

South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus  
Tuesday, October 8, 2019  
@ 4:30 PM  
McAllen, Texas

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

- I. Approval of September 10, 2019 Facilities Committee Meeting Minutes..... 1 - 15
- II. 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 ..... 16 - 30
- III. Review and Recommend Action on Authorization to Proceed with Solicitation of Mechanical, Electrical, and Plumbing (MEP) Engineering Services for the Pecan Campus Information Technology Building M Generator Replacement ..... 31 - 37
- IV. Review and Recommend Action on Contracting Mechanical, Electrical, and Plumbing (MEP) Engineering Services for the Technology Campus Advanced Technical Careers Building B Automotive Lab Exhaust System ..... 38 - 47
- V. Review and Recommend Action on Installation and Procurement of the Nursing and Allied Health Campus West Entry Campus Sign ..... 48 - 55
- VI. Review and Recommend Action on Contracting Construction Services for the Pecan Campus Information Technology Building M Office and Work Space Renovation ..... 56 - 66
- VII. Review and Recommend Action on Substantial Completion of the Nursing and Allied Health Campus East Building A Center for Learning Excellence / Student Success Center Renovations ..... 67 - 76
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- IX. Review and Recommend Action on Final Completion of the District Wide Marker Board Replacements ..... 81 - 84
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### **Approval of Facilities Committee Meetings Minutes**

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

1. September 10, 2019 Facilities Committee Meeting

**Meeting Minutes**  
**Facilities Committee Meeting**  
**September 10, 2019**

**South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus, McAllen, Texas  
Tuesday, September 10, 2019 @ 4:30 PM**

**MINUTES**

The Facilities Committee Meeting was held on Tuesday, September 10, 2019 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:39 p.m. with Mr. Gary Gurwitz presiding.

Members present: Mr. Gary Gurwitz, Mr. Paul R. Rodriguez, and Ms. Rose Benavidez

Other Trustees present: Mr. Rene Guajardo

Members absent: Dr. Alejo Salinas, Jr.

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Mr. Ricardo de la Garza, Mr. George McCaleb, Dr. Ety Bischoff, Dr. Rebecca De Los Santos, Dr. Art Montiel, Ms. Lelia Salinas, Ms. Monica Perez, Mr. Robert Cuellar, Mr. Sam Saldana, Mr. Robert Gomez, Mr. Hector Cavazos, Mr. Eli Ochoa, Mr. Brian Godinez, and Mr. Andrew Fish.

**Approval of Facilities Committee Meetings Minutes**

Upon a motion by Mr. Paul R. Rodriguez and a second by Mr. Gary Gurwitz, the Minutes for the August 13, 2019 Facilities Committee Meeting were approved as written. The motion carried.

**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 was 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 was 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 was part of the College's FY 2019-2020 Capital Improvement Projects. The project consisted of renovating the existing restrooms and storage spaces. The restrooms were outdated and had plumbing issues in the past. The spaces, including the restrooms and the storage area, were proposed to be renovated to meet the current ADA standards and College standards. The storage spaces would 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 was \$143,800 and itemized in the table below:

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

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

**Funding Source**

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

### **Reviewers**

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

### **Enclosed Documents**

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

Mr. Gary Gurwitz asked how projects are prioritized within the list of budgeted Capital Improvement Projects and selected for work to begin. He asked that administration provide an explanation of the selection methodology at the October 2019 Facilities Committee meeting.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the solicitation of architectural services for the Pecan Plaza West Building C Kinesiology Renovation as presented. The motion carried.

## **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 was 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 was necessary to procure a design team to prepare all necessary design development drawings and specifications in preparation for construction. Once the statements of qualifications were 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 was part of the College's FY 2019-2020

Capital Improvement Projects. Library & Learning Support Services staff requested assistance to renovate the existing unused space to provide supplemental instruction, test proctoring services, and related collaborative CLE functions. The existing CLE was within the same facility and this space would provide additional collaborative support for student success in traditionally challenging courses.

The proposed scope of work was 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 was \$224,200 and itemized in the table below:

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

### **Funding Source**

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

### **Reviewers**

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

### **Enclosed Documents**

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

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of 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. The motion carried.

## **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 was 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 was necessary to procure a design team to prepare all necessary design development drawings and specifications in preparation for construction. Once the statements of qualifications were 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 was part of the College's FY 2019-2020 Capital Improvement Projects. The College's Welding Program at Starr County Campus experienced a growth in enrollment and needed more space to accommodate demand. The Welding Department requested expansion of the existing Welding Lab to allow for ten (10) more welding stations. Renovations of the existing welding lab would 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 was \$230,000 and itemized in the table below:

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



### **Funding Source**

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

### **Reviewers**

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

### **Enclosed Documents**

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

Upon a motion by Ms. Rose Benavidez and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval of the solicitation of architectural services for the Starr County Campus Workforce Center Building D Welding Lab Expansion project as presented. The motion carried.

## **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 was 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:

<b>Pecan Campus Arbor Brick Column Repairs and Replacement Total Project Budget – FY 2018-2019</b>				
<b>Budget Item</b>	<b>Budget</b>	<b>Total Costs</b>	<b>Amount Paid to Date</b>	<b>Pending Payments</b>
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
<b>Total</b>	<b>\$47,000</b>	<b>\$26,094</b>	<b>\$23,910.88</b>	<b>\$3,282</b>

### Remaining Repairs

College staff proposed 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:

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

Solorio, Inc. developed construction documents using College design standards as well as all applicable codes and ordinances for the solicitation of construction services. The construction 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 proposal to award a construction contract.

College staff requested 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, was \$221,000.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval to proceed with the solicitation of construction services for the Pecan Campus Arbor Brick Column Repairs & Replacement project as presented. The motion carried.

### **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:

	<b>Project</b>	<b>Completion Recommended</b>	<b>Date Received</b>
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 was 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 was enclosed for the Committee's review and information.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of substantial completion of the Nursing and Allied Health Campus Parking Lot 1 Resurfacing project as presented. The motion carried.

### **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 was 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 was enclosed for the Committee’s review and information.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of substantial completion of the District Wide Marker Board Replacements project 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.

### **Executive Session:**

The South Texas College Board Facilities Committee convened into Executive Session at 5:09 p.m. in accordance with Chapter 551 of the Texas Government Code for the specific purpose provided in:

- Section 551.071, Consultations with Attorney
- 1. 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**

### **Open Session:**

The South Texas College Board Finance and Human Resources Committee returned to Open Session at 5:45 p.m. No action was taken in Executive Session.

### **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 consulted 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.

No action was taken.

### **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**

A recommendation for action as necessary was 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 would 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 consisted 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 was 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 would incorporate the services of consultants for library design, technology and acoustics, civil engineering, and landscape architecture. Updated fees had not been received from ERO Architects at the time of publication.

### **Funding Source**

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

At the September 10, 2019, the Facilities Committee reviewed the fees, which had been provided subsequent to the publication of the Committee packet.

ERO Architects' fee structure was proposed as follows:

#### **Phase 1 – Pecan Campus Library Expansion Feasibility Study**

ERO Architects will conduct a comprehensive feasibility study to analyze and recommend options for the expansion of the Pecan Campus Library Building F, including at least options to expand eastward, southward, or by creating a structural connection to Building C.

ERO Architects proposed engaging the following firms, whose fees would be included within the architectural contract and would not be an additional cost to the College:

- Library Consultant: 720 Design
- Structural Engineer: ERO Architects

- Mechanical, Electrical, & Plumbing Engineer: Halff Associates, Inc.
- Technology & Acoustics: The Sextant Group
- Civil Engineer: Perez Consulting Engineers, LLC.

ERO Architect's estimated fee for phase 1, including the subcontracted firms, would be \$186,360.

### **Phase 2 – Pecan Campus Library Expansion Design and Construction**

ERO Architects will design and supervise construction of the selected expansion option, and will maintain a construction budget of \$11,500,000.

Mr. Ochoa further noted that while Phase 1 would analyze at least three expansion options and make a recommendation for the Board's consideration, the additional service fees for design consultants might change depending on the Board's ultimate decision of an expansion option. He explained that some options may incur higher civil engineering costs, for instance.

ERO Architects proposed engaging the following firms, whose fees would be included within the architectural contract and would not be an additional cost to the College:

- Library Consultant: 720 Design
- Technology & Acoustics: The Sextant Group
- Civil Engineer: Perez Consulting Engineers, LLC.
- Landscape Architect: Stephen P. Walker Landscape Architect
- Structural Engineer: ERO Architects
- Mechanical, Electrical, & Plumbing Engineer: Halff Associates, Inc.

ERO Architects' base fee would be \$833,750, calculated at 7.25% of the construction budget.

ERO Architects has added \$146,000 in additional service fees as required for contracted consultants.

ERO Architects has also added a management fee of \$14,600, calculated at 10% of the consultants' fees, for administration of those consultants for the duration of the project.

The Committee further stipulated that ERO Architects would be responsible to provide a design within construction budget.

Mr. Eli Ochoa noted that the contract stipulated that if construction proposals were more than 3% beyond the budget, ERO Architects would undertake the redesign at no cost to the College.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, 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.

### **Adjournment**

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 6:02 p.m.

I certify that the foregoing are the true and correct minutes of the September 10, 2019 Facilities Committee Meeting of the South Texas College Board of Trustees.

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Mr. Gary Gurwitz, Chair



## **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**

Recommendation of 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 October 29, 2019 Board meeting.

### **Purpose**

Recommendation of action as necessary is requested to finalize the architectural services contract negotiations for 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.

### **Scheduling Priority**

This project was requested by Library staff based on meeting future SACSCOC requirements. Two previous library adequacy assessments were conducted of the facility in 2017 and 2018, which recommended the renovation and expansion of the existing library. This project is scheduled as an educational space improvement to enhance Library and Learning Support Services, add additional space for students and staff, and make more efficient and effective use of space. This project has been previously reviewed by Library and College staff, the Coordinated Operations Council, the President's Cabinet, the Facilities Committee, and the Board of Trustees.

### **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.

### **Phase I**

ERO Architects proposed engaging the following firms, whose fees would be included within the architectural contract and would not be an additional cost to the College:

- Library Consultant: 720 Design
- Structural Engineer: ERO Architects
- Technology Consultant: Halff Associates, Inc.\*
- Civil Engineer: Perez Consulting Engineers, LLC.
- Mechanical, Electrical, & Plumbing Engineer: Halff Associates, Inc.

### **Phase II**

ERO Architects proposed engaging the following firms, whose fees would be included within the architectural contract and would not be an additional cost to the College:

- Library Consultant: 720 Design
- Structural Engineer: ERO Architects
- Mechanical, Electrical, & Plumbing Engineer: Halff Associates, Inc.

ERO Architects has also proposed engaging the following firms, whose fees are considered additional services to the architect's basic service fees. The architect will be assessing a 10% fee for these additional services.

- Technology Consultant: Halff Associates, Inc.\*
- Civil Engineer: Perez Consulting Engineers, LLC.
- Landscape Architect: Stephen P. Walker Landscape Architect

\*As part of the renegotiation, ERO has proposed to use Halff Associates, Inc. as their technology consultant in lieu of The Sextant Group as part of their design fees reduction.

At the September 10, 2019 Facilities Committee meeting, Mr. Ochoa noted that while Phase 1 would analyze at least three expansion options and make a recommendation for the Board's consideration, the additional service fees for design consultants might change depending on the Board's ultimate decision of an expansion option. He explained that some options may incur higher civil engineering costs, for instance.

### **Evaluation of Current Design Fees Compared to Construction Budget**

At the September 24, 2019 Board meeting, the Board provided direction to College staff to continue to negotiate the fees to ensure that the architect was not duplicating services for Phase I and Phase II. Staff has met with the architect and informed ERO of the Board's request. ERO has provided an outline of what each phase includes and developed a new proposal.

The new proposal is summarized in the following table:

<b>Phase I Feasibility Study – October 2, 2019</b>	
	<b>ERO Architects</b>
Architect Basic Service including consultants	\$168,741
<b>Total:</b>	<b>\$168,741</b>
<b>Percent of \$11.5M Budget:</b>	1.47%

<b>Phase II Design and Construction – October 2, 2019</b>		
	<b>ERO Architects</b>	<b>Consultants</b>
Architect Basic Service including Library Consultant (7.15% of total construction budget)	\$822,250	\$0
Technology Consultant	-	45,467
Civil Engineering	-	46,062
Landscape Architect	-	9,198
Additional Svcs. Management	10,073	-
<b>Total:</b>	<b>\$832,323</b>	<b>\$100,727</b>
<b>Percent of \$11.5M Budget:</b>	7.24%	0.88%

When the design fees for Phase I and Phase II are added together, they total \$1,101,791, which represents 9.58% of the \$11.5M Construction Budget.

<b>Phase I and Phase II Services</b>	
Phase I	\$168,741
Phase II – Basic and Additional Services	933,050
<b>Total of Phase I and Phase II</b>	<b>\$1,101,791</b>
<b>Percent of \$11.5M Budget:</b>	9.58%

### Proposals Comparison

The following table provides a comparison of the proposal submitted at the September 24, 2019 Board meeting to the current fee proposal:

<b>Previous and Current Proposals Comparison</b>			
<b>Proposal Item</b>	<b>Previous</b>	<b>Current</b>	<b>Variance</b>
Phase I	\$186,360	\$168,741	\$17,619
Phase II – ERO Architects Basic Services	833,750	822,250	11,500
Phase II – ERO Architects Additional Services	14,600	10,073	4,527
Phase II – Consultants	146,000	100,727	45,273
<b>Total</b>	<b>\$1,180,710</b>	<b>\$1,101,791</b>	<b>\$78,919</b>
<b>Percentage of \$11.5M Budget</b>	10.27%	9.58%	0.69%

### **Responsibility of Architect to Meet Budget**

On September 10, 2019, the Facilities Committee noted that ERO Architects would be responsible to provide a design within construction budget.

Mr. Eli Ochoa noted that the contract stipulated that if construction proposals were more than 3% beyond the budget, ERO Architects would undertake the redesign at no cost to the College.

ERO Architects has reduced their previous fee proposal at the Board's request, and to avoid duplication of services between the two phases. ERO Architects has provided a description of the scope of services and deliverables for Phase I. ERO will be at the Facilities Committee meeting to present a detailed report on the comparisons and differences between the two phases.

The total project budget is \$15,550,000 and itemized in the table below:

<b>Renovation and Expansion of the Existing Pecan Campus Library Building F Total Project Budget</b>	
<b>Budget Item</b>	<b>Budget Amount</b>
Construction	\$11,500,000
Design	1,150,000
Miscellaneous	345,000
FFE	920,000
Technology	1,035,000
Contingency	600,000
<b>Total Project Budget</b>	<b>\$15,550,000</b>

### **Funding Source**

Funds for the Renovation and Expansion of the Existing Pecan Campus Library Building F Project 2016-018C are budgeted in the Unexpended Construction Plant Fund for available use in fiscal year 2019-2020. A remaining budget balance of the FY20 Unexpended Plant Fund considering this month's proposed project may be found under the agenda item titled Update on Status of Unexpended Plant Fund.

### **Presenters**

Representatives from ERO Architects will be at the meeting and present the proposal to the Facilities Committee members.

### **Enclosed Documents**

The proposal for the services provided in Phase I Feasibility Study and a presentation on the scope of work differences between Phase I and Phase II from ERO Architects are included for the Committee's review and information.

**Recommended Action**

It is requested that the Facilities Committee recommend action as necessary at the October 29, 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.

**Proposal to South Texas College for the Pecan Campus Main Library Feasibility Study as defined in the RFQ No. 18-19-1067:**

**PHASE 1:**

*Conduct a comprehensive feasibility study to determine a best option for expansion of the library. The feasibility study will include, at a minimum, the following elements:*

- *The suitability of the improvement of the site for an addition to the library (horizontally and/or vertically);*
- *Identification of site constraints and additional demands on campus facilities;*
- *Presentation of municipal, state and federal regulation impact on design and construction;*
- *Presentation of multiple expansion options;*
- *Presentation of cost analysis for each option.*

**PROJECT OBJECTIVES:**

Provide a comprehensive feasibility study that will facilitate phased space planning service improvements and expansion to the existing Pecan Campus Library (and possibly Building C), and meet the current and future trends and needs of students and faculty through open, comfortable and modern flexible spaces; taking into account a previous needs assessment, strategic plans and staff worksessions.

**SCOPE OF SERVICES & DELIVERABLES:**

**A. Data Gathering, Inputting and Review**

- Coordinate all design team consultants with regards to review of architecture drawings and documents, plans, focus groups and interviews, etc.
- Input the existing library and furniture plans into CADD in order to verify/understand existing conditions including major existing furniture layout and partitions that have changed

*\* Design team will request the following data from South Texas College including:*

- Plans for Building F: Library (floor plan, power plan, RCP); as well as Building C.
- Other data that has been provided per the RFQ requests

**B. Meeting #1: Kick Off Meeting -- 1 day**

- Coordinate all design team consultants and stakeholders
- Kick off session to review success factors and overall building goals
- Tour the library with library staff and other key stakeholders
- Program validation and library/other staff interviews

**C. Meeting #2: Program Review and Technology Workshop – 1 day**

- Coordinate all design team consultants and stakeholders
- Review program development
- Tour technology spaces, review technology trends and identify library emerging technology goals
- Technology programming document and cost estimate (separate report)

**D. Meeting #3: Adjacency and Stacking Diagram Options –1 day**

- Coordinate all design team consultants and stakeholders
- Present three options for space adjacencies and stacking in collaboration with site constraints and opportunities as identified by the design team

**E. Meeting #4: Furniture Test Fits -- 1 day**

- Coordinate all design team consultants and stakeholders
- Review up to three furniture test fit options for new space planning with stakeholders
- Prepare furnishings requirements
- Review preliminary budget

**F. Municipal, State and Federal Regulation Impact on Design And Construction**

- Coordinate all design team consultants and stakeholders
- Means of Egress code analysis
- General Building Heights and Areas code analysis
- Use and Occupancy Classification code analysis
- Texas Accessibility Standards review
- Building set back requirements
- Identity enabling issues and recommendations
- Prepare final report - DELIVERABLE

**G. Presentation of Cost Analysis**

- Coordinate all design team consultants and stakeholders
- Uniformat II-ASTM E-1557 cost estimate
- Develop cost estimates for expansion options
- Identity enabling issues and recommendations
- Prepare final report - DELIVERABLE

**H. Site Analysis and Suitability**

- Coordinate all design team consultants and stakeholders
- Suitability of the improvement of the site for an addition to the library (horizontally and/or vertically)
- Identification of site constraints and additional demands on campus facilities
- Review utilities, flood plain, parking and landscaping
- Review vehicular and pedestrian circulation
- Review optimum views and vistas
- Identity enabling issues and recommendations
- Prepare final report - DELIVERABLE

**I. Final Presentations and Visualization:**

- Provide library specific design criteria narratives
- Provide a program of requirements
- Provide rendered site plan of multiple expansion options
- Provide architectural mass modeling of multiple expansion options
- Provide architectural renderings of multiple expansion options
- Prepare final feasibility study and presentation - DELIVERABLE
- Provide presentation boards - DELIVERABLE



- Present to Staff
- Present to COC
- Present to Facilities Committee
- Present to the Board

**DELIVERABLE:**

Final printed Comprehensive Feasibility Study with written narrative of improvements, reports, cost estimates, models and renderings including an electronic PDF copy (plus final presentation and boards).

**KEY PERSONNEL:**

- Eli R. Ochoa with ERO will serve as Principal-in-Charge and lead the design team.
- Maureen Arndt with 720 Design will serve as the Project Manager and provide day-to-day client contact and project management.
- Brian Godinez with ERO will provide local liaison support and project coordination.

**ADDITIONAL SERVICES:**

Hourly Rates:

Principal/Partner	\$225.00
Principal Project Manager	\$200.00
Architectural Designer	\$155.00
Senior Contract Administrator	\$155.00
Production/Drafter	\$120.00
Graphic Designer	\$110.00
Copy Writer	\$ 90.00
Clerical	\$ 75.00

**Change of Service:** Services that are required of ERO Architects that are not defined in the scope of work above shall be considered a change of service. Prior approval from the Owner will be received before any additional services are executed.

**SCHEDULE:**

The schedule will be developed in conjunction with the design team and all stakeholders for this project. All meetings and presentations as itemized above shall take place at the Pecan Campus Library unless specified otherwise.



# STC Main Library Project

Scope of Work Difference Between Phases 1 & 2



## Phase 1

FEASIBILITY STUDY

Conduct a comprehensive feasibility study to determine a best option for expansion of the library including program, building and cost analysis.

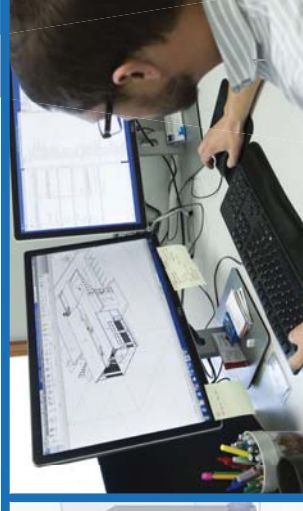
## Phase 2

DESIGN & CONSTRUCTION DOCUMENTS

Synthesize feasibility information and data to design and prepare construction documents and specifications with all consultants for the construction phase.

