

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, November 12, 2019
@ 4:00 PM
McAllen, Texas

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

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Approval of Facilities Committee Meetings Minutes

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

1. October 8, 2019 Facilities Committee Meeting

Meeting Minutes

Facilities Committee Meeting

October 8, 2019

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

MINUTES

The Facilities Committee Meeting was held on Tuesday, October 8, 2019 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:31 p.m. with Mr. Gary Gurwitz presiding.

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

Other Trustees present: Mr. Rene Guajardo

Members absent: Mr. Gary Gurwitz

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Dr. David Plummer, Mr. Ricardo de la Garza, Mr. George McCaleb, Dr. Jesus Campos, Ms. Monica Perez, Mr. Robert Cuellar, Mr. David Valdez, Mr. Sam Saldana, Mr. Robert Gomez, Mr. Martin Villarreal, Mr. Eli Ochoa, Mr. Bob Simpson, and Mr. Andrew Fish.

Approval of Facilities Committee Meetings Minutes

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Minutes for the September 10, 2019 Facilities Committee meeting were approved. The motion carried.

**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 was anticipated for the October 29, 2019 Board meeting.

Purpose

Recommendation of action as necessary was 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 would 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 was 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 as 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 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 agreed to incorporate 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 also proposed engaging the following firms, whose fees would be considered additional services to the architect’s basic service fees. The architect would assess 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:

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

Phase II Design and Construction – October 2, 2019		
	ERO Architects	Consultants
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	-
Total:	\$832,323	\$100,727
Percent of \$11.5M Budget:	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.

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

Previous and Current Proposals Comparison			
Proposal Item	Previous	Current	Variance
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
Total	\$1,180,710	\$1,101,791	\$78,919
Percentage of \$11.5M Budget	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 to bring the project within construction budget, at no cost to the College.

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

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

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

Funding Source

Funds for the Renovation and Expansion of the Existing Pecan Campus Library Building F Project 2016-018C were 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 was provided separately under the agenda item titled Update on Status of Unexpended Plant Fund.

Presenters

Representatives from ERO Architects attended the meeting and presented 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 were provided for the Committee's review and information.

At the October 8, 2019 Facilities Committee meeting, Mr. Eli Ochoa, ERO Architects, responded to questions and outlined his fee proposal.

Administration noted that a portion of the services proposed for the Phase I Feasibility Study may be redundant with previously completed consultant studies undertaken in 2017 and 2018 to assess the current library and expansion options. Mr. Ochoa agreed to review these prior studies to determine how they might be incorporated into his Phase I research to reduce the duplication of efforts.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee deferred this issue to the Board of Trustees. The motion carried.

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 was 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 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 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 was 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 was part of the College's FY 2019-2020 Renewals and Replacements projects. The project consisted of replacing the existing diesel generator with a new natural gas generator. The existing generator as in use since 2007 and is in need of replacement. The new generator would use natural gas as the fuel source, which would provide continuous gas service in lieu of transporting and refueling of diesel fuel.

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

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

Funding Source

Funds for the Pecan Campus Information Technology Building M Generator Replacement Project 2020-014R were 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 was provided under the agenda item titled Update on Status of Unexpended Plant Fund.

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 Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the solicitation of MEP engineering services for the Pecan Campus Information Technology Building M Generator Replacement project as presented. The motion carried.

**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 would 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 would 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 would then be issued for solicitation of construction proposals. Once received, construction proposals would be evaluated and

submitted to the Board of Trustees with a recommendation to award a construction contract.

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 was 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 was an approved Capital Improvement Project (CIP) and has been budgeted for Fiscal Year 2019-2020.

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

The scope of work included 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 was \$111,600 and itemized in the table below:

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

Funding Source

Funds for the Technology Campus Advanced Technical Careers Building B Automotive Lab Exhaust System Project 2016-011C were 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 was provided under the agenda item titled Update on Status of Unexpended Plant Fund.

Reviewers

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

Enclosed Documents

A site plan of the project was included in the packet. The evaluation team members completed evaluations for the firms and provided a scoring and ranking summary.

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

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 was requested to install signage at the west entrance of the Nursing and Allied Health Campus.

Justification

The College needed 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 was reviewed by the FPC department and the Coordinated Operations Council. This project was 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 was 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 developed the preliminary design of the sign and the Coordinated Operations Council reviewed the proposed sign.

FPC and Purchasing staff proposed 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 would be evaluated and submitted to the Facilities Committee for recommendation to the Board to award a construction contract. Facilities Planning & Construction would 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 were 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 was provided under the agenda item titled Update on Status of Unexpended Plant Fund.

Reviewers

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

Enclosed Documents

A presentation of the proposed sign was included in the packet for the Committee's review and information.

Presenters

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

Ms. Rose Benavidez noted that similar signage should be considered for the Starr County Campus, and administration agreed to look into options for presentation to the Facilities Committee.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the installation and procurement for the Nursing and Allied Health Campus West Entry Campus Sign project as presented. The motion carried.

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 was scheduled for action at the October 29, 2019 Board meeting.

Purpose

The procurement of a contractor would 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 was 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.

Timeline for Solicitation of Competitive Sealed Proposals	
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

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

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 was provided under the agenda item titled Update on Status of Unexpended Plant Fund.

Reviewers

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

Enclosed Documents

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

Dr. Alejo Salinas, Jr. noted that the highest-ranked proposal was not the lowest-priced proposal, and asked whether further consideration should be given to pricing in staff's recommendation.

Administration responded that they used Board approved criteria in evaluating the proposals, and pricing was given a specific weight under those criteria. Legal counsel agreed, that staff were bound to use the Board-approved criteria in the evaluation of the current proposal. Legal counsel further noted that the Board would have the authority to revisit the criteria and determine whether formal adjustments should be made to the evaluation criteria or process.

Dr. Alejo Salinas, Jr. asked that the criteria be presented for further review and consideration by the Board.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee deferred action on this item to the Board of Trustees. The motion carried.

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:

	Project	Completion Recommended	Date Received
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 was provided for the Committee’s review and information. A remaining budget balance of the FY20 Unexpended Plant Fund considering this month’s proposed project was provided under the agenda item titled Update on Status of Unexpended Plant Fund.

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 East Building A Center for Learning Excellence / Student Success Center Renovations project as presented. The motion carried.

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 recommended Board approval of 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.

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 was 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 was enclosed for the Committee’s review and information. A remaining budget balance of the FY20 Unexpended Plant Fund considering this month’s proposed project was provided under the agenda item titled Update on Status of Unexpended Plant Fund.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of 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. 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 and renewals & replacements project currently in progress. Mary Elizondo and Rick de la Garza were available to respond to questions and address concerns of the committee.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 6:06 p.m.

I certify that the foregoing are the true and correct minutes of the October 8, 2019 Facilities Committee Meeting of the South Texas College Board of Trustees.

Mr. Gary Gurwitz, Chair

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Review and Discussion of Previous Feasibility Studies for the Expansion of the Pecan Campus Library

The College has been working toward the expansion of the Pecan Campus Library for many years, including a Master Plan conducted in 2010, and two feasibility studies, one in 2017 and another in 2018, to assess the level of need and establish a sense of the College's options and potential costs related to renovation or new construction.

Both feasibility studies agreed that there is significant need to expand the Pecan Campus Library. Toward this end, the Board has requested that ERO Architects review the feasibility studies and provide expansion options for the Board's consideration.

Dr. Jesus Campos, Dean of Library & Learning Support Services, has provided detailed summaries of the previous assessments to ERO Architects.

Dr. Campos has also provided an executive summary of those previous assessments for review with the Board of Trustees. This executive summary is provided in the following pages.

No recommendation is requested.

Pecan Campus Library Feasibility Studies: Executive Summary

Project Background

The Pecan Campus Library (Building F) is a two-story 65,990 square foot building. Since 1993, Building F has undergone two construction additions in an effort to keep up with needs at South Texas College (the College) Pecan Campus. In the 13 years since its last addition, library users, operations, and services have evolved and expanded.

With Board approval, administration has sought the development of a Master Plan in 2010, and two additional assessments in Fall 2017 and Fall 2018 to identify affordable options to meet student needs and accreditation standards.

1. 2010 - Freese and Nichols 2010 Master Plan
 - a. Recommended expansion to 75,375 assignable square feet (ASF)

2. Fall 2017 – Consultant Patrick Deaton Assessment
 - a. Recommended new construction or renovation to 102,375 ASF
 - more quiet and group study spaces and other types of spaces are needed;
 - Previous expansions of Building F have resulted in inefficient use of existing space.

3. Fall 2018 –Godfrey’s Associates Assessment
 - a. Recommended renovation/expansion to 79,747 ASF
 - Building F is in good condition;
 - Previous expansions of the building exceeded minimum code requirements;
 - Building F can be renovated/expanded to improve efficiency and meet needs;

 - b. Three Options identified:
 - i. 3-story expansion/renovation (~\$31.5M)
 - ii. All new Library on current site (~\$42.7M)
 - iii. Limited 2-story expansion/renovation (~\$20.6M)

After reviewing Godfrey’s Associates Assessment, the Board accepted staff’s recommendation to explore options for renovating the current Pecan Campus Library.

Moving Forward – ERO Architect’s Feasibility Study

ERO Architects will be able to reduce the scope of its feasibility study by incorporating prior studies, verifying current conditions with stakeholders, and using this information as the basis for their analysis of at least three expansion options identified by the Board, and the recommendation of one expansion option for the Board’s consideration.

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Review and Recommend Action Regarding 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 Architectural Design Fees for the Renovation and Expansion of the Existing Pecan Campus Library Building F will be requested at the November 26, 2019 Board meeting.

Purpose

Recommendation of action as necessary is requested to finalize the architectural services contract negotiations for the 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 was to 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 have been 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 have been to serve as the architect of record, including the development of construction documents, solicitation of construction services, and oversight of construction for the project.

On October 8, 2019, the Facilities Committee discussed with ERO Architects the use of the two previous building assessments as a means of reducing the feasibility scope in the architect's current proposal. The Facilities Committee also requested for College staff to provide an executive summary of the previous building assessments.

In an effort to reduce the architectural fees, the architect has proposed incorporating the feasibility phase into the architectural basic services fees. College staff, legal counsel, and ERO Architects have reviewed this proposal and find that it is acceptable and in accordance with the project description in the Request for Qualifications (RFQ) initially advertised for this project. The proposal would include the following phases:

- Feasibility Phase
- Schematic Design Phase
- Design Development Phase
- Construction Documents Phase
- Construction Services Procurement Phase
- Construction Phase

The Feasibility Phase would include a preliminary design study to determine the best option for expanding and renovating the current Pecan Campus Library. The feasibility phase would still provide the previously proposed services, but in a reduced capacity and scope. The architect's study would provide, at a minimum, the following elements:

- Suitability of the improvement of the site for an addition to the library;
- Identification of site constraints and additional demands on campus facilities;
- Presentation of municipal, state, & federal regulation impact on design and construction;
- Presentation of a minimum of three (3) expansion options;
- Presentation of cost analysis for each option.

As part of the feasibility phase and schematic design phase, ERO Architects will provide designs for Board approval prior to commencing the next phase.

ERO Architects has 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 Architect
- 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.

ERO Architects has also proposed additional fees for the technology consultant and civil engineer, which were originally part of the Phase I Feasibility Study, to be added as part of the architect's additional services fees.

Current Proposal

The new proposal is summarized in the following table:

Feasibility, Design, and Construction Administration – October 22, 2019		
	ERO Architects	Consultants
Architect Basic Service including Library Consultant (7.25% of total construction budget)	\$833,750	\$0
Civil Engineering	-	60,420
Landscape Architect	-	9,198
Technology Consultant	-	55,467
Additional Svcs. Management (10% of total consultant fees)	12,508.50	-
Total:	\$846,258.50	\$125,085
Percent of \$11.5M Budget:	7.36%	1.09%

When the design fees for ERO Architects and the consultants are added together, they total \$971,343.50, which represents 8.45% of the \$11.5M Construction Budget.

Architect and Consultant Fees Total	
ERO Architect Fees	\$846,258.50
Consultant Fees	125,085
Total of Architect and Consultant Fees	\$971,343.50
Percent of \$11.5M Budget:	8.45%

Previous Proposal

ERO Architect's previous proposal, which still separated the Phase I Feasibility Study and Phase II Design and Construction Administration Services, was presented at the October 8, 2019 Facilities Committee meeting. The proposed fees were as follows:

Previous Proposal – October 8, 2019	
Proposal Item	Fees
Phase I	\$168,741
Phase II – ERO Architects Basic Services	822,250
Phase II – ERO Architects Additional Services Mgmt.	10,073
Phase II – Consultants	100,727
Total	\$1,101,791
Percentage of \$11.5M Budget	9.58%

Proposals Comparison

The following table provides a comparison of the proposal submitted at the October 8, 2019 Facilities Committee meeting to the current fee proposal:

Previous and Current Proposals Comparison			
Proposal Item	Previous	Current	Variance
ERO Architects Fees	\$1,001,064	\$846,258.50	154,805.50
Consultants Fees	100,727	125,085	(24,358)
Total	\$1,101,791	\$971,343.50	\$130,447.50
Percentage of \$11.5M Budget	9.58%	8.45%	1.13%

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 to bring the project within construction budget, at no cost to the College.

ERO will be at the Facilities Committee meeting to present a detailed report on the current fee proposal.

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

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

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 Board of Trustees.

Enclosed Documents

The feasibility phase scope of work provided by ERO Architects is included for the Board's review and information.

On October 29, 2019, the Board of Trustees deferred this item to be presented to the Facilities Committee in November for further review and recommendation to the Board of Trustees.

Recommendation:

It is requested that the Facilities Committee recommend action as necessary at the November 26, 2019 Board meeting, regarding the 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 Preliminary Design / Feasibility Study:

FEASIBILITY PHASE

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

- *Suitability of the improvement of the site for an addition to the library;*
- *Identification of site constraints and additional demands on campus facilities;*
- *Presentation of municipal, state & federal regulation impact on design and construction;*
- *Presentation of a minimum of three (3) expansion options;*
- *Presentation of cost analysis for each option.*

PROJECT OBJECTIVES:

Provide a preliminary design study that will facilitate phased space planning service improvements and expansion to the existing Pecan Campus Library and meet the current and future trends and needs of students and faculty through open, comfortable and modern flexible spaces; taking into account previous studies, needs assessments, strategic plans and staff worksessions.

SCOPE OF SERVICES & DELIVERABLES:

A. Data Gathering, Inputting and Review

- Coordinate design team consultants with regards to review of architecture drawings and documents, feasibility studies, plans, assessments, focus groups and interviews, etc.
- Input the existing library into REVIT in order to understand existing conditions.

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

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

B. Kick Off Meeting

- Coordinate 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. Program and Technology

- Coordinate design team consultants and stakeholders
- Coordinate a design charrete with library, other staff and stakeholders
- Review program development, adjacency and stacking options for a minimum of three (3) expansion options
- Review the location of the proposed improvement relative to the existing telecommunications service. Identify any conflicts that the proposed structure would have with the telecom service
- Review the distributed site ITS components (generally cameras) and identify any conflicts that the proposed structure would have with them
- Submit draft ITS Program report to be used as a guide for Phase II, consisting of:

- Narrative descriptions of recommended solutions for structured cabling, fire alarm, intrusion detection, surveillance system, audio / visual, and intercom for the applicable spaces
- Space planning considerations and relevant trends
- Suitable details and sketches to support intent
- Up to a minimum of three (3) expansion options

D. Furniture Schemes and Test Fits

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

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

- Coordinate design team consultants and stakeholders
- Means of Egress code analysis
- General Building Heights and Areas code analysis
- Use and Occupancy Classification code analysis
- Building set back requirements
- Submit analysis

F. Site Analysis and Suitability

- Coordinate design team consultants and stakeholders
- Suitability of the improvement of the site for an addition to the library
- 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
- Submit analysis

G. Presentation of Cost Analysis

- Coordinate all design team consultants and stakeholders
- Uniformat II-ASTM E-1557 cost estimate
- Develop cost estimates for a minimum of three (3) expansion options
- Identify general enabling issues
- Submit analysis

H. Final Presentations and Visualization:

- Provide a program of requirements
- Provide site plan for a minimum of three (3) expansion options
- Submit analysis for a minimum of three (3) expansion options
- Provide architectural mass modeling for a minimum of three (3) expansion options
- Prepare final preliminary design study and presentation
- Provide presentation boards



EXHIBIT A
South Texas College
Renovation & Expansion of the Existing Pecan Campus Library
Feasibility Phase Scope of Work
Revised: October 24, 2019



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

DELIVERABLE:

Final printed preliminary design study 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 Library Consultant.
- Robert Pruneda with ERO will serve as the Interior Designer
- Trey Murray with Halff will serve as the MEP and IT Project Manager

ADDITIONAL SERVICES:

Hourly Rates:

Principal/Partner	\$225.00
Principal Project Manager	\$200.00
Interior Designer	\$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.

