursing and Allied Health Campus Total				\$ 696,000.00	\$ 25,449.38	\$ 670,550.62

Status of Renewals & Replacements Projects in Progress August 2019

Project	% Complete	Date to Complete	Current Activity	Total Project Budget	Amount Paid	Total Project Balance
Starr County Campus						
Roofing Replacement (RR)	5%	August 2019	1. Project Development 2. Contract Negotiations	\$ 770,000.00	\$ -	\$ 770,000.00
Starr County Campus Total				\$ 770,000.00	\$ -	\$ 770,000.00
District Wide						
Marker Boards Replacement (RR)	75%	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	\$ 19,463.47	\$ 180,536.53
Interior LED Lighting	30%	August 2020	1. Construction Phase 2. Bidding and Construction in Progress	\$ 187,750.00	\$ 109,862.35	\$ 77,887.65
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)	50%	August 2019	1. Construction Phase 2. Construction in Progress	\$ 30,977.00	\$ 528.75	\$ 30,448.25
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)	100%	August 2019	1. Construction Phase 2. Final Completion for FY19	\$ 612,983.00	\$ 65,972.03	\$ 547,010.97
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	\$ 50,327.16	\$ 603,811.84
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)	100%	June 2019	1. Construction Phase 2. final Completion	\$ 55,000.00	\$ 53,828.20	\$ 1,171.80
District Wide Total				\$ 2,638,173.00	\$ 543,847.81	\$ 2,094,325.19
Renewal and Replacement Project Total				\$ 7,252,114.00	\$ 1,358,104.13	\$ 5,894,009.87