## PLANNING

## DESIGNING



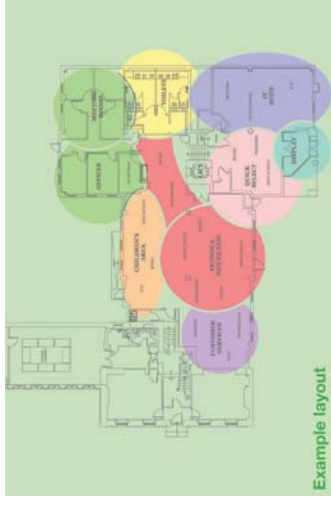
# STC Main Library Project

## Phase 1 Feasibility Study Milestones



# PLANNING

- A. Data gathering, inputting plans and review of all available information
- B. Coordinate all design team consultants and stakeholders with interviews
- C. Program development review and technology workshop
- D. Space adjacencies and stacking diagram options with site constraints and opportunities
- E. Furniture test fit options for new space planning and furnishing requirements



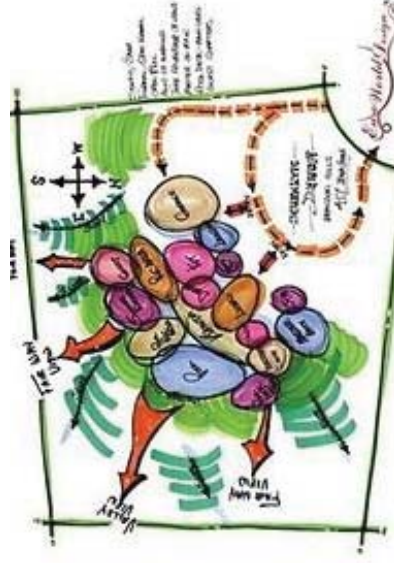
# STC Main Library Project

## Phase 1 Feasibility Study Milestones

# PLANNING



<ul style="list-style-type: none"> <li>Reference &amp; Learning</li> <li>Book Learning</li> <li>AV Viewing &amp; Lending</li> <li>Learning Materials Lending</li> <li>Online Book Order &amp; Pick-Up</li> <li>Book Delivery</li> <li>eBooks / mp3 Download</li> </ul>	<ul style="list-style-type: none"> <li>Flexible Assembly Space</li> <li>Programmatic Community Space</li> <li>Neighborhood Gathering Space</li> <li>Childhood Learning &amp; After-school</li> <li>Storytime</li> <li>Early Childhood Enrichment</li> <li>After-school Classes / Programs</li> <li>Homework Help</li> <li>After-school Safe Space</li> </ul>	<ul style="list-style-type: none"> <li>Civic Center / Self-Paid</li> <li>Civic Center / Disaster Recovery</li> <li>Youth School &amp; Recreation</li> <li>Book Center</li> <li>Video Game Night</li> <li>Economic Support</li> </ul>	<ul style="list-style-type: none"> <li>Government Services</li> <li>San ODHHS Services</li> <li>Partners to Life Health Agencies</li> <li>Mobile Library Space</li> <li>Mobile Library Units</li> <li>Mobile Reading Rooms</li> </ul>
<ul style="list-style-type: none"> <li>Reference &amp; Research</li> <li>Periodicals &amp; Journal Access</li> <li>Local History &amp; Archives</li> <li>General Research &amp; Guidance</li> <li>Information Economy &amp; Training</li> </ul>	<ul style="list-style-type: none"> <li>Event &amp; Performance</li> <li>Exhibition Space</li> <li>Performance Space</li> <li>Event Space</li> </ul>	<ul style="list-style-type: none"> <li>Economic Empowerment Center</li> <li>Business Solution Center</li> <li>Entrepreneurial Start-Up Services</li> <li>Job Readiness Classes</li> <li>One-Stop Job Readiness Classes</li> </ul>	
<ul style="list-style-type: none"> <li>Read &amp; Write</li> <li>Individual Work Space</li> <li>Group Space to Share</li> <li>Group Work Space</li> <li>Group Space to Hang</li> <li>Revised Group Study Tables</li> <li>Collaborative Tables</li> </ul>	<ul style="list-style-type: none"> <li>Production</li> <li>Art Studios</li> <li>Maker Space</li> <li>Text Lending</li> <li>Media Lab</li> <li>Workshops (Open Learning, etc.)</li> <li>Screening Studio</li> <li>Recording Studio</li> <li>Video Studios</li> </ul>	<ul style="list-style-type: none"> <li>Skill-Building Classes</li> <li>Pre-GED / GED Prep Classes</li> <li>ESOL Classes + Workshops</li> <li>Adult Literacy Classes</li> <li>Citizenship / Test Classes</li> <li>Computer / Digital Training</li> <li>Advanced Computer Training</li> <li>Online Courses / Academy</li> <li>Microbusiness Classes</li> <li>Mind Open</li> </ul>	



- F. Regulation impacts and issues are analyzed on design and construction
- G. Develop program and cost analysis for expansion options and recommendations
- H. Site analysis and suitability of the improvement of the site for possible additions and entries into the library
- I. Determine expansion options for library renovation and modernization
- J. Presentations and visualization for the final feasibility study

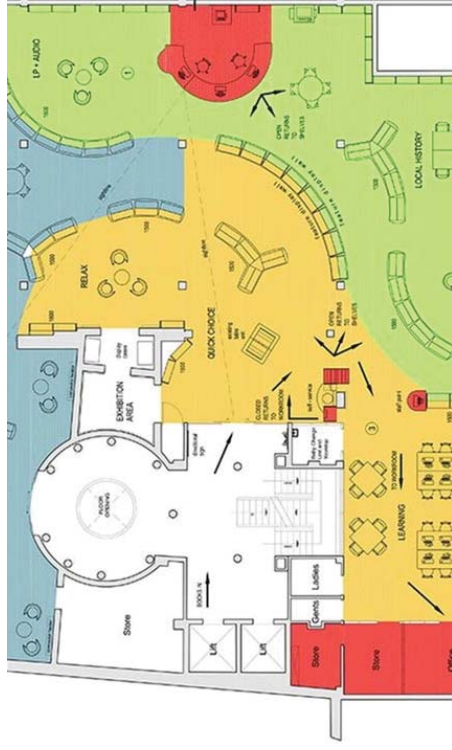
Images do not reflect the STC Library Project

# STC Main Library Project

## Phase 2 Schematic Design Milestones

- Finalize evaluation and approaches to design.
- Prepare and present preliminary design illustrating scale and relationship.
- Prepare schematic design documents for approval.
- Preliminary selections of major building systems.
- Consider sustainable design alternatives.
- Consider the value of alternative materials, building systems and equipment.
- Update the estimate of the cost of the work.

## DESIGNING



Images do not reflect the STC Library Project

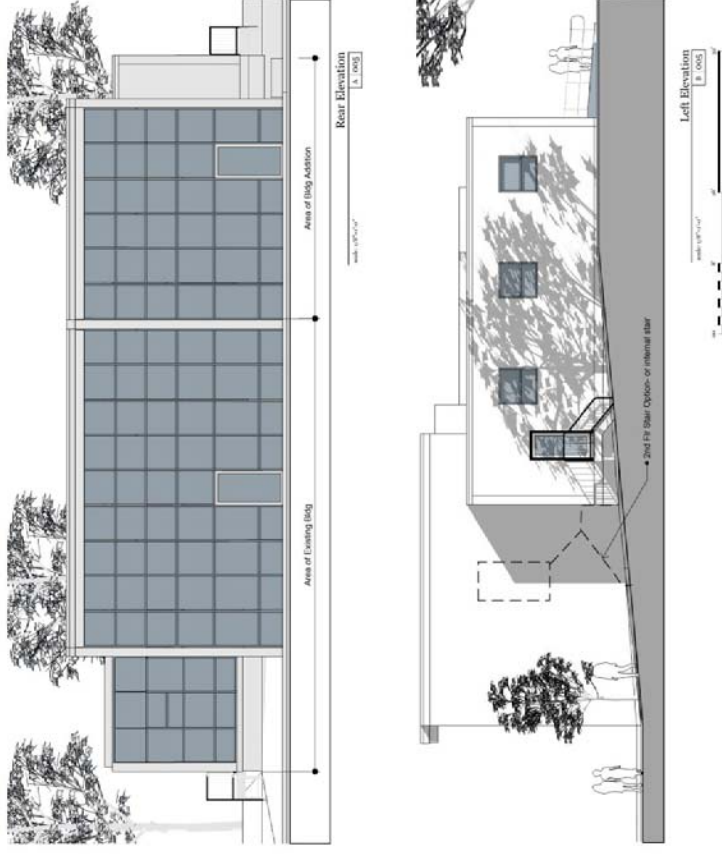


# STC Main Library Project

## Phase 2 Design Development Milestones

- Documents illustrate and describe the development of the approved schematic design documents.
- Consists of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the project as to architectural, structural, mechanical and electrical systems and other appropriate elements.
- Includes outline specifications that identify major materials and systems.
- Update the estimate of the cost of the work.

# DESIGNING



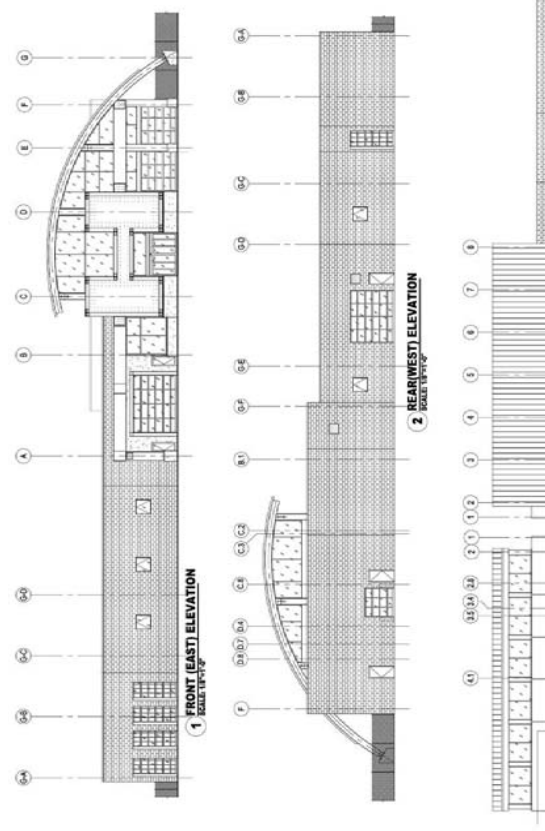
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# STC Main Library Project

## Phase 2 Construction Documents Milestones

### DRAWING



- Illustrate and describe the further development of the approved design development documents and consists of drawings and specifications setting forth in detail the quality levels and performance criteria of materials and systems and other requirements for the construction of the work.
- Incorporate the design requirements of governmental authorities having jurisdiction over the project into the construction documents.
- Compile the conditions of the contract for construction and specifications.



Images do not reflect the STC Library Project

### Project Fact Sheet

**10/2/2019**

<b>Project Name:</b> Pecan Campus - Reno. and Exp. of the Existing Library Building F		<b>Project Nos.</b> 2016-018C				
<b>Funding Source(s):</b> Unexpended Plant Fund	<b>Total Project Budget</b>		<b>Actual Expenditures To Date</b>	<b>Variance of FY20 Budget vs. Actual Expenditures To Date</b>		
	Construction:	\$ 11,500,000	\$ 500,000	\$ 500,000		
	Design:	1,150,000	862,500	847,500		
	Miscellaneous:	345,000	103,500	101,000		
	FFE:	920,000	15,000	-		
	Technology:	1,035,000	2,500	-		
	Contingency:	600,000				
<b>Total:</b>	<b>\$ 15,550,000</b>	<b>\$1,466,000</b>	<b>\$ 17,500</b>	<b>\$ 1,448,500</b>		
<b>Engineer:</b> ERO Architects	<b>Board Approval of Schematic Design</b> TBD					
<b>Contractor:</b> TBD						
<b>STC FPC Project Manager:</b> David Valdez	<b>Substantial Completion</b>		<b>Board Acceptance</b>			
	TBD		TBD			
	<b>Final Completion</b>		<b>Board Acceptance</b>			
TBD		TBD				
<b>Project Description</b>		<b>Project Scope</b>				
A feasibility study for renovating and expanding the existing library will be conducted, followed by the design and construction of the best option identified in the feasibility study.		Renovation of the interior and expansion of the existing library facility. Project is in two phases; Phase I to include a feasibility study and Phase II to include the design and construction of the renovation and expansion. Construction for this project to include demolition of the existing walls and infrastructure, renovation of walls, flooring, ceiling, and interior finishes, and adding electrical, data, and HVAC infrastructure as necessary to meet proposed design requirements of the approved Phase I design option from the architect.				
<b>Projected Timeline</b>						
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
6/25/2019	6/23/2020	7/1/2021	8/1/2021	4/1/2023	5/1/2023	6/1/2023
<b>Project Calendar of Expenditures by Fiscal Year</b>						
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Misc.</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>
2018-19	\$ -	\$ 15,000	\$ 2,500	\$ -	\$ -	\$ 17,500
2019-20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Project Total</b>	<b>\$ -</b>	<b>\$ 15,000</b>	<b>\$ 2,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 17,500</b>
<b>Current Agenda Item</b>						
<b>10/8/19 Facilities Committee:</b> 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						
						

**Review and Recommend Action on Authorization to Proceed with Solicitation of Mechanical, Electrical, and Plumbing (MEP) Engineering Services for the Pecan Campus Information Technology Building M Generator Replacement**

Approval of authorization to proceed with the publication of a Request for Qualifications (RFQ) to solicit mechanical, electrical, and plumbing (MEP) engineering services for the Pecan Campus Information Technology Building M Generator Replacement project will be requested at the October 29, 2019 Board meeting.

**Purpose**

The Facilities Committee is asked to recommend approval of the solicitation of MEP engineering services for the generator replacement at the Pecan Campus Information Technology Building M.

**Justification**

Solicitation of Request for Qualifications (RFQ) for MEP engineering 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 engineer to the Facilities Committee at a later date.

**Scheduling Priority**

This was submitted as a Renewals & Replacements project by the IS&P Division in 2019, and was reviewed by the FPC, Operations & Maintenance, and the IT departments. It is scheduled as a routine improvement to upgrade the power supply redundancy to a backup generator that provides continuous power without the need to refuel.

**Background**

The proposed Pecan Campus Information Technology Building M Generator Replacement project is part of the College's FY 2019-2020 Renewals and Replacements projects. The project consists of replacing the existing diesel generator with a new natural gas generator. The existing generator has been in use since 2007 and is in need of replacement. The new generator will be using natural gas as the fuel source, which will provide continuous gas service in lieu of transporting and refueling of diesel fuel.

The total project budget is \$280,000 and itemized in the table below:

<b>Pecan Information Technology Building M Generator Replacement Total Project Budget</b>	
<b>Budget Item</b>	<b>Budget Amount</b>
Construction	\$250,000
Design	25,000
Miscellaneous	5,000
<b>Total Project Budget</b>	<b>\$280,000</b>



**Funding Source**

Funds for the Pecan Campus Information Technology Building M Generator Replacement Project 2020-014R are budgeted in the Renewals & Replacements fund for available use in fiscal year 2019-2020. A remaining budget balance of the FY20 Unexpended Plant Fund considering this month's proposed project may be found under the agenda item titled Update on Status of Unexpended Plant Fund.

**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 October 29, 2019 Board meeting, the solicitation of MEP engineering services for the Pecan Campus Information Technology Building M Generator Replacement project as presented.



# Pecan Campus - Information Technology Building M Generator Replacement



**SOUTH TEXAS  
COLLEGE**

# Project Proposed Site



Project Site

# Photo



# Proposed Scope & Budget



**Requested By**

Information Services & Planning and Operations & Maintenance Department

**Scope of work**

Replacement of diesel fuel generator with a natural gas generator.

Total Renovated Square Feet = N/A


**Estimated Total Project Budget**

Construction	\$ 250,000
Design	25,000
Miscellaneous	<u>5,000</u>
Total Project Budget	\$ 280,000



## Project Fact Sheet

### 10/2/2019

<b>Project Name:</b> Pecan Campus - Information Technology Bldg M Generator Replacement		<b>Project No.</b> 2020-014R	
<b>Funding Source(s):</b> Renewals & Replacements	<u>Original Budget</u>		<u>Actual Expenditures To Date</u>
	Construction:	\$ 250,000	\$ -
	Design:	25,000	-
	Miscellaneous:	5,000	-
	FFE:	-	-
Technology:	-	-	
<b>Total:</b>	<b>\$ 280,000</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Engineer:</b> TBD	<b>Board Approval of Schematic Design</b> N/A		
<b>Contractor:</b> TBD			
<b>STC FPC Project Manager:</b> Robert Gomez	<u>Substantial Completion</u>	TBD	<u>Board Acceptance</u> TBD
	<u>Final Completion</u>	TBD	<u>Board Acceptance</u> TBD
<b>Project Description</b>		<b>Project Scope</b>	
Replacing the generator at Information Technology Building M.		Replacing the existing diesel generator and upgrading to a natural gas generator.	
<b>Projected Timeline</b>			
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date
12/10/2019	N/A	5/26/2020	6/1/2020
			Substantial Completion Date
			9/1/2020
			Final Completion Date
			10/1/2020
			FFE Completion of Move In
			N/A
<b>Project Calendar of Expenditures by Fiscal Year</b>			
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Misc.</b>
2018-19	\$ -	\$ -	\$ -
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
			<b>FFE</b>
			\$ -
			<b>Tech</b>
			\$ -
			<b>Project Total</b>
			<b>\$ -</b>
<b>Current Agenda Item</b>			
<p><b>10/8/19 Facilities Committee:</b> Review and Recommend Action on Authorization to Proceed with Solicitation of Mechanical, Electrical, and Plumbing (MEP) Engineering Services for the Pecan Campus Information Technology Building M Generator Replacement</p>			
			

## **Review and Recommend Action on Contracting Mechanical, Electrical, and Plumbing (MEP) Engineering Services for the Technology Campus Advanced Technical Careers Building B Automotive Lab Exhaust System**

Approval to contract mechanical, electrical, and plumbing (MEP) engineering services for the Technology Campus Advanced Technical Careers Building B Automotive Lab Exhaust System will be requested at the October 29, 2019 Board meeting.

### **Purpose**

The procurement of an engineer will provide for design services necessary for the Technology Campus Advanced Technical Careers Building B Automotive Lab Exhaust System project.

### **Justification**

The procurement of an engineer will allow for the engineer to work with staff to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using college design standards and 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.

### **Scheduling Priority**

This project was submitted in 2016 by the Automotive Department and has been reviewed by the FPC department, the President's Cabinet, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project is scheduled in an effort to improve the indoor air quality of the space by removing the exhaust from training vehicles.

### **Background**

The proposed Technology Campus Advanced Technical Careers Building B Automotive Lab Exhaust System project is an approved Capital Improvement Project (CIP) and has been budgeted for Fiscal Year 2019-2020.

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

The scope of work includes the following:

- Installation of exhaust fans, duct work, and flexible exhaust extraction hoses

On July 23, 2019, the Board of Trustees approved the solicitation for MEP engineering services. Solicitation for MEP engineering qualifications began on July 30, 2019, for the purpose of selecting an engineering firm to prepare the necessary plans and specifications for the Technology Campus Advanced Technical Careers Building B

Automotive Lab Exhaust System project. A total of nine (9) firms received a copy of the RFQ and a total of six (6) firms submitted their responses on August 15, 2019.

The total project budget is \$111,600 and itemized in the table below:

<b>Technology Campus Advanced Technical Careers Building B Automotive Lab Exhaust System Total Project Budget</b>	
<b>Budget Item</b>	<b>Budget Amount</b>
Construction	\$100,000
Design	10,000
Miscellaneous	1,600
<b>Total Project Budget</b>	<b>\$111,600</b>

### **Funding Source**

Funds for the Technology Campus Advanced Technical Careers Building B Automotive Lab Exhaust System Project 2016-011C are budgeted in the Unexpended Construction Plant Fund for available use in fiscal year 2019-2020. A remaining budget balance of the FY20 Unexpended Plant Fund considering this month's proposed project may be found under the agenda item titled Update on Status of Unexpended Plant Fund.