Project Fact Sheet

11/8/2019

Project Name: Pecan Campus - Reno. and Exp. of the Existing Library Building F		Project Nos. 2016-018C				
Funding Source(s): Unexpended Plant Fund	Total Project Budget		FY20 Budget	Actual Expenditures To Date	Variance of FY20 Budget vs. Actual Expenditures To Date	
	Construction:	\$ 11,500,000	\$ 500,000	\$	500,000	
	Design:	1,150,000	847,500		847,500	
	Miscellaneous:	345,000	101,000		101,000	
	FFE:	920,000			-	
	Technology:	1,035,000			-	
	Contingency:	600,000				
	Total:	\$ 15,550,000	\$1,448,500	\$ -	\$ 1,448,500	
Engineer: ERO Architects	Board Approval of Schematic Design TBD					
Contractor: TBD						
STC FPC Project Manager: David Valdez	Substantial Completion		TBD	Board Acceptance TBD		
	Final Completion		TBD	Board Acceptance TBD		
Project Description			Project Scope			
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 will include a feasibility study to determine the best option for expansion, and the design and construction of the approved option for 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.			
Projected Timeline						
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
6/25/2019	6/23/2020	7/1/2021	8/1/2021	4/1/2023	5/1/2023	6/1/2023
Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2019-20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Current Agenda Item						
11/12/19 Facilities Committee: Review and Discussion of Previous Feasibility Studies for the Expansion of the Pecan Campus Library 11/12/19 Facilities Committee: Review and Recommend Action Regarding Architectural Design Fees for Proposed Architectural Contract for the Renovation and Expansion of the Existing Pecan Campus Library Building F						
						

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Review and Recommend Action on Schematic Design of the Nursing and Allied Health Campus East Building A Student Services Renovation

Approval of schematic design by Gignac & Associates, LLP for the Nursing and Allied Health Campus East Building A Student Services Renovation project will be requested at the November 26, 2019 Board meeting.

Purpose

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

Scheduling Priority

This project was originally submitted in 2017 and expanded in 2018 by the Student Services department to include the entire Student Services and Cashiers areas. The project has been reviewed by the FPC department, the President's Cabinet, and the Coordinated Operations Council. This project is scheduled as a non-educational space improvement to provide more efficient and effective use of space for the Student Services areas and Cashiers area. The existing Student Services area has been in operation since 2005, and staff would like to provide a one-stop shop for the enrollment process and provide renovation improvements to meet the College's current space design standards that have been implemented at the Pecan, Mid Valley, and Starr County Campuses. In addition, the current state standards for ADA testing require revised accommodations which have also been incorporated into the design.

Justification

Once schematic design is approved, Gignac & Associates, LLP will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC design standards as well as all applicable codes and ordinances. Construction documents will then be issued for solicitation of construction proposals. Once received, construction proposals will be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Background

On February 26, 2019, the Board of Trustees approved contracting architectural services with Gignac & Associates, LLP for this project. The architect has worked with College staff to develop a schematic design to meet the current Student Services and Cashiers Department needs.

Program Scope

- Renovate 2,136 square feet of existing spaces in the southeast portion on the first floor of the Nursing and Allied Health Campus East Building A.

Spaces

- Enrollment Center
- ADA Testing Area
- Cashiers Area
- Six (6) Offices – Admissions/Advising/Counseling/Financial Aid/Career & Employer Services/Student Services Specialist
- Storage Space

Funding Source

Funds for the Nursing and Allied Health Campus East Building A Student Services Renovation Project 2019-006C are budgeted in the FY 2019-2020 Unexpended Construction Plant Fund in the amount of \$275,000 for construction.

Nursing and Allied Health Campus East Building A Student Services Renovation	
Construction Budget	Cost
Budgeted Amount	\$275,000
Schematic Design Estimated Amount	248,828
Variance	\$26,172

Reviewers

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

Enclosed Documents

Gignac & Associates, LLP has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plan, a floor plan, interior views, and fact sheet.

Presenters

Gignac & Associates, LLP has developed a schematic presentation describing the proposed design. Representatives from Gignac & Associates, LLP will be present at the Facilities Committee meeting to present the schematic design of the proposed improvement project.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the November 26, 2019 Board meeting, the proposed schematic design of the Nursing and Allied Health Campus East Building A Student Services Renovation project as presented.



Nursing and Allied Health Campus East Building A Student Services Renovation



**SOUTH TEXAS
COLLEGE**

Proposed Scope & Budget



Requested By

Student Services and Cashiers Departments

Scope of work

Design and Renovation of Existing Student Services and Cashiers Areas to accommodate current needs

Total Renovated Square Feet = 2,136 sq. ft.

Estimated Total Project Budget

Construction	\$ 275,000
Design	27,500
Miscellaneous	5,000
FFE	75,000
<u>Technology</u>	<u>45,000</u>
Total Project Budget	\$427,500

