

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, September 10, 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. August 13, 2019 Facilities Committee Meeting

Meeting Minutes
Facilities Committee Meeting
August 13, 2019

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

MINUTES

The Facilities Committee Meeting was held on Tuesday, August 13, 2019 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:33 p.m. with Mr. Gary Gurwitz presiding.

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

Other Trustees present: Mr. Roy de León, Mrs. Victoria Cantú, and Mr. Rene Guajardo

Members absent: Ms. Rose Benavidez

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Mr. Ricardo de la Garza, Mr. George McCaleb, Mr. Robert Cuellar, Mr. David Valdez, Mr. Sam Saldana, Ms. Monica Perez, Mr. Eddie Vela, Mr. Miguel Martinez, Sr., and Mr. Andrew Fish.

Approval of Facilities Committee Meetings Minutes

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Paul R. Rodriguez, the Minutes for the July 9, 2019 Facilities Committee meetings were approved as written. The motion carried.

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 Allex 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 was 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 was approved, ROFA would 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 would 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 was 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 consisted of the Cashiers department moving into the vacated Admissions & Records area and Career & Employer Services department would be moved 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 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 needed redesign to accommodate the functions of the relocated departments.

On October 30, 2018, the Board of Trustees approved a 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 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 Architect's construction estimate of the schematic design as prepared was \$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, was \$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 was \$200,000. ROFA 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 was 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 developed a schematic presentation describing the proposed design. The packet included drawings of the site plan and floor plans.

Presenters

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

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 Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas project as presented. The motion carried.

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 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. would 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 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 are completed by the Architect.

Upon a motion by Dr. Alejo Salinas, Jr. 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 Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas project as presented. The motion carried.

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 was no longer in use and needed to be demolished due to the existing condition of the structure.

Justification

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

Once the recommendation to demolish was approved, Rike Ogden Figueroa Alex Architects, Inc. (ROFA) would proceed to prepare all necessary demolition design development drawings and specifications in preparation for the documents phase using College design standards as well as all applicable codes and ordinances. Demolition documents would then be issued for solicitation of demolition proposals. Once received, demolition proposals would be evaluated and submitted to the Board of Trustees with a recommendation to award a demolition 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 was 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. Based on the College's 2010 District-Wide Campus Expansion Master Plan, the thermal plant was shown to remain in its current location. However, the location was considered less than ideal for a storage facility since it was in the main campus "mall".

Funding Source

As part of the FY 2018-2019 Unexpended Construction Plant Fund, the total project cost, including renovation, design, miscellaneous, and technology, was \$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 was \$80,000. ROFA estimated the demolition 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 was reviewed by staff from the Facilities Planning & Construction and Facilities Operations & Maintenance departments, and the Coordinated Operations Council.

Enclosed Documents

The packet included the proposal and photos of the existing structure from ROFA for the Committee's review and information.

The Facilities Committee requested that the bottom line of all budgeted and estimated demolition costs be presented to the Board.

No action was taken.

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 demolition 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. would then proceed with design development drawings and specifications in preparation for the demolition documents phase using College design standards as well as all applicable codes and ordinances. Upon the architect's completion of the demolition documents, the documents can be issued for solicitation of demolition proposals. Once received, demolition proposals will be evaluated and submitted to the Board of Trustees with a recommendation to award a demolition contract.

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

The Facilities Committee noted that there was confusion over the project budget and demolition estimate. The Committee instructed administration to clarify the proposal for the Board's consideration.

No action was taken.

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 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 began once the repair of drywall and painting has been completed.

Once the carpet and cove base were installed, the Facilities Operations and Maintenance Department installed all furniture that was removed due to the restoration. The computers in each of the labs and offices were 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 was \$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 included 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 were available in the FY 2018 – 2019 Facilities Maintenance budget.

Enclosed Documents

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

Presenters

George McCaleb, Director of Facilities Operations reported on the incident 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 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. The motion carried.

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 was 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 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 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. The motion carried.

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 was 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 was compensated based on a percentage of the Construction Budget, and compensation adjustments were necessary once the construction costs were 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 was 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 was \$203,792.

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

Funding Source

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

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval 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, and the payment of the difference between what has been paid to date and the adjusted total fee.

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

Background

Below is a list of facilities which were leased on an annual basis and used for various instructional purposes. The facilities would 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 were budgeted in the proposed FY 2019 - 2020 Physical Education Facility Rental budget.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Paul R. Rodriguez, that the Facilities Committee recommended Board approval of the FY 2019 – 2020 annual facility usage agreements for use by the kinesiology program as presented. The motion carried.

Update on Status of Unexpended Plant Fund 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 5:27 p.m.

I certify that the foregoing are the true and correct minutes of the August 13, 2019 Facilities Committee Meeting of the South Texas College Board of Trustees.

Mr. Gary Gurwitz, Chair

Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Pecan Plaza West Building C Kinesiology Renovation

Approval of authorization to proceed with the publication of a Request for Qualifications (RFQ) to solicit architectural services for the Pecan Plaza West Building C Kinesiology Renovation project will be requested at the September 24, 2019 Board meeting.

Purpose

The Facilities Committee is asked to recommend approval of the solicitation of architectural services for the renovation of the Pecan Plaza West Building C Kinesiology area.

Justification

Solicitation of Request for Qualifications (RFQ) for architectural services is necessary to procure a design team to prepare all necessary design development drawings and specifications in preparation for construction. Once the statements of qualifications are received, an evaluation team would evaluate the responses using the currently approved procurement process and propose an architect to the Facilities Committee at a later date.

Background

The proposed Pecan Plaza West Building C Kinesiology Renovation project is part of the College's FY 2019-2020 Capital Improvement Projects. The project consists of renovating the existing restrooms and storage spaces. The restrooms are outdated and have had plumbing issues in the past. The spaces, including the restrooms and the storage area, are proposed to be renovated to meet the current ADA standards and College standards. The storage spaces will be updated for better use by the Kinesiology department to store equipment needed as part of their Kinesiology program.

The proposed scope of work is summarized as follows:

- Design to renovate the existing restrooms and storage space
- Demolition of existing space
- Construction of new restrooms and storage space
- 1,090 sq ft of space to be renovated

The total project budget is \$143,800 and itemized in the table below:

Pecan Plaza West Building C Kinesiology Renovation Total Project Budget	
Budget Item	Budget Amount
Construction	\$122,000
Design	12,200
Miscellaneous	3,600
FFE	6,000
Total Project Budget	\$143,800

A proposed layout of the renovation of the restrooms and storage spaces has been designed that incorporates a potential future renovation of offices and classrooms for Kinesiology program use.

Funding Source

Funds are budgeted in the FY 2019-2020 Unexpended Construction Plant Fund budget.

Reviewers

The proposed renovation has been reviewed by Kinesiology staff and the Coordinated Operations Council.

Enclosed Documents

Facilities Planning & Construction staff has prepared a presentation of the project and a preliminary layout of the space for the Committee's review and information.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the September 24, 2019 Board meeting, the solicitation of architectural services for the Pecan Plaza West Building C Kinesiology Renovation as presented.

Project Fact Sheet

9/5/2019

Project Name: Pecan Plaza - West Building C Kinesiology Renovation					
Funding Source(s): Unexpended Plant Fund			<u>Original Budget</u>		
		Construction:	\$ 122,000	<u>Amended Budget</u>	<u>Actual Expenditures To Date</u>
		Design:	12,200		
		Miscellaneous:	3,600		
		FFE:	6,000		
		Technology:	-		
		Total:	\$ 143,800	\$ -	\$ -
				\$ -	\$ -

Architect: TBD		<u>Board Approval of Schematic Design</u>	N/A		
Contractor: TBD					
STC FPC Project Manager: Martin Villarreal		<u>Substantial Completion</u>	TBD	<u>Board Acceptance</u>	TBD
		<u>Final Completion</u>	TBD	<u>Board Acceptance</u>	TBD

Project Description

Renovating Kinesiology existing restrooms and storage spaces.

Project Scope

Renovate the Kinesiology Department facilities to include an upgrade for the restrooms, a separate storage space for first aid and CPR, and storage areas for equipment.

Projected Timeline

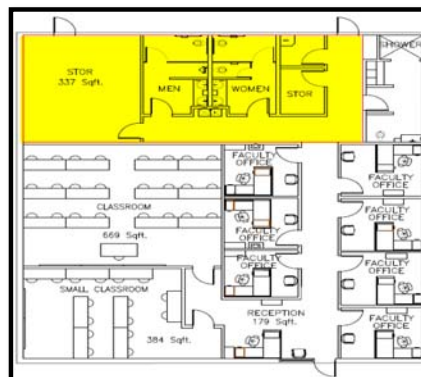
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
12/10/2019	2/25/2020	6/23/2020	7/15/2020	10/1/2020	11/1/2020	11/1/2020

Project Calendar of Expenditures by Fiscal Year

Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2019-20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Current Agenda Item

9/10/19 Facilities Committee: Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Pecan Plaza West Building C Kinesiology Renovation