### **Reviewers**

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

### **Enclosed Documents**

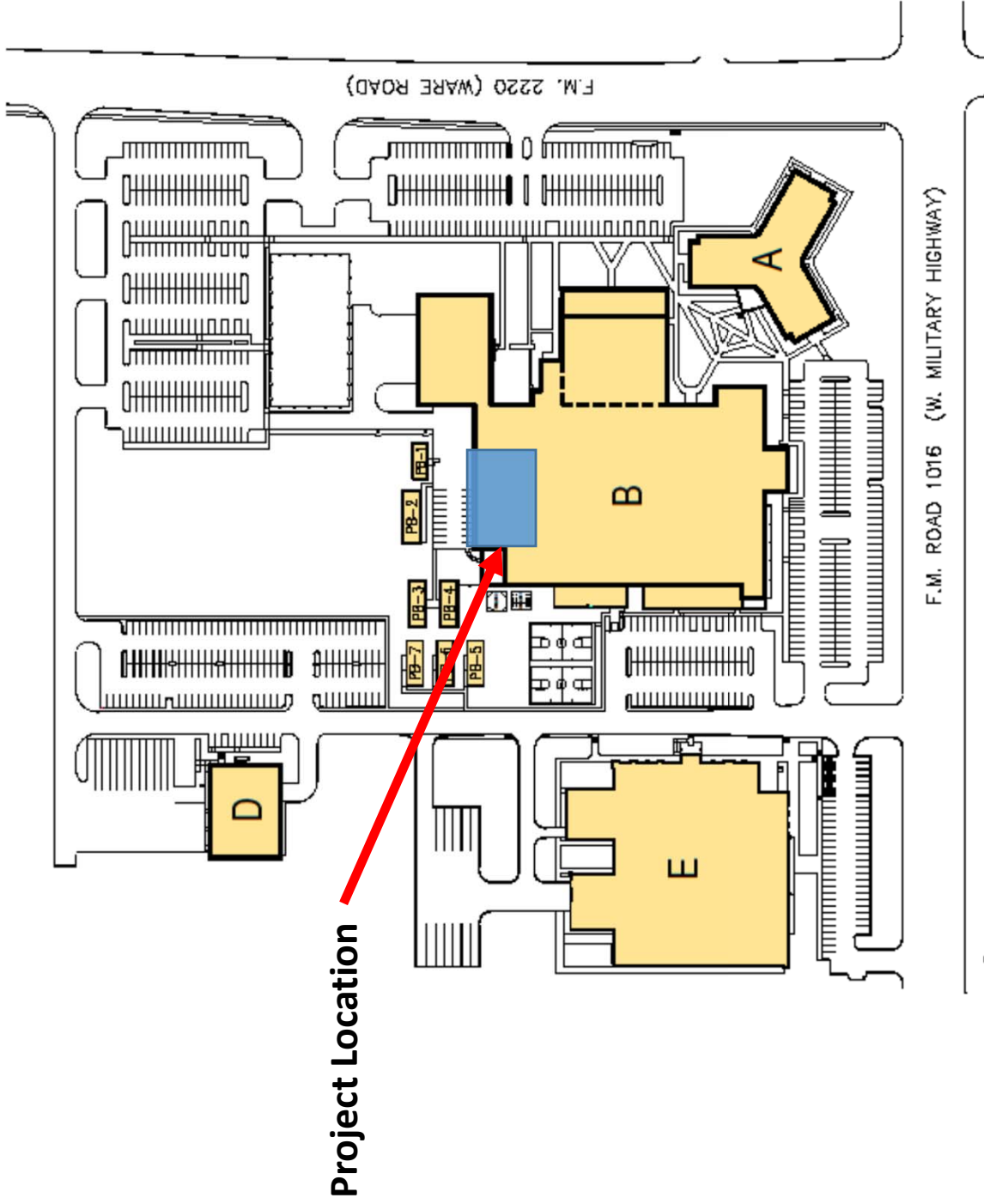
A site plan of the project is enclosed. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

### **Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the October 29, 2019 Board meeting, the contracting of MEP engineering services with Ethos Engineering for the Technology Campus Advanced Technical Careers Building B Automotive Lab Exhaust System project as presented.



# Technology Campus Automotive Lab Exhaust System



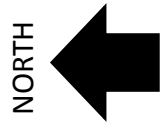
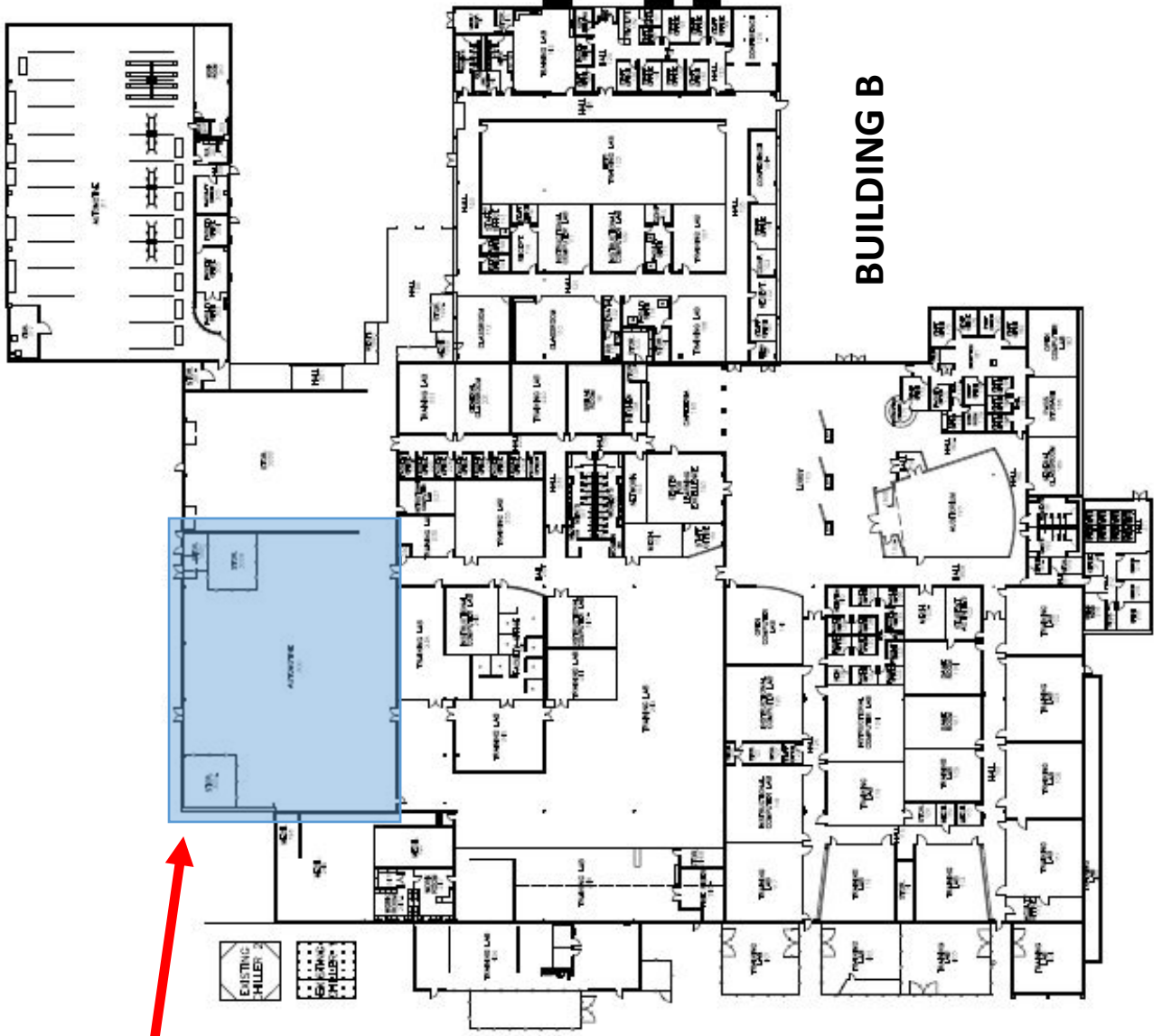
**Project Location**



**TECHNOLOGY CAMPUS** 

# Technology Campus Automotive Lab Exhaust System

Project Location



FLOOR PLAN

# Technology Campus Automotive Lab Exhaust System



**SOUTH TEXAS COLLEGE  
MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING SERVICES -  
TECHNOLOGY CAMPUS AUTOMOTIVE LAB EXHAUST SYSTEM  
PROJECT NO. 19-20-1013**

<b>VENDOR ADDRESS</b>	DOR Engineering Consultants, Inc. 200 S 10th St Ste 901 McAllen, TX 78501 956-683-1640	Elhos Holistique Holdings LLC dba Ethos Engineering 119 W Van Buren Ave Ste 101 Harlingen, TX 78550 956-230-3435	Half Associates, Inc. 5000 W Military Ste 100 McAllen, TX 78503 956-664-0286	LEAF Engineers 601 NW Loop 410 Ste 400 San Antonio, TX 78214 713-940-3300	Sigma HN Engineers, PLLC 701 S 15th St McAllen, TX 78501 956-332-3206	Trinity MEP Engineering, LLC 3533 Moreland St, Ste A Weslaco, TX 78756 956-351-5750
<b>FAX</b>	956-683-1640	956-230-3435	956-664-0286	713-940-3300	956-332-3206	956-351-5750
<b>CONTACT</b>	Edward Puentes	Guillermo Quintanilla	Menton J. Murray III	Joe Daher	Jesus Gabriel Hinojosa	Leonardo Munoz
<b>3.1 Statement of Interest</b>						
<b>3.1.1 Statement of Interest for Project</b>	Pointed out the work the firm has provided for STC. Indicated that they can begin work on new projects immediately.	Indicated the firm's highly qualified team has been providing MEP engineering services to higher education for about 20 years. Emphasized their previous work for STC and therefore their familiarity with the campuses and staff.	Indicated that their previous experience with STC, they have demonstrated their commitment to the College and the quality of work.	Stated they enjoy working with clients to find the most sustainable, cost-effective options for their facility.	The firm emphasized the experience of the two principals within the firm. They indicated that STC would be working directly with the two principals and pointed out that the firm's size would be better able to meet the needs in a cost-effective manner.	Indicated they are knowledgeable, experienced, and capable of providing STC with MEP Engineering Services. Stated they have provided MEP services to STC in the past years and have a proven track record of meeting deadlines and obtaining client satisfaction.
<b>3.1.2 History and Statistics of Firm</b>	- Providing services since 1972 - 140 staff member in 7 offices in Texas - 8 Managing Partners - Offices in Houston, San Antonio, Austin, McAllen, Dallas El Paso, and Corpus Christi	- 5 Years in Operation - Headquarters Located in Harlingen, TX - 16 Full Time Employees, 4 Professional Engineers - Honored with Engineer of the Year and Consultant of the Year award	- Founded in Dallas in 1950 - McAllen offices since 1993 - About 900 total staff - Ranked No 121 in Engineering News-Record Magazine list of top 500 design firms in the United States	- Provided services since 2002 - 70+ Staff Members firm wide	- Established in 2012 - Over 15 Years of combined experience - Completed over 300 projects, 45 of which were for Higher Education	- Firm was established in 2008 - Has 15 employees - Located in Weslaco, TX.
<b>3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project</b>	Stated that in addition to providing MEP services, they offer the following in-house consulting services: Automotive Lab Exhaust Consulting, Building Commissioning Services, Low-Voltage Technology & Security Consultants and Fire Protection Engineering.	Stated that they have successfully executed over 250 projects, and are collaborating with several high profile A/E teams across the State. Indicated they have designed exhaust systems for Automotive labs, fire stations, transportation buildings, and other workshops such as welding, carpentry that have systems that generate hazardous and noxious gases.	Stated they are a full-service firm with a full range staff including engineers, landscape architects, planners, architects, environmental scientists, surveyors and more.	Indicated that they use energy modeling as a basis for system selection. STC design guidelines will serve as a blueprint for system components requirements.	Stated they have gained familiarity with STC over the course of our careers. To date, they have been personally involved on over 40 projects with STC.	Stated that we can expect affordability, dependability, and professionalism. They believe in staff development and continued education.
<b>3.1.4 Statement of Availability and Commitment</b>	Indicated that the firm's design team meets each week to discuss project schedules and allocate staff to meet needs to project.	Indicated that they are available as soon as they are awarded and will make the STC projects their top priority.	Indicated that they are available and committed to providing exceptional client service to STC.	Indicated STC is the top priority and summon additional staff as needed to complete all aspects of the project. STC will get the same team throughout the entire project. Stated that their reputation for follow-through means any post-project issues are resolved - on many occasions, even after the warranty period has expired.	Indicated that firm has the resources to perform work immediately for STC. Listed a staff of seven, including the principals. Stated that they will ensure the necessary resources for the project.	Indicated they are composed of 15 valuable and eager employees that have a proven track record of meeting deadlines. Early morning and late day work hours are required and expected in order to meet project deadlines.



**SOUTH TEXAS COLLEGE  
MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING SERVICES -  
TECHNOLOGY CAMPUS AUTOMOTIVE LAB EXHAUST SYSTEM  
PROJECT NO. 19-20-1013**

VENDOR	DDB Engineering Consultants, Inc.	Elhos Holistique Holdings LLC dba Ethos Engineering	Hauff Associates, Inc.	LEAF Engineers	Sigma HN Engineers, PLLC	Trinity MEP Engineering, LLC
<b>3.2 Prime Firm</b>						
<b>3.2.1 Resumes of Principals and Key Members</b>	Included resumes for the following staff: - Edward Puentes, PE, Partner in Charge - Hugo H. Avila, PE, Project Manager - M. Antonio Lechico, Plumbing Designer - T. Joey Beltz, Electrical Designer - Maritza Garza, EIT, Senior Mechanical Designer	Included resumes for the following staff: - Rajesh Kapilshwari, PE, LEED AP, Principal - Guillermo Quintanilla, Principal - Cesar Gonzalez, PE, Principal - Mark Power Warren, P.E.	Included resumes for the following staff: - Menton J. Murray III, PE, LEED AP, Principal in Charge - Jose Delgado, PE, RCDD, LEED AP, Project Manager - Robert Tijerina, PE, Mechanical - Jose Gonzalez, PE, Electrical - Jose Silva, Construction Administration - Gabriel Benavides Jr., PE, QA/QC	Included resumes for the following staff: - Joe Daher, LEED AP BD+C, Client Executive - Tae Hwang, LEED AP BD+C, Plumbing Engineer/Project Manager - Mark Montez, Electrical Designer - Matthew Trevino, Plumbing Designer - Yasser Wahab, Mechanical Engineer - Anthony Cruz, Technology Consultant - John Arevalo, Construction Administration - Scott Heivly, BIM Coordinator - Roxanna Kosales, Administrative Assistant	Provided resumes for the two principals: - Jesus Gabriel Hinojosa, PE, LEED AP, Principal - Jose Antonio Nicanor, PE, LEED AP, Principal	Provided resumes for the following staff: - Leonardo Muñoz, PE, RME, CEO/President - Fidencio Alvarado, Lead Project Manager/Senior Electrical Designer
<b>3.2.2 Project Assignments and Lines of Authority</b>	Listed the assignments for the above named staff and the time commitment each will devote to the project. The partner in charge will commit 40% of his time to project. The others are indicated at 50% time commitment.	Indicated that all four principals will be involved in project. Included an organization chart that shows lines of authority.	Showed percentage time assignments for six named staff members who would be involved in the project.	Listed key personnel, role and percent of time they can commit to this project.	Indicated a 100% time commitment from both principals for the project and provided the time commitments from the six staff.	Stated that all projects go through a project manager. The project manager attends all project meetings, and keeps the team informed of all updates, assignments, and deadlines. The percentage of time involvement will be based on the complexity of the project.
<b>3.2.3 Prime Firm's Proximity and ability to respond to unplanned meetings</b>	Stated they are about 6 miles away from STC's Technology Campus and will have no issues attending planned meetings.	Stated they are available to meet for face-to-face discussions within the hour. Since they have several projects in Hidalgo county, one of the principals or engineers is always in the area.	Indicated their office is located on Military Hwy near STC Technology Campus.	Office is located in San Antonio and will be able to respond quickly to any item that may arise. Stated they are known in the industry for our rapid response time.	Stated they are located in downtown McAllen, and only 5 miles away from the Technology Campus.	Stated they are located in Weslaco, TX. Therefore in close proximity to STC and available to readily respond to planned and/or unexpected meetings.
<b>3.2.4 Litigation that could affect firm's ability provide services</b>	Firm states they are not involved in any litigation.	Indicated "Non Applicable" on response to this item.	Firm stated that they are not involved in any litigations that would affect their ability to perform its obligations on any project.	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Indicated "Non Applicable" on response to this item.
<b>3.3 Project Team</b>						
<b>3.3.1 Organization chart with Role of Prime Firm and basic Services consultants</b>	Included organization chart with the staff who will be assigned to project. Indicated that no sub-consultants will be used for project.	Included organization chart that showed all firm staff and which consultants: - Boultinghouse Simpson Gates Architects - Architect - Green Rubiano & Associates - Structural Engineer - Perez Consulting Engineers - Civil Engineer	Included organization chart with the staff who will be assigned to the project and their roles.	Included organization chart with the staff who will be assigned to the project and their roles.	Organization chart was included showing the primary roll of the two principals and the following sub consultants: - CLH Engineering	Included organization chart with the staff who will be assigned to the project and their roles.

**SOUTH TEXAS COLLEGE  
MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING SERVICES -  
TECHNOLOGY CAMPUS AUTOMOTIVE LAB EXHAUST SYSTEM  
PROJECT NO. 19-20-1013**

VENDOR	DBR Engineering Consultants, Inc.	Ethos Holistique Holdings LLC dba Ethos Engineering	Hafl Associates, Inc.	LEAF Engineers	Sigma HN Engineers, PLLC	Trinity MEP Engineering, LLC
<b>3.4 Representative Projects</b>	<ul style="list-style-type: none"> <li>- South Texas College - Mid Valley Campus - Central Thermal Plant (\$4.4M)</li> <li>- South Texas College-Mid Valley Campus- Health Profession and Science Building (\$14.4M)</li> <li>- PSJA ISD - Collegiate Academies (\$17M)</li> <li>- Rio Grande City CISD (\$52,268,703)</li> <li>- Alvin ISD - District - Wide Career &amp; Technology Education Center (\$3.1M)</li> </ul>	<ul style="list-style-type: none"> <li>- Brownsville ISD - Pace High School and Porter High School (\$660,000)</li> <li>- Los Fresnos CISD - 2015 SECO HVAC Pilot Program at Villarreal Elementary &amp; Los Cuates JHS (\$211,900)</li> <li>- Hidalgo ISD - Early College and Kelly Elementary School (\$469,700)</li> <li>- Harlingen CISD - HVAC Upgrades at Harlingen High School (\$3,107,400)</li> <li>- Cameron County - Renovations at County Jail and Elevator Upgrades at 3 buildings (\$1,848,000)</li> <li>- City of Harlingen - Harlingen Fire Station (\$1,518,000)</li> <li>- Sharyland ISD - Transportation Building Renovation</li> <li>- Cameron County Precincts - Transportation Maintenance Workshops (\$2,838,956)</li> </ul>	<ul style="list-style-type: none"> <li>- South Texas College - STEM Building and South Academic Building (\$110,000)</li> <li>- UTRGV - Vaquero Plaza Renodel (\$1.8M)</li> <li>- Central Chiller Plant Upgrade (\$100,000)</li> <li>- South Texas College - Pecan Campus Thermal Plant Expansion (\$4,25M)</li> <li>- UTRGV - Library HVAC Renovations (\$1.3M)</li> </ul>	<ul style="list-style-type: none"> <li>- University of Mary Hardin-Baylor - Hardy Hall Building Addition (\$7,800,000)</li> <li>- University of Mary-Baylor - Lord Hall-Freshman Residence Hall (\$12,750,000)</li> <li>- Baylor University - SID Richardson Renovation (\$1,000,000)</li> <li>- San Felipe Del Rio CISD - Career and Technical Education Center (\$9,200,690.05)</li> <li>- Jourdanton ISD - New AGRIL- Science/Transportation Building (\$5,388,135)</li> </ul>	<ul style="list-style-type: none"> <li>- La Jova ISD - William J. Clinton Elementary School Administration HVAC Improvements (\$125,000)</li> <li>- Edinburg CISD - High School Condenser Water Piping Retrofit (\$504,000)</li> <li>- Harlingen CISD - HVAC Improvements at Long and Wilson Elementary Schools (\$87,000)</li> <li>- Brownsville ISD - Cummings Middle School Renodel</li> </ul>	<ul style="list-style-type: none"> <li>- South Texas College - Science Lab Renodel (\$300,000)</li> <li>- South Texas College - Nursing Pharmacy (\$250,000)</li> <li>- PSJA ISD - Liberty Middle School Chiller Replacements (\$790,000)</li> <li>- UT-RGV - Administration Building (\$3,000,000)</li> </ul>
<b>3.4.1 Minimum of 5 projects firm has worked on</b>						
<b>3.5 References</b>	<ul style="list-style-type: none"> <li>- Texas A&amp;M University - McAllen</li> <li>- Texas A&amp;M University - Corpus Christi</li> <li>- Kingsville</li> <li>- Texas A&amp;M University - San Antonio</li> <li>- Texas State Technical College</li> </ul>	<ul style="list-style-type: none"> <li>- Cameron County</li> <li>- Brownsville ISD</li> <li>- Sharyland ISD</li> <li>- Valley International Airport</li> <li>- Harlingen CISD</li> <li>- Los Fresnos CISD</li> </ul>	<ul style="list-style-type: none"> <li>- Texas State Technical College</li> <li>- McAllen ISD</li> <li>- UTRGV</li> <li>- Texas A&amp;M University - Kingsville</li> <li>- Hidalgo County Drainage District No. 1</li> </ul>	<ul style="list-style-type: none"> <li>- University of Mary Hardin-Baylor</li> <li>- Jourdanton ISD</li> <li>- Central Texas College</li> <li>- Baylor University</li> <li>- St. Mary's University</li> </ul>	<ul style="list-style-type: none"> <li>- La Jova ISD</li> <li>- UT-RGV</li> <li>-Edinburg CISD</li> <li>-Brownsville ISD</li> <li>-Harlingen CISD</li> </ul>	<ul style="list-style-type: none"> <li>- Mission CISD</li> <li>- PSJA ISD</li> <li>- Monte Alto ISD</li> <li>- University of Texas System</li> </ul>
<b>3.5.1 References</b>						
<b>3.6 Project Execution</b>	<p>Stated that all successful projects begin with an effective project-management approach. They have developed a set of project management tools that would be utilized on proposed projects for STC. Included some examples of how they manage information in order to deliver successful projects with ease.</p>	<p>Included a brief description of their work process and phase scheduling. Stated that the three functions (quality, time, and cost) dictate our work process and project implementation.</p>	<p>Stated that careful planning fosters great project performance which includes identifying tasks, developing time frames, implementing strategies, developing project phases, and providing quality assurance.</p>	<p>Stated that during the construction phase we can decide if weekly or biweekly construction meetings are needed. The Project Manager will be attending all the construction meetings and providing construction quality control reports and coordinating with LEAF Construction Manager.</p>	<p>Stated that to complete projects within budget we communicate with our clients and visit the job site to clearly define a scope of work. They prepare an engineering cost estimate and establish a budget. The basic elements of effective budget control allow us to provide quality designs, which minimize unanticipated cost in the construction phase such as change orders.</p>	<p>Stated that communication between the managerial team and STC staff is the most critical. It is imperative that the clients requirements/project scope are thoroughly and clearly understood by our team.</p>
<b>3.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.</b>						
<b>3.6.2 Willingness and ability to expedite services. Ability to supplement production.</b>	<p>Indicated their ability to expedite design services. Stated that they do not foresee any need to supplement production capability but can do so by utilizing staff from other offices.</p>	<p>Reiterated their commitment to the project, including commitment by their sub consultants.</p>	<p>Stated that the McAllen office has the advantage of being able to reach out for assistance from any of their offices, should they need to.</p>	<p>Stated that their San Antonio office will be the primary contact, but they can also utilize any of our 70+ staff members, firm wide, to meet the demands of your schedule and project needs.</p>	<p>Stated that they are willing and able to expedite services. Pointed to a proven track record for the two principals.</p>	<p>Indicated their willingness and ability to expedite design services. Pointed out their staff of 15 employees.</p>
<b>Total Evaluation Points</b>	544.00	550.80	547.20	537.60	549.20	549.40
<b>Ranking</b>	5	1	4	6	3	2