Architect's Construction Estimate

Construction	\$ 248,892
Estimated Cost	\$116/sq. ft.
per square foot	

Interior Photos



Existing Spaces

Interior Photos



Existing Cashiers Window Area

Interior Photos



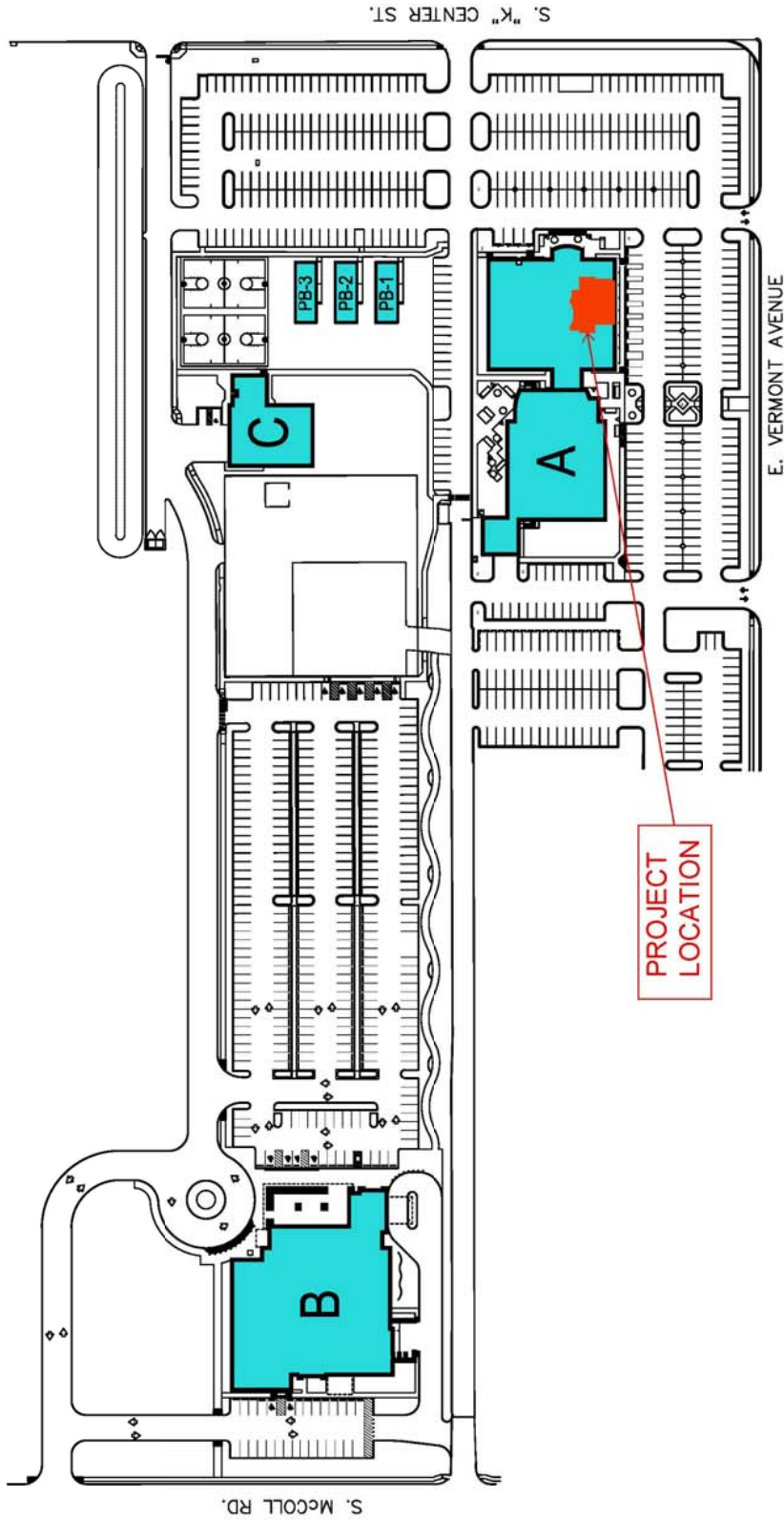
Existing Testing
Lab


STC NAHC CAMPUS STUDENT SERVICES RENOVATIONS

SCHEMATIC DESIGN PHASE PRESENTATION

NOVEMBER 5, 2019

GIGNAC
ARCHITECTS
ARCHITECTURE | CONSTRUCTION MANAGEMENT



 NAHC - CAMPUS SITE PLAN
 DATE: OCT. 1, 2019

GIGNAC
ARCHITECTS
ARCHITECTURE · CONSTRUCTION MANAGEMENT

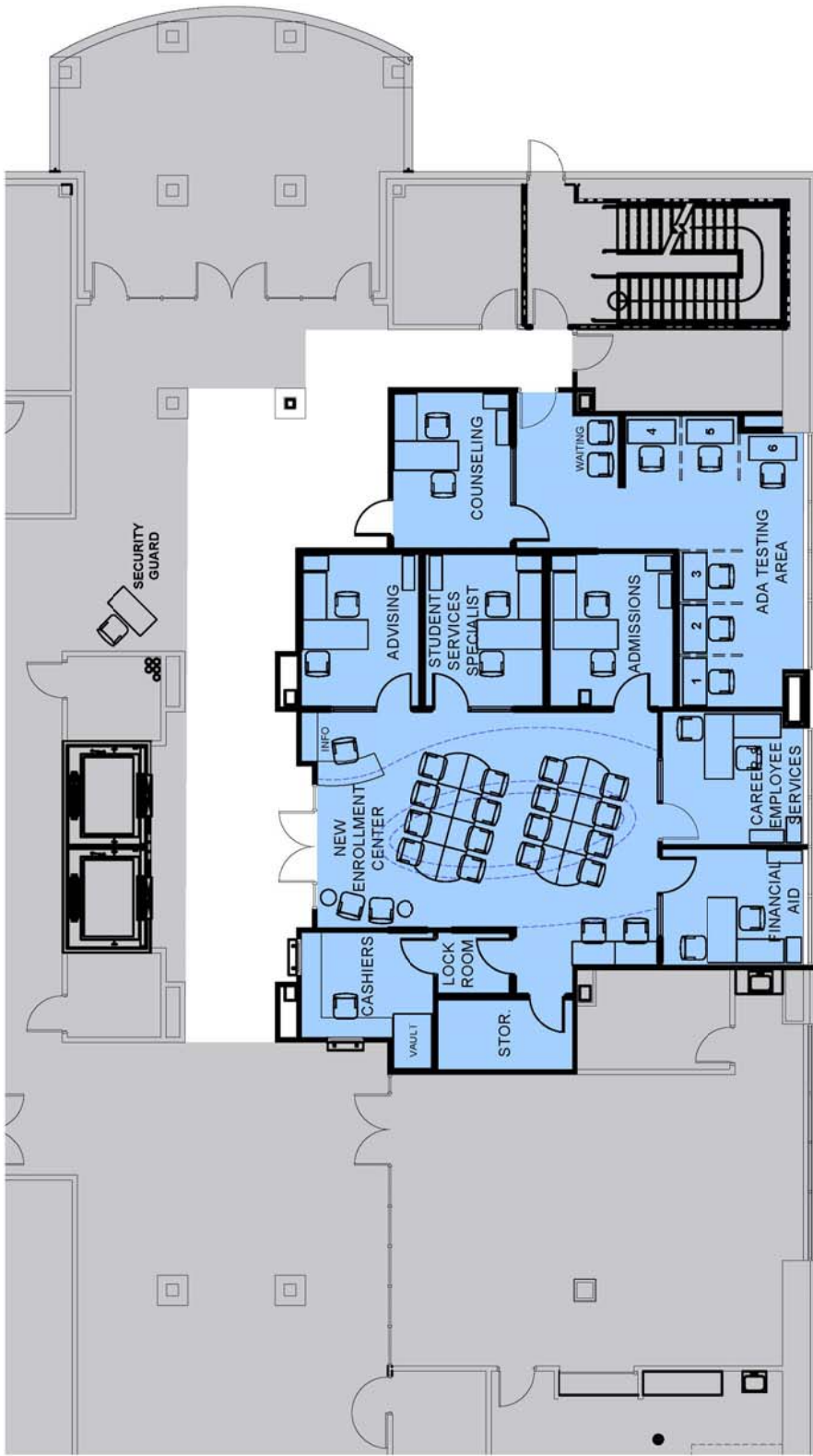


EXISTING PLAN

NAHC - STUDENT SERVICES INTERIOR RENOVATION

DATE: OCT. 1, 2019

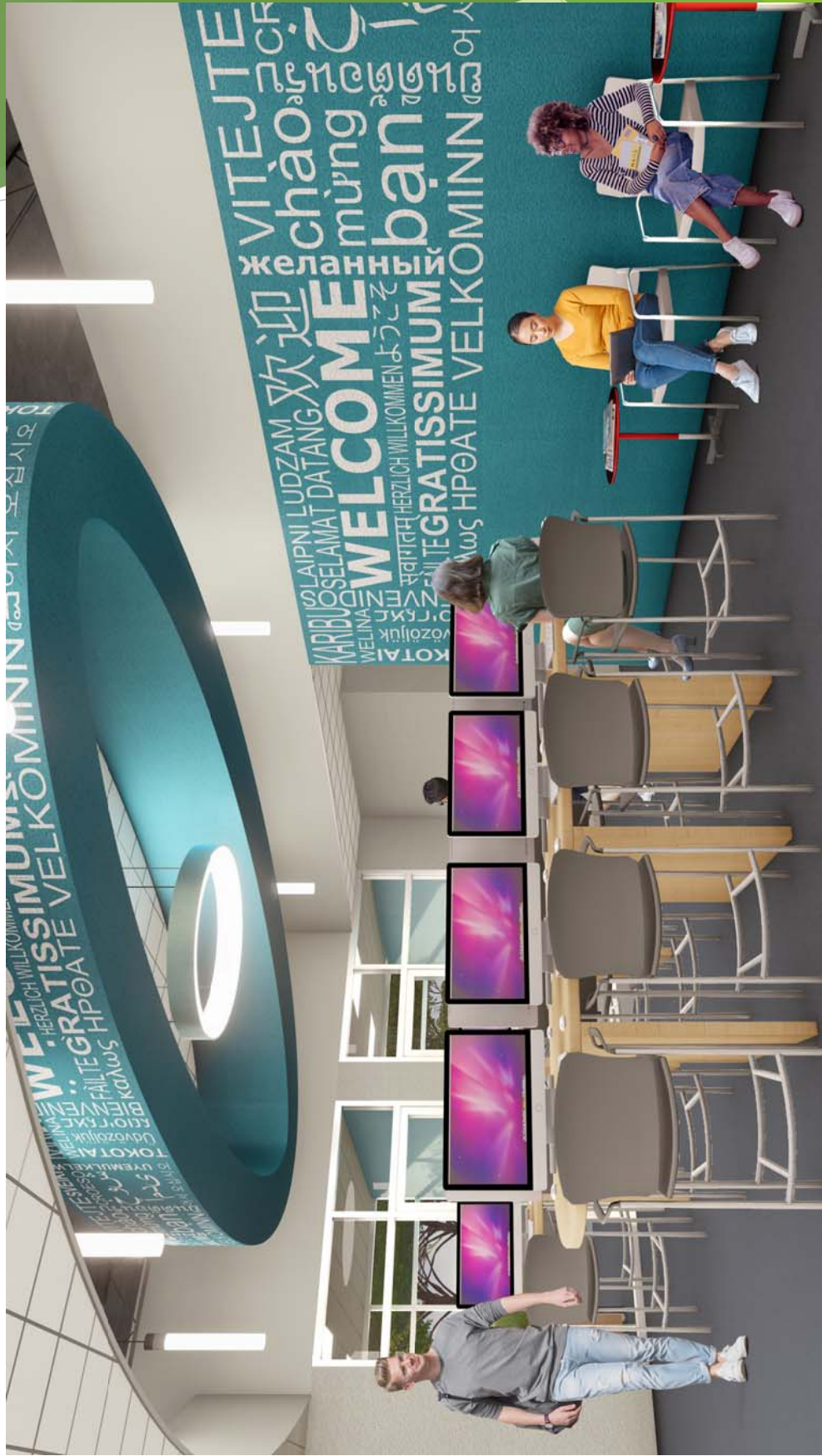
DEMOLITION AREA



GIGNAC
ARCHITECTS
 ARCHITECTURE CONSTRUCTION MANAGEMENT

PROPOSED PLAN
 NAHC - STUDENT SERVICES INTERIOR RENOVATION
 DATE: OCT. 10, 2019

NEW ENROLLMENT CENTER





STUDENT SERVICES RENOVATIONS

NAH CAMPUS

McALLEN, TEXAS

SD Opinion of Construction Cost

September 26, 2019



ARCHITECTS

ARCHITECTURE | CONSTRUCTION MANAGEMENT

GENERAL REQUIREMENTS					
CONSTRUCTION COSTS ESTIMATE	QTY	UNIT EACH	SF	Unit Price	Cost
A. NEW CONSTRUCTION COSTS					
No new construction					\$ -
SUBTOTAL NEW CONSTRUCTION					
B. INTERIOR NEEDS					
General Requirements	1	LS		\$ 22,200.00	\$ 22,200.00
Bonds / Insurances	1	LS		\$ 5,000.00	\$ 5,000.00
Permits / Inspections	1	LS		\$ 3,000.00	\$ 3,000.00
Mobilization	1	LS		\$ 8,000.00	\$ 8,000.00
Demolition	1	2212	2212	\$ 8.00	\$ 17,696.00
Drywall & Paint		6000	6000	\$ 7.00	\$ 42,000.00
Doors, Frames & Windows		LS		\$ 16,000.00	\$ 16,000.00
Finishes (floor & ceiling)	1	2212	2212	\$ 14.00	\$ 30,968.00
Mechanical	1	2212	2212	\$ 25.00	\$ 55,300.00
Electrical	1	2212	2212	\$ 20.00	\$ 44,240.00
Plumbing	0				\$ -
Fire Protection	1	2212	2212	\$ 2.00	\$ 4,424.00
SUBTOTAL INTERIOR NEEDS					\$ 248,828.00
C. EXTERIOR NEEDS					
No exterior work in scope					\$ -
SUBTOTAL EXTERIOR NEEDS					\$ 0.00
TOTAL ESTIMATED CONSTRUCTION COST					\$ 248,828.00

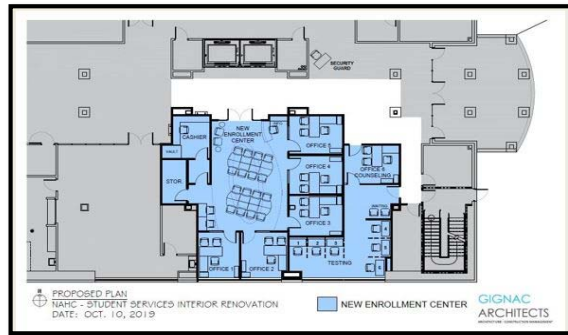
THANK YOU

GIGNAC
ARCHITECTS
ARCHITECTURE | CONSTRUCTION MANAGEMENT

Project Fact Sheet

11/8/2019

Project Name: Nursing and Allied Health Campus - East Bldg A Student Svcs Renovation		Project No. 2019-012C				
Funding Source(s): Unexpended Plant Fund	<u>Original Budget</u>		<u>Actual Expenditures To Date</u>			
	Construction:	\$ 275,000	\$ 275,000			
	Design:	27,500	25,221			
	Miscellaneous:	5,000	5,000			
	FFE:	75,000	75,000			
	Technology:	45,000	45,000			
Total:	\$ 427,500	\$ - \$ 2,279	\$ 425,221			
Engineer: Gignac & Associates, LLP	Board Approval of Schematic Design 11/26/2019					
Contractor: TBD						
STC FPC Project Manager: Samuel Saldaña	<u>Substantial Completion</u>	TBD	<u>Board Acceptance</u> TBD			
	<u>Final Completion</u>	TBD	<u>Board Acceptance</u> TBD			
Project Description		Project Scope				
Redesign of the Existing Counseling, Testing, Admissions, Information area and Cashier's area.		Demolish existing walls and infrastructure, renovation of walls, flooring, ceiling, and interior finishes, and adding electrical, data, and HVAC infrastructure for a 2,136 sq. ft. space.				
Projected Timeline						
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
2/26/2019	11/26/2019	3/24/2020	4/25/2020	7/25/2020	8/25/2020	9/25/2020
Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2019-20	\$ -	\$ 2,279	\$ -	\$ -	\$ -	\$ 2,279
Project Total	\$ -	\$ 2,279	\$ -	\$ -	\$ -	\$ 2,279
Current Agenda Item						
11/12/19 Facilities Committee: Review and Recommend Action on Schematic Design of the Nursing and Allied Health Campus East Building A Student Services Renovation						
11/12/19 Facilities Committee: Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Nursing and Allied Health Campus East Building A Student Services Renovation						



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Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Nursing and Allied Health Campus East Building A Student Services Renovation

Approval of authorization to proceed with the solicitation of construction services for the Nursing and Allied Health Campus East Building A Student Services Renovation project will be requested at the November 26, 2019 Board meeting.

On November 26, 2019, the Board of Trustees will be asked to approve the schematic design of the project. If approved, Gignac & Associates, LLP will then proceed with design development drawings and specifications in preparation for the construction documents phase using College design standards as well as all applicable codes and ordinances. Upon the architect's completion of the construction documents, the documents can be issued for solicitation of construction proposals. Once received, construction proposals will be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the November 26, 2019 Board meeting, authorization to proceed with the solicitation of construction services for the Nursing and Allied Health Campus East Building A Student Services Renovation project as presented.

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Review and Recommend Action on Schematic Design of the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation

Approval of schematic design by Gignac & Associates, LLP for the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation project will be requested at the November 26, 2019 Board meeting.

Purpose

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

Scheduling Priority

This project was requested due to the available space when expansion of the Student Enrollment Center as part of the 2013 Bond Construction Program. The Admissions area was vacated and the Cashiers area was planned to use the available space. In addition, due to the planned vacating of the Cashiers area, a Veterans Affairs area was to be created in the vacated space. The initial planning was provided as part of the Bond Construction Program. The project 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 enhance Student Services and Cashiers areas to make more efficient and effective use of space.

Justification

Once schematic design is approved, Gignac & Associates, LLP will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC design standards as well as all applicable codes and ordinances. Construction documents will then be issued for solicitation of construction proposals. Once received, construction proposals will be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Background

On February 26, 2019, the Board of Trustees approved contracting architectural services with Gignac & Associates, LLP for this project. The architect has worked with College staff to develop a schematic design to provide new spaces for the Cashiers and Veterans Affairs areas. The scope of work includes the following:

Program Scope

- Renovate 1,566 square feet of existing Admissions and Cashiers spaces in the northwest portion of the Starr County Campus Student Services Building G.

Cashiers Spaces

- Cashiers Area
- Payment Lab
- SPIRIT Office
- Counting Room
- Storage Space
- Lock Room
- Staff Office

Veterans Affairs Spaces

- Open Lab
- Staff Office

Funding Source

Funds for the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation Project 2018-020C are budgeted in the FY 2019-2020 Unexpended Construction Plant Fund in the amount of \$160,000 for construction.

Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation	
Construction Budget	Cost
Budgeted Amount	\$160,000
Schematic Design Estimated Amount	168,880
Variance	(\$8,880)

Reviewers

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

Enclosed Documents

Gignac & Associates, LLP has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plan, a floor plan, interior views, and fact sheet.

Presenters

Gignac & Associates, LLP has developed a schematic presentation describing the proposed design. Representatives from Gignac & Associates, LLP will be present at the Facilities Committee meeting to present the schematic design of the proposed improvement project.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the November 26, 2019 Board meeting, the proposed schematic design of the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation project as presented.



**SOUTH TEXAS
COLLEGE**

Starr County Campus Student Services Building G Cashiers and Veterans Affairs Renovations

Proposed Scope & Budget



Requested By

Veterans and Cashiers Departments

Scope of work

Design and Renovation of Existing Admissions and Cashiers Areas to accommodate current needs

Total Renovated Square Feet = 1,566 sq. ft.

Estimated Total Project Budget

Construction	\$ 160,000
Design	12,800
Miscellaneous	2,700
FFE	30,000
<u>Technology</u>	<u>15,000</u>
Total Project Budget	\$220,500

Architect's Construction Estimate

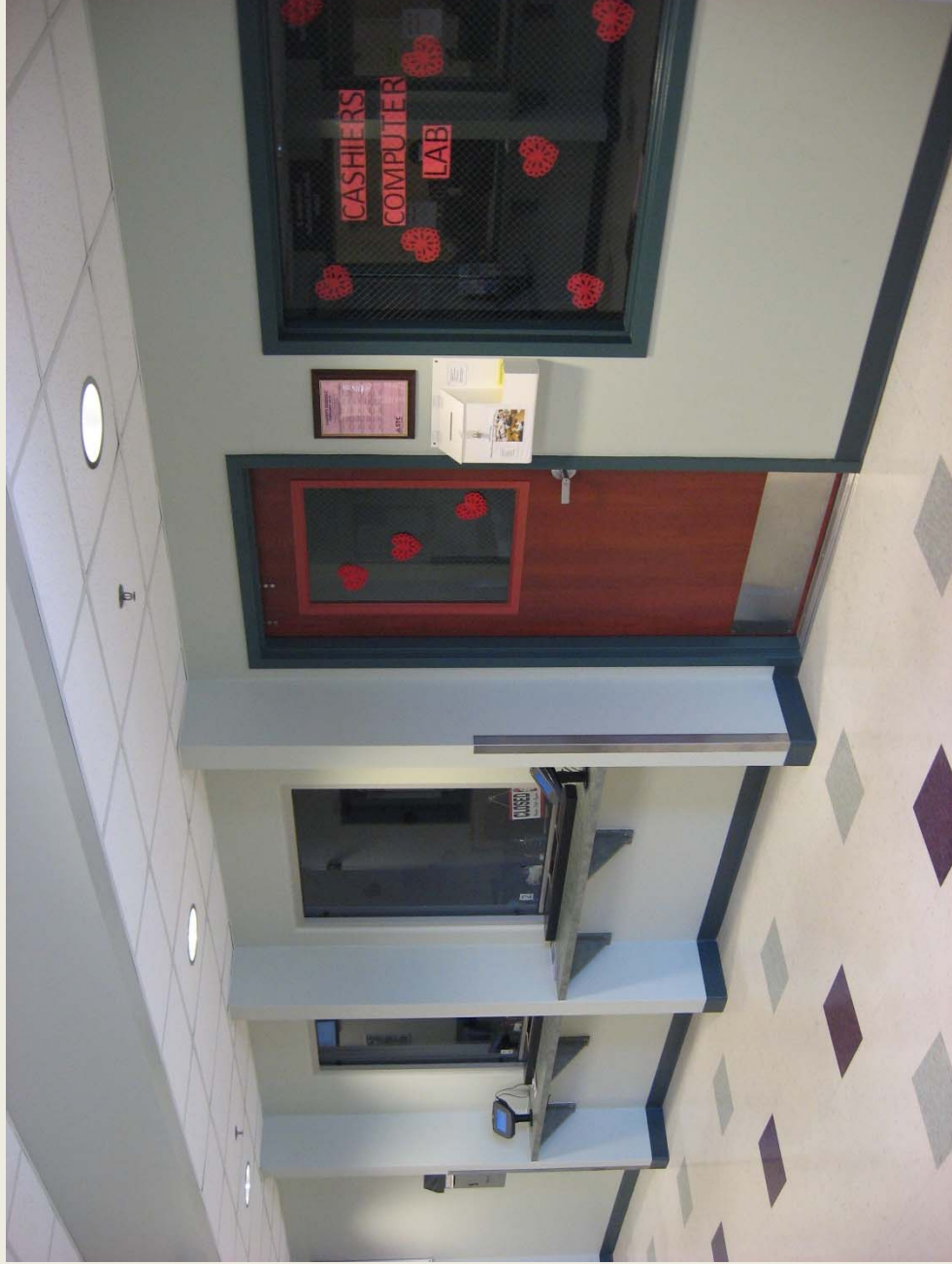
Construction	\$ 168,880
Estimated Cost	\$108/sq. ft.
per square foot	