Proposed Layout



Pecan Plaza - West Building C

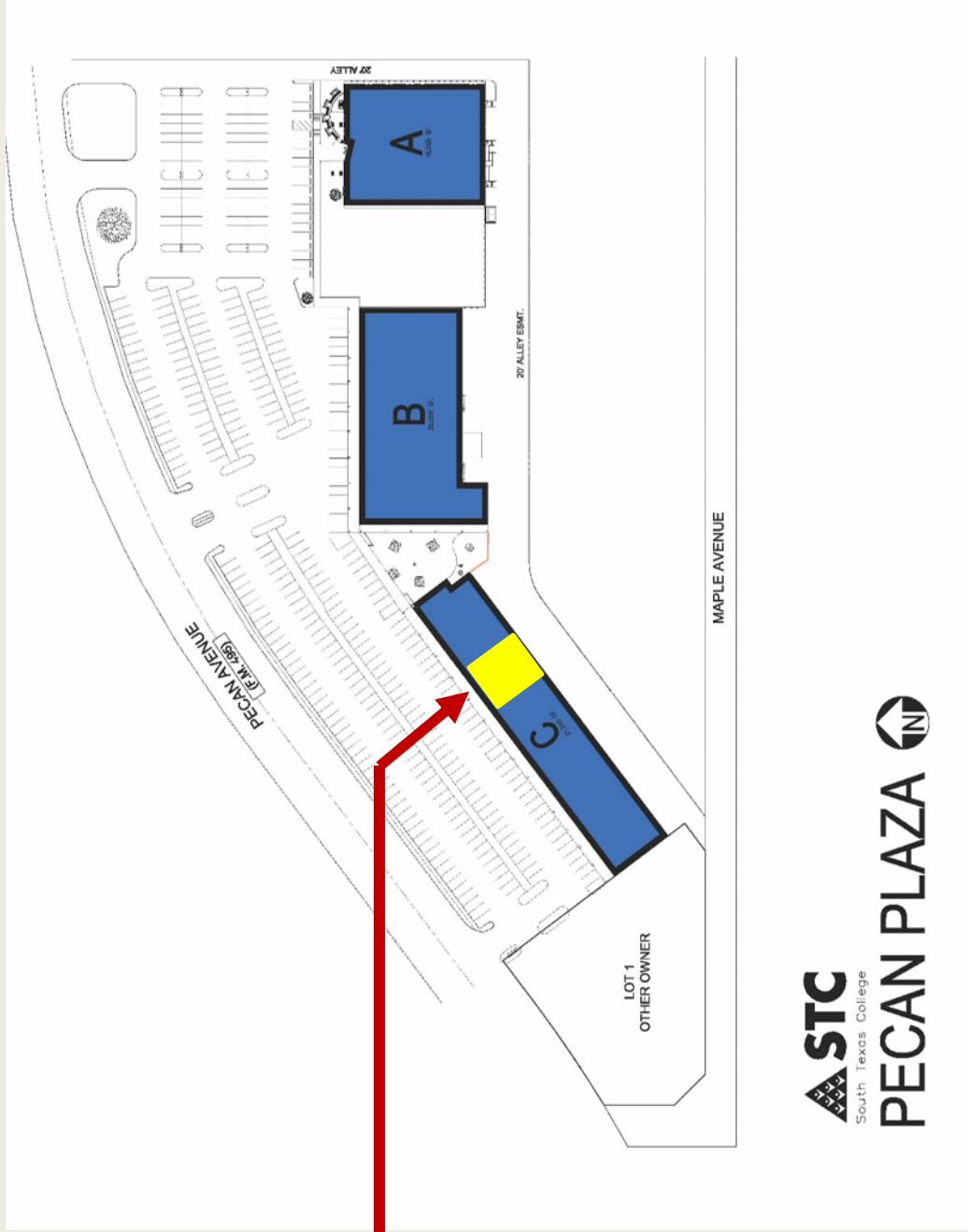
Kinesiology Renovation



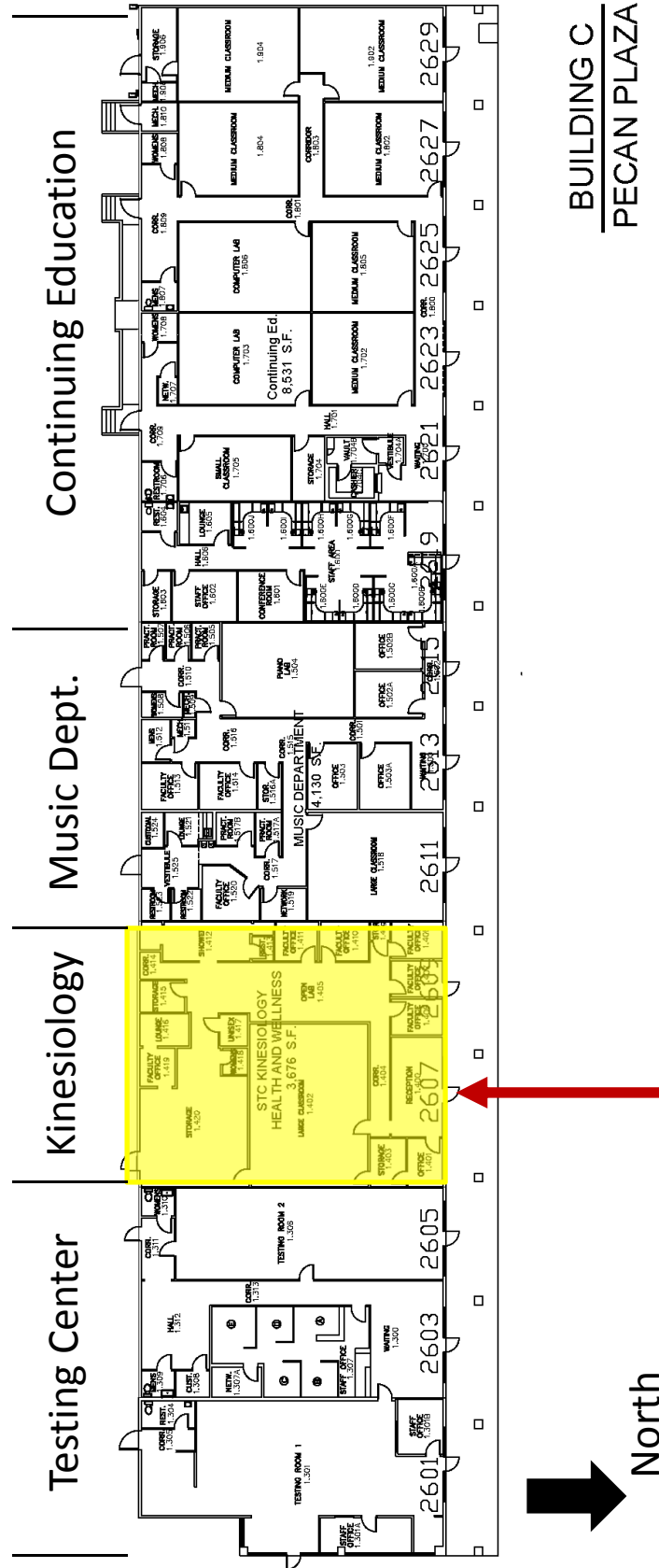


Project Proposed Site

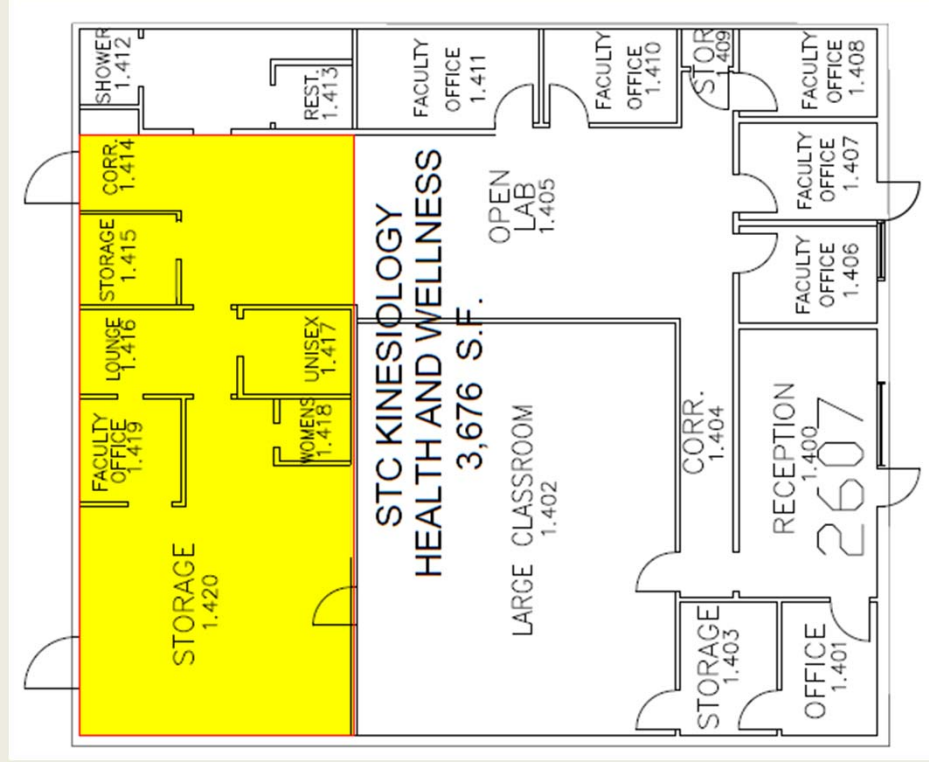
**PROJECT
LOCATION**



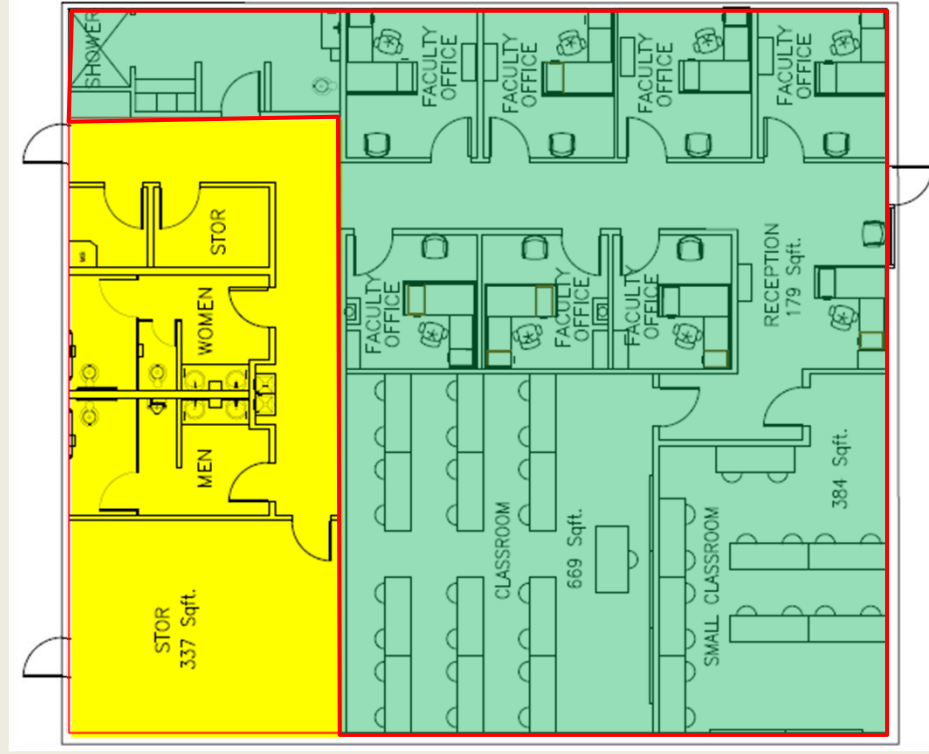
Project Proposed Location



Kinesiology Renovation



Existing Layout



Proposed Layout

PROJECT AREA

Potential Future Renovation Layout



Interior Photos



Existing Restrooms

Interior Photos



Existing Storage Space

Proposed Scope & Budget



Requested By

Kinesiology Department

Scope of work

1. Design to Renovate the Existing Restrooms and Storage Space
2. Demolition of Existing Space
3. Construction of New Restrooms and Storage Space

Total Renovated Square Feet = 1,090 sf

Estimated Construction Cost per Square Foot = \$112/sq ft

Estimated Total Project Budget

Construction	\$ 122,000
Design	12,200
Miscellaneous	3,600
FFE	<u>6,000</u>
Total Project Budget	\$ 143,800

Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction

Approval of authorization to proceed with the publication of a Request for Qualifications (RFQ) to solicit architectural services for the Mid Valley Campus Center for Learning Excellence (CLE) Building A Renovation of Space for Supplemental Instruction project will be requested at the September 24, 2019 Board meeting.

Purpose

The Facilities Committee is asked to recommend approval of the solicitation of architectural services for the renovation of the Mid Valley Campus Center for Learning Excellence Building A space for use as a supplemental instruction area.

Justification

Solicitation of Request for Qualifications (RFQ) for architectural services is necessary to procure a design team to prepare all necessary design development drawings and specifications in preparation for construction. Once the statements of qualifications are received, an evaluation team would evaluate the responses using the currently approved procurement process and propose an architect to the Facilities Committee at a later date.

Background

The proposed Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction project is part of the College's FY 2019-2020 Capital Improvement Projects. Library & Learning Support Services staff has requested to renovate the existing unused space to provide supplemental instruction, test proctoring services, and related collaborative CLE functions. The existing CLE is within the same facility and this space will provide additional collaborative support for student success in traditionally challenging courses.