**SOUTH TEXAS COLLEGE  
MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING SERVICES -  
TECHNOLOGY CAMPUS AUTOMOTIVE LAB EXHAUST SYSTEM  
PROJECT NO. 19-20-1013  
EVALUATION SUMMARY**

<b>VENDOR</b>	DBR Engineering Consultants, Inc.	Ethos Holistique Holdings, LLC./dba Ethos Engineering	Halif Associates, Inc.	LEAF Engineers	Sigma HN Engineers, PLLC.	Trinity MEP Engineering, L.L.C.
<b>ADDRESS</b>	200 S 10th St Ste 901	119 W Van Buren Ave Ste 101	5000 W Military Ste 100	601 NW Loop 410 Ste 400	701 S 15th St	3533 Moreland St Ste A
<b>CITY/STATE/ZIP</b>	McAllen, TX 78501	Harlingen, TX 78550	McAllen, TX 78503	San Antonio, TX 78216	McAllen, TX 78501	Westaco, TX 78596
<b>PHONE</b>	956-683-1640	956-230-3435	956-664-0286	713-940-3300	956-332-3206	956-376-6408
<b>FAX</b>		956-720-0830	956-664-0282			956-351-5750
<b>CONTACT</b>	Edward Puentes	Guillermo Quintanilla	Menton J. Murray III	Joe Daher	Jesus Gabriel Hinojosa	Leonardo Munoz

**3.1 Statement of Interest (up to 100 points)**

3.1.1 Statement of interest on projects	87	86	88	86	86	88
3.1.2 Firm History including credentials	92	90	92	90	90	90
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	93	93	92	92	93	94
3.1.4 Availability and commitment of firm and its principal(s), its consultants and key professionals	91	95	93	85	93	92
	90	92	92	92	91	92

**3.2 Prime Firm (up to 100 points)**

3.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm	95	87	88	86	95	90
3.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s).	85	90	85	85	90	90
3.2.3 Prime Firm proximity and meeting availability	90	92	90	91	94	94
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC.	89	92	93	88	94	95
	92	92	93	90	91	93

**3.3 Project Team (up to 100 points)**

3.3.1 Organizational chart showing the roles of the prime firm and each consultant firm or individual included.	85	85	85	90	85	90
-Identify the consultant and provide a brief history about the consultant	90	95	90	80	89	89
-Describe the consultant's proposed role in the project and its related project experience	93	94	93	92	93	95
-List a project(s) that the prime firm and the consultant have worked together on during the last five years	91	95	94	93	95	94
-Provide a statement of the consultant's availability for the project(s)	90	90	93	90	92	94
-Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project(s)						
3.3.2 provide an organizational chart showing the roles of the prime firm and each specialized consultant firm(s) or individual(s) to be included if any.						
-Identify the consultant and provide a brief history about the consultant and their area of design expertise						
-Describe the consultant's proposed role in the project						
-List (3) projects the consultant has worked on during the last 5 years which best describe the firm's design expertise						
-List a project(s) that the prime firm and the specialized consultant have worked together on during the last 5 years						
-Provide a statement of the consultant's availability for the project						
-Provide resumes giving the experience and expertise of principals and key professionals members for the consultant who will be assigned to the project						

**3.4 Representative Projects (up to 100 points)**

3.4.1 Specific data on 5 projects the prime firm provided or is providing professional services in an educational setting	95	95	95	95	95	88
-Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise	90	90	90	89	90	90
	93	93	94	92	94	92
	95	94	92	91	93	95
	93	91	89	89	90	92

**3.5 Three References (up to 100 points)**

3.5.1 Provide references for 5 projects, other than STC, listed in response to Part four, 3.4.1. The references shall include:	85	95	85	86	88	86
-Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number and email address	87	95	87	89	90	90
	92	94	92	93	93	94
	90	94	90	90	93	93
	89	91	89	89	91	92

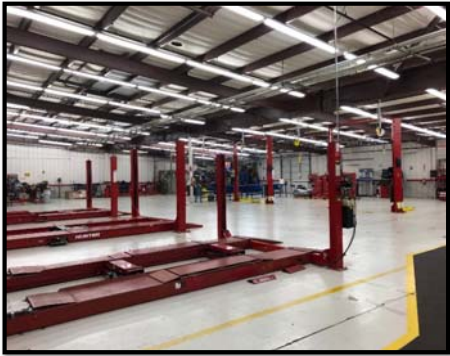

**3.6 Project Execution (up to 100 points)**

3.6.1 Provide a summary of your approach to the project that addresses key elements such as your interaction with STC staff, management of the different phases of the project, how you maintain quality control, and final project close-out.	87	86	95	90	95	88
3.6.2 Provide information as part of submission response to assure that Architectural firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Architect is intending to supplement production capability in order to meet schedule demands.	93	90	92	90	90	90
	95	94	95	94	92	93
	93	93	96	91	91	93
	90	91	92	90	90	91

<b>TOTAL EVALUATION POINTS</b>	544.00	550.80	547.20	537.60	549.20	549.40
<b>RANKING</b>	5	1	4	6	3	2

## Project Fact Sheet

### 10/2/2019

<b>Project Name:</b> Technology Campus Bldg B Automotive Lab Exhaust System		<b>Project No.</b> 2016-011C	
<b>Funding Source(s):</b> Unexpended Plant Fund	<u>Original Budget</u>		<u>Actual Expenditures To Date</u>
	Construction:	\$ 100,000	\$ 100,000
	Design:	10,000	10,000
	Miscellaneous:	1,600	879
	<b>Total:</b>	<b>\$ 111,600</b>	<b>\$ 879</b>
<b>MEP Engineer:</b> TBD		<b>Board Approval of Schematic Design</b> N/A	
<b>Contractor:</b> TBD			
<b>STC FPC Project Manager:</b> Martin Villarreal		<b>Substantial Completion</b> TBD	<b>Board Acceptance</b> TBD
		<b>Final Completion</b> TBD	<b>Board Acceptance</b> TBD
<b>Project Description</b>		<b>Project Scope</b>	
Addition of an exhaust system to assist exhausting automotive fumes from the automotive lab to the outside.		Exhaust systems for the Automotive Lab area in Advanced Technical Careers Building B consists of exhaust fans, exhaust ductwork, flexible hoses to exhaust vehicle fumes, and associated electrical work. The automotive area is 11,615 square feet.	
<b>Estimated Projected Timeline</b>			
Board Approval of MEP Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date
10/29/2019	12/3/2019	3/31/2020	4/30/2020
		Substantial Completion Date	Final Completion Date
		7/30/2020	8/30/2020
		FFE Completion of Move In	
		N/A	
<b>Project Calendar of Expenditures by Fiscal Year</b>			
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Misc.</b>
2018-19	\$ -	\$ -	\$ 879
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 879</b>
			<b>FFE</b>
			\$ -
			<b>Tech</b>
			\$ -
			<b>Project Total</b>
			<b>\$ 879</b>
<b>Current Agenda Item</b>			
<b>10/8/19 Facilities Committee:</b> Review and Recommend Action on Contracting Mechanical, Electrical, and Plumbing (MEP) Engineering Services for the Technology Campus Automotive Lab Exhaust System			
			



## **Review and Recommend Action on Installation and Procurement of the Nursing and Allied Health Campus West Entry Campus Sign**

Approval of installation and procurement for the Nursing and Allied Health Campus West Entry Campus Sign project will be requested at the October 29, 2019 Board meeting.

### **Purpose**

Authorization is being requested to install signage at the west entrance of the Nursing and Allied Health Campus.

### **Justification**

The College is in need of appropriate signage to clearly identify the Nursing and Allied Health Campus to the public on the west side of the newly expanded NAH West & Simulation Center Building B.

### **Scheduling Priority**

This project has been reviewed by the FPC department and the Coordinated Operations Council. This project is scheduled as a non-educational space improvement to provide identification and branding of the NAH West & Simulation Center Building B.

### **Background**

The NAH West & Simulation Center Building B was built as part of the 2010 Bond Construction Program and a new northwest entrance and drive was provided as part of the site work. Appropriate signage is necessary to provide for the formal identification and presence of the newly expanded facilities along McColl Boulevard.

South Texas College Facilities Planning and Construction staff have developed the preliminary design of the sign and the Coordinated Operations Council has reviewed the proposed sign. FPC and Purchasing staff propose to solicit construction services for the proposed sign. The awarded vendor would provide the final design, material, and installation of the sign. Once the proposals are received, they will be evaluated and submitted to the Facilities Committee for recommendation to the Board to award a construction contract. Facilities Planning & Construction will work with the College's lawn maintenance vendor to relocate any existing trees that may obscure the visibility of the sign as necessary.

### **Funding Source**

Funds for the Nursing and Allied Health Campus West Entry Campus Sign Project 2019-013C are budgeted in the FY 2019-2020 Unexpended Construction Plant Fund in the amount of \$75,000 for construction. A remaining budget balance of the FY20 Unexpended Plant Fund considering this month's proposed project may be found under the agenda item titled Update on Status of Unexpended Plant Fund.

### **Reviewers**

The proposed signage has been reviewed by FPC staff and the Coordinated Operations Council.

**Enclosed Documents**

A presentation of the proposed sign is enclosed for the Committee's review and information.

**Presenters**

Representatives from FPC staff will be present to respond to questions from Facilities Committee members.

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the October 29, 2019 Board meeting, the installation and procurement for the Nursing and Allied Health Campus West Entry Campus Sign project as presented.



# Dr. Ramiro R. Casso Nursing and Allied Health Campus

West Entry Campus Sign

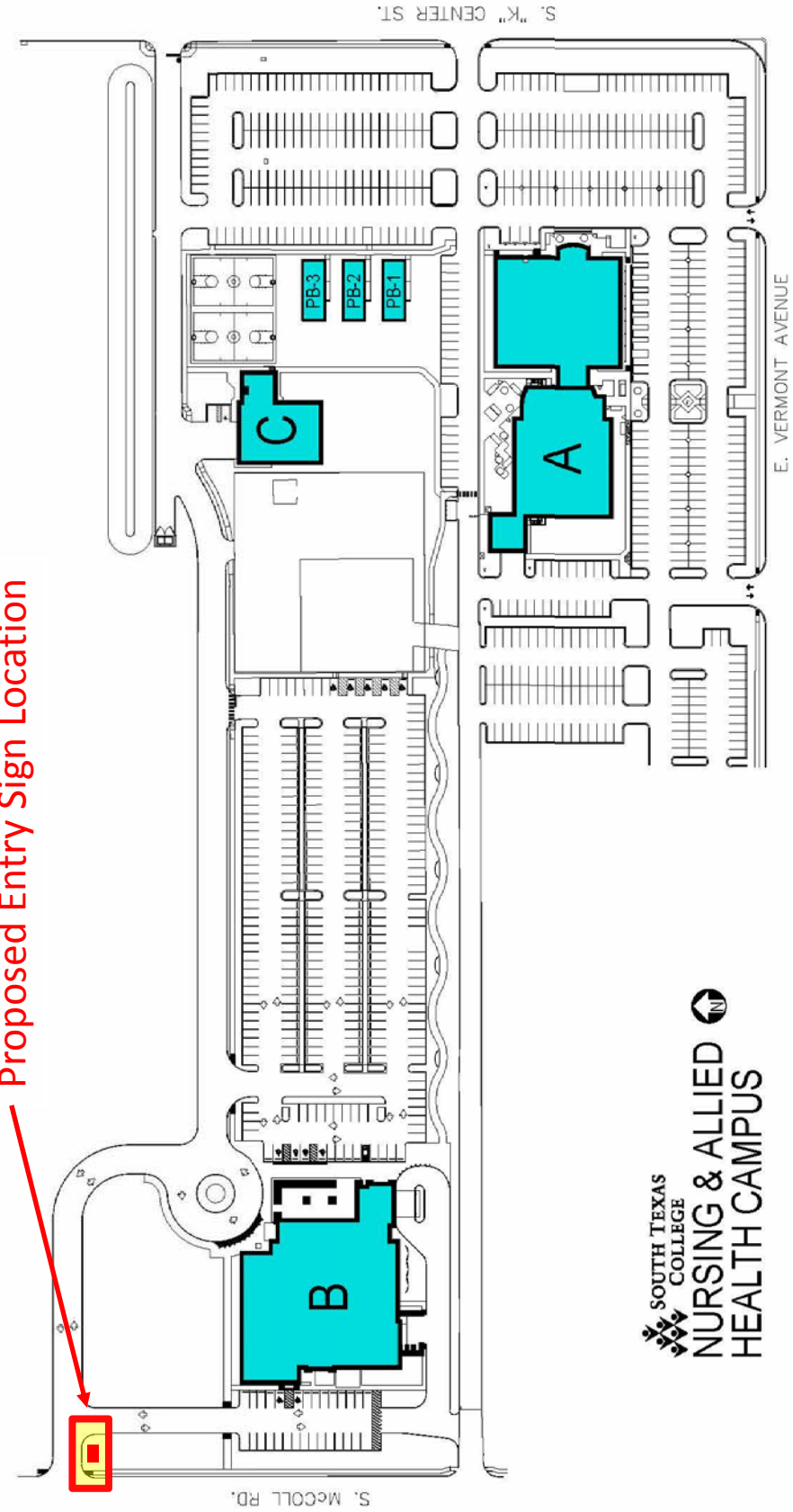


**SOUTH TEXAS  
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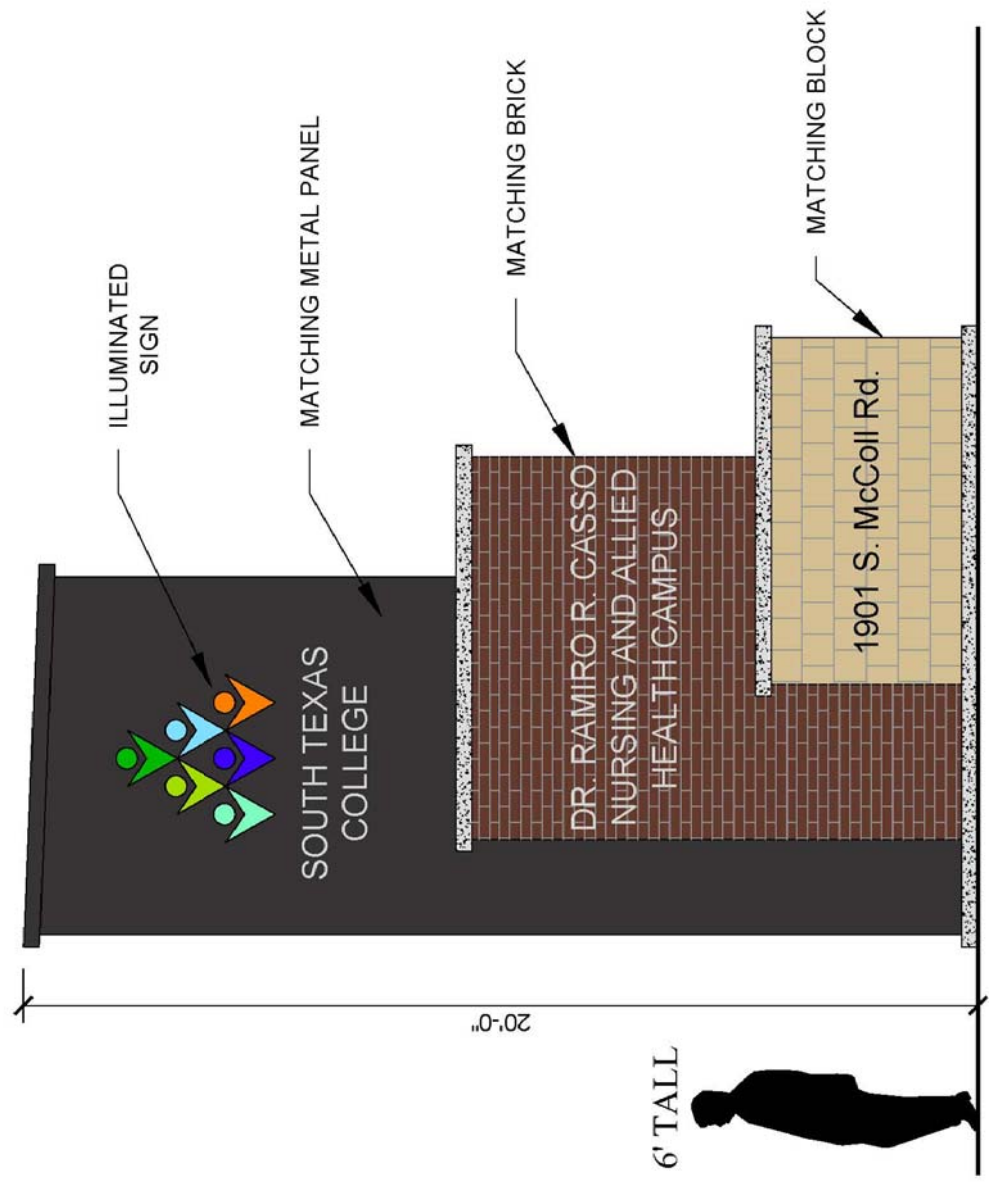
# Proposed Project Site



Proposed Entry Sign Location



# Proposed Project Location





# Proposed Project Location





# Proposed Scope & Budget



## Scope of work


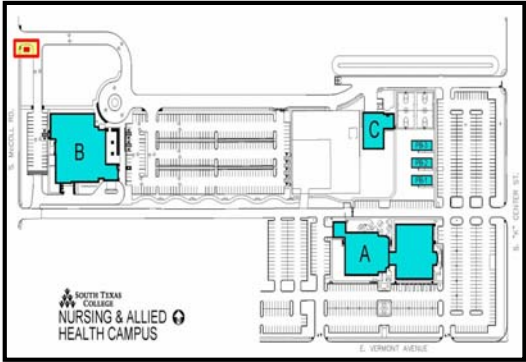
Construct a monument sign to identify the west entrance to the campus on McColl Boulevard

## Estimated Total Project Budget

Construction	\$ 75,000
Miscellaneous	<u>1,000</u>
Total Project Budget	\$ 76,000

## Project Fact Sheet

10/2/2019

<b>Project Name:</b> Nursing and Allied Health Campus - West Entry Campus Sign		<b>Project No.</b> 2019-013C				
<b>Funding Source(s):</b> Unexpended Plant Fund	<u>Original Budget</u>		<u>Actual Expenditures To Date</u>			
	<u>Variance of Original Budget vs. Actual Expenditures To Date</u>					
	Construction: \$ 75,000		\$ -			
	Design: -		-			
	Miscellaneous: 1,000		-			
	FFE: -		-			
	Technology: -		-			
	<b>Total: \$ 76,000</b>		<b>\$ - \$ -</b>			
<b>Architect:</b> N/A	<b>Board Approval of Schematic Design</b> TBD					
<b>Contractor:</b> TBD						
<b>STC FPC Project Manager:</b> David Valdez	<b>Substantial Completion</b> TBD	<b>Board Acceptance</b> TBD				
	<b>Final Completion</b> TBD	<b>Board Acceptance</b> TBD				
<b>Project Description</b>		<b>Project Scope</b>				
The installation of an monument sign at the main entrance to campus.		Installation of a pre-fabricated metal sign with it's associated masonry.				
<b>Projected Timeline</b>						
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	12/10/2019	2/25/2020	3/15/2020	6/15/2020	7/15/2020	N/A
<b>Project Calendar of Expenditures by Fiscal Year</b>						
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Misc.</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>
2018-19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Current Agenda Item</b>						
<b>10/8/19 Facilities Committee:</b> Review and Recommend Action on Installation and Procurement of the Nursing and Allied Health Campus West Entry Campus Sign						
 <p style="text-align: center;">Rendering</p>						



## **Review and Recommend Action on Contracting Construction Services for the Pecan Campus Information Technology Building M Office and Work Space Renovation**

Approval to contract construction services for the Pecan Campus Information Technology Building M Office and Work Space Renovation will be requested at the October 29, 2019 Board meeting.

### **Purpose**

The procurement of a contractor will provide for construction services necessary for the renovation of the Pecan Campus Information Technology Building M Office and Work Space.