Interior Photos



Existing Admissions

Interior Photos



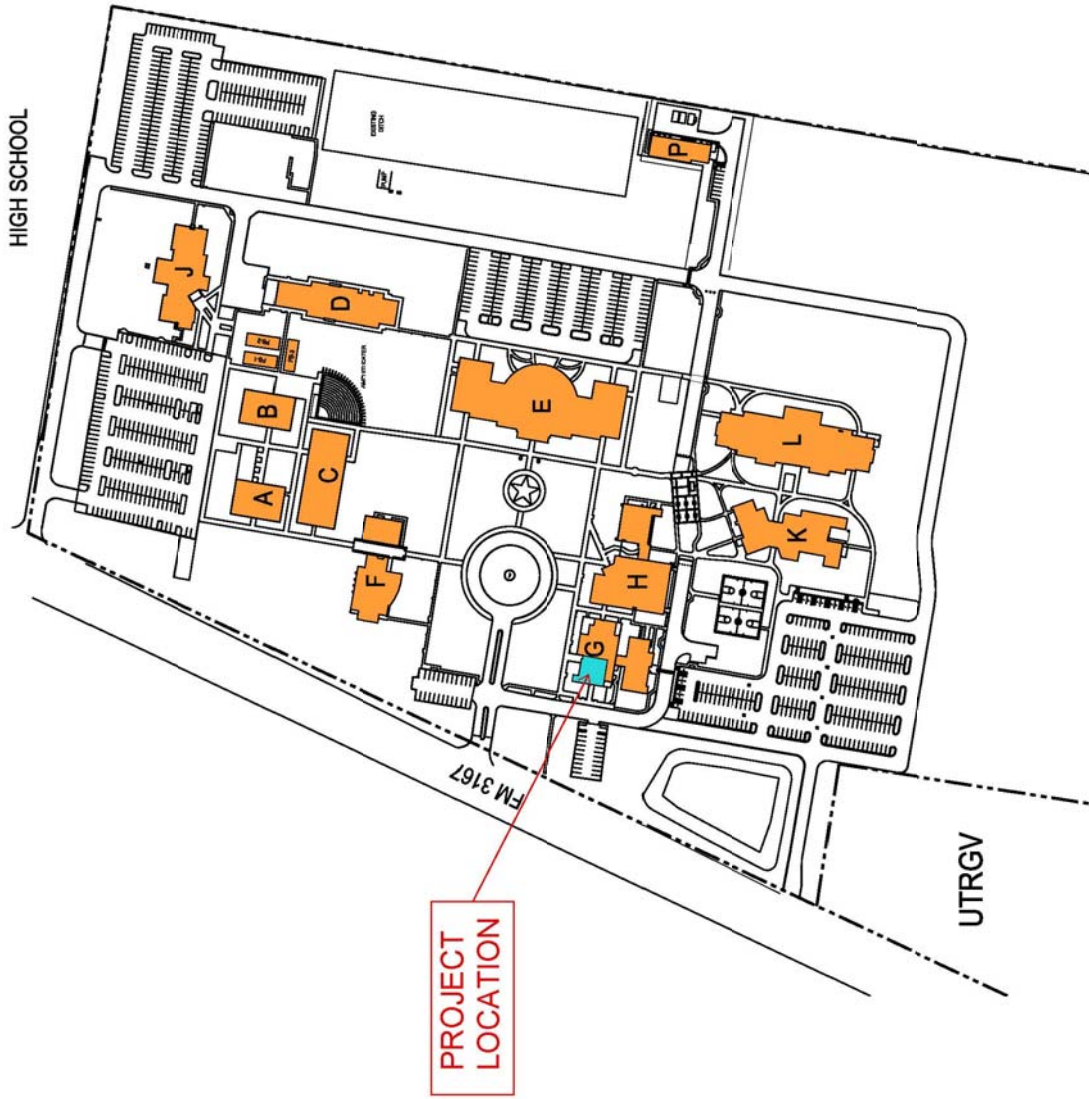
Existing Cashiers

STC
STARR COUNTY CAMPUS
STUDENT SERVICES
RENOVATIONS

SCHEMATIC DESIGN PHASE PRESENTATION

NOVEMBER 5, 2019

GIGNAC
ARCHITECTS
ARCHITECTURE | CONSTRUCTION MANAGEMENT



STARR COUNTY
CAMPUS SITE PLAN

DATE: OCT. 1, 2019

GIGNAC
ARCHITECTS
ARCHITECTURE CONSTRUCTION MANAGEMENT



EXISTING PLAN

STARR COUNTY
 CAMPUS - STUDENT
 SERVICES
 INTERIOR RENOVATION

DATE: OCT. 1, 2019

■ DEMOLITION
 AREA

GIGNAC
ARCHITECTS
 ARCHITECTURE | CONSTRUCTION MANAGEMENT



PROPOSED PLAN

STARR COUNTY
 CAMPUS - STUDENT
 SERVICES
 INTERIOR RENOVATION

DATE: OCT. 1, 2019

NEW CASHIERS

NEW VETERANS

GIGNAC
ARCHITECTS
ARCHITECTURE | CONSTRUCTION MANAGEMENT




STUDENT SERVICES RENOVATIONS
STARR COUNTY CAMPUS
RIO GRANDE CITY, TEXAS
 SOUTH TEXAS COLLEGE
 SD Opinion of Construction Cost

November 04, 2019



ARCHITECTS

ARCHITECTURE / CONSTRUCTION MANAGEMENT


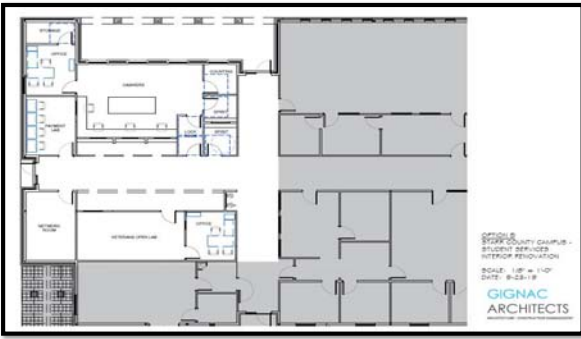
GENERAL REQUIREMENTS						
CONSTRUCTION COSTS ESTIMATE:		QTY	UNIT EACH	SF	Unit Price	Cost
A. NEW CONSTRUCTION COSTS						
No new construction						
SUBTOTAL NEW CONSTRUCTION						
B. INTERIOR NEEDS						
General Requirements	1	LS			\$ 15,000.00	\$ 15,000.00
Bonds / Insurances	1	LS			\$ 2,000.00	\$ 2,000.00
Permits / Inspections	1	LS			\$ 1,200.00	\$ 1,200.00
Mobilization	1	LS			\$ 4,000.00	\$ 4,000.00
Demolition	1	1680		1680	\$ 8.00	\$ 13,440.00
Drywall & Paint		4600		4600	\$ 7.00	\$ 32,200.00
Doors, Frames & Windows		LS			\$ 12,000.00	\$ 12,000.00
Finishes (floor & ceiling)	1	1680		1680	\$ 12.00	\$ 20,160.00
Mechanical	1	1680		1680	\$ 23.00	\$ 38,640.00
Electrical	1	1680		1680	\$ 16.00	\$ 26,880.00
Plumbing	0					\$ -
Fire Protection	1	1680		1680	\$ 2.00	\$ 3,360.00
SUBTOTAL INTERIOR NEEDS						\$ 168,880.00
C. EXTERIOR NEEDS						
No exterior work in scope						
SUBTOTAL EXTERIOR NEEDS						\$ 0.00
TOTAL ESTIMATED CONSTRUCTION COST						\$ 168,880.00

THANK YOU

GIGNAC
ARCHITECTS
ARCHITECTURE | CONSTRUCTION MANAGEMENT

Project Fact Sheet

11/8/2019

Project Name: Starr CC - Student Svcs Bldg G Cashiers and Vet. Affairs Areas Renovations		Project No. 2018-020C				
Funding Source(s): Unexpended Plant Fund	<u>Original Budget</u>		<u>Actual Expenditures To Date</u>	<u>Variance of Project Budget vs. Actual Expenditures To Date</u>		
	Construction:	\$ 160,000		\$ 160,000		
	Design:	16,000	1,326	14,674		
	Miscellaneous:	4,000	396	3,604		
	FFE:	30,000		30,000		
Technology:	15,000		15,000			
Total:	\$ 225,000		\$ 1,722	\$ 223,278		
Engineer: Gignac & Associates, LLP	Board Approval of Schematic Design 11/26/2019					
Contractor: TBD						
STC FPC Project Manager: Samuel Saldaña	<u>Substantial Completion</u>	TBD	<u>Board Acceptance</u>	TBD		
	<u>Final Completion</u>	TBD	<u>Board Acceptance</u>	TBD		
Project Description		Project Scope				
Redesign of the Existing Admissions area and Cashiers area.		Demolish existing walls and infrastructure, renovation of walls, flooring, ceiling, and interior finishes, and adding electrical, data, and HVAC infrastructure for a 1,566 sq. ft. space.				
Projected Timeline						
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
2/26/2019	11/26/2019	3/24/2020	4/25/2020	7/25/2020	8/25/2020	9/25/2020
Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2018-19	\$ -	\$ -	\$ 396	\$ -	\$ -	\$ 396
2019-20	\$ -	\$ 1,326	\$ -	\$ -	\$ -	\$ 1,326
Project Total	\$ -	\$ 1,326	\$ 396	\$ -	\$ -	\$ 1,722
Current Agenda Item						
11/12/19 Facilities Committee: Review and Recommend Action on Schematic Design of the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovations						
11/12/19 Facilities Committee: Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovations						
						

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Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation

Approval of authorization to proceed with the solicitation of construction services for the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation project will be requested at the November 26, 2019 Board meeting.

On November 26, 2019, the Board of Trustees will be asked to approve the schematic design of the project. If approved, Gignac & Associates, LLP will then proceed with design development drawings and specifications in preparation for the construction documents phase using College design standards as well as all applicable codes and ordinances. Upon the architect's completion of the construction documents, the documents can be issued for solicitation of construction proposals. Once received, construction proposals will be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the November 26, 2019 Board meeting, authorization to proceed with the solicitation of construction services for the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation project as presented.

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Review and Discussion of Evaluation Criteria for Construction Proposals

At the Facilities Committee meeting on October 8, 2019, College staff was asked to provide an update on the current process and scoring used for the evaluation of construction proposals.

The current evaluation process was approved by the Board of Trustees on November 26, 2013. The process includes forming an evaluation committee that reviews the proposals and scores them based on responses for each of the eight (8) questions on the Respondent Questionnaire that is included in the advertised Request for Proposals (RFP). The scoring is based on a point system for each criterion which is published in the RFP.

Staff has prepared a presentation detailing the process and scoring for the Board's review and information.

Evaluation Criteria for Construction Proposals (RFP)



November 12, 2019 Facilities Committee Meeting

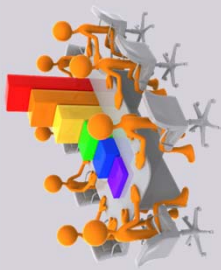
Mary Elizondo, MBA, CPA, CFE, CGMA
Vice President for Finance and Administrative Services

Rick De La Garza
Director of Facilities Planning and Construction

Rebecca Cavazos
Director of Purchasing and Distribution Services

Construction Request for Proposal - Evaluation Process

Evaluation Committee



- A diverse team of subject experts from relevant departments and/or functions assemble to evaluate objectively.

Review Proposals



- Independently reviewed and evaluated by each evaluation committee member to eliminate group biases.

Scoring Criteria



- Evaluation Committee validate scores and proposes vendor to the Facilities Committee.

Facilities Committee Recommendation/ Board Approval



- Present Bid Summary Report to the Facilities Committee for recommendation to the Board and to the Board of Trustees for approval.

Award Contract



- Award the vendor the project and execute contract.

Construction Request for Proposal (RFP) Evaluation Criteria Selection



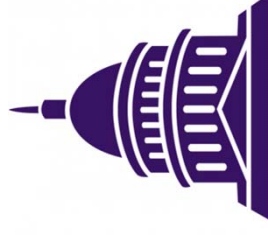
- **Texas Government Code Chapter 2267: Public and Private Facilities and Infrastructure**
- In determining the award of a contract under this chapter, the governmental entity may consider:
 - The price;
 - The offeror's experience and reputation;
 - The quality of the offeror's goods or services;
 - The impact on the ability of the governmental entity to comply with rules relating to historically underutilized businesses;
 - The offeror's safety record;
 - The offeror's proposed personnel;
 - Whether the offeror's financial capability is appropriate to the size and scope of the project; and
 - Any other relevant factor specifically listed in the request for bids, proposals or qualifications.



Construction Request for Proposal (RFP) Evaluation

Competitive Sealed Proposals

- **Texas Government Code Chapter 2269: Contracting and Delivery Procedures for Construction Projects**
 - (a) The governmental entity shall select the offeror that submits the proposal that offers the **best value** for the governmental entity based on:
 - (1) Selection criteria in the request for proposal and the weighted value for those criteria in the request for proposal; and
 - (2) Its ranking evaluation.
 - (b) The governmental entity shall first attempt to negotiate a contract with the selected offeror. The governmental entity and its architect or engineer may discuss with the selected offeror options for a scope or time modification and any price a change associated with the modification.
 - (c) If the governmental entity is unable to negotiate a satisfactory contract with the selected offeror, the governmental entity shall, formally and in writing, end negotiations with that offeror and proceed to the next offeror in the order of the selection ranking until a contract is reached or all proposals are rejected.



Construction Request for Proposal (RFP) Evaluation

- Evaluations are conducted by employees who are knowledgeable on the subject matter and professionals, such as the project architect, and adhere to the following codes:
 - Texas Government Code 2267
 - Texas Government Code 2269
- The evaluators carefully consider all the information presented by the vendor in the RFP.

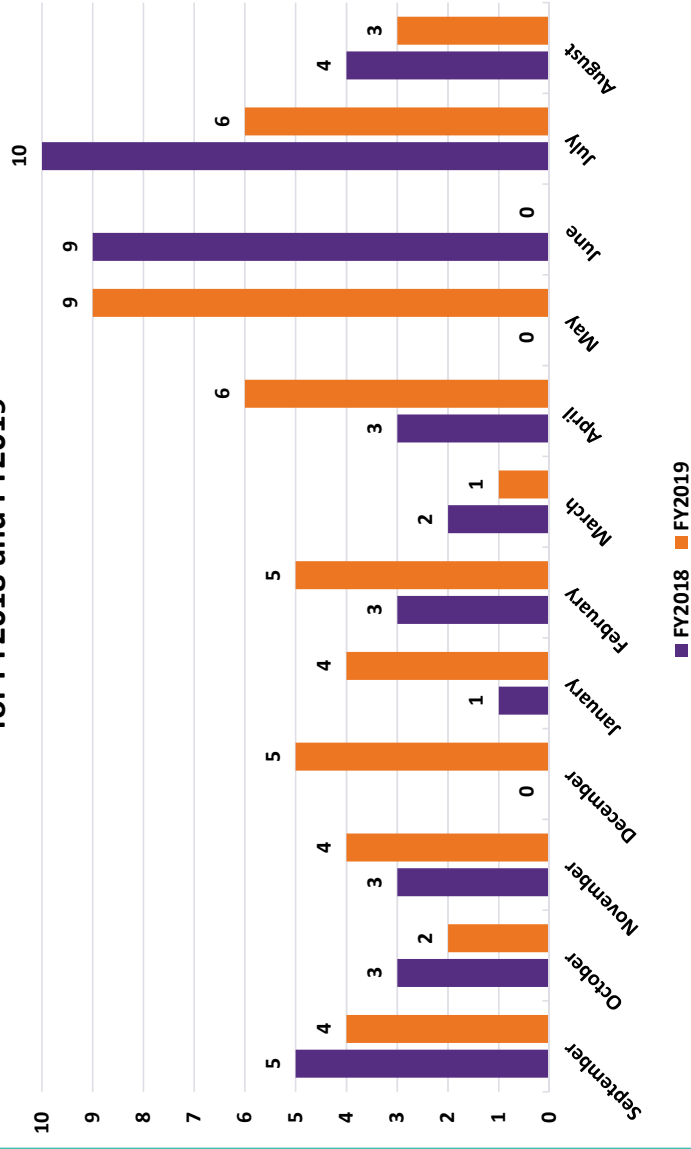


Construction Request for Proposal (RFP) Evaluation Request for Public Information