The proposed scope of work is summarized as follows:

- Design to renovate the existing unused space for supplemental instruction
- Demolition of existing walls and infrastructure
- Renovation of walls, flooring, ceiling, and interior finishes
- Renovation to add electrical and data infrastructure
- 1,320 sq ft of space to be renovated

The total project budget is \$224,200 and itemized in the table below:

Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction Total Project Budget	
Budget Item	Budget Amount
Construction	\$132,000
Design	13,200
Miscellaneous	4,000
FFE	50,000
Technology	25,000
Total Project Budget	\$224,200

Funding Source

Funds are budgeted in the FY 2019-2020 Unexpended Construction Plant Fund budget.

Reviewers

The proposed renovation has been reviewed by Library & Learning Support Services staff and the Coordinated Operations Council.

Enclosed Documents

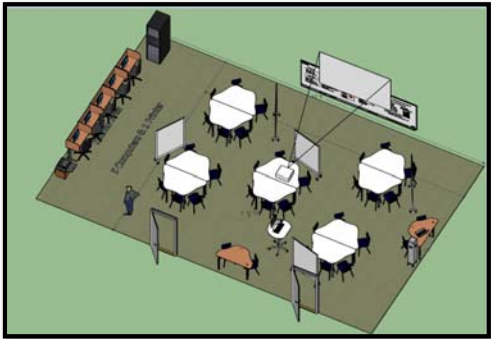

College staff has prepared a presentation of the project and a preliminary layout of the space for the Committee's review and information.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the September 24, 2019 Board meeting, the solicitation of architectural services for the Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction project as presented.

Project Fact Sheet

9/5/2019

Project Name: Mid Valley Campus - Building A Renovation of Space for Supplemental Instruction								
Funding Source(s): Unexpended Plant Fund	Original Budget		Actual Expenditures To Date		Variance of Amended Budget vs. Actual Expenditures To Date			
							Construction: \$ 132,000	Design: 13,200
Architect/Engineer: TBD	Board Approval of Schematic Design N/A							
Contractor: TBD	Substantial Completion TBD Board Acceptance TBD							
STC FPC Project Manager: David Valdez	Final Completion TBD Board Acceptance TBD							
Project Description								
Renovate the available space for use as a supplemental instruction area.								
Project Scope								
Demolish existing walls and infrastructure, renovation of walls, flooring, ceiling, and interior finishes, and adding electrical and data infrastructure.								
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		
12/10/2019	3/31/2020	8/25/2020	9/1/2020	11/1/2020	12/1/2020	1/1/2021		
Project Calendar of Expenditures by Fiscal Year								
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total		
2019-20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Project Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Current Agenda Item								
9/10/19 Facilities Committee: Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction								
								



Mid-Valley Campus
Center for Learning Excellence - Building A
Renovation of Space for Supplemental
Instruction



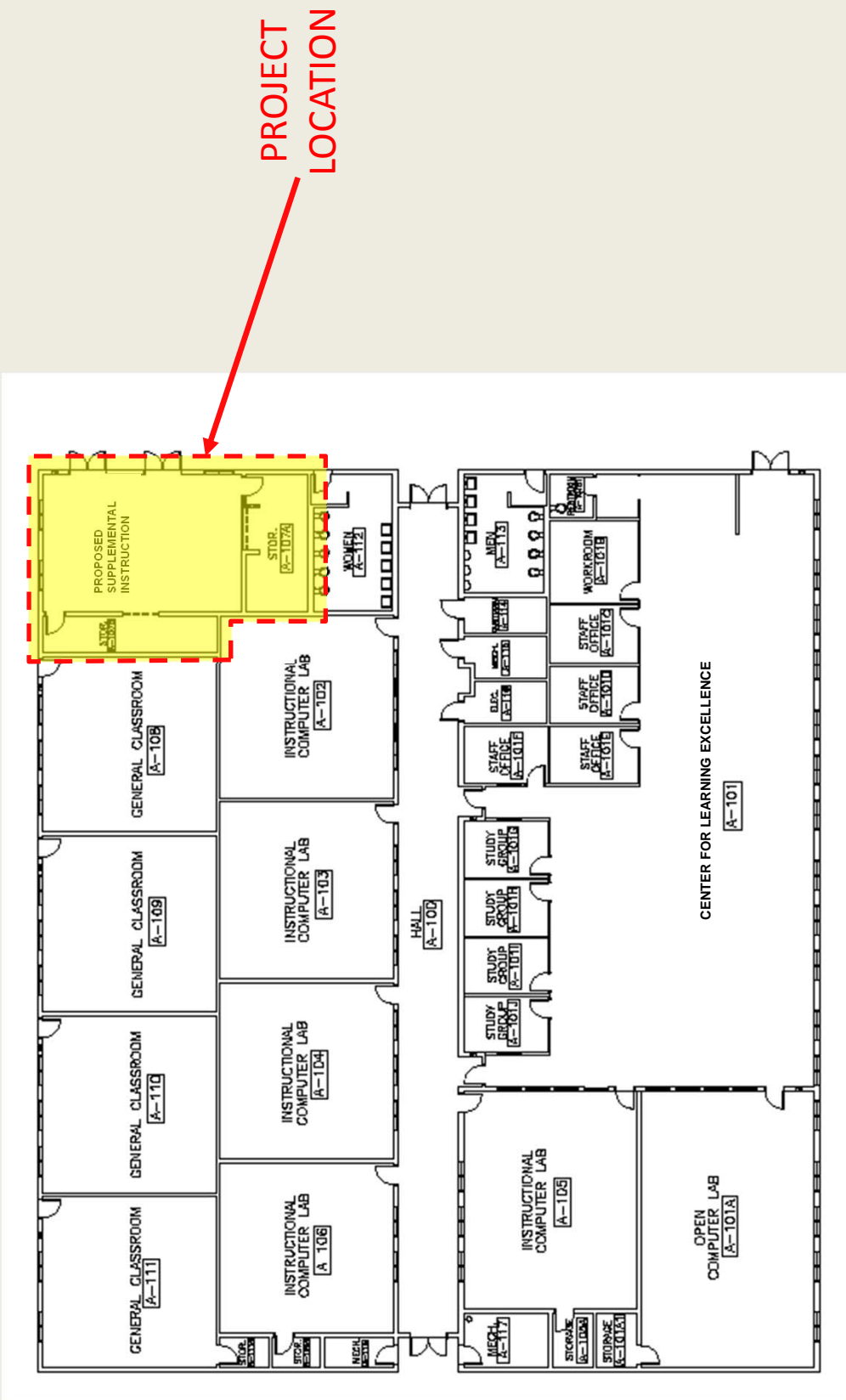
SOUTH TEXAS
COLLEGE

Project Proposed Site



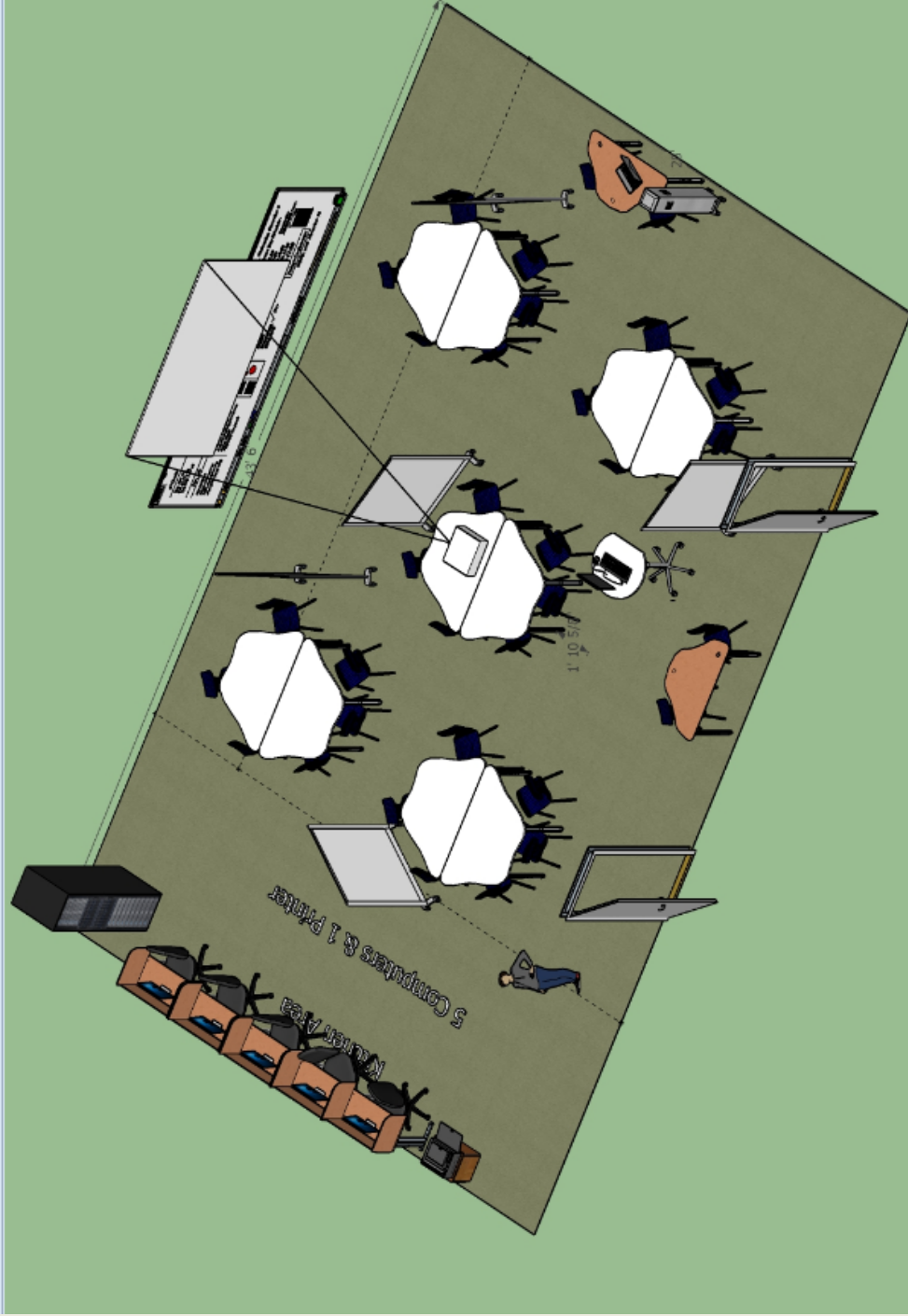
PROJECT
LOCATION

Project Proposed Location



CENTER FOR LEARNING EXCELLENCE
BUILDING A

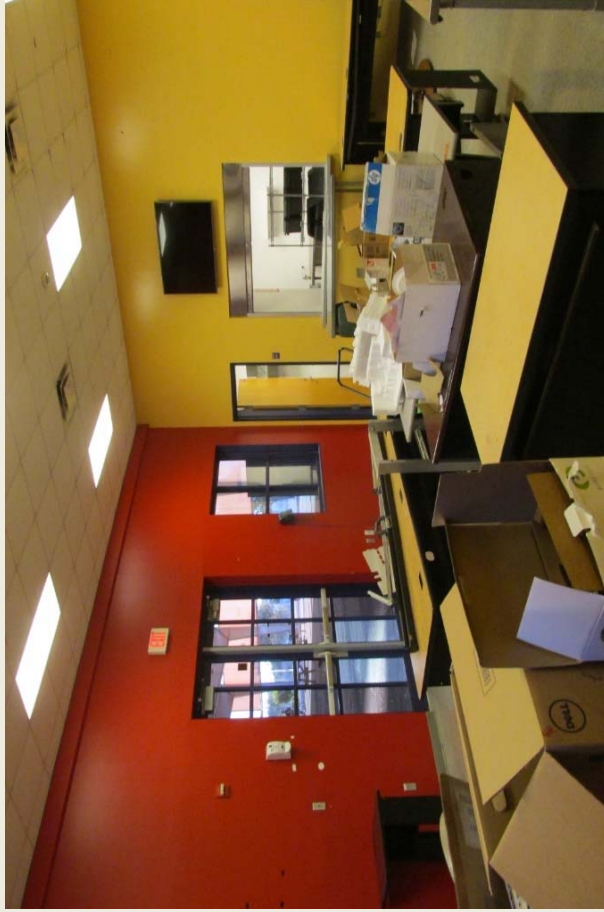
Renovation of Space for Supplemental Instruction