### **Scheduling Priority**

This project was submitted in 2018 by the IS&P Division and has been reviewed by the FPC department, the President's Cabinet, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project is scheduled as a non-educational space improvement to make more efficient and effective use of space for staff from the Institutional Research & Effectiveness and Research & Analytical Services departments that will be relocated from the Pecan Plaza Human Resources Building A.

### **Background**

On May 28, 2019, the Board of Trustees approved the schematic design from Boultinghouse Simpson Gates Architects, Inc. and the solicitation of construction services for this project.

Solicitation of competitive sealed proposals for this project began on August 19, 2019. A total of four (4) sets of construction documents were issued to plan rooms and seven (7) to a general contractor. A total of eleven (11) proposals were received on September 5, 2019.

<b>Timeline for Solicitation of Competitive Sealed Proposals</b>	
August 19, 2019	Solicitation of competitive sealed proposals began.
September 5, 2019	Eleven (11) proposals were received.

College staff reviewed and evaluated the competitive sealed proposal and recommend 5 Star GC Construction, LLC as the highest ranked in the amount of \$379,000.

**Funding Source**

<b>Source of Funding</b>	<b>Estimated Budget</b>	<b>Highest Ranked Proposal 5 Star GC Construction, LLC</b>	<b>Estimated Budget Variance</b>
Unexpended Construction Plant Fund	\$420,000	379,000	\$41,000
<b>Total Amount</b>	<b>\$420,000</b>	<b>379,000</b>	<b>\$41,000</b>

Funds for the Pecan Campus Information Technology Building M Office and Work Space Renovation Project 2018-014C are budgeted in the Unexpended Construction Plant Fund for available use in fiscal year 2019-2020. A remaining budget balance of the FY20 Unexpended Plant Fund considering this month's proposed project may be found under the agenda item titled Update on Status of Unexpended Plant Fund.

**Reviewers**

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

**Enclosed Documents**

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

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the October 29, 2019 Board meeting, to contract construction services with 5 Star GC Construction, LLC in the amount of \$379,000 for the Pecan Campus Information Technology Building M Office and Work Space Renovation as presented.

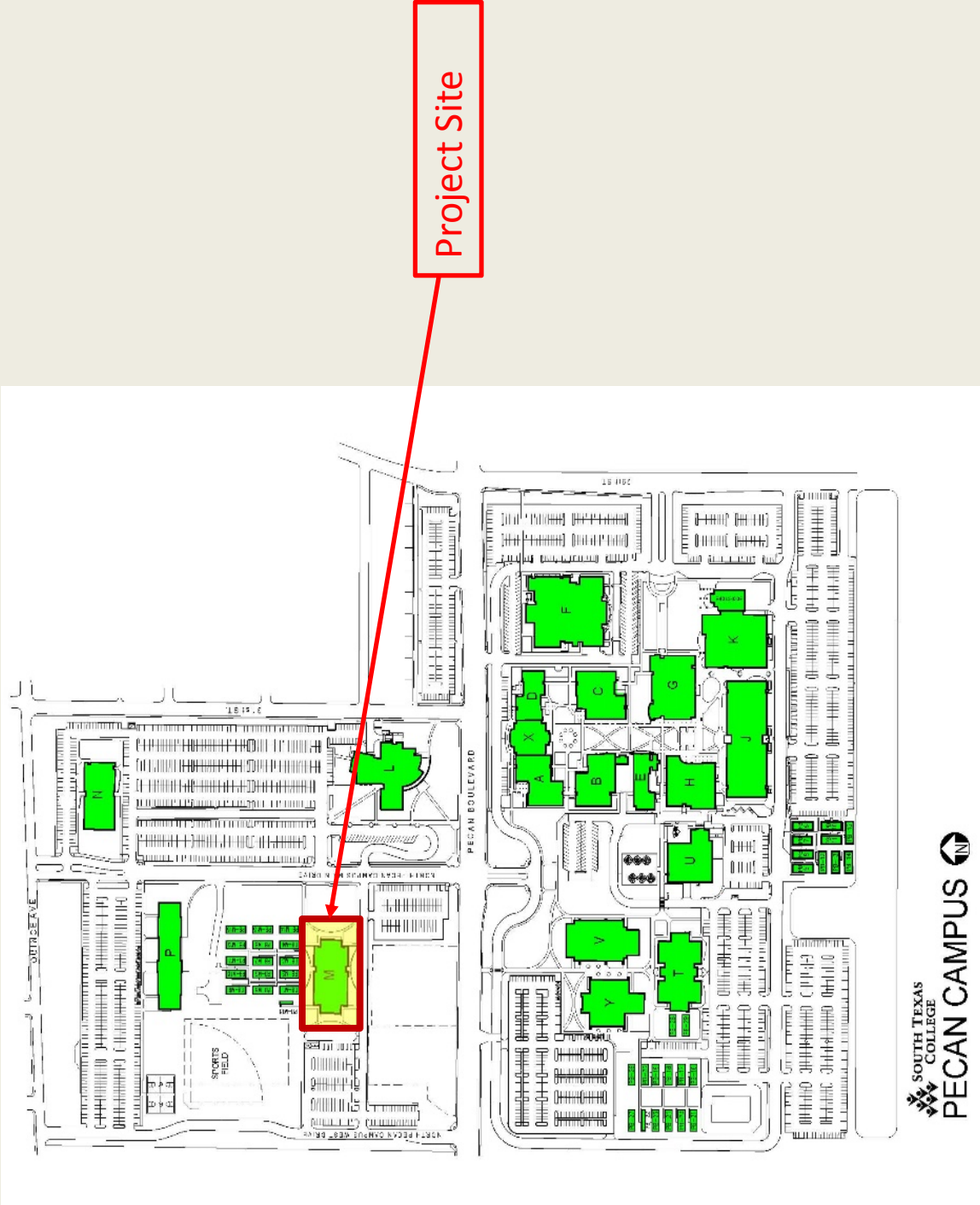


# Pecan Campus - Information Technology Building M Office and Work Space Renovation

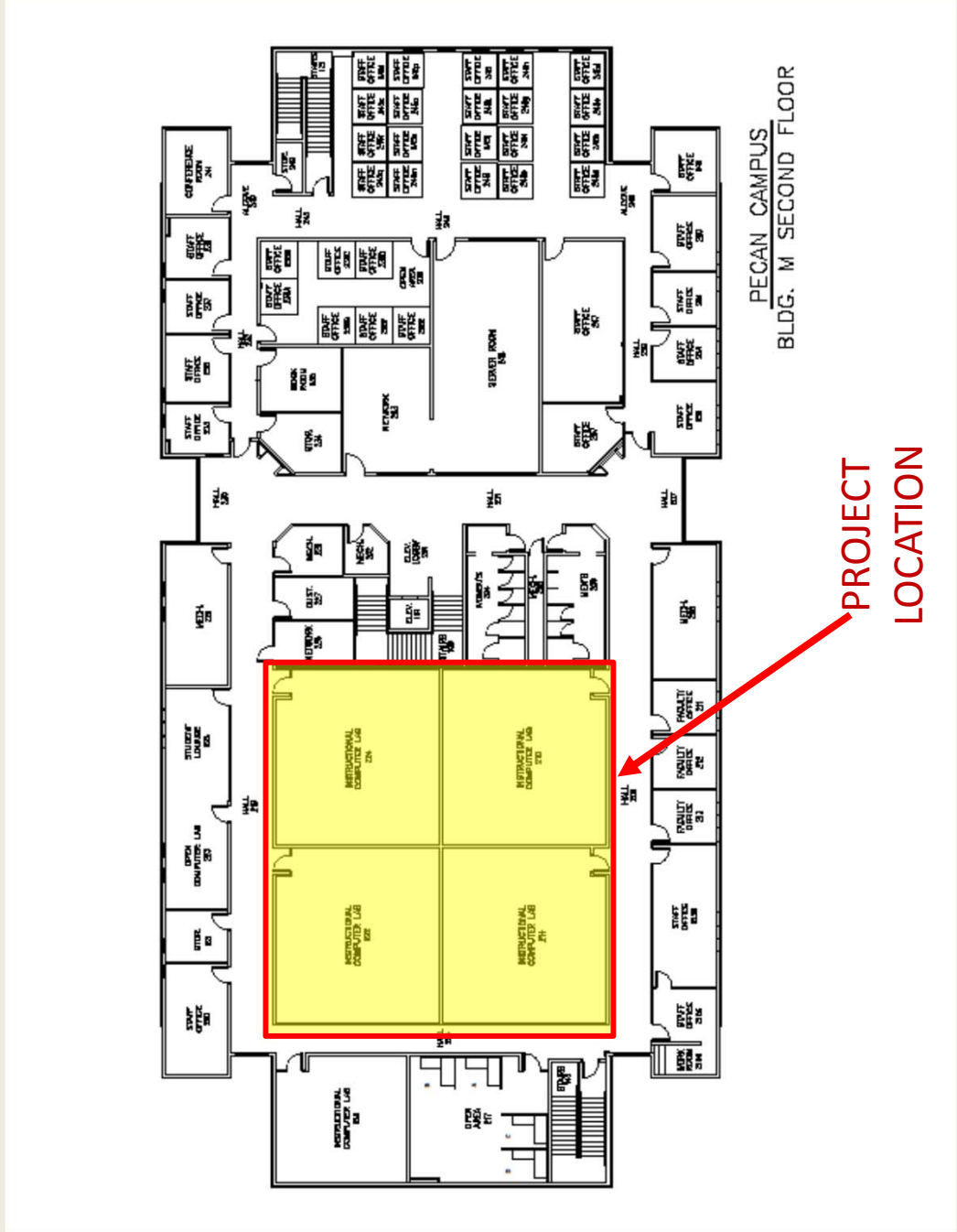


**SOUTH TEXAS  
COLLEGE**

# Project Proposed Site

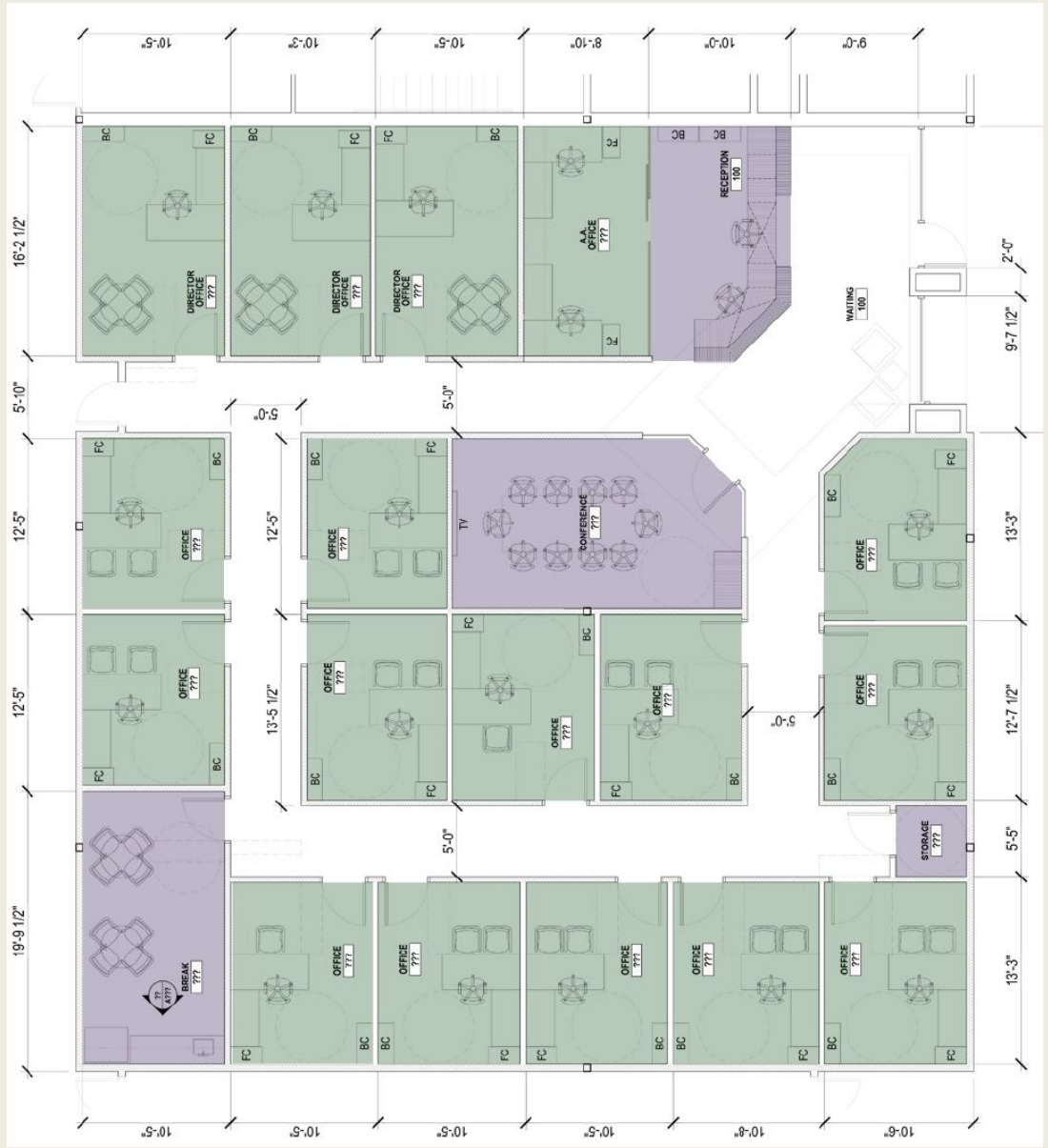


# Project Proposed Location



Approximately  
4,222 sq. ft.

# Office and Work Space Renovation







# Interior Renderings



# Proposed Scope & Budget



## **Requested By**

Information Services & Planning Department

## **Scope of work**

1. Demolish existing walls and infrastructure
2. Renovate walls, flooring, ceiling, and interior finishes
3. Add electrical, data, and HVAC infrastructure

Total Renovated Square Feet = 4,222 sq. ft.

## **Estimated Total Project Budget**

Construction	\$ 420,000
Design	42,000
Miscellaneous	5,755
FFE	80,000
Technology	<u>27,540</u>
Total Project Budget	\$ 575,295



**SOUTH TEXAS COLLEGE  
PECAN CAMPUS - BUILDING M OFFICE AND WORK SPACE RENOVATION  
PROJECT NO. 19-20-1010**

NAME	5 Star GC Construction, LLC.	Gerlach Builders, LLC./ dba WIL-CON	Holchemont, Ltd.	J. Pena Construction, Ltd.	J.T. Vaughn Construction, LLC.	NM Contracting, LLC.	Noble Texas Builders	RE Freidrichs Company/ Austin Connor Friedrichs	RGVCM Group, LLC./ Jose Lopez	Synergy Builders of Texas	Tri-Gen Construction, LLC.	
ADDRESS	3209 Melody Ln	918 Big Horn Dr	900 N Main St	5808 N 23rd St	2202 N Schunior Ste 3	2022 Orchid Ave	108 S Main St	3409 S Jackson Rd	601 S 10th Ave Unit A	P O Box 4292	2900 N Texas Blvd Ste 201	
CITY/STATE/ZIP	Mission, TX 78574	Edinburg, TX 78542	McAllen, TX 78501	McAllen, TX 78501	Edinburg, TX 78541	McAllen, TX 78504	La Feria, TX 78559	Pharr, TX 78577	Edinburg, TX 78539	Edinburg, TX 78540	Weslaco, TX 78599	
PHONE	956-867-5040	956-781-9781	956-686-2901	956-971-8705	713-243-8300	956-631-5667	956-277-0708	956-687-8261	956-329-1118	956-222-6624	956-447-1048	
FAX	956-599-9055		956-686-2925		713-243-8350	956-627-3959	956-277-0705	956-687-6164		956-513-0688	956-447-2003	
CONTACT	Alan Oakley	Ted Gerlach	Michael C. Montalvo	Jose Pena	J. Thomas Vaughn	Noel Muñoz	Alfredo Garcia, Jr.	Austin Connor Freidrichs	Jose A. Lopez	Dagoberto Perez, Jr.	Jorge Gonzalez	
#	Description	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	
1	Pecan Campus - Building M Office and Work Space Renovation	\$ 379,000.00	\$ 430,000.00	\$ 407,000.00	\$ 440,000.00	\$ 462,000.00	\$ 369,500.00	\$ 506,000.00	\$ 450,000.00	\$ 421,012.33	\$ 345,000.00	\$ 424,900.00
2	Bid Bond	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3	Begin Work Within	10 Working Days	5 Working Days	10 Working Days	10 Working Days	7 Working Days	5 Working Days	5 Working Days	No Response	10 Working Days	2 Working Days	15 Working Days
4	Completion of Work Within	110 Calendar Days	150 Calendar Days	90 Calendar Days	120 Calendar Days	103 Calendar Days	120 Calendar Days	80 Calendar Days	No Response	120 Calendar Days	120 Calendar Days	160 Calendar Days
<b>TOTAL AMOUNT PROPOSED</b>		\$ 379,000.00	\$ 430,000.00	\$ 407,000.00	\$ 440,000.00	\$ 462,000.00	\$ 369,500.00	\$ 506,000.00	\$ 450,000.00	\$ 421,012.33	\$ 345,000.00	\$ 424,900.00
<b>TOTAL EVALUATION POINTS</b>		87.14	79.74	84.41	77.32	80.24	80.83	79	69.05	76.08	81.6	79.66
<b>RANKING</b>		1	6	2	9	5	4	8	11	10	3	7

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



**SOUTH TEXAS COLLEGE  
PECAN CAMPUS - BUILDING M OFFICE AND WORK SPACE RENOVATION  
PROJECT NO. 19-20-1010**

VENDOR		5 Star GC Construction, LLC.	Gerlach Builders, LLC/ dba WIL-CON	Holchemont, Ltd.	J. Peña Construction, Ltd.	J.T. Vaughn Construction, LLC.	NM Contracting, LLC.	Noble Texas Builders	RE Friedrichs Company	RGVCM Group, LLC.	Synergy Builders of Texas	Tri-Gen Construction, LLC.									
ADDRESS		3209 Melody Ln	918 Big Horn Dr	900 N Main St	5808 N 23rd St	2202 N Schunior Ste 3	2022 Orchid Ave	108 S Main St	3409 S Jackson Rd	601 S 10th Ave Unit A	P O Box 4292	2900 N Texas Blvd Ste 201									
CITY/STATE/ZIP		Mission, TX 78574	Edinburg, TX 78542	McAllen, TX 78501	McAllen, TX 78501	Edinburg, TX 78541	McAllen, TX 78504	La Feria, TX 78559	Pharr, TX 78577	Edinburg, TX 78539	Edinburg, TX 78540	Weslaco, TX 78599									
PHONE		956-867-5040	956-781-9781	956-686-2901	956-971-8705	713-243-8300	956-631-5667	956-277-0708	956-687-8261	956-329-1118	956-222-6624	956-447-1048									
FAX		956-599-9055		956-686-2925		713-243-8350	956-627-3959	956-277-0705	956-687-6164		956-513-0688	956-447-2003									
CONTACT		Alan Oakley	Ted Gerlach	Michael C. Montalvo	Jose Peña	J. Thomas Vaughn	Noel Muñoz	Alfredo Garcia Jr.	Austin Connor Freidrichs	Jose A. Lopez	Dagoberto Perez Jr.	Jorge Gonzalez									
1	The Respondent's price proposal. (up to 45 points)	40.96	36.1	36.1	38.14	35.28	35.28	33.6	33.6	42.01	42.01	30.68	30.68	34.5	34.5	36.87	36.87	45	45	36.53	36.53
		40.96																			
		40.96																			
		40.96																			
		40.96																			
		40.96																			
2	The Respondent's experience and reputation. (up to 10 points)	9	8.5	8.58	9	7	7	9	8.83	6	6.66	9	8.75	7.5	7.16	7.5	7.08	6.5	6.25	8	8.58
		8.5																			
		8.5																			
		9																			
		9																			
		9																			
3	The quality of the Respondent's goods or services. (up to 10 points)	9	8	8.33	9	7.5	7.91	8.58	6	6	9	8.66	6.66	7	6.83	6	6.83	5	5.91	7	8.16
		8.5																			
		8.5																			
		8																			
		9																			
		8.5																			
4	The Respondent's safety record (up to 5 points)	4.5	4	4.16	4	4	4.16	4.25	3.66	4	4.08	3.91	3.91	3.5	3.91	4	3.91	3.5	3.91	4	4.08
		4																			
		4.5																			
		5																			
		4																			
		4																			
5	The Respondent's proposed personnel. (up to 8 points)	7.5	7	7	7.5	6	6.33	7.08	6.16	7.5	7.33	6.16	6.25	6	6.16	6	6.25	5	5.83	7	6.58
		6.5																			
		7																			
		7																			
		7.5																			
		7.5																			
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	7	8	7.58	7	7.16	7.16	7.5	7.5	7	7.33	7.5	7.5	6	6.5	7	6.16	6	5.83	7.5	7.58
		7.5																			
		7.5																			
		7																			
		8																			
		7																			
7	The Respondent's organization and approach to the project. (up to 6 points)	5.5	3.5	4.16	5.5	4	4.25	5	4.25	5	5	5	4.16	4	4.16	4.5	4.41	4	4	4	4.75
		5.5																			
		5																			
		4																			
		5																			
		5																			
8	The Respondent's time frame for completing the project. (up to 7 points)	4.95	3.83	3.83	5.95	4.57	4.57	5.4	4.76	4.76	7	7	7	0	0	4.57	4.57	4.87	4.87	3.4	3.4
		4.95																			
		4.95																			
		4.95																			
		4.95																			
		4.95																			
<b>TOTAL EVALUATION POINTS</b>		87.14	79.74	84.41	77.32	80.24	80.83	79	69.05	76.08	81.6	79.66									
<b>RANKING</b>		1	6	2	9	5	4	8	11	10	3	7									