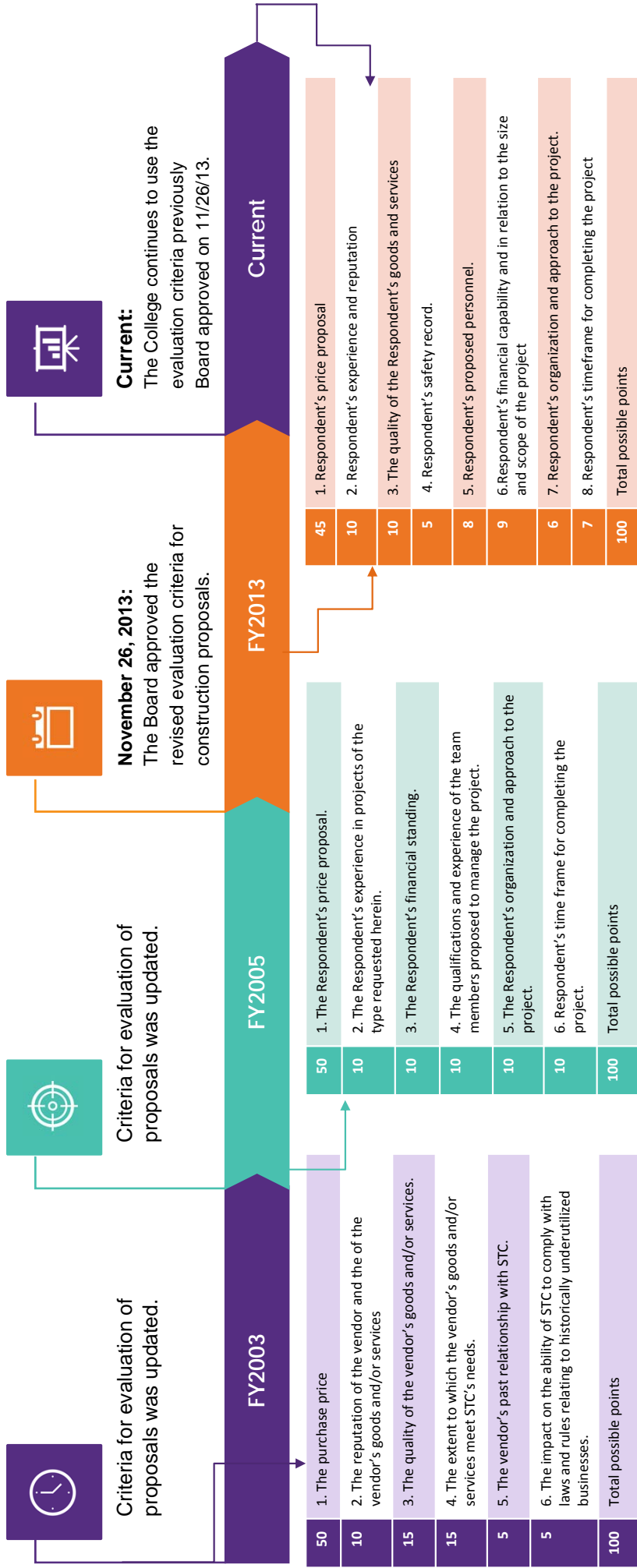
- Requests for Public Information are received by the College and complies with Texas Public Information Act and Board Policy 2510: Requests for Public Information
 - In FY2018, a total of 43 construction related open record requests were received by the College.
 - In FY2019, a total of 49 construction related open record requests were received by the College.
- The information was released to the requestor by the Purchasing Department after President's approval.
 - Released information includes tabulation and the evaluation summary.



Number of Open Records Request Received for FY2018 and FY2019



Construction RFP – Evaluation Criteria Timeline



Construction RFP – Evaluation Criteria

Scoring Summary

45 Points	1. Respondent's price proposal
10 Points	2. Respondent's experience and reputation
10 Points	3. The quality of the Respondent's goods and services
5 Points	4. Respondent's safety record
8 Points	5. Respondent's proposed personnel
9 Points	6. Respondent's financial capability and in relation to the size and scope of the project
6 Points	7. Respondent's organization and approach to the project
7 Points	8. Respondent's timeframe for completing the project
100 Points	

Construction RFP Respondent Questionnaire

Criteria		Evaluation Points
1. Criterion: The Respondent's price proposal		Maximum 45 points
a. Refer to RFP Section 4, Pricing and Delivery Schedule.		Score will be calculated based on proposals submitted
2. Criterion: Respondent's experience and reputation.		Maximum 10 Points
<p>a. Provide total number of current company employees.</p> <p>b. Provide dollar amounts for each project contracted in the past twenty four months.</p> <p>c. Provide number of years your company has been in business.</p> <p>d. Are there currently or in the past five years, any judgments, claims, arbitration proceedings, claim on bonds or suits pending or outstanding against your organization or its officers?</p> <p>e. Provide a customer reference list of no less than five (5) organizations for whom your organization has previously provided services of equal type and scope within the past five (5) years as requested in this RFP. Reference list is to include company name, contact person, telephone number and description of the project. References will be contacted as part of this evaluation.</p>		<p>Points scale:</p> <p>9 to 10 excellent</p> <p>6 to 8 acceptable</p> <p>3 to 5 marginal</p> <p>0 to 2 poor/no response</p>
Excellent – respondent provided information which fully addressed or exceeded the requirements	Acceptable – respondent provided information which addressed most but not all of the requirements	Marginal – respondent provided minimal information on requirements
		Poor/no response – respondent provided inadequate responses to requirements or did not respond.

Construction RFP Respondent Questionnaire

Criteria		Evaluation Points
3. Criterion: The quality of the Respondent's goods or services.		Maximum 10 Points
<p>a. Describe your company's quality control program.</p> <p>b. Explain the methods used to maintain quality control in the construction project.</p> <p>c. Describe company's process for addressing warranty claims?</p> <p>d. Describe the experience of key personnel responsible for maintaining quality control.</p> <p>e. Provide examples of past STC construction projects or other similar projects. (all respondents will receive a minimum of 3 points for item (e) unless it is determined that past performance is poor). References for similar projects will be contacted and responses will be considered as part of this evaluation.</p>	<p>Points scale: 9 to 10 excellent 6 to 8 acceptable 3 to 5 marginal 0 to 2 poor/no response</p>	
4. Criterion: Respondent's safety record.		Maximum 5 Points
<p>a. Provide copy of your company's safety program or describe how job site safety is managed. Include safety policies which employees must be in compliance with.</p> <p>b. What is your company's Experience Modifier Rate (EMR) for the three (3) most recent annual insurance-year ratings?</p> <p>c. Have you had any OSHA fines within the last three (3) years? If yes, provide details.</p>	<p>Points scale: 5 excellent 4 acceptable 2 to 3 marginal 0 to 1 poor/no response</p>	
Excellent – respondent provided information which fully addressed or exceeded the requirements	Acceptable – respondent provided information which addressed most but not all of the requirements	Marginal – respondent provided minimal information on requirements
		Poor/no response – respondent provided inadequate responses to requirements or did not respond.

Construction RFP Respondent Questionnaire

Criteria		Evaluation Points	
<p>5. Criterion: The Respondent's proposed personnel.</p> <p>a. Provide resumes of the Respondent's team that will be directly involved in the project. The resume must include experience in similar projects, number of years with the firm and city of residence.</p> <p>b. Describe the project assignments and the percent of time each team member will be involved in the project.</p> <p>c. Provide list of member(s) on your staff, directly involved in managing the project, who are Certified Construction Manager through the Construction Management Association of America (CMAA) or similar.</p> <p>d. Within 24 hours after the proposal delivery date and time, provide a list of key subcontractors to be used including a list of five projects recently completed by each subcontractor.</p>		<p>Maximum 8 Points</p> <p>Points scale: 8 excellent 6 to 7 acceptable 3 to 5 marginal 0 to 2 poor/no response</p>	
<p>6. Criterion: Respondent's financial capability and relation to the size and scope of the project.</p> <p>a. Attach a letter of intent from a surety company indicating your company's ability to bond for the entire construction cost of the project and total bonding limitation.</p> <p>b. Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution or other entity? If yes, provide details and prospects for resolution.</p> <p>c. Provide a list and description of all construction projects currently under contract including total cost and start and end dates.</p> <p>d. Attach a Dunn and Bradstreet Analysis or current financial statements, preferably audited.</p>		<p>Maximum 9 Points</p> <p>Points scale: 8 to 9 excellent 6 to 7 acceptable 3 to 5 marginal 0 to 2 poor/no response</p>	
<p>Excellent – respondent provided information which fully addressed or exceeded the requirements</p>	<p>Acceptable – respondent provided information which addressed most but not all of the requirements</p>	<p>Marginal – respondent provided minimal information on requirements</p>	<p>Poor/no response – respondent provided inadequate responses to requirements or did not respond.</p>

Construction RFP Respondent Questionnaire

Criteria	Evaluation Points
<p>7. Criterion: The Respondent's organization and approach to the project.</p> <p>a. Provide a statement of the project approach.</p> <p>b. Submit a work schedule with key dates and milestones.</p> <p>c. Do you anticipate difficulties in serving STC and how do you plan to manage these? What assistance will you require from STC?</p>	<p>Maximum 6 Points</p> <p>Points scale: 6 excellent 4 to 5 acceptable 2 to 3 marginal 0 to 1 poor/no response</p>
<p>8. Criterion: Respondent's time frame for completing the project</p> <p>a. Refer to RFP Section 4, Pricing and Delivery Schedule</p>	<p>Maximum 7 Points</p> <p>Score will be calculated based on proposals submitted</p>
Total possible points	100 Points

<p>Excellent – respondent provided information which fully addressed or exceeded the requirements</p>	<p>Acceptable – respondent provided information which addressed most but not all of the requirements</p>	<p>Marginal – respondent provided minimal information on requirements</p>	<p>Poor/no response – respondent provided inadequate responses to requirements or did not respond.</p>
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Questions?



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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 November 26, 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 accommodate 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.

Timeline for Solicitation of Competitive Sealed Proposals	
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

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

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.

On October 29, 2019, the Board of Trustees deferred this item to be presented to the Facilities Committee in November for further review and recommendation to the Board of Trustees.

Reviewers

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

Enclosed Documents

Enclosed are the project presentation, proposal ranking and evaluation, and fact sheet. Staff evaluated the proposal and prepared the enclosed proposal summary.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the November 26, 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**

Proposed Scope & Budget



Requested By

Information Services & Planning Department

Scope of work

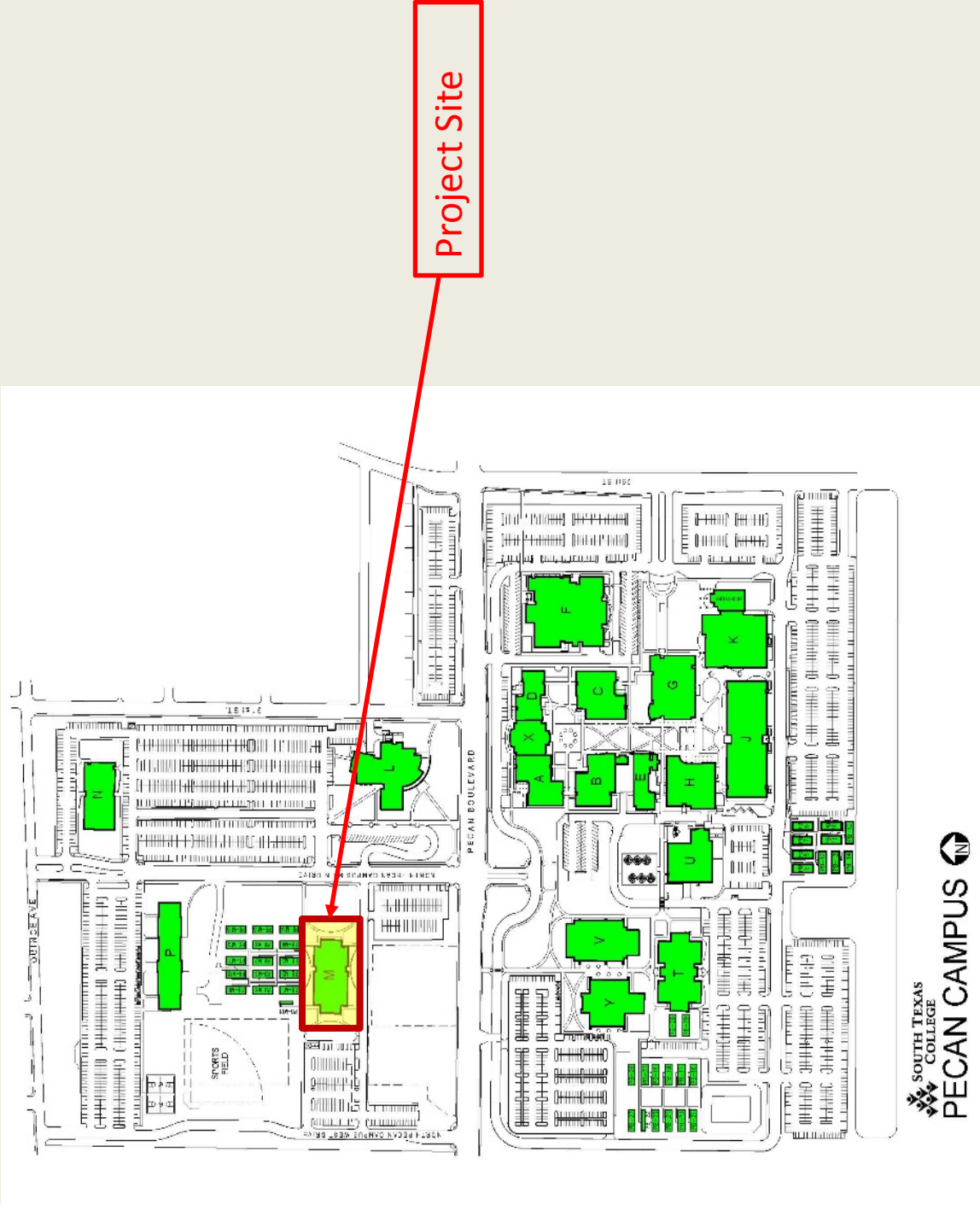
1. Demolish existing walls and infrastructure
2. Renovate walls, flooring, ceiling, and interior finishes
3. Add electrical, data, and HVAC infrastructure

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

Estimated Total Project Budget

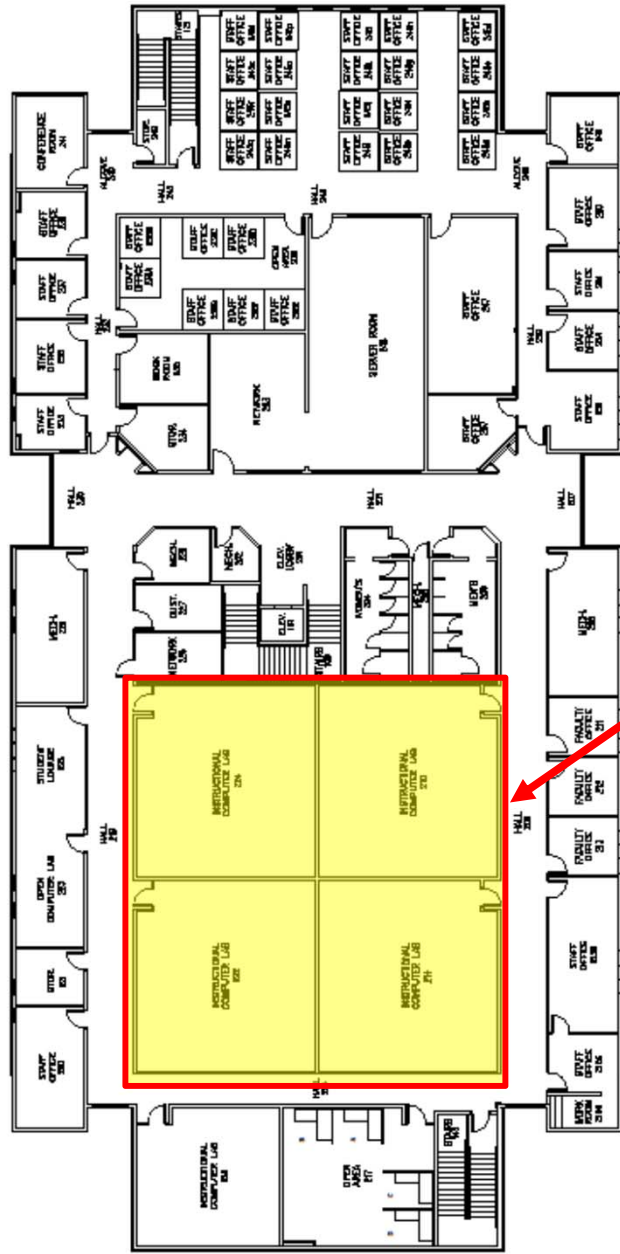
Construction	\$ 420,000
Design	42,000
Miscellaneous	5,755
FFE	80,000
Technology	<u>27,540</u>
Total Project Budget	\$ 575,295