Proposed Layout

CENTER FOR LEARNING EXCELLENCE
BUILDING A

Interior Photos



Existing Space

Interior Photos



Existing Storage Space

Proposed Scope & Budget



Requested By

Library and Learning Support Services Department

Scope of work

Design and Renovation of Existing Space for Supplemental Instruction

Total Renovated Square Feet = 1,320 sf

Estimated Construction Cost per Square Foot = \$100/sq ft

Estimated Total Project Budget

Construction	\$ 132,000
Design	13,200
Miscellaneous	4,000
FFE	50,000
<u>Technology</u>	<u>25,000</u>
Total Project Budget	\$224,200

Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Starr County Campus Workforce Center Building D Welding Lab Expansion

Approval of authorization to proceed with the publication of a Request for Qualifications (RFQ) to solicit architectural services for the Starr County Campus Workforce Center Building D Welding Lab Expansion project will be requested at the September 24, 2019 Board meeting.

Purpose

The Facilities Committee is asked to recommend approval of the solicitation of architectural services for the expansion of the Starr County Campus Workforce Center Building D welding lab.

Justification

Solicitation of Request for Qualifications (RFQ) for architectural services is necessary to procure a design team to prepare all necessary design development drawings and specifications in preparation for construction. Once the statements of qualifications are received, an evaluation team would evaluate the responses using the currently approved procurement process and propose an architect to the Facilities Committee at a later date.

Background

The proposed Starr County Campus Workforce Center Building D Welding Lab Expansion project is part of the College's FY 2019-2020 Capital Improvement Projects. The College's Welding Program at Starr County Campus has experienced a growth in enrollment and needs more space to accommodate demand. The Welding Department has requested expanding the existing Welding Lab to allow for ten (10) more welding stations. Renovations of the existing welding lab will also be included.

The proposed scope of work is summarized as follows:

- Design to expand the existing welding lab
- Expansion will add an additional ten (10) welding stations
- 1,000 sq ft of space to be expanded

The total project budget is \$230,000 and itemized in the table below:

Starr County Campus Workforce Center Building D Welding Lab Expansion	
Total Project Budget	
Budget Item	Budget Amount
Construction	\$150,000
Design	15,000
Miscellaneous	5,000
FFE	50,000
Technology	10,000
Total Project Budget	\$230,000

Funding Source

Funds are budgeted in the FY 2019-2020 Unexpended Construction Plant Fund budget.

Reviewers

The proposed expansion has been reviewed by Welding Department staff and the Coordinated Operations Council.

Enclosed Documents


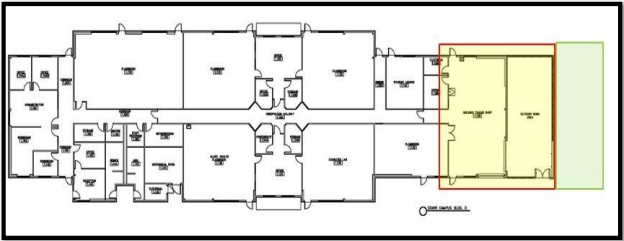
Facilities Planning & Construction Staff has prepared a presentation of the project and a preliminary layout of the space for the Committee's review and information.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the September 24, 2019 Board meeting, the solicitation of architectural services for the Starr County Campus Workforce Center Building D Welding Lab Expansion project as presented.

Project Fact Sheet

9/5/2019

Project Name: Starr County Campus - Building D Welding Lab Expansion						
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:	\$	150,000	-	-	-
	Design:		15,000			
	Miscellaneous:		5,000			
	FFE:		50,000			
	Technology:		10,000			
	Total:		\$ 230,000	\$ -	\$ -	\$ -
Architect: TBD	Board Approval of Schematic Design N/A					
Contractor: TBD						
STC FPC Project Manager: Martin Villarreal	Substantial Completion	TBD	Board Acceptance	TBD		
	Final Completion	TBD	Board Acceptance	TBD		
Project Description						
Expansion and renovation of the existing welding lab.						
Project Scope						
Expansion of existing welding lab to add approximately 1,000 sq ft to accommodate ten (10) more welding stations. The existing space will be renovated to incorporate automotive lab space and welding lab space.						
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
12/10/2019	4/28/2020	9/22/2020	10/14/2020	2/1/2021	3/1/2021	4/1/2021
Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2019-20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Current Agenda Item						
9/10/19 Facilities Committee: Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Starr County Campus Workforce Center Building D Welding Lab Expansion						
						