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

## Project Fact Sheet

### 10/2/2019

<b>Project Name:</b> Pecan Campus - Building M Office and Work Space Renovation		<b>Project No.</b> 2018-014C	
<b>Funding Source(s):</b> Unexpended Plant Fund	<u>Original Budget</u>		<u>Actual Expenditures To Date</u>
	<u>Variance of Original Budget vs. Actual Expenditures To Date</u>		
Construction:	\$ 420,000		\$ 420,000
Design:	42,000	22,200	19,800
Miscellaneous:	5,755	2,749	3,006
FFE:	80,000		80,000
Technology:	27,540		27,540
<b>Total:</b>	<b>\$ 575,295</b>		<b>\$ 24,949 \$ 550,346</b>
<b>Architect:</b> BSG Architects	<b>Board Approval of Schematic Design</b> 5/28/2019		
<b>Contractor:</b> TBD			
<b>STC FPC Project Manager:</b> Martin Villarreal	<u>Substantial Completion</u>	TBD	<u>Board Acceptance</u> TBD
	<u>Final Completion</u>	TBD	<u>Board Acceptance</u> TBD
<b>Project Description</b>		<b>Project Scope</b>	
The project will consist of renovating four (4) classrooms in Information Technology Building M into office spaces and a conference room for use by IS&P.		Demolish existing walls and infrastructure, renovation of walls, flooring, ceiling, and interior finishes, and adding electrical, data, and HVAC infrastructure for a 4,222 sq. ft. space.	
<b>Projected Timeline</b>			
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date
12/13/2018	5/28/2019	10/29/2019	11/18/2019
			Substantial Completion Date
			3/18/2020
			Final Completion Date
			4/18/2020
			FFE Completion of Move In
			5/18/2020
<b>Project Calendar of Expenditures by Fiscal Year</b>			
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Misc.</b>
2018-19	\$ -	\$ 22,200	\$ 2,749
<b>Project Total</b>	<b>\$ -</b>	<b>\$ 22,200</b>	<b>\$ 2,749</b>
			<b>FFE</b>
			\$ -
			<b>Tech</b>
			\$ -
			<b>Project Total</b>
			<b>\$ 24,949</b>
			<b>\$ 24,949</b>
<b>Current Agenda Item</b>			
<b>10/8/19 Facilities Committee:</b> Review and Recommend Action on Contracting Construction Services for the Pecan Campus Information Technology Building M Office and Work Space Renovation			
 <p style="text-align: center;">ENLARGED PROPOSED FLOOR PLAN</p>		 <p style="text-align: center;">PECAN CAMPUS</p>	

**Review and Recommend Action on Substantial Completion of the Nursing and Allied Health Campus East Building A Center for Learning Excellence / Student Success Center Renovations**

Approval of substantial completion of the Nursing and Allied Health Campus East Building A Center for Learning Excellence / Student Success Center Renovations project will be requested at the October 29, 2019 Board Meeting:

	<b>Project</b>	<b>Completion Recommended</b>	<b>Date Received</b>
1.	Nursing and Allied Health Campus East Building A Center for Learning Excellence / Student Success Center Renovations Project No. 2018-009C  Architect: Boultinghouse Simpson Gates Architects Contractor: Tri-Gen Construction, LLC	Substantial Completion Recommended	October 3, 2019

This project was submitted in 2018 by the Nursing and Allied Health Division, and has been reviewed by FPC department, the President’s Cabinet, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project was prioritized as a non-educational space improvement to provide a centralized location for advising and counseling students.

College staff visited the site and developed a construction punch list on October 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 Tri-Gen Construction, LLC.

**Enclosed Documents**

A copy of the Substantial Completion Certificate and photos are enclosed for the Committee’s review and information. A remaining budget balance of the FY20 Unexpended Plant Fund considering this month’s proposed project may be found under the agenda item titled Update on Status of Unexpended Plant Fund.

**Recommended Action**

It is recommended that the Facilities Committee recommend for Board approval at the October 29, 2019 Board meeting, substantial completion of the Nursing and Allied Health Campus East Building A Center for Learning Excellence / Student Success Center Renovations project as presented.

**Certificate of Substantial Completion**

**PROJECT:** *(name and address)*  
 STC Nursing and Allied Health  
 Campus for Learning Excellence  
 1101 E. Vermont  
 McAllen, Texas 78503  
 STC#18-19-1037

**CONTRACT INFORMATION:**  
 Contract For: General Construction  
 Date:

**CERTIFICATE INFORMATION:**  
 Certificate Number: 01  
 Date: Oct. 3, 2019

**OWNER:** *(name and address)*  
 South Texas College  
 3201 Pecan Blvd  
 McAllen, Texas 78501

**ARCHITECT:** *(name and address)*  
 Boultinghouse Simpson  
 Gates Architects  
 3301 N. McColl Road  
 McAllen, TX 78501

**CONTRACTOR:** *(name and address)*  
 Tri-Gen Construction, LLC  
 2900 N. Texas Blvd. , Suite 201  
 Weslaco, Texas 78596

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

Entire project. See attached punch list for the remaining items to be repaired or remedied.

Boultinghouse  
 Simpson  
 Gates Architects



John Gates, AIA

October 3, 2019

**ARCHITECT** *(Firm Name)*

**SIGNATURE**

**PRINTED NAME AND TITLE**

**DATE OF SUBSTANTIAL COMPLETION**

**WARRANTIES**

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:  
*(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)*

**WORK TO BE COMPLETED OR CORRECTED**

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

See attached punch list for remaining items to be repaired or remedied.

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

Cost estimate of Work to be completed or corrected: \$2,000.00

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

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



**MAINTENANCE**

As of 5:00 p.m. on October 3, 2019 the responsibility for Maintenance of the Building shall be as follows:  
For completed work and areas of the building which will be occupied by the Owner, the Owner will assume full responsibility. For incomplete work such as those items remaining on the Certificate of Substantial Completion, the Contractor will retain responsibility, but must obtain permission from the Owner for access to the building.

**DAMAGES TO THE WORK**

As of 5:00 p.m. on October 3, 2019 the responsibility for damages to the Work shall be as follows:  
The Owner will assume the responsibility for any damages which occur. If the Contractor damages any of the Work during the completion of the punch-list items, he shall be responsible for correcting them.

**INSURANCE**

The Contractor's insurance coverage will continue in effect until the Date of Final Completion.

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

Tri-Gen Construction, LLC

**CONTRACTOR** (*Firm Name*)

\_\_\_\_\_  
**SIGNATURE**

\_\_\_\_\_  
**PRINTED NAME AND TITLE**

\_\_\_\_\_  
**DATE**

South Texas  
College

**OWNER** (*Firm Name*)

\_\_\_\_\_  
**SIGNATURE**

\_\_\_\_\_  
**PRINTED NAME AND TITLE**

\_\_\_\_\_  
**DATE**

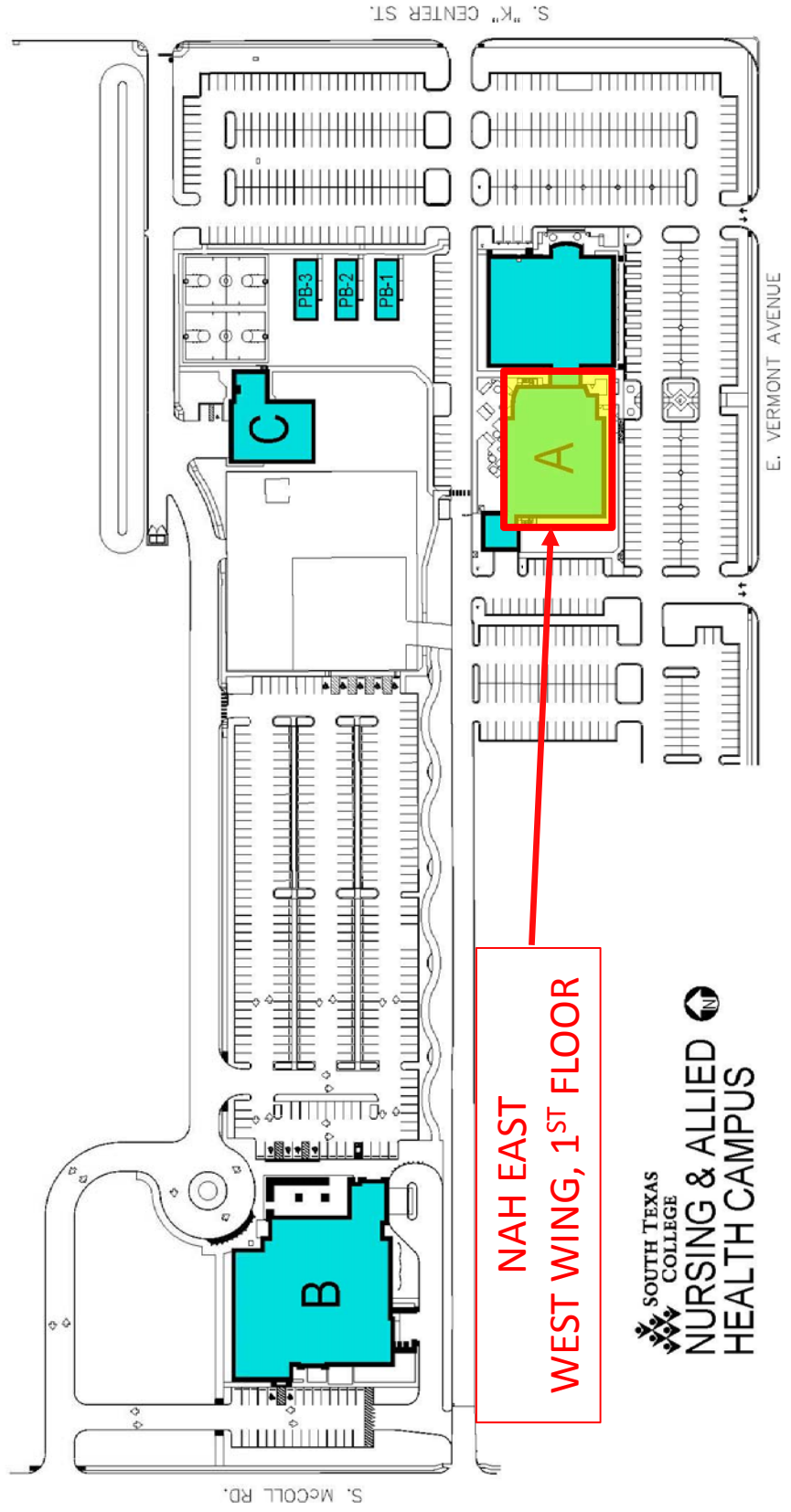


# Nursing Allied Health Campus Center for Learning Excellence Conversion



**SOUTH TEXAS  
COLLEGE**

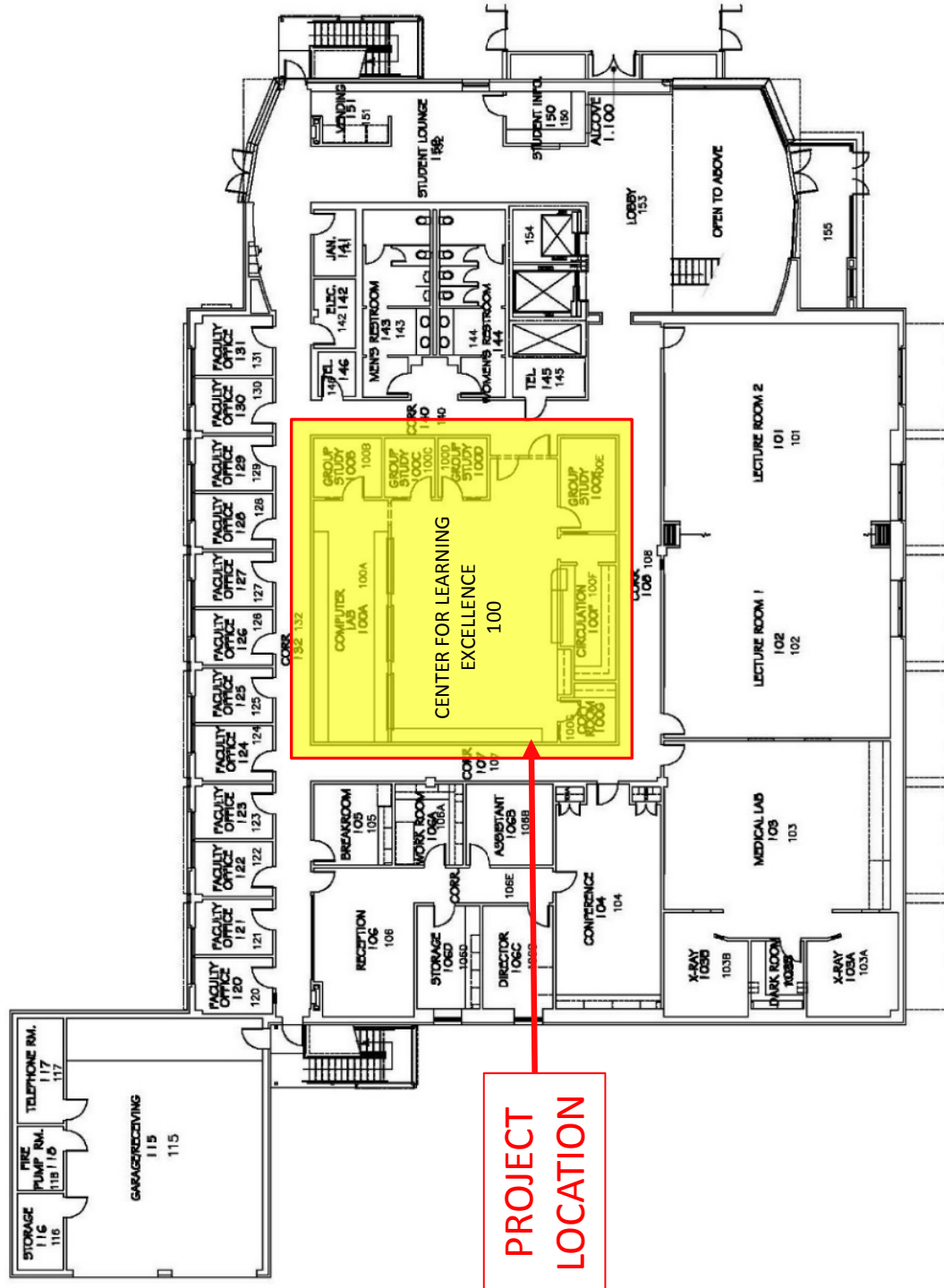
# Building Location



## Nursing and Allied Health Campus Center for Learning Excellence Renovations

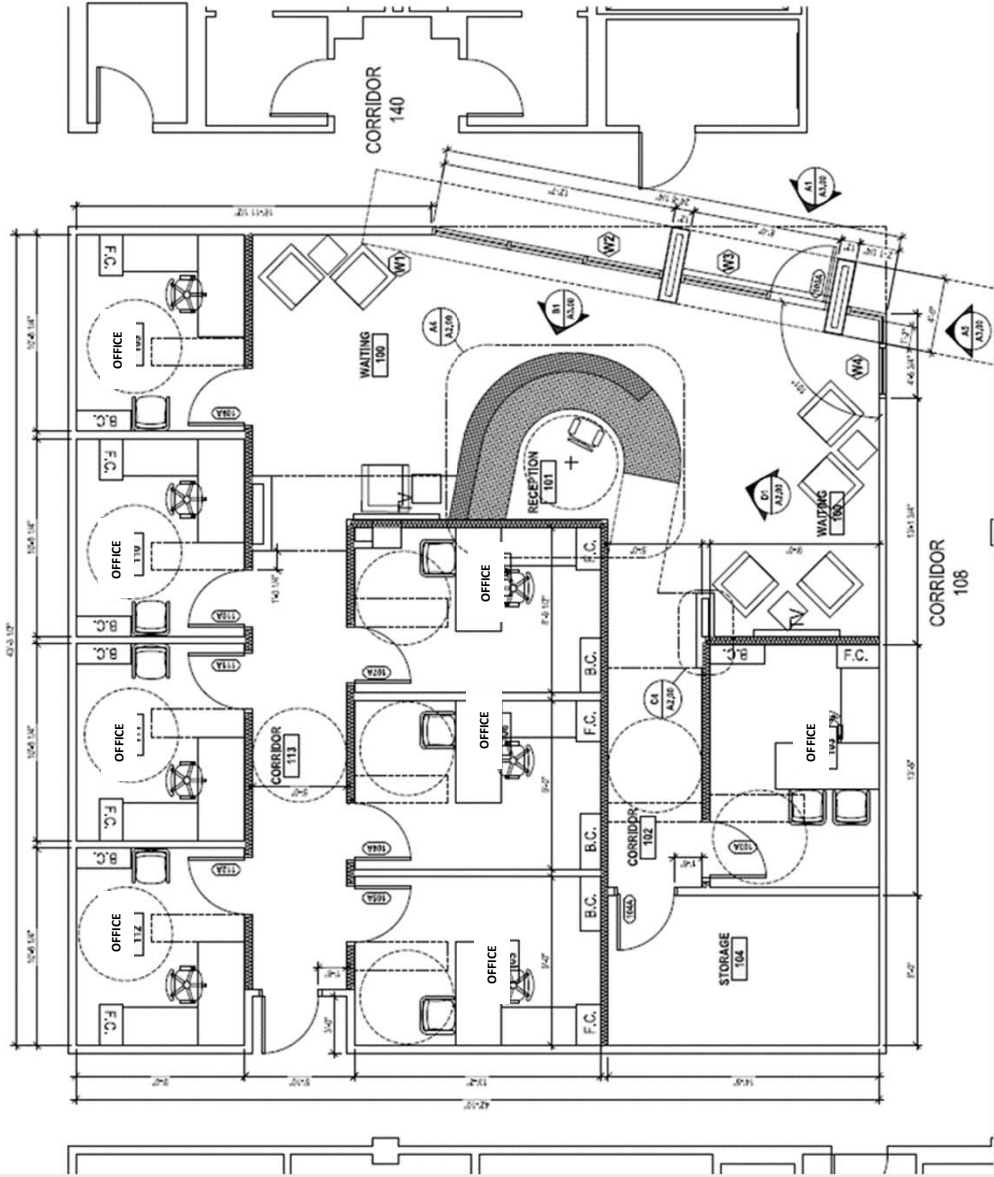


# Project Location



**Nursing and Allied Health Campus Center for Learning Excellence Renovations**

# Floor Plan



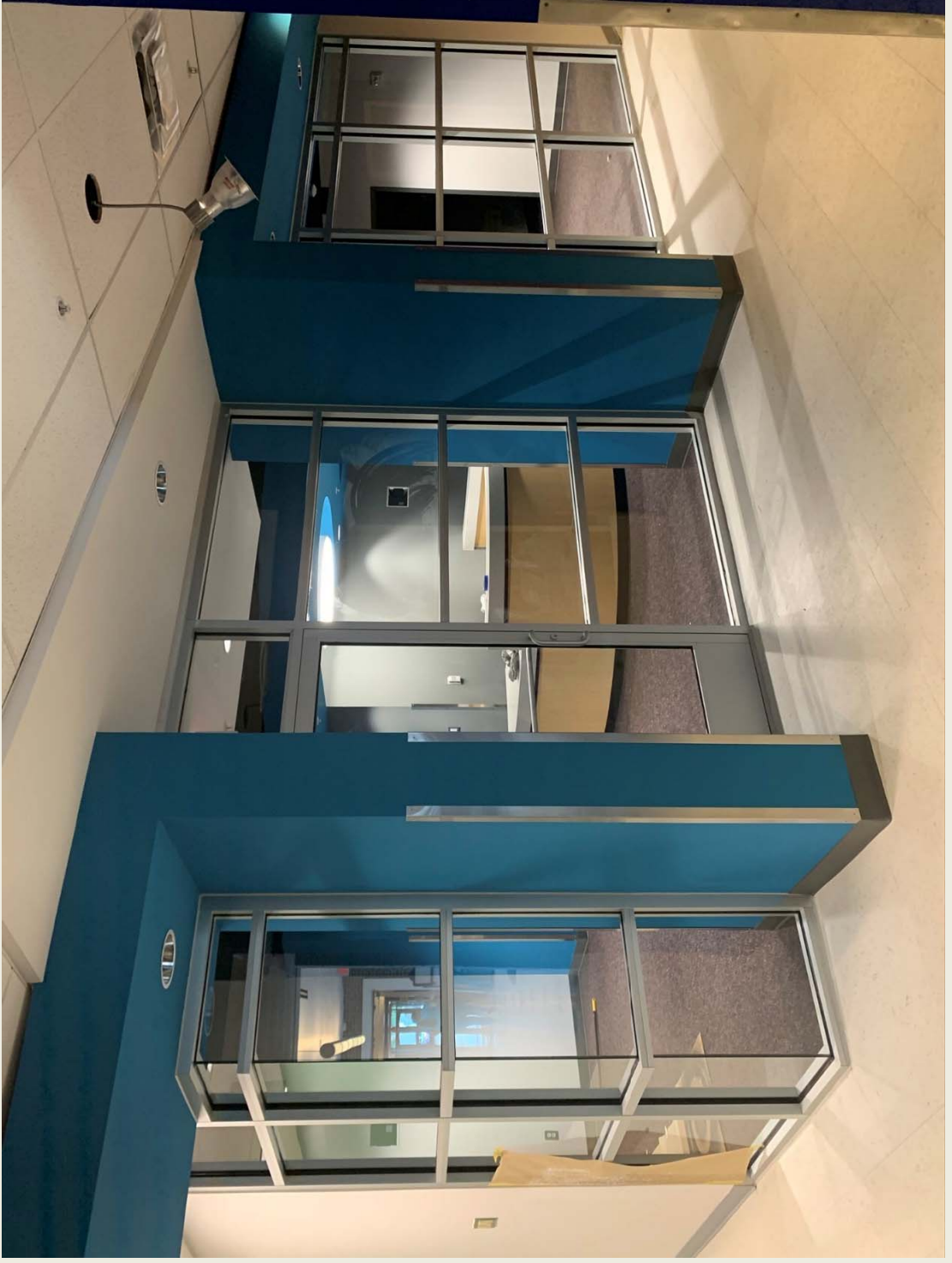
Nursing and Allied Health Campus Center for Learning Excellence Renovations