Project Proposed Site





Project Proposed Location

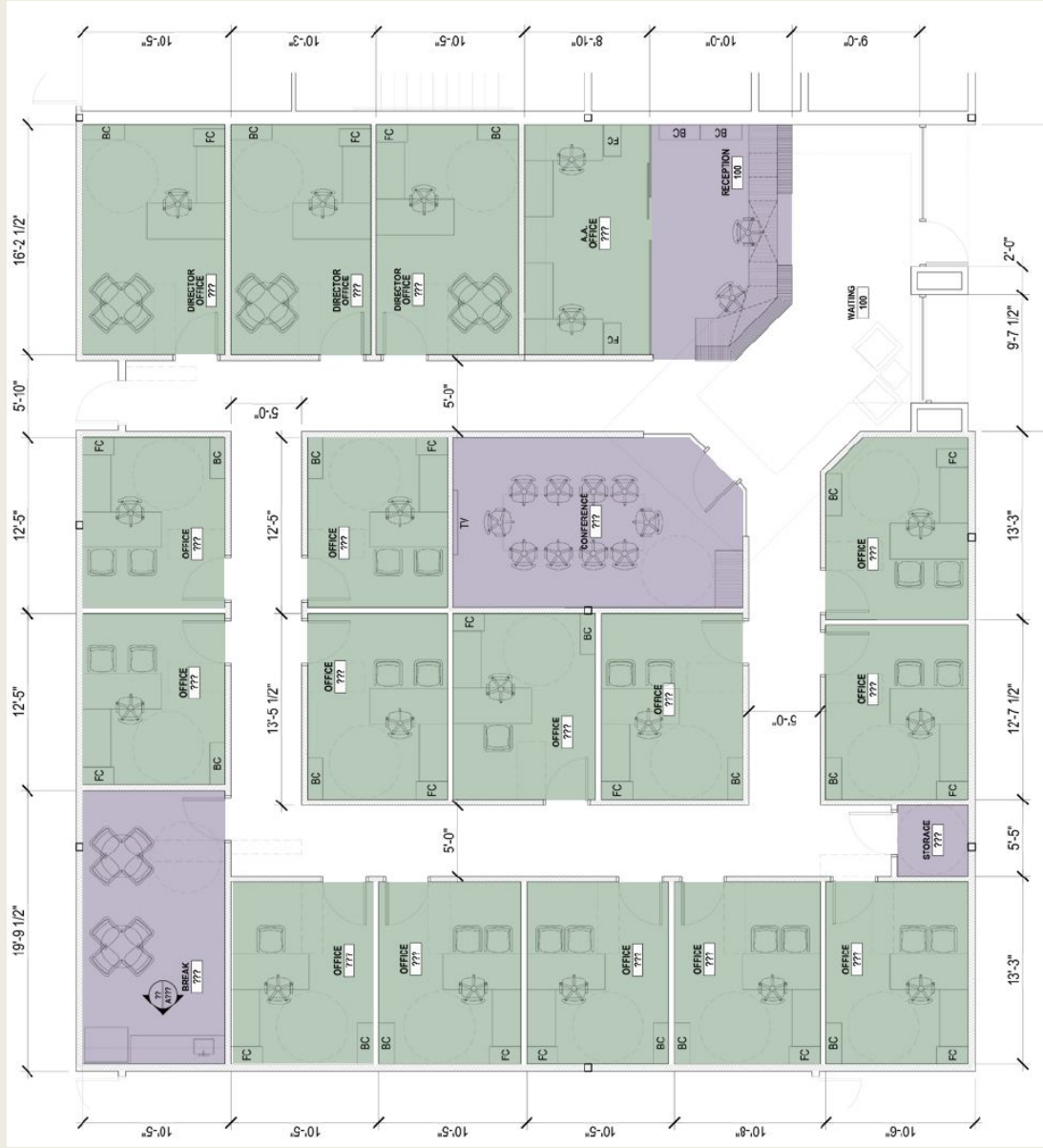


PECAN CAMPUS
BUILDING M
SECOND FLOOR

Approximately
4,222 sq. ft.

**PROJECT
LOCATION**

Office and Work Space Renovation



Interior Renderings



**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
TOTAL AMOUNT PROPOSED		\$ 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
TOTAL EVALUATION POINTS		87.14	79.74	84.41	77.32	80.24	80.83	79	69.05	76.08	81.6	79.66
RANKING		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	40.96	36.1	36.1	38.14	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
				36.1		38.14		35.28		33.6		42.01		30.68		34.5		36.87		45		36.53	
				36.1		38.14		35.28		33.6		42.01		30.68		34.5		36.87		45		36.53	
				36.1		38.14		35.28		33.6		42.01		30.68		34.5		36.87		45		36.53	
				36.1		38.14		35.28		33.6		42.01		30.68		34.5		36.87		45		36.53	
				36.1		38.14		35.28		33.6		42.01		30.68		34.5		36.87		45		36.53	
2	The Respondent's experience and reputation. (up to 10 points)	9	8.83	8.5	8.58	9	8.5	7	7.66	9	8.83	6	6.66	9	8.75	6	7.16	7.5	7.08	6.5	6.25	9	8.58
				8		8		8		8		5		8		7		5.5		8			
				8.5		8.5		8		8		8.5		9		7.5		7.5		6		9	
				9		9		8		8		9		9		8		6		6.5		9	
				9		9		8		8		9		9		7		7.5		6		9	
				9		9		8		8		9		9		7		7		7		8.5	
3	The quality of the Respondent's goods or services. (up to 10 points)	9	8.58	8	8.33	9	8.5	7.5	7.91	9	8.58	5	6	9	8.66	5	6.66	7	6.83	5	5.91	7	8.16
				8.5		8		8		8		5		8		7		6		8			
				8.5		8		8		8		5		9		7		6		9			
				8		9		8		8		7.5		9		8		6		6.5		9	
				9		9		8		8		6		8.5		7		7		6		8	
				8.5		8		8.5		8		8		8		7		7		6		8	
4	The Respondent's safety record (up to 5 points)	4.5	4.33	4	4.16	4	4.16	4	4.16	4	4.25	3	3.66	4	4.08	4	3.91	3.5	3.91	3.5	3.91	4	4.08
				4		4		4		4		3		4		4		4		4			
				4.5		4		4		4		4		4		3.5		4		4		4	
				5		5		5		5		4		5		4		4		4		4	
				4		4		4		4		4		4		3.5		4		4		4	
				4		4		4		4		4		4		4		4		4		4	
5	The Respondent's proposed personnel. (up to 8 points)	7.5	7.16	7	7	7.5	7	6	6.33	6.5	7.08	5	6.16	7.5	7.33	6	6.16	6	6.25	5	5.83	7	6.58
				6.5		6		6.5		6.5		4		7.5		5.5		5		6			
				7		7		6.5		7		7		7		7		6		6		6	
				7		7		6		8		7		7		6		7		6		6.5	
				7.5		7		6.5		7		7		7		7.5		6		6.5		6	
				7.5		7		7.5		7		7.5		7.5		7		7.5		6		7	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	7	7.33	8	7.58	7	7.16	7	7.16	6	7.5	7	7.33	8	7.5	6	6.5	7.5	6.16	6	5.83	7.5	7.58
				7.5		7		6		7.5		7		8		5		6		5			
				7.5		7		7		7		8		7		6		5		6			
				8		8		8		8		7.5		7		7		6		6			
				7		7		7.5		8		8		7		7		6.5		6		7	
				7		7		8		8		8		8		7		6.5		6		7	
7	The Respondent's organization and approach to the project. (up to 6 points)	5.5	5	3.5	4.16	5.5	5	3.5	4.25	5	5	3	4.25	5.5	5	3	4.16	4	4.41	4	4	4	4.75
				5.5		4.5		4		5		3		5		4		3.5		4			
				5		4.5		4		4.5		5		5		4.5		4.5		4		4	
				4		5		5		5		5		4.5		5		4.5		4		4	
				5		5		4.5		5		4.5		5.5		4.5		4.5		4		4	
				5		5.5		5		5		5		5		5		5		4		5.5	
8	The Respondent's time frame for completing the project. (up to 7 points)	4.95	4.95	3.83	3.83	5.95	5.95	4.57	4.57	5.4	5.4	4.76	4.76	7	7	0	0	4.57	4.57	4.87	4.87	3.4	3.4
				3.83		5.95		4.57		5.4		4.76		7		0		4.57		4.87		3.4	
				3.83		5.95		4.57		5.4		4.76		7		0		4.57		4.87		3.4	
				3.83		5.95		4.57		5.4		4.76		7		0		4.57		4.87		3.4	
				3.83		5.95		4.57		5.4		4.76		7		0		4.57		4.87		3.4	
				3.83		5.95		4.57		5.4		4.76		7		0		4.57		4.87		3.4	
TOTAL EVALUATION POINTS		87.14	79.74	84.41	77.32	80.24	80.83	79	69.05	76.08	81.6	79.66											
RANKING		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

11/8/2019

Project Name: Pecan Campus - Building M Office and Work Space Renovation		Project No. 2018-014C				
Funding Source(s): 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			
Total:	\$ 575,295		\$ 24,949 \$ 550,346			
Architect: BSG Architects	Board Approval of Schematic Design 5/28/2019					
Contractor: TBD						
STC FPC Project Manager: Martin Villarreal	<u>Substantial Completion</u>	TBD	<u>Board Acceptance</u> TBD			
	<u>Final Completion</u>	TBD	<u>Board Acceptance</u> TBD			
Project Description		Project Scope				
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.				
Projected Timeline						
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
12/13/2018	5/28/2019	11/26/2019	1/15/2020	5/15/2020	6/15/2020	7/15/2020
Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2018-19	\$ -	\$ 22,200	\$ 2,749	\$ -	\$ -	\$ 24,949
Project Total	\$ -	\$ 22,200	\$ 2,749	\$ -	\$ -	\$ 24,949
Current Agenda Item						
11/12/19 Facilities Committee: Review and Recommend Action on Contracting Construction Services for the Pecan Campus Information Technology Building M Office and Work Space Renovation						
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>ENLARGED PROPOSED FLOOR PLAN</p> </div> <div style="text-align: center;">  <p>PECAN CAMPUS</p> </div> </div>						

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Review and Recommend Action on Contracting Construction Services for the Pecan Campus Student Activities Building H Renovation for Culinary Arts

Approval to contract construction services for the Pecan Campus Student Activities Building H Renovation for Culinary Arts will be requested at the November 26, 2019 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the renovation of the Pecan Campus Student Activities Building H Renovation for Culinary Arts.

Scheduling Priority

This project was submitted in 2018 by the Culinary Arts 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 as an educational space improvement to renovate and expand the previously existing kitchen for use by the Culinary Arts program.

Background

On May 30, 2019, the Board of Trustees approved the schematic design from EGV Architects and the solicitation of construction services for this project.

Solicitation of competitive sealed proposals for this project began on September 16, 2019. A total of four (4) sets of construction documents were issued to plan rooms and seven (7) to general contractors. A total of five (5) proposals were received on October 3, 2019.

Timeline for Solicitation of Competitive Sealed Proposals	
September 16, 2019	Solicitation of competitive sealed proposals began.
October 3, 2019	Five (5) proposals were received.

College staff reviewed and evaluated the competitive sealed proposal and recommend Noble Texas Builders as the highest ranked in the amount of \$555,000.

Funding Source

Source of Funding	Estimated Budget	Highest Ranked Proposal Noble Texas Builders	Estimated Budget Variance
Unexpended Construction Plant Fund	\$600,000	555,000	\$45,000
Total Amount	\$600,000	555,000	\$45,000

Funds for the Pecan Campus Student Activities Building H Renovation for Culinary Arts Project 2018-023C 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 the architect and College staff from the Facilities Planning & Construction, Maintenance & Operations, and Purchasing departments.

Enclosed Documents

Enclosed are the project presentation, proposal ranking and evaluation, and fact sheet. Staff evaluated the proposal and prepared the enclosed proposal summary.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the November 26, 2019 Board meeting, to contract construction services with Noble Texas Builders in the amount of \$555,000 for the Pecan Campus Student Activities Building H Renovation for Culinary Arts as presented.



Pecan Campus - Student Activities Center Building H Renovation For Culinary Arts



**SOUTH TEXAS
COLLEGE**

Proposed Scope & Budget



Requested By

Culinary Arts 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 = 4,715 sq. ft.

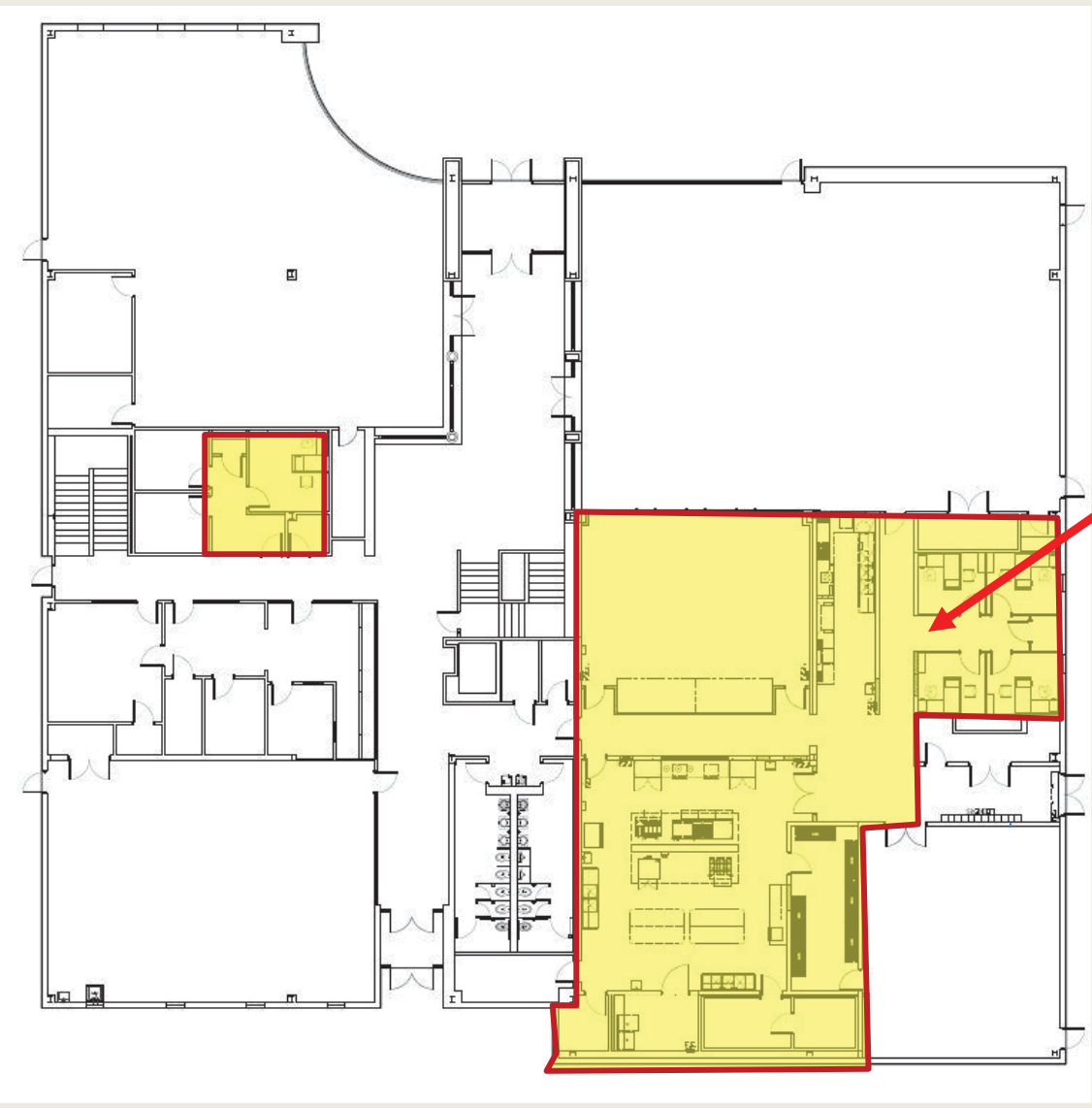
Estimated Total Project Budget

Construction	\$ 600,000
Design	60,000
Miscellaneous	24,600
FFE	225,000
Technology	<u>48,000</u>
Total Project Budget	\$ 957,600

Project Proposed Site



Project Proposed Location



PECAN CAMPUS
BUILDING H
FIRST FLOOR

Approximately
4,715 sq. ft.