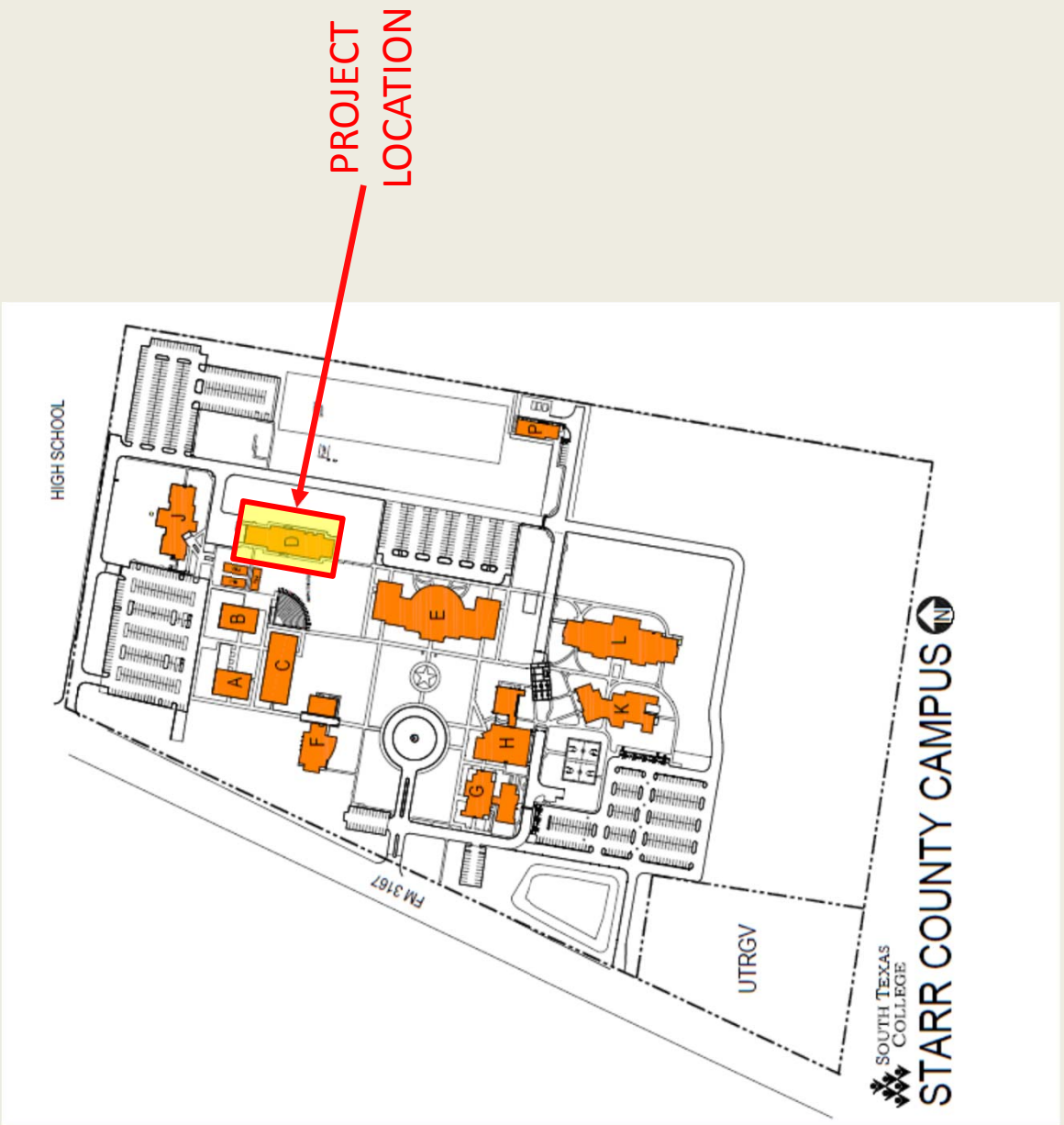


Starr County Campus
Workforce Center - Building D
Welding Lab Expansion

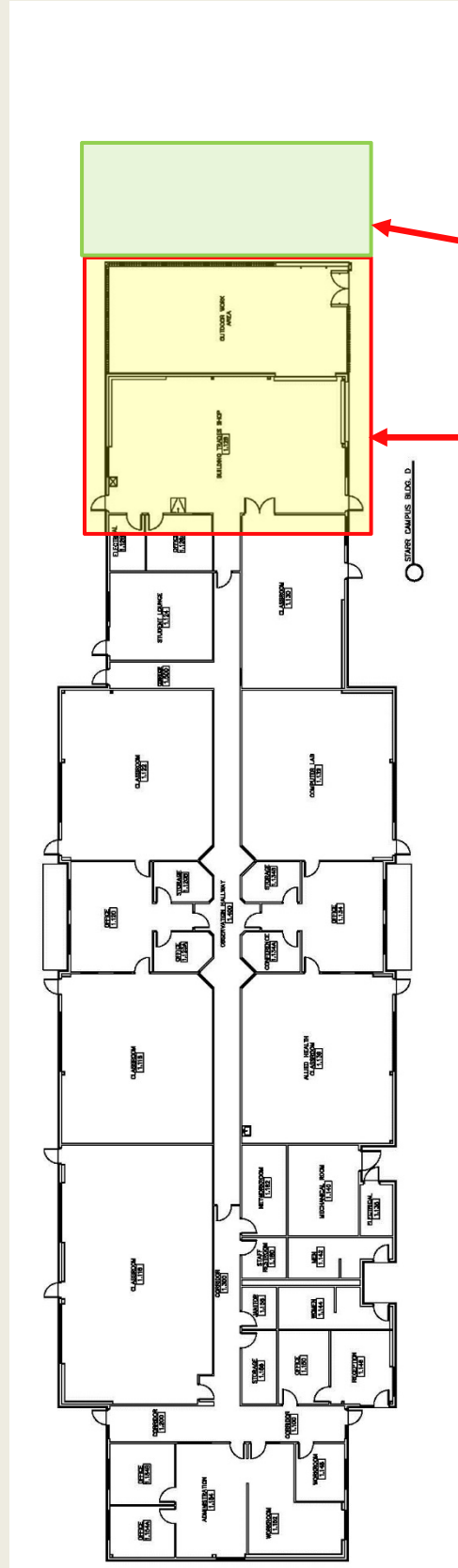


SOUTH TEXAS
COLLEGE

Project Proposed Site



Project Proposed Location



EXISTING
WELDING
LAB

PROPOSED
WELDING LAB
EXPANSION

WORKFORCE CENTER
BUILDING D

Interior Photos



Existing Welding Lab

Interior Photos



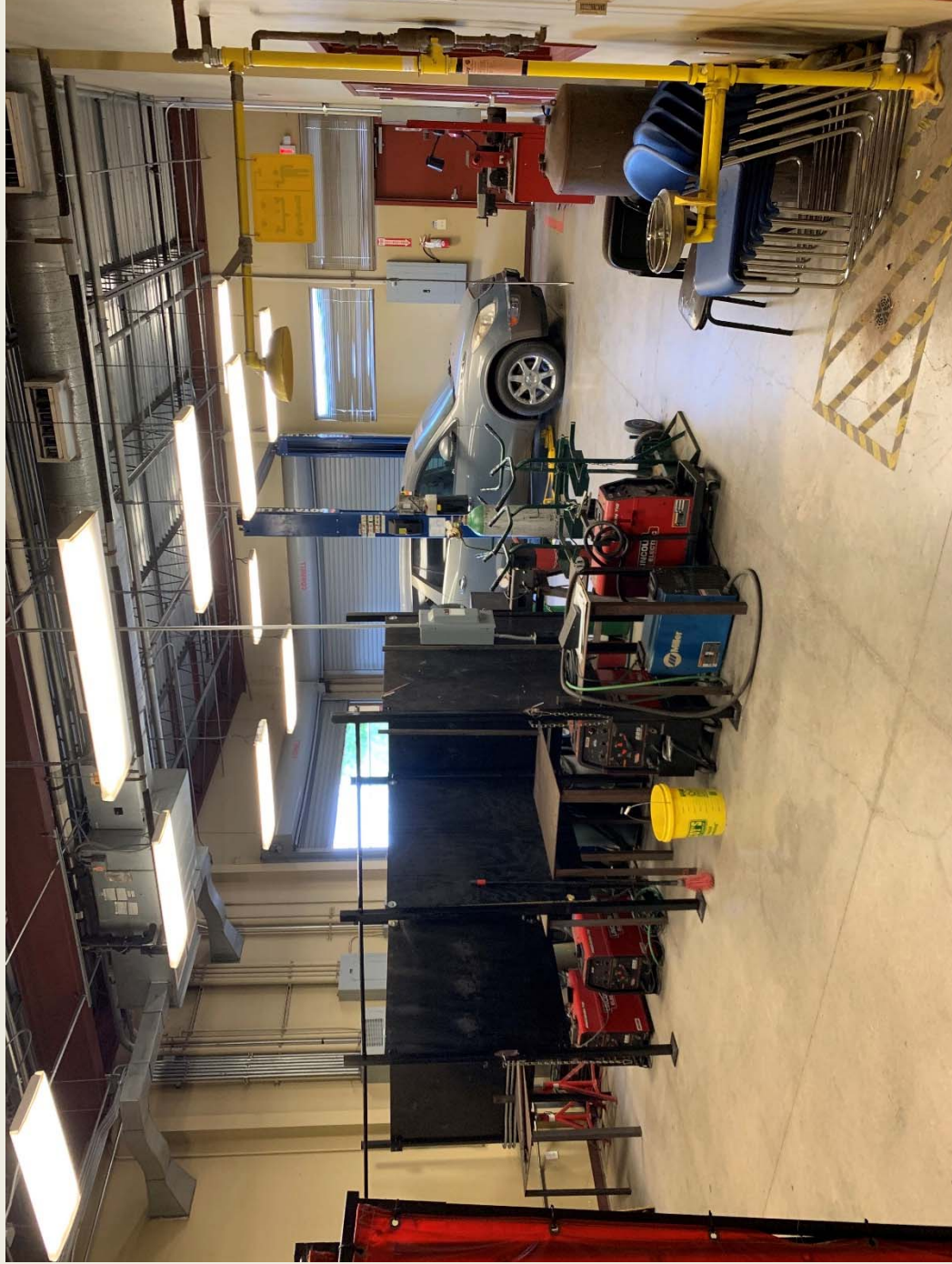
Existing Welding Lab

Interior Photos



Existing Welding Lab

Interior Photos



Existing Welding Lab

Proposed Scope & Budget



Requested By

Welding Department

Scope of work

Design and Construction of Welding Lab Expansion for Additional Welding Stations

Total Square Feet Area = 1,000

Estimated Construction Cost per Square Foot = \$150/sq ft

Estimated Total Project Budget

Construction	\$ 150,000
Design	15,000
Miscellaneous	5,000
FFE	50,000
Technology	<u>10,000</u>
Total Project Budget	\$ 230,000

Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Pecan Campus Arbor Brick Column Repairs & Replacement

Approval of authorization to proceed with the solicitation of construction services for the Pecan Campus Arbor Brick Column Repairs & Replacement project will be requested at the September 24, 2019 Board meeting.

Background

The Pecan Campus Arbor Brick Column Repairs & Replacement is a Renewals & Replacements project to repair and replace the arbor brick columns, many of which have developed multiple cracks. Through the College President’s authority, College staff contracted design services with Solorio Inc. to evaluate, provide recommendations, provide construction drawings, and provide construction administration for all repairs of the arbor brick columns for a total fee of \$8,500.

Expedited Repairs

The brick columns at the arbor location on the south side of the Ann Richards Administration Building D were made a priority and their repair was expedited due to the extent of the cracks. The completed construction repairs in this location were performed by Limon Masonry, LLC, and expended from the FY 2018-2019 Renewals & Replacements budget in the amount of \$17,594.

The project expenditures to date are summarized in the table below:

Pecan Campus Arbor Brick Column Repairs and Replacement Total Project Budget – FY 2018-2019				
Budget Item	Budget	Total Costs	Amount Paid to Date	Pending Payments
Construction	\$46,000	\$17,594	\$15,812	\$1,782
Design	0	8,500	7,000	1,500
Miscellaneous	1,000	1,098.88	1,098.88	0
Total	\$47,000	\$26,094	\$23,910.88	\$3,282

Remaining Repairs

College staff proposes to continue repairing the arbor brick columns in the remaining eleven (11) Pecan Campus locations as follows:

- North sides of Ann Richards Administration Building A
- North side of Art Building B
- North side of Sylvia Esterline Center for Learning Excellence Building C
- North sides of Ann Richards Administration Building D
- West side of Library Building F
- East and west sides of Business and Science Building G
- East and west sides of Student Activities Center Building H

The project budget for FY 2019-2020 is summarized in the table below:

Pecan Campus Arbor Brick Column Repairs and Replacement Total Project Budget – FY 2019-2020			
Budget Item	Budget	Pending Payments from FY 2018-2019	Remaining Budget
Construction	\$200,000	\$1,782	\$198,218
Design	11,000	1,500	9,500
Miscellaneous	10,000	0	10,000
Total	\$221,000	\$3,282	\$217,718

Solorio, Inc. has developed construction documents using College design standards as well as all applicable codes and ordinances for the solicitation of construction services. The construction documents will be issued for solicitation of construction proposals. Once received, construction proposals will be evaluated and submitted to the Board of Trustees with a proposal to award a construction contract.

College staff is requesting approval to proceed with the bidding phase of soliciting construction proposals from contractors.

Funding Source

As part of the FY 2019-2020 Renewals & Replacements budget, the total project cost, including construction, design, and miscellaneous, is \$221,000.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the September 24, 2019 Board meeting, authorization to proceed with the solicitation of construction services for the Pecan Campus Arbor Brick Column Repairs & Replacement project as presented.

Project Fact Sheet

9/5/2019

Project Name: Pecan Campus - Arbor Brick Column Repairs and Replacement			
Funding Source(s): Renewals & Replacements			Actual Expenditures To Date
		Original Budget	
	Construction:	\$ 200,000	\$ 15,812
	Design:	11,000	7,000
	Miscellaneous:	10,000	
	FFE:	-	
	Technology:	-	
	Total:	\$ 221,000	\$ 22,812
Architect/Engineer: Solorio Inc.		Board Approval of Schematic Design	N/A
Contractor - Expedited Work: Limon Masonry, LLC			
Contractor - Remaining Work: TBD			
STC FPC Project Manager: Martin Villarreal		Substantial Completion	TBD
		Board Acceptance	TBD
		Final Completion	TBD
		Board Acceptance	TBD

Project Description

Repairing and replacement of the damaged arbor brick columns at the exterior entry arbors throughout Pecan Campus.

Project Scope

Demolish existing arbor brick columns that have developed cracks and rebuild brick columns with new brick veneer and steel columns at the twelve arbor locations.

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
N/A	N/A	11/26/2019	12/1/2019	7/1/2020	8/1/2020	N/A

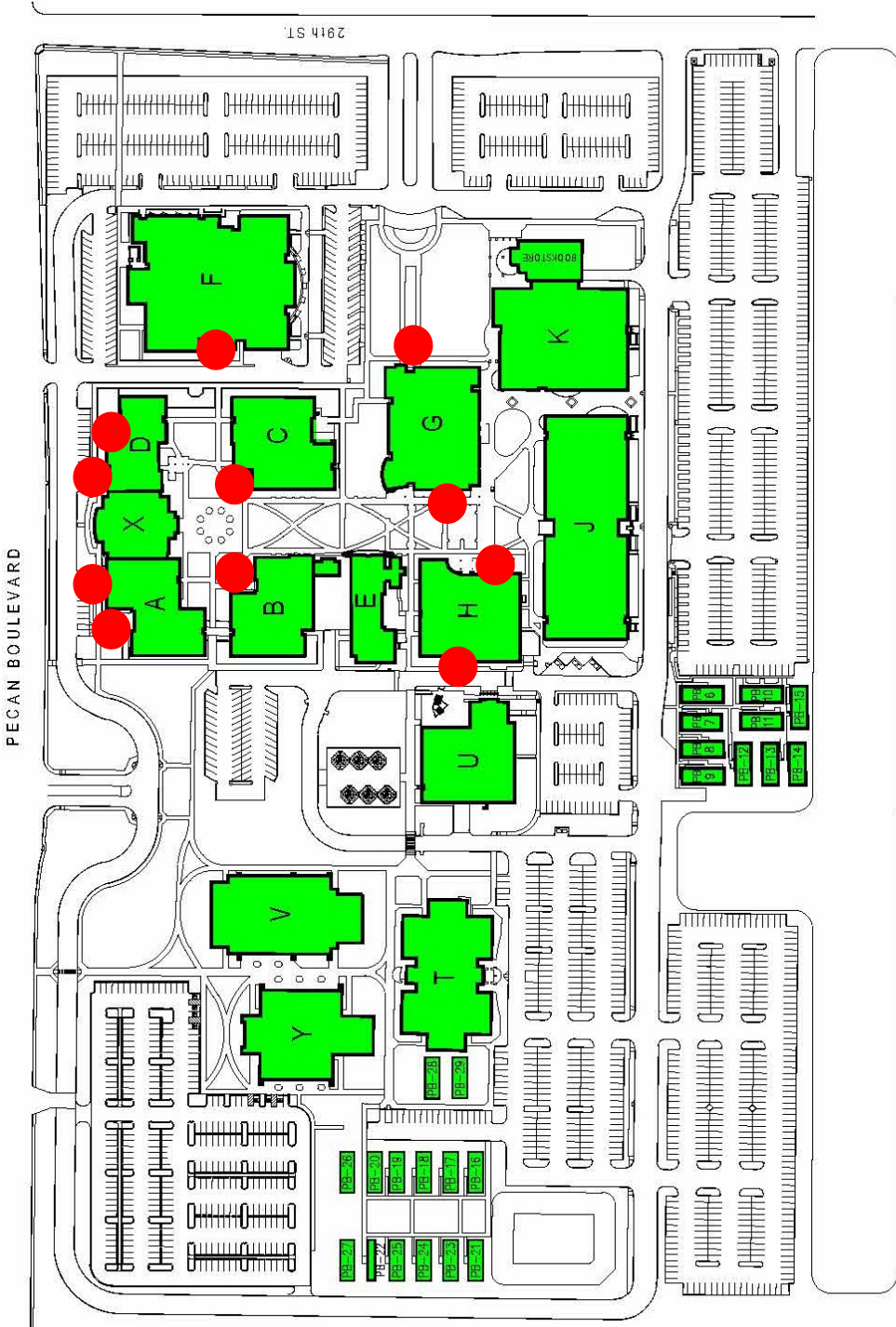
Project Calendar of Expenditures by Fiscal Year

Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2018-19	\$ 15,812	\$ 7,000	\$ -	\$ -	\$ -	\$ 22,812
2019-20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Total	\$ 15,812	\$ 7,000	\$ -	\$ -	\$ -	\$ 22,812

Current Agenda Item

9/10/19 Facilities Committee: Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Pecan Campus Arbor Brick Column Repairs & Replacement





● Indicates Locations of Arbor Brick Column Repairs



Arbor Brick Column Repair and Replacements

Existing Arbor Brick Column Photos



Example: Ann Richards Administration Building A

Existing Arbor Brick Column Photos



Example: Ann Richards Administration Building A

Review and Recommend Action on Substantial Completion of the Nursing and Allied Health Campus Parking Lot 1 Resurfacing

Approval of substantial completion of the Nursing and Allied Health Campus Parking Lot 1 Resurfacing project will be requested at the September 24, 2019 Board Meeting:

Project		Completion Recommended	Date Received
1.	Nursing and Allied Health Campus Parking Lot 1 Resurfacing Engineer: R. Gutierrez Engineering Contractor: Gonzalez Enterprises, LLC	Substantial Completion Recommended	August 23, 2019

College staff visited the site and developed a construction punch list on August 23, 2019. A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by Gonzalez Enterprises, LLC.

Enclosed Documents


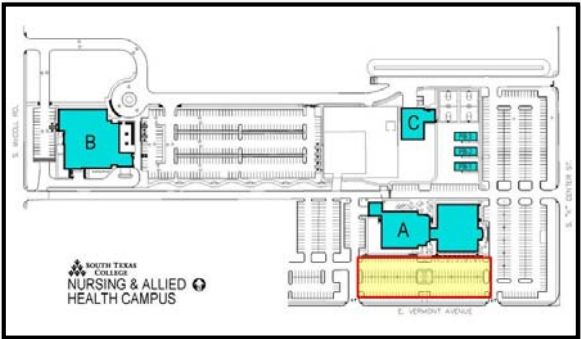
A copy of the Substantial Completion Certificate and photos are enclosed for the Committee's review and information.

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the September 24, 2019 Board meeting, substantial completion of the Nursing and Allied Health Campus Parking Lot 1 Resurfacing project as presented.

Project Fact Sheet

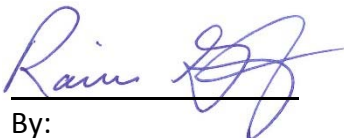
9/6/2019

Project Name: Nursing and Allied Health Campus - Parking Lot 1 Resurfacing																																				
Funding Source(s): Renewals & Replacements	<table border="1" 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 Amended Budget vs. Actual Expenditures To Date</u></th> </tr> </thead> <tbody> <tr> <td>Construction:</td> <td style="text-align: right;">\$ 250,000</td> <td style="text-align: right;">\$ 90,941</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ 90,941</td> </tr> <tr> <td>Design:</td> <td style="text-align: right;">25,000</td> <td style="text-align: right;">27,330</td> <td style="text-align: right;">23,792</td> <td style="text-align: right;">3,538</td> </tr> <tr> <td>Miscellaneous:</td> <td style="text-align: right;">7,000</td> <td style="text-align: right;">7,000</td> <td style="text-align: right;">2,883</td> <td style="text-align: right;">4,117</td> </tr> <tr> <td>FFE:</td> <td style="text-align: right;">-</td> <td style="text-align: right;">-</td> <td style="text-align: right;">-</td> <td style="text-align: right;">-</td> </tr> <tr> <td>Technology:</td> <td style="text-align: right;">-</td> <td style="text-align: right;">-</td> <td style="text-align: right;">-</td> <td style="text-align: right;">-</td> </tr> <tr> <td>Total:</td> <td style="text-align: right;">\$ 282,000</td> <td style="text-align: right;">\$ 125,271</td> <td style="text-align: right;">\$ 26,674</td> <td style="text-align: right;">\$ 98,597</td> </tr> </tbody> </table>		<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:	\$ 250,000	\$ 90,941	\$ -	\$ 90,941	Design:	25,000	27,330	23,792	3,538	Miscellaneous:	7,000	7,000	2,883	4,117	FFE:	-	-	-	-	Technology:	-	-	-	-	Total:	\$ 282,000	\$ 125,271	\$ 26,674	\$ 98,597
	<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>																																
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FFE:	-	-	-	-																																
Technology:	-	-	-	-																																
Total:	\$ 282,000	\$ 125,271	\$ 26,674	\$ 98,597																																
Engineer: R. Gutierrez Engineering Corp. Contractor: Gonzalez Enterprises	Board Approval of Schematic Design: N/A																																			
STC FPC Project Manager: David Valdez	Substantial Completion: 8/23/2019 Board Acceptance: 9/24/2019 Final Completion: 9/23/2019 Board Acceptance: TBD																																			
Project Description																																				
Resurfacing of Parking Lot #1.																																				
Project Scope																																				
Resurfacing of approximately 53,000 square feet of the existing asphalt parking lot #1 at the Dr. Ramiro R. Casso Nursing and Allied Health Campus as part of the Renewal and Replacement deferred maintenance program.																																				
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																														
12/13/2018	N/A	5/30/2019	6/1/2019	8/23/2019	9/23/2019	N/A																														
Project Calendar of Expenditures by Fiscal Year																																				
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total																														
2018-19	\$ -	\$ 23,792	\$ 2,883	\$ -	\$ -	\$ 26,674																														
Project Total	\$ -	\$ 23,792	\$ 2,883	\$ -	\$ -	\$ 26,674																														
Current Agenda Item																																				
9/10/19 Facilities Committee: Review and Recommend Action on Substantial Completion of the Nursing and Allied Health Campus Parking Lot 1 Resurfacing																																				
																																				

Certificate of Substantial Completion

PROJECT: STC NURSING & ALLIED HEALTH CAMPUS – PARKING LOT #1 RESURFACING
PROJECT NUMBER: ENG18.002
OWNER: SOUTH TEXAS COLLEGE
CONTRACTOR: GONZALEZ ENTERPRISES, LLC

The Work performed under this Contract has been reviewed and found, to the Engineer’s best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below: Construction time is stopped at the day of Issuance.

Ramiro Gutierrez, P.E. _____  08/23/2019 _____
Engineer By: Date of Issuance

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

The Contractor will complete or correct the Work on the list of items attached hereto and complete the work by September 23, 2019.

Gonzalez Enterprises, LLC _____ _____ _____
Contractor By: Date

The Owner accepts the Work or designated portion as substantially complete and will assume full possession thereof, in accordance with the contract documents.

SOUTH TEXAS COLLEGE _____ _____ _____
Owner By: Date



Nursing and Allied Health Campus
Parking Lot 1 Resurfacing

Review and Recommend Action on Substantial Completion of the District Wide Marker Board Replacements

Approval of substantial completion of the District Wide Marker Board Replacements project will be requested at the September 24, 2019 Board Meeting:

	Project	Completion Recommended	Date Received
1.	District Wide Marker Board Replacements Contractor: Noble Texas Builders	Substantial Completion Recommended	September 3, 2019

College staff visited the site and developed a construction punch list on September 3, 2019. A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by Noble Texas Builders.

The marker board replacement locations are listed below:

Technology Campus

- Emerging Technologies Building A

Starr County Campus

- Workforce Center Building D
- South Academic Building E

Enclosed Documents


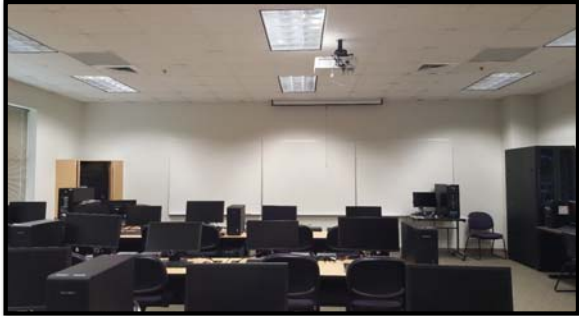
A copy of the Substantial Completion Certificate and photos are enclosed for the Committee's review and information.

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the September 24, 2019 Board meeting, substantial completion of the District Wide Marker Board Replacements project as presented.

Project Fact Sheet

9/6/2019

Project Name: District Wide - Marker Board Replacements							
Funding Source(s): Renewals & Replacements			<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:	\$	210,841	\$ 125,260	\$ 89,588	\$ 35,672	
	Design:		-	-	-	-	
	Miscellaneous:	1,000		1,000	762	\$ 238	
	FFE:		-	-	-	-	
	Technology:		-	-	-	-	
Total:		\$ 211,841		\$ 126,260	\$ 90,350	\$ 35,910	
Architect: TBD							
Contractor: TBD	<u>Board Approval of Schematic Design</u> N/A						
STC FPC Project Manager: Samuel Saldaña	<u>Substantial Completion</u>		9/3/2019	<u>Board Acceptance</u>		9/24/2019	
	<u>Final Completion</u>		10/3/2019	<u>Board Acceptance</u>		10/29/2019	
Project Description							
Replacing marker boards district-wide.							
Project Scope							
Upgrading existing marker boards to new standard marker boards at Starr County Campus, Technology Campus, and Mid Valley Campus.							
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	
N/A	N/A	3/26/2019	4/1/2019	9/3/2019	10/3/2019	N/A	
Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total	
2018-19	\$ 89,588	\$ -	\$ 762	\$ -	\$ -	\$ 90,350	
Project Total	\$ 89,588	\$ -	\$ 762	\$ -	\$ -	\$ 90,350	
Current Agenda Item							
9/10/19 Facilities Committee: Review and Recommend Action on Substantial Completion of the District Wide Marker Board Replacements							
<div style="display: flex; justify-content: space-around;">   </div>							

Substantial Completion Acceptance

Project Name: District Wide - Marker Board Replacement-Starr County Campus-Technology Campus

Project No.: 19-0446-00

Owner: South Texas College

Contractor: Noble Texas Builders, LLC

A/E Firm: N/A

Scope of Work Covered by This Acceptance:

Removal of existing Speak Easy Boards from two walls, replace them with new marker boards, provide new texture and paint on effected walls in all classrooms and labs.