# Interior Photos




# Interior Photos



## Project Fact Sheet

**10/2/2019**

<b>Project Name:</b> Nursing and Allied Health Campus - CLE Renovations		<b>Project No.</b> 2018-009C	
<b>Funding Source(s):</b> Unexpended Plant Fund	<b>Original Budget</b>		<b>Actual Expenditures To Date</b>
	Construction:	\$ 170,000	\$ 142,690
	Design:	17,000	11,794
	Miscellaneous:	5,100	-
	FFE:	61,241	33,129
	Technology:	9,465	-
<b>Total:</b>		<b>\$ 262,806</b>	<b>\$ 187,613</b>
<b>Engineer:</b> BSG Architects	<b>Board Review of Schematic Design and Approval of GC</b> 3/26/2019		
<b>Contractor:</b> Tri-Gen Construction, LLC			
<b>STC FPC Project Manager:</b> Samuel Saldaña	<b>Substantial Completion</b>	TBA	<b>Board Acceptance</b> TBA
	<b>Final Completion</b>	TBA	<b>Board Acceptance</b> TBA
<b>Project Description</b>		<b>Project Scope</b>	
Redesign existing Center for Learning Excellence space to offices for use by Advising Programs.		Demolish existing walls and infrastructure, renovation of walls, flooring, ceiling, and interior finishes, and adding electrical, data, and HVAC infrastructure for a 1,926 sq. ft. space.	
<b>Projected Timeline</b>			
Board Approval of Architect	Board Review of Schematic Design	Board Approval of Contractor	Construction Start Date
4/24/2018	3/26/2019	3/26/2019	4/26/2019
		Substantial Completion Date	Final Completion Date
		TBA	TBA
<b>Project Calendar of Expenditures by Fiscal Year</b>			
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Misc.</b>
2018-19	\$ 142,690	\$ 11,794	\$ -
<b>Project Total</b>	<b>\$ 142,690</b>	<b>\$ 11,794</b>	<b>\$ -</b>
<b>Current Agenda Item</b>			
<b>10/8/19 Facilities Committee:</b> Review and Recommend Action on Substantial Completion of the Nursing and Allied Health Campus Center for Learning Excellence / Student Success Center Renovations			
			



**Review and Recommend Action on Final Completion for the Nursing and Allied Health Campus Parking Lot 1 Resurfacing**

Approval of final completion for the Nursing and Allied Health Campus Parking Lot 1 Resurfacing project will be requested at the October 29, 2019 Board Meeting:

Project		Completion Recommended	Date Received
1.	Nursing and Allied Health Campus Parking Lot 1 Resurfacing Project No. 2017-029R  Engineer: R. Gutierrez Engineering Contractor: Gonzalez Enterprises, LLC	Final Completion Recommended	September 24, 2019

This project was submitted in 2017 as part of the Deferred Maintenance Plan from the Operations & Maintenance and FPC departments, and has been reviewed by the President’s Cabinet, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project was prioritized as an exterior improvement to maintain the condition of Parking Lot 1 and the associated drive.

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 Gonzalez Enterprises, LLC be approved. The original cost approved for this project was in the amount of \$90,650.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$250,000.00	\$90,650.00	\$291.00	\$90,941.00	\$81,846.90	\$9,094.10

On September 23, 2019, R. Gutierrez Engineering and College staff inspected the site to confirm that all punch list items were completed.

**Enclosed Documents**

A copy of the Final Completion Letter is enclosed for the Committee’s review and information.

**Recommended Action**

It is recommended that the Facilities Committee recommend for Board approval at the October 29, 2019 Board meeting, final completion of the Nursing and Allied Health Campus Parking Lot 1 Resurfacing project and release of final payment of \$9,094.10 to Gonzalez Enterprises, LLC as presented.



October 2, 2019

Mr. Ricardo de la Garza  
Director of Facilities Planning and Construction  
P.O. Box 9701  
McAllen, TX 78501

Subject: Construction Completion Letter – STC NAHC Parking Lot #1

Dear Mr. de la Garza:

A final inspection of the “STC NAHC Parking Lot #1” project was conducted today, September 24, 2019, to determine construction completion. All work was found to be in substantial conformance with the plans and specifications of the project’s contract documents. We recommend the construction project to be accepted as complete. But, we do not recommend the release of the final payment to Gonzalez Enterprises, LLC until the closeout documents have been submitted and accepted.

There were a few items noted during our final inspection. These items will be treated as “warranty items” and will be monitored during the warranty period for possible action to be taken by the contractor.

## WARRANTY ITEMS LIST:

1. Add glass beads to all striping areas which lack the material.
2. Remove black tire marks at brick paver area near West entrance to El Milagro Clinic.
3. Add thermoplastic to far West pedestrian striping (pitting and can see tire marks) at West concrete apron entrance.
4. Add sand to East truncated dome brick pavers at West concrete apron entrance.
5. Clean perimeter edges to all pedestrian striping (West and East concrete apron entrance as well as intermediate pedestrian striping in middle of parking lot).

Please do not hesitate to call me at my office at 956-782-2557 if you have any questions or need additional information.

Sincerely,


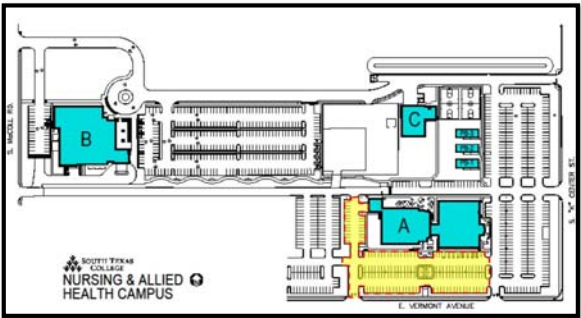


Ramiro Gutierrez, P.E.  
President

cc RGEF Files  
David Valdez, South Texas College

## Project Fact Sheet

### 10/2/2019

<b>Project Name:</b> Nursing and Allied Health Campus - Parking Lot 1 Resurfacing		<b>Project No.</b> 2017-029R				
<b>Funding Source(s):</b> Renewals & Replacements			<u>Actual</u> <u>Expenditures</u>	<u>Variance of Amended</u> <u>Budget vs. Actual</u>		
	<u>Original Budget</u>	<u>Amended Budget</u>	<u>To Date</u>	<u>Expenditures To Date</u>		
	Construction:	\$ 250,000	\$ 90,941	\$ 81,847	\$ 9,094	
	Design:	25,000	27,330	28,317	(987)	
	Miscellaneous:	7,000	7,000	2,883	4,117	
	FFE: Technology:	- -	- -	- -	- -	
<b>Total:</b>	<b>\$ 282,000</b>	<b>\$ 125,271</b>	<b>\$ 113,046</b>	<b>\$ 12,225</b>		
<b>Engineer:</b> R. Gutierrez Engineering Corp. <b>Contractor:</b> Gonzalez Enterprises	<b>Board Approval of Schematic Design</b> N/A					
<b>STC FPC Project Manager:</b> David Valdez	<b>Substantial Completion</b> 8/23/2019		<b>Board Acceptance</b> 9/24/2019			
	<b>Final Completion</b> 9/23/2019		<b>Board Acceptance</b> 10/29/2019			
<b>Project Description</b>		<b>Project Scope</b>				
Resurfacing of Parking Lot #1.		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.				
<b>Projected Timeline</b>						
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
<b>Project Calendar of Expenditures by Fiscal Year</b>						
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Misc.</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>
2018-19	\$ 81,847	\$ 28,317	\$ 2,883	\$ -	\$ -	\$ 113,046
<b>Project Total</b>	<b>\$ 81,847</b>	<b>\$ 28,317</b>	<b>\$ 2,883</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 113,046</b>
<b>Current Agenda Item</b>						
<b>10/8/19 Facilities Committee:</b> Review and Recommend Action on Final Completion for the Nursing and Allied Health Campus Parking Lot 1 Resurfacing						
						

**Review and Recommend Action on Final Completion for the District Wide Marker Board Replacements**

Approval of final completion for the District Wide Marker Board Replacements project will be requested at the October 29, 2019 Board Meeting:

Project		Completion Recommended	Date Received
1.	District Wide Marker Board Replacements Project No. 2019-031R  Contractor: Noble Texas Builders	Final Completion Recommended	TBD

This project was submitted in 2019 as part of the Deferred Maintenance Plan from the Operations & Maintenance and FPC departments, and has been reviewed by the President’s Cabinet, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project was prioritized as a routine improvement to replace the marker board surfaces with new marker boards to meet the College’s standard and provide proper writing surface.

Marker boards were replaced in various buildings at the following campuses:

- Starr County Campus
- Technology Campus

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, pending receipt of one (1) marker board. The original cost approved for this project was in the amount of \$122,500.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$210,841.00	\$122,500.00	\$2,760.00	\$125,260.00	\$118,997.00	\$6,263.00

**Enclosed Documents**

A copy of the Final Completion Letter is enclosed for the Committee’s review and information. A remaining budget balance of the FY20 Unexpended Plant Fund considering this month’s proposed project may be found under the agenda item titled Update on Status of Unexpended Plant Fund.

**Recommended Action**

It is recommended that the Facilities Committee recommend for Board approval at the October 29, 2019 Board meeting, final completion of the District Wide Marker Board Replacements project and release of final payment of \$6,263 to Noble Texas Builders, pending receipt of one (1) marker board, as presented.

October 2, 2019

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

Re: RFP 1819-1044 STC District Wide Marker Board Replacements

STC Facilities Planning and Construction recommends Final Completion of the STC District Wide Marker Board Replacements and recommends release of final payment, pending receipt of one (1) marker board.



If you have any questions, please contact our office.

Sincerely,

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

## Project Fact Sheet

### 10/2/2019

<b>Project Name:</b> District Wide - Marker Board Replacements		<b>Project No.</b> 2019-031R	
<b>Funding Source(s):</b> Renewals & Replacements	<u>Original Budget</u>		<u>Actual Expenditures To Date</u>
	Construction:	\$ 210,841	\$ 125,260
	Design:	-	-
	Miscellaneous:	1,000	1,000
	FFE:	-	-
	Technology:	-	-
<b>Total:</b>	<b>\$ 211,841</b>	<b>\$ 126,260</b>	<b>\$ 119,758</b>
<b>Architect:</b> N/A	<b>Board Approval of Schematic Design</b> N/A		
<b>Contractor:</b> Noble Texas Builders			
<b>STC FPC Project Manager:</b> 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
<b>Project Description</b>		<b>Project Scope</b>	
Replacing marker boards district-wide.		Upgrading existing marker boards to new standard marker boards. 69 marker boards were replaced at the Starr County Campus, and 50 were replaced at the Technology Campus.	
<b>Projected Timeline</b>			
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date
N/A	N/A	3/26/2019	4/1/2019
		Substantial Completion Date	Final Completion Date
		9/3/2019	10/3/2019
<b>Project Calendar of Expenditures by Fiscal Year</b>			
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Misc.</b>
2018-19	\$ 118,997	\$ -	\$ 761
<b>Project Total</b>	<b>\$ 118,997</b>	<b>\$ -</b>	<b>\$ 761</b>
<b>Current Agenda Item</b>			
<b>10/8/19 Facilities Committee:</b> Review and Recommend Action on Final Completion for the District Wide Marker Board Replacements			
			

### **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**

#	Project No.	Projects	Architect/Engineer	Contractor	COC	Authorization to Solicit for Design Services		Architect/Engineer Recommendation and Approval		COC	Schematic Design and Authorization to Solicit for Construction Services		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					
<b>Pecan Campus</b>																			
1	2016-014C	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	2016-018C	Library Building F Renovation and Expansion	ERO Architects	TBD	N/A	N/A	N/A	6/13/2019	6/25/2019	2/4/2020	3/10/2020	3/31/2020	7/2021	7/2021	8/2021	4/2023	5/2023	6/2023	48 months
3	2018-014C	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	10/12/2019	10/29/2019	12/11/2019	4/11/2020	5/11/2020	6/11/2020	17 months
4	2019-004C	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	10/31/2019	11/30/2019	N/A	6 months
5	2018-025C	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	2018-023C	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	2019-001C	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	2019-003C	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	2019-002C	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	2019-005C	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	2020-008C	Business and Science Building G Classroom Renovation	TBD	TBD	10/1/2019	11/8/2019	11/29/2019	2/11/2020	2/25/2020	4/3/2020	5/14/2020	5/28/2020	9/8/2020	9/22/2020	10/22/2020	1/2021	2/2021	3/2021	14 months
12	2020-010C	Entry Monument Sign	FPC	TBD	N/A	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
<b>Pecan Plaza</b>																			
13	2020-002C	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
<b>Dr. Ramiro R. Casso Nursing &amp; Allied Health Campus</b>																			
14	2018-009C	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	2019-006C	East Building A Student Services Renovation	Gignac & Associates	TBD	N/A	N/A	N/A	2/12/2019	2/26/2019	11/1/2019	11/12/2019	11/26/2019	3/10/2020	3/24/2020	4/25/2020	7/25/2020	8/25/2020	9/25/2020	17 months
16	2019-013C	West Entry Campus Sign	FPC	TBD	N/A	N/A	N/A	N/A	N/A	10/1/2019	12/3/2019	12/10/2019	2/11/2020	2/25/2020	3/15/2020	6/15/2020	7/15/2020	N/A	9 months
<b>Technology Campus</b>																			
17	2016-011C	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	2019-010C	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	1/14/2020	1/28/2020	7/14/2020	7/28/2020	8/3/2020	9/2021	10/2021	11/2021	28 months
19	2019-046C	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	2019-011C	Site Improvements	TBD	TBD	4/7/2020	4/14/2020	4/28/2020	6/9/2020	6/23/2020	September	September	September	November	November	January	April	May	N/A	12 months
<b>Mid-Valley Campus</b>																			
21	2017-012C	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	2019-009C	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	2020-005C	Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction	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
<b>Starr County Campus</b>																			
25	2018-020C	Student Services Building G Renovation	Gignac & Associates	TBD	N/A	N/A	N/A	2/12/2019	2/26/2019	11/1/2019	11/12/2019	11/26/2019	3/10/2020	3/24/2020	4/25/2020	7/25/2020	8/25/2020	9/25/2020	17 months
26	2018-026C	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	2019-014C	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
<b>Regional Center for Public Safety Excellence</b>																			
28	2019-015C	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	2019-018C	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	1/3/2020	7 months
30	2019-019C	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	2019-016C	Canopy for Safety Training Vehicles **	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A	TBD
32	2019-017C	Canopy for Students/Instructors **	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A	TBD
33	2019-020C	Fire Training Area **	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A	TBD
34	2020-009C	Running and Exercise Track **	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A	TBD
35	2020-011C	Additional Parking Lot **	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A	TBD
<b>Higher Education Center La Joya</b>																			
36	2020-012C	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**

#	Project No.	Projects	Architect/Engineer	Contractor	COC		Authorization to Solicit for Design Services		Architect/Engineer Recommendation and Approval		COC		Schematic Design and Authorization to Solicit for Construction Services		Contractor Recommendation and Approval		Substantial Completion Date	Final Completion Date	FE Completion of Move In	Estimated Project Duration	
					Review & Approval	Review & Approval	Facilities Committee Review & Approval	Board Approval	Facilities Committee Recommendation	Board Approval	Facilities Committee Recommendation	Board Approval	Facilities Committee Recommendation	Board Approval	Facilities Committee Recommendation	Construction Start Date					
<b>Pecan Campus</b>																					
1	2017-016R	Arbor Brick Column Repairs & Replacement	Solorio Engineering	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9/10/2019	9/24/2019	11/12/2019	11/26/2019	12/2019	7/2020	8/2020	N/A	8 months	
2	2019-025R	Infrastructure Replacement	IT	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12/2019	1/2020	2/2020	N/A	1 month	
3	2019-026R	Data Cabling Infrastructure Replacement	IT	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5/2019	8/2019	9/2019	N/A	4 months	
4	2020-017R	Ann Richards Administration Building A Data Cabling Infrastructure Replacement	IT	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6/2020	8/2020	9/2020	N/A	2 months	
5	2020-013R	ACT Building B Data Cabling Infrastructure Replacement	IT	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6/2020	8/2020	9/2020	N/A	2 months	
6	2020-014R	Student Activities Center Building H Data Cabling Infrastructure Replacement	IT	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6/2020	8/2020	9/2020	N/A	2 months	
7	2020-044R	Information Technology Building M Generator Replacement	TBD	TBD	10/8/2019	10/29/2019	12/3/2019	12/10/2019	10/8/2019	10/29/2019	N/A	N/A	N/A	N/A	5/12/2020	5/26/2020	10/2020	10/2020	N/A	11 months	
8	2020-007R	Reseeding and Regrading of Athletic Fields	TBD	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2/11/2020	2/25/2020	3/2020	5/2020	N/A	6 months	
<b>Dr. Ramiro R. Casso Nursing &amp; Allied Health Campus</b>																					
9	2015-023R	MAH East Building A West Side Window Waterproofing	TBD	TBD	1/7/2020										11/12/2019	11/26/2019	12/2019	1/2020	02/2020	N/A	3 months
10	2016-003R	OSM	TBD	TBD	1/7/2020										9/10/2019	9/24/2019	10/2019	11/2019	12/2019	N/A	2 months
11	2015-025R	MAH East Building A Westside Elevators Refurbishment	OSM	TBD	20/7/2019										12/3/2019	12/20/2019	1/2020	4/2020	5/2020	N/A	3 months
12	2015-026R	MAH East Building A Flooring Replacement	BEAM	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6/2020	8/2020	9/2020	N/A	2 months	
13	2020-015R	MAH East Building A Heating and Cooling Conversion	IT	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6/2020	8/2020	9/2020	N/A	2 months	
14	2017-029R	MAH East Building A Data Cabling Infrastructure Replacement	IT	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6/2020	8/2020	9/2020	N/A	2 months	
14	2017-029R	MAH Resurfacing Parking Lot #1	R. Gutierrez Engineers	Gonzales Enterprises	9/8/2019										5/14/2019	5/30/2019	6/2019	8/2019	9/2019	N/A	7 months
<b>Mid Valley Campus</b>																					
15	2016-005R	Resurfacing Parking Lot #3	Perez Consulting Engineers	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1/14/2020	1/28/2020	2/2020	4/2020	5/2020	N/A	21 months
16	2016-005R	Resurfacing Parking Lot #7	TBD	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10/8/2019	10/29/2019	TBD	TBD	TBD	TBD	TBD	N/A	TBD	
17	2018-019R	Resurfacing Northwest Drive	Perez Consulting Engineers	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	11/5/2019	12/10/2019	1/14/2020	1/28/2020	2/2020	4/2020	5/2020	N/A	21 months	
18	2019-027R	Roofing Replacement	BEAM	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12/3/2019	12/10/2019	12/3/2019	12/10/2019	1/2020	4/2020	5/2020	N/A	10 months	
19	2019-047R	Drainage Improvements Phase I	Perez Consulting Engineers	TBD	N/A	4/10/2019	4/23/2019	6/11/2019	6/25/2019	5/14/2019	5/30/2019	9/3/2019	12/13/2019	1/14/2020	1/28/2020	2/2020	4/2020	1/2020	N/A	9 months	
<b>Starr County Campus</b>																					
20	2019-039R	Starr Repair Sheds Buildings	TBD	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A	TBD	
21	2019-020R	Roof Replacement	BEAM	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	01/2020	04/2020	05/2020	N/A	10 months
22	2020-019R	Administration/Bookstore Building A Data Cabling Infrastructure Replacement	IT	TBD	4/14/2020	4/28/2020						September	September	N/A	N/A	06/2020	08/2020	09/2020	N/A	2 months	
23	2020-020R	Center for Learning Excellence Building B Data Cabling Infrastructure Replacement	IT	TBD										N/A	N/A	06/2020	08/2020	09/2020	N/A	2 months	
24	2020-021R	North Academic Building C Data Cabling Infrastructure Replacement	IT	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8/13/2019	8/27/2019	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.