**PROJECT
LOCATION**

Interior Renderings



**SOUTH TEXAS COLLEGE
PECAN CAMPUS - BUILDING H RENOVATION FOR CULINARY ARTS
PROJECT NO. 19-20-1008**

NAME	5 Star GC Construction, LLC.	Holchemont, Ltd.	J.T. Vaughn Construction, LLC.	NM Contracting, LLC.	Noble Texas Builders, LLC.
ADDRESS	3209 Melody Ln	900 N Main St	2202 N Schunior Ste 3	2022 Orchid Ave	108 S Main St
CITY/STATE/ZIP	Mission, TX 78574	McAllen, TX 78501	Edinburg, TX 78541	McAllen, TX 78504	La Feria, TX 78559
PHONE	956-867-5040	956-686-2901	713-243-8300	956-631-5667	956-277-0708
FAX	956-599-9055	956-686-2925	713-243-8350	956-627-3959	956-277-0705
CONTACT	Alan Oakley	Michael Montalvo	Mike Simpson	Noel Muñoz	Alfredo Garcia, Jr.
#	Proposed	Proposed	Proposed	Proposed	Proposed
1	Pecan Campus - Building H Renovation for Culinary Arts \$ 642,000.00	\$ 647,000.00	\$ 690,000.00	\$ 549,500.00	\$ 555,000.00
2	Bid Bond Yes	Yes	Yes	Yes	Yes
3	Begin Work Within 10 Working Days	10 Working Days	10 Working Days	5 Working Days	5 Working Days
4	Completion of Work Within 220 Calendar Days	95 Calendar Days	96 Calendar Days	150 Calendar Days	90 Calendar Days
TOTAL AMOUNT PROPOSED	\$ 642,000.00	\$ 647,000.00	\$ 690,000.00	\$ 549,500.00	\$ 555,000.00
TOTAL EVALUATION POINTS	77.98	84.62	84.01	81.94	93.53
RANKING	5	2	3	4	1

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

**SOUTH TEXAS COLLEGE
PECAN CAMPUS - BUILDING H RENOVATION FOR CULINARY ARTS
PROJECT NO. 19-20-1008
EVALUATION SUMMARY**

VENDOR		5 Star GC Construction, LLC.		Holchemont, Ltd.		J.T. Vaughn Construction, LLC.		NM Contracting, LLC.		Noble Texas Builders, LLC.	
ADDRESS		3209 Melody Ln		900 N Main St		2202 N Schunior Ste 3		2022 Orchid Ave		108 S Main St	
CITY/STATE/ZIP		Mission, TX 78574		McAllen, TX 78501		Edinburg, TX 78541		McAllen, TX 78504		La Feria, TX 78559	
PHONE		956-867-5040		956-686-2901		713-243-8300		956-631-5667		956-277-0708	
FAX		956-599-9055		956-686-2925		713-243-8350		956-627-3959		956-277-0705	
CONTACT		Alan Oakley		Michael Montalvo		Mike Simpson		Noel Muñoz		Alfredo Garcia, Jr.	
1	The Respondent's price proposal. (up to 45 points)	38.52	38.22	35.84	45	44.55	44.55	45	45	44.55	44.55
		38.52	38.22	35.84	45	44.55					
		38.52	38.22	35.84	45	44.55					
		38.52	38.22	35.84	45	44.55					
		38.52	38.22	35.84	45	44.55					
		38.52	38.22	35.84	45	44.55					
2	The Respondent's experience and reputation. (up to 10 points)	9	9	9	7.5	8.5	8.75	7.5	6.5	9	9
		8.5	8	9	6.5	9					
		6	8	9	4	9					
		9	8.5	9	6	9					
		9	9	9	7	9					
		8	8	9	4	8					
3	The quality of the Respondent's goods or services. (up to 10 points)	8	9	9	7.5	9	8.83	7.5	6.5	9	9
		8.5	8	8	6.5	9					
		6	7	8	5	9					
		8.5	8.5	8.5	6	9					
		8.5	9	9	6	9					
		6	8	9	5	8					
4	The Respondent's safety record (up to 5 points)	4	4	4.5	5	4	4.16	5	4	4	4
		3.5	4	4	4	4					
		3	4	5	3	5					
		4	4	4.5	4	4					
		3.5	4	4.5	4	4					
		2	4	4	3	4					



**SOUTH TEXAS COLLEGE
PECAN CAMPUS - BUILDING H RENOVATION FOR CULINARY ARTS
PROJECT NO. 19-20-1008
EVALUATION SUMMARY**

VENDOR	5 Star GC Construction, LLC.		Holchecom, Ltd.		J.T. Vaughn Construction, LLC.		NM Contracting, LLC.		Noble Texas Builders, LLC.	
5 The Respondent's proposed personnel. (up to 8 points)	7	6.33	7	7	7	7	7	6.08	7	7.16
	7									
	5									
	7									
	6									
	6									
6 The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	7.5	6.75	9	7.66	8	7.83	8	6.91	8	8
	7.5									
	6									
	7.5									
	7									
	5									
7 The Respondent's organization and approach to the project. (up to 6 points)	4.5	4.33	5	4.75	5.5	5.08	4.5	4	5.5	5.08
	4.5									
	4									
	5									
	5									
	3									
8 The Respondent's time frame for completing the project. (up to 7 points)	2.89	2.89	6.33	6.33	6.27	6.27	4.29	4.29	7	7
	2.89									
	2.89									
	2.89									
	2.89									
	2.89									
TOTAL EVALUATION POINTS	77.98		84.62		84.01		81.94		93.53	
RANKING	5		2		3		4		1	

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

Project Fact Sheet

11/8/2019

Project Name: Pecan Campus - Building H Renovation for Culinary Arts		Project Nos. 2018-023C					
Funding Source(s): Unexpended Plant Fund		Total Project Budget		Actual Expenditures To Date		Variance of Project Budget vs. Actual Expenditures To Date	
		Construction:	\$ 600,000			\$ 600,000	
		Design:	60,000		38,997		21,003
		Miscellaneous:	24,600		3,191		21,409
		FFE:	225,000				225,000
		Technology:	48,000				48,000
		Total:	\$ 957,600		\$ 42,189		\$ 915,411
Engineer: EGV Architects		Board Approval of Schematic Design 5/30/2019					
Contractor: TBD							
STC FPC Project Manager: Martin Villarreal		Substantial Completion TBD		Board Acceptance TBD			
		Final Completion TBD		Board Acceptance TBD			
Project Description				Project Scope			
Redesign of the previously existing cafeteria and kitchen spaces to be used for the Culinary Arts program.				Demolish existing walls and infrastructure, renovation of walls, flooring, ceiling, interior finishes, installation some of kitchen equipment, and adding electrical, data, and HVAC infrastructure for a 4,604 sq. ft. space.			
Projected Timeline							
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In	
7/24/2018	5/30/2019	11/26/2019	1/23/2020	5/23/2020	6/23/2020	7/23/2020	
Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total	
2017-18	\$ -	\$ -	\$ 586	\$ -	\$ -	\$ 586	
2018-19	\$ -	\$ 38,997	\$ 1,785	\$ -	\$ -	\$ 40,782	
2019-20	\$ -	\$ -	\$ 820	\$ -	\$ -	\$ 820	
Project Total	\$ -	\$ 38,997	\$ 3,191	\$ -	\$ -	\$ 42,189	
Current Agenda Item							
11/12/19 Facilities Committee: Review and Recommend Action on Contracting Construction Services for the Pecan Campus Student Activities Building H Renovation for Culinary Arts							
							

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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 November 26, 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 2013 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. The proposed entry sign on McColl Boulevard will include "West Entrance" to distinguish the entry at its location from the south entrance on Vermont Avenue.

Additional vehicular and pedestrian wayfinding signs will also be incorporated to provide information and guidance to navigate the various facilities on the campus.

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 November 26, 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
COLLEGE**

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

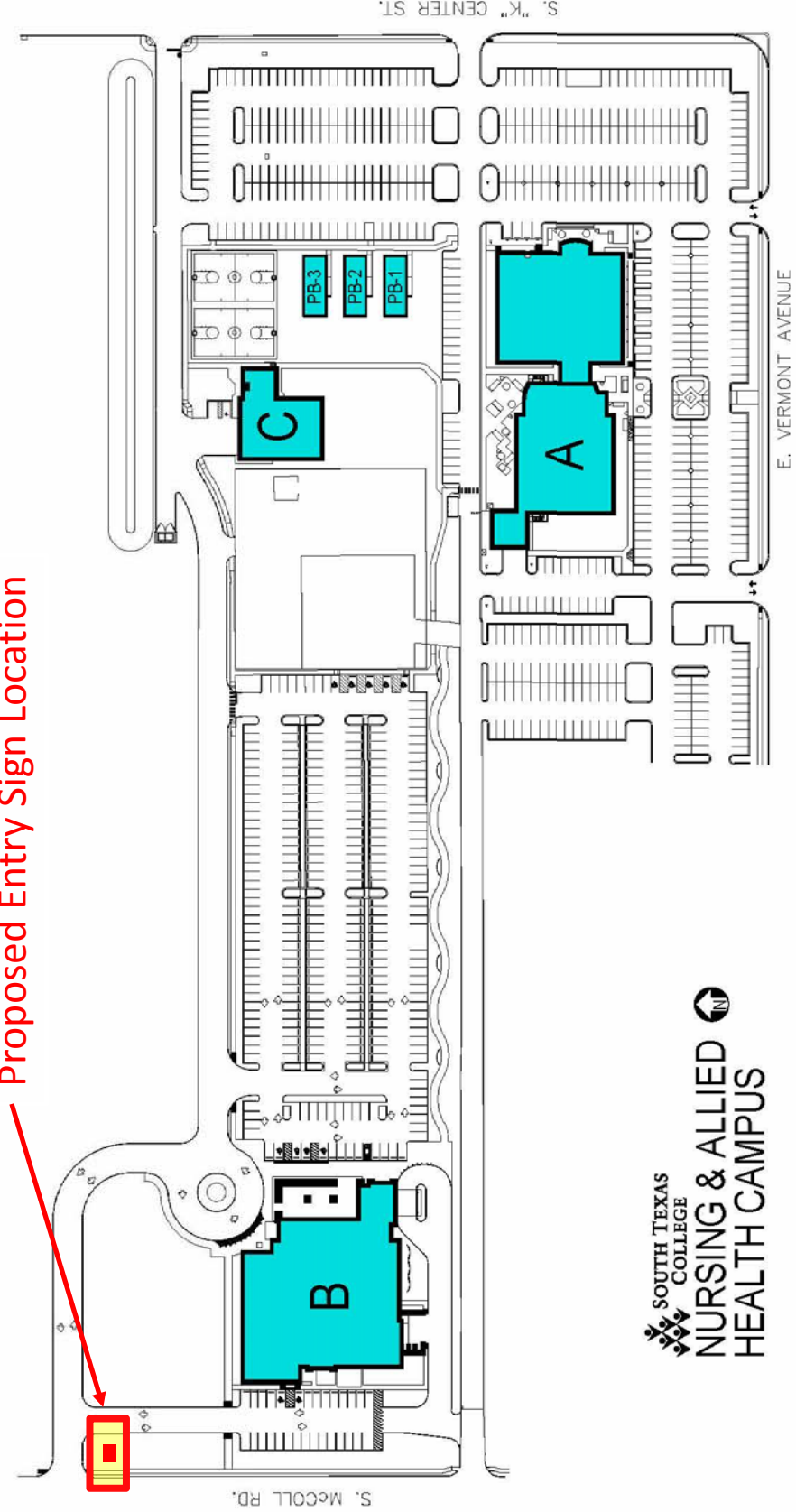
Construction	\$ 75,000
Miscellaneous	<u>1,000</u>
Total Project Budget	\$ 76,000

Funds for wayfinding signs are available in the District Wide Facility Signage budget. Estimated cost is \$12,000.