Effective Date of Acceptance: 9/3/2019

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

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

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

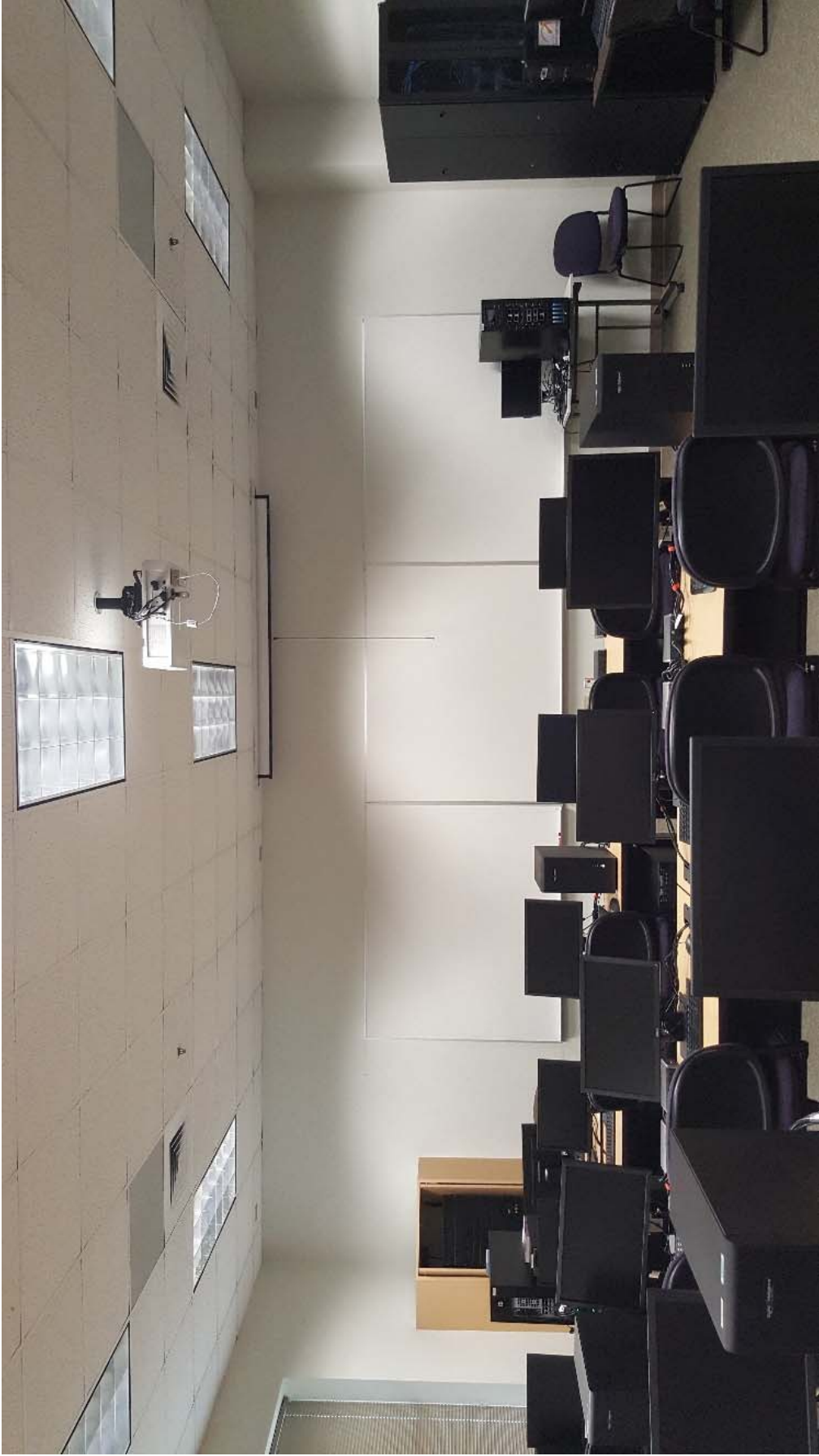
The Owner and A/E will continue to inspect the entire project, including the work accepted herein, until final completion and acceptance of all elements of the work. This inspection will cover such defects as may have been overlooked as well as the items currently remaining on the punch list (s). The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

The Contractor shall complete/correct the items identified on the punch list(s) within	30
Calendar days from the Effective Date of this Acceptance.	
<u>JOSE L. CASTRO PROJECT MANAGER</u>	9/3/2019
<small>Printed Name and Title</small>	<small>Date</small>

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

With the exception of those items noted on the attached "punch list(s)", the Owner accepts the Work designated herein as Substantially Complete as of the Effective Date of this Acceptance.	
9/3/2019	
<small>Printed Name and Title</small>	<small>Date</small>





District Wide Marker Board Replacement

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.

**South Texas College
Unexpended Plant Fund - Capital Improvement Projects (CIP)
Project Schedule**

#	Projects	Architect/Engineer	Contractor	COC	Authorization to Solicit		Architect/Engineer Recommendation and Approval		COC	Schematic Design		Contractor Recommendation and Approval		Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In	Estimated Project Duration
				Review & Approval	Facilities Committee Review & Approval	Board Approval	Architect/Engineer Recommendation and Approval	Board Approval of A/E	Review & Approval of Schematic Design	Facilities Committee Recommendation	Board Approval	Facilities Committee Contractor Recommendation	Board Approval of Contractor					
Pecan Campus																		
1	Sand Volleyball Courts	Alvarado Architects	NM Contracting, LLC.	N/A	N/A	N/A	2/6/2018	2/27/2018	N/A	N/A	N/A	12/4/2018	12/13/2018	2/21/2019	9/27/2019	10/27/2019	N/A	17 months
2	Library Building F Renovation and Expansion	ERO Architects	TBD	N/A	N/A	N/A	6/13/2019	6/25/2019	2/4/2020 5/5/2020	3/10/2020 6/9/2020	3/31/2020 6/23/2020	7/2021	7/2021	8/2021	4/2023	5/2023	6/2023	48 months
3	Information Technology Building M Office and Work Space Renovation	Boultinghouse Simpson Gates Architects (BSGA)	TBD	N/A	10/30/2018	12/13/18	12/4/2018	12/13/2018	N/A	5/14/2019	5/30/2019	11/12/2019	11/26/2019	12/11/2019	4/11/2020	5/11/2020	6/11/2020	17 months
4	Athletic Field Fence Enclosure	Chanin Engineering	NM Contracting, LLC.	N/A	N/A	N/A	N/A	N/A	N/A	2/12/2019	2/26/2019	3/5/2019	3/25/2019	4/26/2019	7/24/2019	8/24/2019	N/A	5 months
5	Building D Renovation	EGV Architects	Noble Texas Builders	N/A	N/A	N/A	7/10/2018	7/24/2018	N/A	N/A	N/A	2/12/2019	2/26/2019	4/10/2019	6/20/2019	7/20/2019	8/15/2019	11 months
6	Student Activities Center Building H Cafeteria Renovations	EGV Architects	TBD	N/A	N/A	N/A	7/10/2018	7/24/2018	5/7/2019	5/14/2019	5/30/2019	11/12/2019	11/26/2019	12/11/2019	7/18/2020	8/18/2020	9/18/2020	24 months
7	Student Activities Center Building H West Elevation Modifications	TBD	TBD	1/7/2020	2/11/2020	2/25/2020	3/10/2020	3/31/2020	6/2/2020	7/14/2020	7/28/2020	1/2021	1/2021	2/2021	5/2021	6/2021	N/A	15 months
8	Park & Ride Portable Renovation and Fence Enclosure for College Vehicles	TBD	TBD	1/7/2020	2/11/2020	2/25/2020	3/10/2020	3/31/2020	6/2/2020	7/14/2020	7/28/2020	1/2021	1/2021	2/2021	5/2021	6/2021	N/A	15 months
9	Cooling Tower Screen Upgrades	TBD	TBD	1/7/2020	2/11/2020	2/25/2020	3/10/2020	3/31/2020	6/2/2020	7/14/2020	7/28/2020	1/2021	1/2021	2/2021	5/2021	6/2021	N/A	15 months
10	Site Improvements to North Pecan Campus	TBD	TBD	1/7/2020	2/11/2020	2/25/2020	3/10/2020	3/31/2020	6/2/2020	7/14/2020	7/28/2020	1/2021	1/2021	2/2021	5/2021	6/2021	N/A	15 months
11	Business and Science Building G Classroom Renovation	TBD	TBD	10/1/2019	10/8/2019	10/29/2019	1/14/2020	1/28/2020	3/3/2020	4/14/2020	4/28/2020	8/11/2020	8/25/2020	9/21/2020	12/2020	1/2021	1/2021	14 months
12	Entry Monument Sign	TBD	TBD	10/1/2019	N/A	N/A	N/A	N/A	11/5/2019	12/3/2019	12/10/2019	2/11/2020	2/25/2020	3/15/2020	6/15/2020	7/15/2020	N/A	8 months
Pecan Plaza																		
13	Building C Kinesiology Renovation	TBD	TBD	9/3/2019	9/10/2019	9/24/2019	12/3/2019	12/10/2019	2/4/2020	2/11/2020	2/25/2020	6/9/2020	6/23/2020	7/15/2020	10/2020	11/2020	11/2020	12 months
Dr. Ramiro R. Casso Nursing & Allied Health Campus																		
14	East Building A Student Success Center Renovation	Boultinghouse Simpson Gates Architects (BSGA)	Tri-Gen	N/A	N/A	N/A	4/10/2018	4/24/2018	N/A	N/A	N/A	3/5/2019	3/26/2019	4/26/2019	10/13/2019	11/13/2019	12/13/2019	18 months
15	East Building A Student Services Renovation	Gignac & Associates	TBD	N/A	N/A	N/A	2/12/2019	2/26/2019	10/1/2019	10/8/2019	10/29/2019	2/11/2020	2/25/2020	3/25/2020	6/25/2020	7/25/2020	8/25/2020	16 months
16	West Entry Campus Sign	FPC	TBD	10/1/2019	N/A	N/A	N/A	N/A	11/5/2019	12/3/2019	12/10/2019	2/11/2020	2/25/2020	3/15/2020	6/15/2020	7/15/2020	N/A	8 months
Technology Campus																		
17	Automotive Lab Exhaust System	TBD	TBD	N/A	7/9/2019	7/23/2019	10/8/2019	10/29/2019	9/3/2019	12/3/2019	12/13/2019	3/10/2020	3/31/2020	4/30/2020	7/30/2020	8/30/2020	N/A	12 months
18	Emerging Technologies Building A & Advanced Technical Careers Building B Renovation	TBD	TBD	N/A	N/A	N/A	7/9/2019	7/23/2019	12/3/2019 3/3/2020	1/14/2020 4/14/2020	1/28/2020 4/28/2020	7/14/2020	7/28/2020	8/3/2020	9/2021	10/2021	11/2021	28 months
19	Shipping and Receiving Building D Office Renovation	FPC	M&O	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1/4/2019	7/30/2019	8/30/2019	N/A	6 months
20	Site Improvements	TBD	TBD	9/3/2019	9/10/2019	9/24/2019	12/3/2019	12/10/2019	2/4/2019	3/10/2020	3/31/2020	6/9/2020	6/23/2020	7/23/2020	9/23/2020	10/2020	N/A	12 months
Mid-Valley Campus																		
21	Thermal Plant Building J Renovation	ROFA	TBD	N/A	N/A	N/A	10/16/2018	10/30/2018	7/2/2019	8/13/2019	8/27/2019	1/14/2020	1/28/2020	2/21/2020	4/21/2020	5/21/2020	N/A	18 months
22	Student Services Building F Renovation	ROFA	TBD	N/A	N/A	N/A	10/16/2018	10/30/2018	7/2/2019	8/13/2019	8/27/2019	2/11/2020	2/25/2020	3/2/2020	6/2/2020	7/2/2020	8/2/2020	20 months
23	East Loop Drive - ON HOLD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
24	Center for Learning Excellence Building A Conversion of Cafeteria to CLE	TBD	TBD	9/3/2019	9/10/2019	9/24/2019	12/3/2019	12/10/2019	2/4/2020	3/10/2020	3/31/2020	8/11/2020	8/25/2020	09/2020	11/2020	12/2020	1/2021	14 months
Starr County Campus																		
25	Student Services Building G Renovation	Gignac & Associates	TBD	N/A	N/A	N/A	2/12/2019	2/26/2019	10/1/2019	10/8/2019	10/29/2019	2/11/2020	2/25/2020	3/25/2020	6/25/2020	7/25/2020	8/25/2020	16 months
26	Cultural Arts Center Building F Renovation - ON HOLD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
27	Workforce Center Building D Welding Expansion	TBD	TBD	9/3/2019	9/10/2019	9/24/2019	12/3/2019	12/10/2019	3/3/2020	4/14/2020	4/28/2020	9/8/2020	9/22/2020	10/14/2020	2/2021	3/2021	4/2021	17 months
Regional Center for Public Safety Excellence																		
28	Target Range	PBK	TBD	N/A	N/A	N/A	2/12/2019	2/26/2019	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
29	Portables	DBR/Dannenbaum	TBD	3/4/2019	3/4/2019	N/A	3/12/2019	3/26/2019	3/4/2019	N/A	N/A	7/9/2019	7/23/2019	08/3/2019	11/3/2019	12/3/2019	1/3/2019	7 months
30	Chiller Relocation	TBD	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	11/12/2019	11/26/2019	12/15/2019	01/15/2020	02/15/2020	N/A	2 months
31	Canopy for Safety Training Vehicles **	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A	TBD
32	Canopy for Students/Instructors **	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A	TBD
33	Fire Training Area **	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A	TBD
34	Running and Exercise Track **	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A	TBD
35	Additional Parking Lot **	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A	TBD
Higher Education Center La Joya																		
36	Exterior Building and Wayfinding Signage	FPC	TBD	7/2/2019	N/A	N/A	N/A	N/A	N/A	9/10/2019	9/24/2019	12/3/2019	12/10/2019	01/15/2020	02/15/2020	03/15/2020	TBD	7 months