**South Texas College**  
**Monthly Construction Report**  
**Fiscal Year 2019 - 2020**  
**As of October 2019**

Total Project Budget Summary	FY20 Unexpended Plant Fund	Renewals & Replacements Fund
Total Construction Project Budget	\$ 17,037,045	\$ 7,624,000
Previous Approved Projects (Sept. 2019)	(598,000)	(221,000)
Proposed Projects for the Month of October	(2,402,196)	(481,000)
<b>Total Project Budget Balance</b>	<b>\$ 14,036,849</b>	<b>\$ 6,922,000</b>

Project Reference #	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
<b>Board Approved in September 24, 2019</b>			
2020-002C	Pecan Plaza West Bldg C. Kinesiology Renovation	\$ 143,800	\$ -
2020-005C	Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction	224,200	-
2019-014C	Starr County Campus Workforce Center Building D Welding Lab Expansion	230,000	-
2017-016R	Pecan Campus Arbor Brick Column Repairs & Replacement	-	221,000
<b>Total Board Approved for the Month of September 2019</b>		<b>598,000</b>	<b>221,000</b>
<b>Pending Board Approval in October 29, 2019</b>			
2020-020C	Renovation and Expansion of the Existing Pecan Campus Library Building F	\$ 1,448,500	\$ -
2020-014R	Pecan Campus Information Technology Building M Generator Replacement	-	280,000
2018-014C	Pecan Campus Information Technology Building M Office and Work Space Renovation	551,840	-
2016-011C	Technology Campus Advanced Technical Careers Building B Automotive Lab Exhaust System	111,600	-
2019-XXX	Nursing and Allied Health Campus West Entry Campus Sign	76,000	-
2018-009C	Nursing and Allied Health Campus East Building A Center for Learning Excellence/Student Success Center Renovations	214,256	-
2019-031R	District Wide Marker Board Replacement (CO)	-	201,000
<b>Pending Board Approval on October 29, 2019</b>		<b>\$ 2,402,196</b>	<b>\$ 481,000</b>

<b>Current Total Project Budget</b>	<b>\$ 3,000,196</b>	<b>\$ 702,000</b>
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\* Actuals costs will be updated as project progresses.  
CO - Carry over project from previous year.



## Status of Unexpended Plant Fund Construction Projects in Progress October 2019

Pecan Campus						
<b>Sand Volleyball Courts</b>	90%	October 2019	1. Construction Phase 2. Construction in Progress	\$ 113,008.00	\$ 89,588.48	\$ 23,419.52
<b>Library Renovation</b>	5%	September 2019	1. Project Development 2. A/E Services Contract Negotiation in Progress	\$ 1,466,000.00	\$ 703.20	\$ 1,465,296.80
<b>Building H Cafeteria Renovation</b>	100%	October 2019	1. Design Phase 2. Bidding Phase	\$ 957,600.00	\$ 41,368.34	\$ 916,231.66
<b>Building M Office and Work Space Renovation</b>	100%	September 2019	1. Project Development 2. Bidding Phase	\$ 575,295.00	\$ 1,510.30	\$ 573,784.70
<b>Athletic Field Fence Enclosure</b>	90%	September 2019	1. Construction Phase 2. Construction in Progress	\$ -	\$ 26,160.74	\$ (26,160.74)
<b>Building H West Elevation Modification</b>	Not Started	Not Started	Not Started	\$ 183,750.00	\$ -	\$ 183,750.00
<b>Cooling Towers Screen Upgrades</b>	Not Started	Not Started	Not Started	\$ 322,573.00	\$ -	\$ 322,573.00
<b>Site Improvements to North Pecan Campus</b>	Not Started	Not Started	Not Started	\$ 37,000.00	\$ -	\$ 37,000.00
<b>Park and Ride Portable Renovation and Fence Enclosure for College Vehicles</b>	5%	January 2020	1. Project Development 2. Design in Progress	\$ 118,000.00	\$ -	\$ 118,000.00
<b>Building G Physical Science Classroom Conversions</b>	5%	January 2020	1. Project Development	\$ 333,000.00	\$ -	\$ 333,000.00
<b>Entry Monument Sign</b>	Not Started	Not Started	Not Started	\$ 103,000.00	\$ -	\$ 103,000.00
<b>Pecan Campus Total</b>				<b>\$ 4,209,226.00</b>	<b>\$ 159,331.06</b>	<b>\$ 4,049,894.94</b>
Pecan Plaza						
<b>Kinesiology Renovation</b>	5%	January 2020	1. Design Phase 2. Solicitation of Architect	\$ 143,800.00		\$ 143,800.00
<b>Pecan Plaza Total</b>				<b>\$ 143,800.00</b>	<b>\$ -</b>	<b>\$ 143,800.00</b>

## Status of Unexpended Plant Fund Construction Projects in Progress October 2019

Mid Valley Campus						
<b>Thermal Plant Renovation</b>	20%	October 2019	1. Design Phase 2. Design in Progress	\$ 186,812.00	\$ 1,011.60	\$ 185,800.40
<b>East Loop Drive</b>	Not Started	Not Started	Not Started	\$ 214,200.00		\$ 214,200.00
<b>Student Services Renovation</b>	20%	November 2019	1. Design Phase 2. Design in Progress	\$ 355,000.00	\$ 1,251.60	\$ 353,748.40
<b>Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction</b>	5%	January 2020	1. Design Phase 2. Solicitation of Architect	\$ 224,200.00		\$ 224,200.00
<b>Mid Valley Campus Total</b>				<b>\$ 980,212.00</b>	<b>\$ 2,263.20</b>	<b>\$ 977,948.80</b>

## Status of Unexpended Plant Fund Construction Projects in Progress October 2019

Technology Campus						
Automatic Lab Exhaust System	10%	September 2019	1. Project Development 2. Recommending A/E	\$ 111,600.00	\$ 439.50	\$ 111,160.50
Building A & B Renovations	50%	October 2019	1. Design Phase 2. Contract Negotiations	\$ 1,323,050.00		\$ 1,323,050.00
Shipping and Receiving Building D Office Renovation	100%	August 2019	1. Construction Complete	\$ 12,000.00	\$ 35,955.12	\$ (23,955.12)
Site Improvements	Not Started	Not Started	Not Started	\$ 57,000.00		\$ 57,000.00
<b>Technology Campus Total</b>				<b>\$ 1,503,650.00</b>	<b>\$ 36,394.62</b>	<b>\$ 1,467,255.38</b>
Nursing and Allied Health Campus						
Student Success Center Renovation	95%	Oct 2019	1. Construction Phase 2. Construction in Progress	\$ 262,806.00	\$ 119,542.39	\$ 143,263.61
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	\$ 76,000.00	\$ -	\$ 76,000.00
<b>Nursing and Allied Health Campus Total</b>				<b>\$ 766,306.00</b>	<b>\$ 121,530.76</b>	<b>\$ 644,775.24</b>
Starr County Campus						
Student Services Renovation	5%	November 2019	1. Design Phase 2. Design in Progress	\$ 225,000.00	\$ 395.55	\$ 224,604.45
Cultural Arts Center Renovation	Not Started	Not Started	Not Started	\$ 163,000.00	\$ -	\$ 163,000.00
Welding Expansion	5%	January 2020	1. Design Phase 2. Solicitation of Architect	\$ 230,000.00	\$ -	\$ 230,000.00
<b>Starr County Campus Total</b>				<b>\$ 618,000.00</b>	<b>\$ 395.55</b>	<b>\$ 617,604.45</b>
Regional Center for Public Safety Excellence						
Target Range-STC	5%	October 2019	1. Project Development 2. Contract Negotiations	\$ 634,312.00	\$ 190.45	\$ 634,121.55
Target Range-Grant	5%	October 2019	1. Project Development 2. Contract Negotiations	\$ 1,902,939.00	\$ 571.35	\$ 1,902,367.65
Canopy for Safety Training Vehicles	Not Started	Not Started	Not Started	\$ 103,500.00		\$ 103,500.00
Canopy for Students/Instructors	Not Started	Not Started	Not Started	\$ 285,000.00		\$ 285,000.00
Portables	35%	November 2019	1. Construction Phase 2. Construction in Progress	\$ 1,000,000.00	\$ 522,317.66	\$ 477,682.34
Fire Training Area	Not Started	Not Started	Not Started	\$ 582,100.00		\$ 582,100.00
Running and Exercise Track	Not Started	Not Started	Not Started	\$ 219,500.00		\$ 219,500.00
Additional Parking Lot	Not Started	Not Started	Not Started	\$ 300,600.00		\$ 300,600.00
Site Drainage Improvements	30%	October 2019	1. Design Phase 2. Contract Negotiations	\$ -		\$ -
<b>RCPSE Total</b>				<b>\$ 5,027,951.00</b>	<b>\$ 523,079.46</b>	<b>\$ 4,504,871.54</b>

## Status of Unexpended Plant Fund Construction Projects in Progress October 2019

Higher Education Center La Joya						
<b>Building and Wayfinding Signage</b>	5%	November 2019	1. Design Phase 2. Bidding	\$ 52,000.00	\$ -	\$ 52,000.00
<b>Starr County Campus Total</b>				<b>\$ 52,000.00</b>	<b>\$ -</b>	<b>\$ 52,000.00</b>
District Wide						
<b>Land</b>	Not Started	Not Started	Not Started	\$ 3,000,000.00	\$ -	\$ 3,000,000.00
<b>Renovations and Contingencies</b>	Not Started	Not Started	Not Started	\$ 847,000.00	\$ -	\$ 847,000.00
<b>Outdoor Furniture</b>	Not Started	Not Started	Not Started	\$ 25,000.00	\$ -	\$ 25,000.00
<b>Facility Signage</b>	15%	December 2019	1. Design Phase 2. Design in Progress	\$ 50,000.00	\$ -	\$ 50,000.00
<b>Removal of Existing Trees</b>	Not Started	Not Started	Not Started	\$ 25,900.00	\$ -	\$ 25,900.00
<b>Facilities Conditional Assessment</b>	Not Started	Not Started	Not Started	\$ 50,000.00	\$ -	\$ 50,000.00
<b>Automatic Doors Phase IV</b>	Not Started	Not Started	Not Started	\$ 96,000.00	\$ -	\$ 96,000.00
<b>Campus Master Plan</b>	Not Started	Not Started	Not Started	\$ 375,000.00	\$ -	\$ 375,000.00
<b>Fence Enclosures</b>	5%	January 2020	1. Project Development	\$ 36,000.00	\$ -	\$ 36,000.00
<b>District Wide Total</b>				<b>\$ 4,504,900.00</b>	<b>\$ -</b>	<b>\$ 4,504,900.00</b>
<b>Unexpended Plant Fund Construction Project Total</b>				<b>\$ 17,806,045.00</b>	<b>\$ 842,994.65</b>	<b>\$ 16,963,050.35</b>

## Status of Renewals & Replacements Projects in Progress October 2019

Pecan Campus						
Arbor Brick Columns Repairs and Replacement-Phase I	100%	September 2019	1. Construction Phase 2. Construction Complete	\$ 241,594.00	\$ 7,598.88	\$ 233,995.12
Building X Data Cabling Infrastructure Replacement	5%	December 2019	1. Design Phase 2. Design in Progress	\$ 101,967.00	\$ 11,966.73	\$ 90,000.27
Building J Data Cabling Infrastructure Replacement	100%	August 2019	1. Construction Complete	\$ 406,684.00	\$ 206,683.25	\$ 200,000.75
Building A Data Cabling Infrastructure Replacement	Not Started	Not Started	Not Started	\$ 80,000.00		\$ 80,000.00
Building B Data Cabling Infrastructure Replacement	Not Started	Not Started	Not Started	\$ 40,000.00		\$ 40,000.00
Building H Data Cabling Infrastructure Replacement	Not Started	Not Started	Not Started	\$ 150,000.00		\$ 150,000.00
Building M Generator Replacement	5%	December 2019	1. Project Development 2. Solicitation of Engineer	\$ 280,000.00		\$ 280,000.00
Reseeding and Regrading of Athletic Fields	Not Started	Not Started	Not Started	\$ 125,000.00		\$ 125,000.00
<b>Pecan Campus Total</b>				<b>\$ 1,425,245.00</b>	<b>\$ 226,248.86</b>	<b>\$ 1,198,996.14</b>
Mid Valley Campus						
Resurfacing Parking Lot #3 (RR)	50%	November 2019	1. Project Development 2. Design in Progress	\$ 57,000.00	\$ 307.65	\$ 56,692.35
Resurfacing Parking Lot #7 (RR)	Not Started	Not Started	Not Started	\$ 106,000.00		\$ 106,000.00
Resurfacing Northwest Drive (RR)	50%	November 2020	1. Project Development 2. Design in Progress	\$ 191,000.00	\$ 1,128.05	\$ 189,871.95
Roofing Replacement (RR)	5%	September 2019	1. Project Development 2. Contract Negotiations	\$ 951,000.00	\$ -	\$ 951,000.00
Drainage Improvements Ph. I	50%	November 2020	1. Project Development 2. Design in Progress	\$ 334,203.00		
<b>Mid Valley Campus Total</b>				<b>\$ 1,639,203.00</b>	<b>\$ 1,435.70</b>	<b>\$ 1,303,564.30</b>

## Status of Renewals & Replacements Projects in Progress October 2019

Technology Campus						
Building B Concrete Floor Repairs (RR)	90%	October 2019	1. Construction Phase 2. Construction in Progress	\$ 95,207.00	\$ 10,426.81	\$ 84,780.19
<b>Technology Campus Total</b>				<b>\$ 95,207.00</b>	<b>\$ 10,426.81</b>	<b>\$ 84,780.19</b>
Nursing and Allied Health Campus						
West Side Window Waterproofing	5%	July 2019	1. Design Phase 2. Design in Progress	\$ 65,000.00	\$ -	\$ 65,000.00
West Side Elevators Refurbishment	5%	July 2020	1. Construction Phase 2. Bidding in Progress	\$ 159,000.00	\$ -	\$ 159,000.00
Roofing Replacement (RR)	5%	September 2019	1. Project Development 2. Contract Negotiations	\$ 280,000.00	\$ -	\$ 280,000.00
Resurface Parking Lot #1 (RR)	100%	September 2019	1. Construction Phase 2. Final Completion	\$ -	\$ -	\$ -
Building A Analog to Digital Conversion	Not Started	Not Started	Not Started	\$ 500,000.00	\$ -	\$ 500,000.00
Building A Data Cabling Infrastructure Replacement	Not Started	Not Started	Not Started	\$ 150,000.00	\$ -	\$ 150,000.00
<b>Nursing and Allied Health Campus Total</b>				<b>\$ 1,154,000.00</b>	<b>\$ -</b>	<b>\$ 1,154,000.00</b>
Starr County Campus						
Repaint Stucco Buildings	Not Started	Not Started	Not Started	\$ 90,400.00	\$ -	\$ 90,400.00
Roofing Replacement (RR)	5%	September 2019	1. Project Development 2. Contract Negotiations	\$ 852,000.00	\$ -	\$ 852,000.00
Building A Data Cabling Infrastructure Replacement	Not Started	Not Started	Not Started	\$ 40,000.00	\$ -	\$ 40,000.00
Building B Data Cabling Infrastructure Replacement	Not Started	Not Started	Not Started	\$ 40,000.00	\$ -	\$ 40,000.00
Building C Data Cabling Infrastructure Replacement	Not Started	Not Started	Not Started	\$ 40,000.00	\$ -	\$ 40,000.00
<b>Starr County Campus Total</b>				<b>\$ 1,062,400.00</b>	<b>\$ -</b>	<b>\$ 1,062,400.00</b>

## Status of Renewals & Replacements Projects in Progress October 2019

District Wide						
<b>Marker Boards Replacement (RR)</b>	95%	August 2019	1. Construction Phase 2. Substantial Completion	\$ 327,372.00	\$ 90,349.65	\$ 237,022.35
<b>Irrigation System Controls Upgrade (RR)</b>	5%	August 2019	1. Construction Phase 2. Bidding in Progress	\$ 77,100.00	\$ -	\$ 77,100.00
<b>Fire Alarm Panel Replacement / Upgrades (RR)</b>	30%	August 2019	1. Construction Phase 2. Bidding in Progress	\$ 219,463.00	\$ 19,463.47	\$ 199,999.53
<b>Interior LED Lighting Upgrade</b>	30%	August 2020	1. Construction Phase 2. Bidding and Conststruction in Progress	\$ 309,862.00	\$ 109,862.35	\$ 199,999.65
<b>Ext Walkway LED Lighting Upgrade Ph I</b>	30%	August 2019	1. Construction Phase 2. Bidding and Conststruction in Progress	\$ 61,489.00	\$ 12,488.84	\$ 49,000.16
<b>Interior Controls Upgrade (RR)</b>	30%	August 2019	1. Construction Phase 2. Bidding and Construction in Progress	\$ 115,669.00	\$ 31,669.15	\$ 83,999.85
<b>Flooring Replacement (RR)</b>	100%	August 2019	1. Construction Phase 2. Final Completion for FY19	\$ 571,367.00	\$ 67,367.23	\$ 503,999.77
<b>Restroom Fixtures Replacement &amp; Upgrade</b>	5%	August 2019	1. Construction Phase 2. Bidding and Conststruction in Progress	\$ 38,143.00	\$ 13,143.00	\$ 25,000.00
<b>Water Heater Replacement &amp; Upgrade</b>	5%	August 2019	1. Construction Phase 2. Bidding and Conststruction in Progress	\$ 30,387.00	\$ 10,386.51	\$ 20,000.49
<b>HVAC Upgrades (RR)</b>	5%	August 2019	1. Construction Phase 2. Bidding and Conststruction in Progress	\$ 710,327.00	\$ 50,327.16	\$ 659,999.84
<b>Exterior Lighting Upgrade (RR)</b>	5%	August 2019	1. Construction Phase 2. Bidding in Progress	\$ 324,912.00	\$ 45,912.00	\$ 279,000.00
<b>Keyless Entry Access Upgrades (IT)</b>	30%	August 2020	1. Construction Phase 2. Bidding in Progress	\$ 69,315.00	\$ 19,314.79	\$ 50,000.21
<b>Renewals &amp; Replacements</b>	Not Started	Not Started	Not Started	\$ 150,000.00		\$ 150,000.00
<b>District Wide Total</b>				<b>\$ 3,005,406.00</b>	<b>\$ 470,284.15</b>	<b>\$ 2,535,121.85</b>
<b>Renewal and Replacement Project Total</b>				<b>\$ 8,381,461.00</b>	<b>\$ 708,395.52</b>	<b>\$ 7,338,862.48</b>



*The following document  
was provided as a  
handout at the meeting.*

<b>2013 Bond Nursing and Allied Health Campus Expansion</b>		
<b>Type of Construction - New Construction</b>		
<b>Building</b>	<b>ERO Architects</b>	<b>Consultants</b>
Architect Basic Services	\$971,311	\$0
720 Design, Inc. (Library Consultant)	2,640	26,400
WJHW (AV/IT Consultant)	-	78,250
R. Gutierrez Engineering (Civil Engineer)	-	175,228 (73.29% of total design fee)
Stephen P. Walker (Landscape Architect)	-	5,786 (73.29% of total design fee)
Total	\$973,951	\$285,664
Percent of \$16.2M Construction Cost	5.98%	1.75%
Total Percentage	7.73%	

<b>2013 Bond Mid Valley Campus Library Expansion and Library Renovation</b>		
<b>Type of Construction - Renovation</b>		
<b>Building</b>	<b>Mata-Garcia Architects</b>	<b>Consultants</b>
Architect Basic Services (Library Expansion)	\$185,383	\$0
Architect Basic Services (Library Renovation)	113,825	-
720 Design, Inc. (Library Consultant)	2,480	24,800
WJHW (AV/IT Consultant)	-	10,300
Halff Associates, Inc. (Civil Engineer)	-	26,405 (13.12% of total design fee)
Stephen P. Walker (Landscape Architect)	-	2,230 (13.12% of total design fee)
Total	\$301,688	\$63,735
Percent of combined \$3.9M Construction Cost	7.71%	1.63%
Total Percentage	9.34%	

<b>2013 Bond Starr County Campus New Library</b>		
<b>Type of Construction - New Construction</b>		
<b>Building</b>	<b>Mata-Garcia Architects</b>	<b>Consultants</b>
Architect Basic Services	\$234,022	\$0
720 Design, Inc. (Library Consultant)	3,020	30,200
WJHW (AV/IT Consultant)	-	14,850
Melden & Hunt Inc. (Civil Engineer)	-	38,596 (14.62% of total design fee)
SSP Design (Landscape Architect)	-	1,447 (14.62% of total design fee)
Total	\$237,042	\$85,093
Percent of \$3.3M Construction Cost	7.08%	2.54%
Total Percentage	9.62%	

<b>Renovation and Expansion of the Existing Pecan Campus Library Phase I Services</b>		
<b>Type of Construction - Renovation</b>		
<b>Building</b>	<b>ERO Architects</b>	<b>Consultants</b>
Architect Feasibility Services	\$168,741	\$0
720 Design, Inc. (Library Consultant)	-	-
Halff Associates, Inc. (AV/IT Consultant)	-	-
Perez Consulting Engineers LLC (Civil Engineer)	-	-
Total	\$168,741	\$0
Percent of estimated \$11.5M Construction Cost	1.47%	0%
Total Percentage	1.47%	

<b>Renovation and Expansion of the Existing Pecan Campus Library Phase II Services</b>		
<b>Type of Construction - Renovation</b>		
<b>Building</b>	<b>ERO Architects</b>	<b>Consultants</b>
Architect Basic Services including Library Consultant (7.15% of total construction budget)	\$822,250	\$0
Halff Associates, Inc. (AV/IT Consultant)	4,547	45,467
Perez Consulting Engineers LLC (Civil Engineer)	4,607	46,062
Stephen P. Walker (Landscape Architect)	919	9,198
Total	\$832,323	\$100,727
Percent of estimated \$11.5M Construction Cost	7.24%	0.88%
Total Percentage	8.12%	