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

**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	8/2019	9/2019	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
Dr. Ramiro R. Casso 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
Technology 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 September 2019

Project	% Complete	Date to Complete	Current Activity	Total Project Budget	Amount Paid	Total Project Balance
Pecan Campus						
Sand Volleyball Courts	90%	September 2019	1. Construction Phase 2. Construction in Progress	\$ 60,500.00	\$ 89,588.48	\$ (29,088.48)
Library	5%	September 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	\$ 124,540.73	\$ 30,459.27
Building M Office and Work Space Renovation	100%	September 2019	1. Project Development 2. Bidding Phase	\$ 433,800.00	\$ 1,510.30	\$ 432,289.70
Athletic Field Fence Enclosure	88%	September 2019	1. Construction Phase 2. Construction in Progress	\$ 111,500.00	\$ 26,160.74	\$ 85,339.26
Building D Renovations	100%	August 2019	1. Construction Complete	\$ 247,800.00	\$ 277,664.24	\$ (29,864.24)
Building H Renovations	99%	September 2019	1. Design Phase 2. Design in Progress	\$ 833,000.00	\$ 41,368.34	\$ 791,631.66
Demolition of Dr. Casso Property	100%	June 2019	1. Construction Complete	\$ 74,000.00	\$ 74,600.05	\$ (600.05)
Virtual Teaching Environment Training Room	95%	January 2020	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%	January 2020	1. Project Development 2. Design in Progress	\$ 118,000.00	\$ -	\$ 118,000.00
Pecan Campus Total				\$ 2,660,600.00	\$ 636,136.08	\$ 2,024,463.92
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	\$ 46,816.06	\$ 42,083.94
Thermal Plant Renovation	15%	October 2019	1. Design Phase 2. Design in Progress	\$ 95,200.00	\$ 1,011.60	\$ 94,188.40
Student Services Renovation	15%	November 2019	1. Design Phase 2. Design in Progress	\$ 355,000.00	\$ 1,251.60	\$ 353,748.40
Mid Valley Campus Total				\$ 539,100.00	\$ 49,079.26	\$ 490,020.74

Status of Unexpended Plant Fund Construction Projects in Progress September 2019

Project	% Complete	Date to Complete	Current Activity	Total Project Budget	Amount Paid	Total Project Balance
Technology Campus						
Ford Lab Exhaust System	10%	September 2019	1. Project Development 2. Request Solicitation for A/E	\$ 111,600.00	\$ 439.50	\$ 111,600.00
Shipping and Receiving Building D Office Renovation	100%	August 2019	1. Construction Complete	\$ 82,000.00	\$ 35,955.12	\$ 46,044.88
Technology Campus Total				\$ 193,600.00	\$ 36,394.62	\$ 157,644.88
Nursing and Allied Health Campus						
Student Success Center Renovation	90%	Oct 2019	1. Construction Phase 2. Construction in Progress	\$ 197,066.00	\$ 119,542.39	\$ 77,523.61
Student Services Renovation	5%	November 2019	1. Design Phase 2. Design in Progress	\$ 427,500.00	\$ 1,988.37	\$ 425,511.63
West Entry Campus Sign	5%	January 2020	1. Project Development 2. Programming in Progress	\$ 26,000.00	\$ -	\$ 26,000.00
Nursing and Allied Health Campus Total				\$ 650,566.00	\$ 121,530.76	\$ 529,035.24
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%	November 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%	October 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	25%	November 2019	1. Construction Phase 2. Construction in Progress	\$ 682,000.00	\$ 522,317.66	\$ 159,682.34
Chiller Relocation	50%	October 2019	1. Construction Phase 2. Construction in Progress	\$ 170,000.00	\$ -	\$ 170,000.00
RCPSE Total				\$ 1,278,625.00	\$ 598,339.46	\$ 680,285.54
District Wide						
Automatic Doors Phase III	100%	June 2019	1. Construction Complete	\$ 81,575.00	\$ 140,377.75	\$ (58,802.75)
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	95%	August 2019	1. Construction Phase 2. Substantial Completion	\$ 35,000.00	\$ 3,808.00	\$ 31,192.00
District Wide Total				\$ 191,575.00	\$ 144,185.75	\$ 47,389.25
Unexpended Plant Fund Construction Project Total				\$ 6,457,236.00	\$ 2,202,469.33	\$ 4,255,206.17

Status of Renewals & Replacements Projects in Progress September 2019

Project	% Complete	Date to Complete	Current Activity	Total Project Budget	Amount Paid	Total Project Balance
Pecan Campus						
Arbor Brick Columns Repair and Replacement	95%	September 2019	1. Construction Phase 2. Construction in Progress	\$ 47,000.00	\$ 7,598.88	\$ 39,401.12
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	100%	August 2019	1. Construction Complete	\$ 500,000.00	\$ 206,683.25	\$ 293,316.75
Pecan Campus Total				\$ 637,000.00	\$ 226,248.86	\$ 410,751.14
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)	15%	November 2019	1. Project Development 2. Design in Progress	\$ 59,308.00	\$ 307.65	\$ 59,000.35
Resurfacing Northwest Drive (RR)	15%	November 2020	1. Project Development 2. Design in Progress	\$ 194,308.00	\$ 1,128.05	\$ 193,179.95
Roofing Replacement (RR)	5%	September 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)	85%	October 2019	1. Construction Phase 2. Construction in Progress	\$ 422,750.00	\$ 10,426.81	\$ 412,323.19
Building B Domestic/Fire Sprinkler Lines (RR)	100%	March 2019	1. Construction Complete	\$ 874,275.00	\$ 707,915.34	\$ 166,359.66
Technology Campus Total				\$ 1,331,325.00	\$ 729,550.93	\$ 601,774.07
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. Substantial Completion	\$ 282,000.00	\$ 25,449.38	\$ 256,550.62
Roofing Replacement (RR)	5%	September 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 September 2019

Project	% Complete	Date to Complete	Current Activity	Total Project Budget	Amount Paid	Total Project Balance
Starr County Campus						
Roofing Replacement (RR)	5%	September 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)	95%	August 2019	1. Construction Phase 2. Construction in Progress	\$ 211,841.00	\$ 90,349.65	\$ 121,491.35
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	\$ 4,677.33	\$ 26,299.67
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	\$ 67,367.23	\$ 545,615.77
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 Complete	\$ 55,000.00	\$ 53,828.20	\$ 1,171.80
District Wide Total				\$ 2,638,173.00	\$ 638,979.44	\$ 1,999,193.56
Renewal and Replacement Project Total				\$ 7,252,114.00	\$ 1,667,638.08	\$ 5,584,475.92

Consultation with Legal Counsel Regarding Phase I Feasibility and Phase II Architectural Design Provisions for Proposed Architectural Contract for the Renovation and Expansion of the Existing Pecan Campus Library Building F

The Facilities Committee will enter an Executive Session for consultation with legal counsel regarding the Phase I Feasibility and Phase II Architectural Design provisions for the proposed architectural contract for the Renovation and Expansion of the Existing Pecan Campus Library Building F project.

Recommend Action as Necessary Regarding Phase I Feasibility and Phase II Architectural Design Fees for Proposed Architectural Contract for the Renovation and Expansion of the Existing Pecan Campus Library Building F

Approval to recommend action as necessary regarding the Phase I Feasibility and Phase II Architectural Design fees for the Renovation and Expansion of the Existing Pecan Campus Library Building F will be requested at the September 24, 2019 Board meeting.

Purpose

Authorization for recommending action as necessary is being requested regarding the Phase I Feasibility and Phase II Architectural Design fees with ERO Architects for architectural design services for the Renovation and Expansion of the Existing Pecan Campus Library Building F project.

Justification

Approval of the negotiated fees with ERO Architects will allow execution of the Owner/Architect Agreement for the architect to proceed with design services.

Background

On June 25, 2019, the Board approved to contract architectural design services with ERO Architects for the feasibility study, design, and construction administration services for the Renovation and Expansion of the Existing Pecan Campus Library Building F project. The project will consist of two phases 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.

Staff has been in contract and fee negotiations with ERO Architects in an effort to finalize design fees based on the College's previously approved architectural fee schedule. ERO Architects will be incorporating the services of consultants for library design, technology and acoustics, civil engineering, and landscape architecture. Updated fees have not been received from ERO Architects at the time of publication.

Funding Source

Funds for these expenditures are budgeted and available in the unexpended construction budget for FY 2019-2020.

Recommended Action

It is requested that the Facilities Committee recommend action as necessary at the September 24, 2019 Board meeting, regarding the Phase I Feasibility and Phase II Architectural Design fees for the Renovation and Expansion of the Existing Pecan Campus Library Building F as presented.