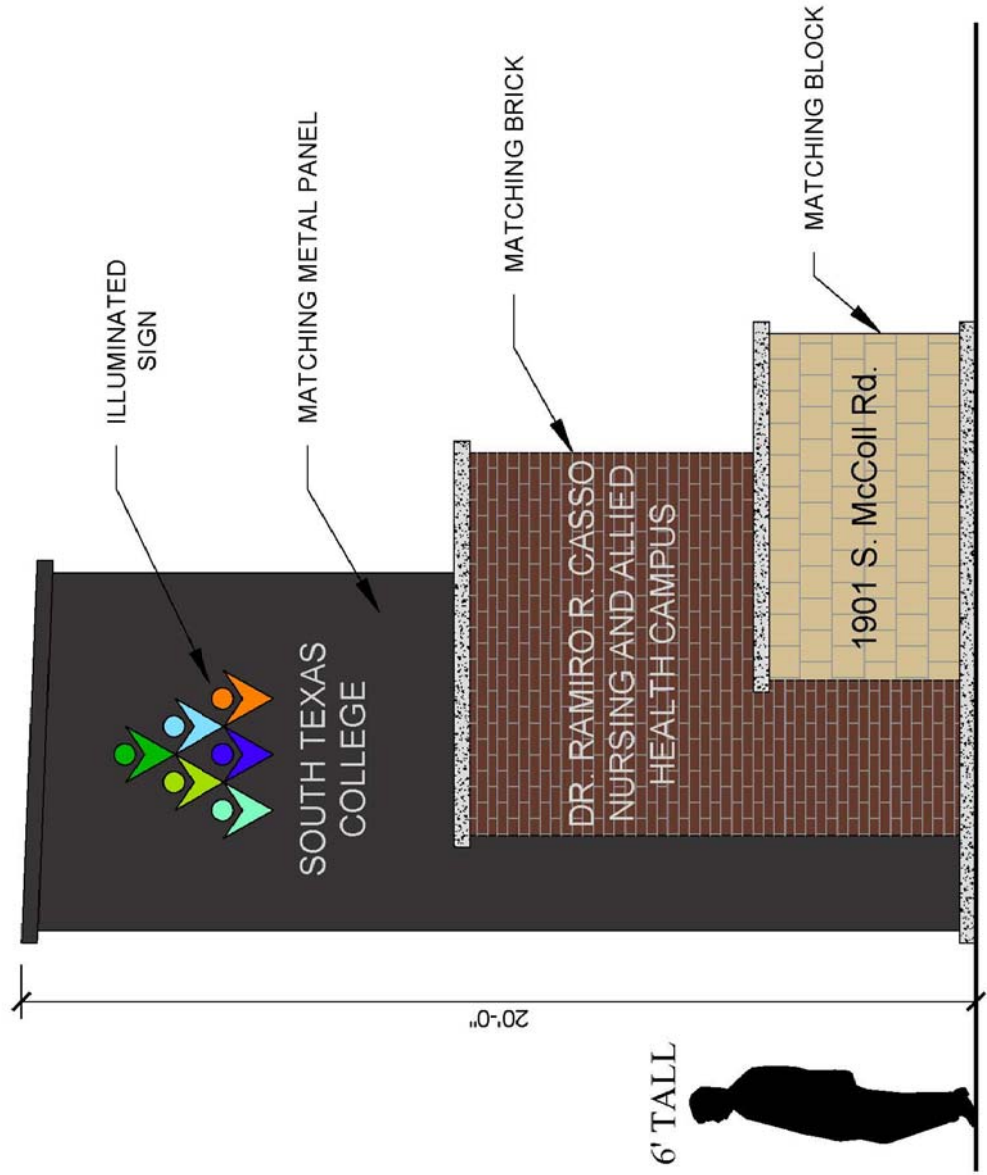
Proposed Project Site



Proposed Entry Sign Location

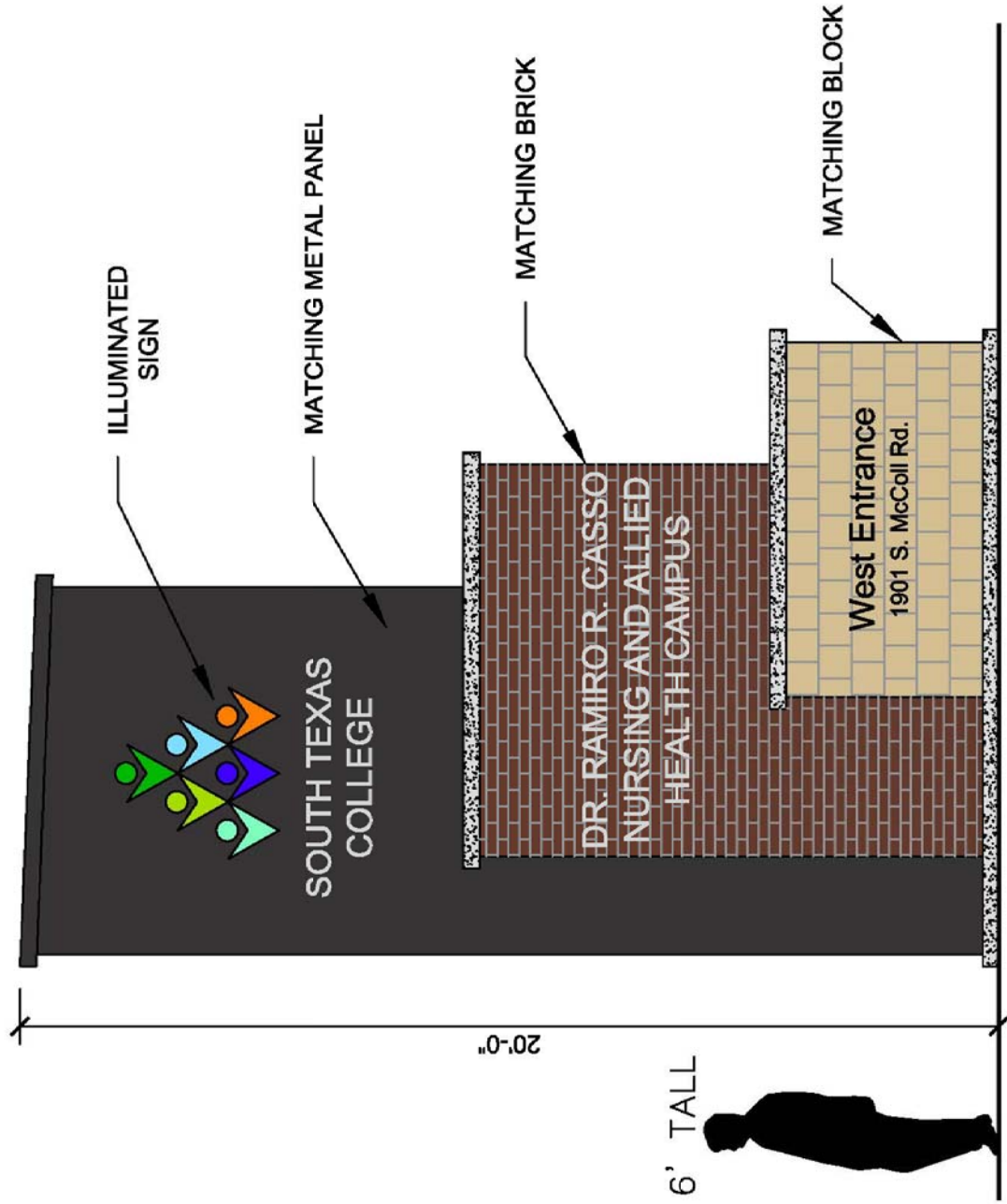


Proposed Project Design



Option 1

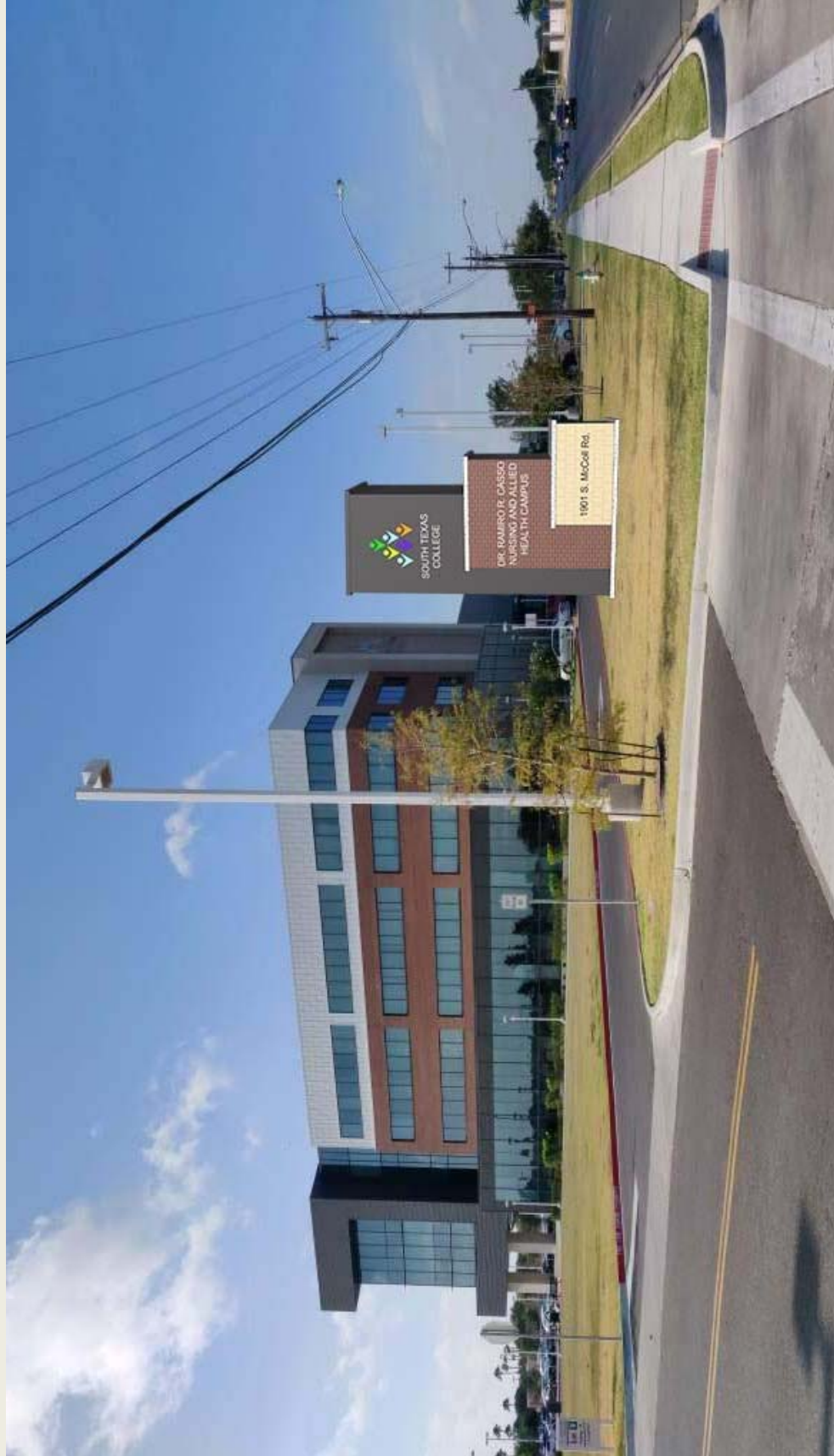
Proposed Project Design



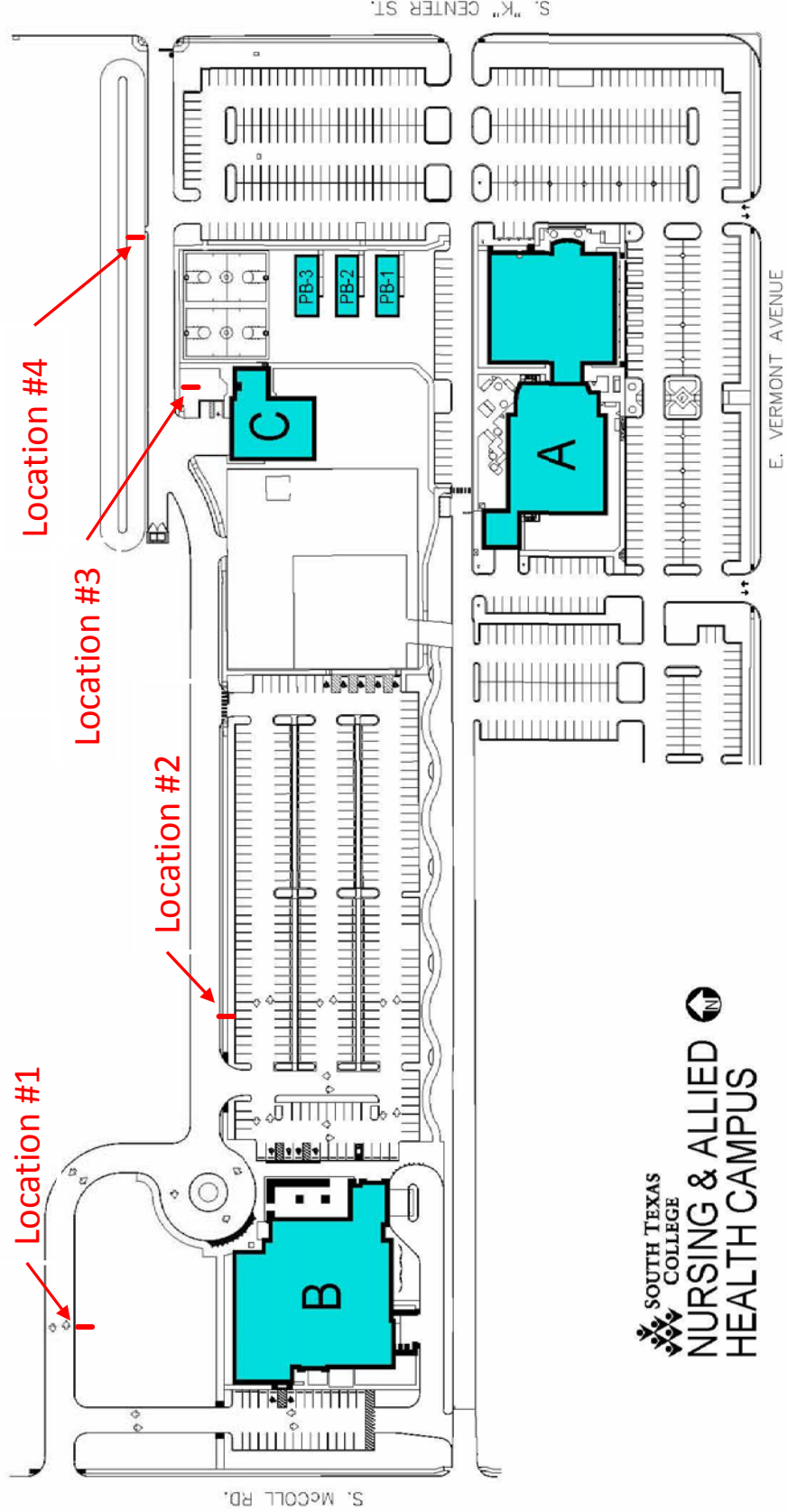
Option 2



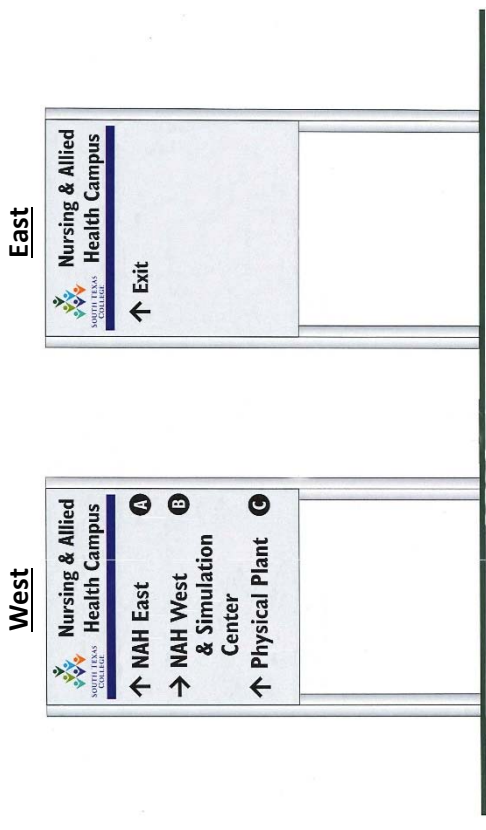
Proposed Project Location



Additional Vehicular Signage



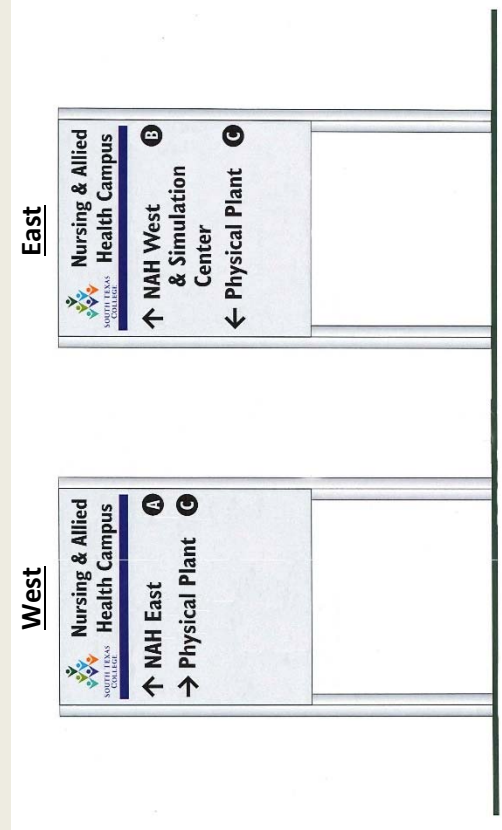
Additional Vehicular Signage



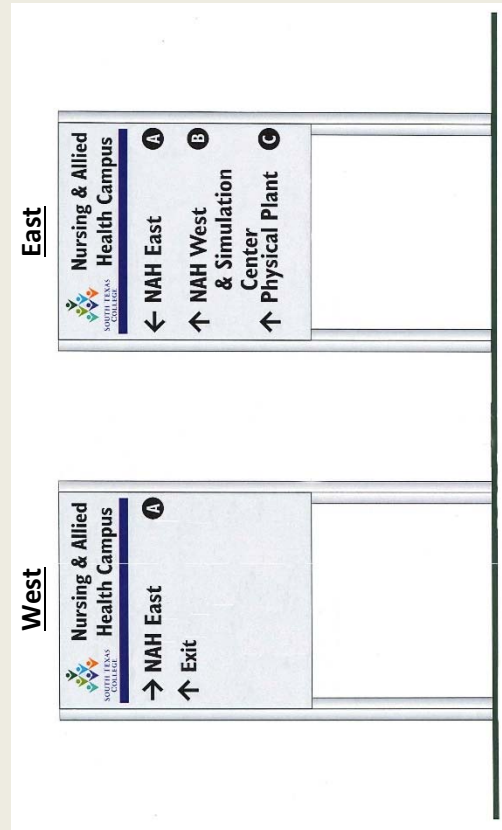
Location #1



Location #2

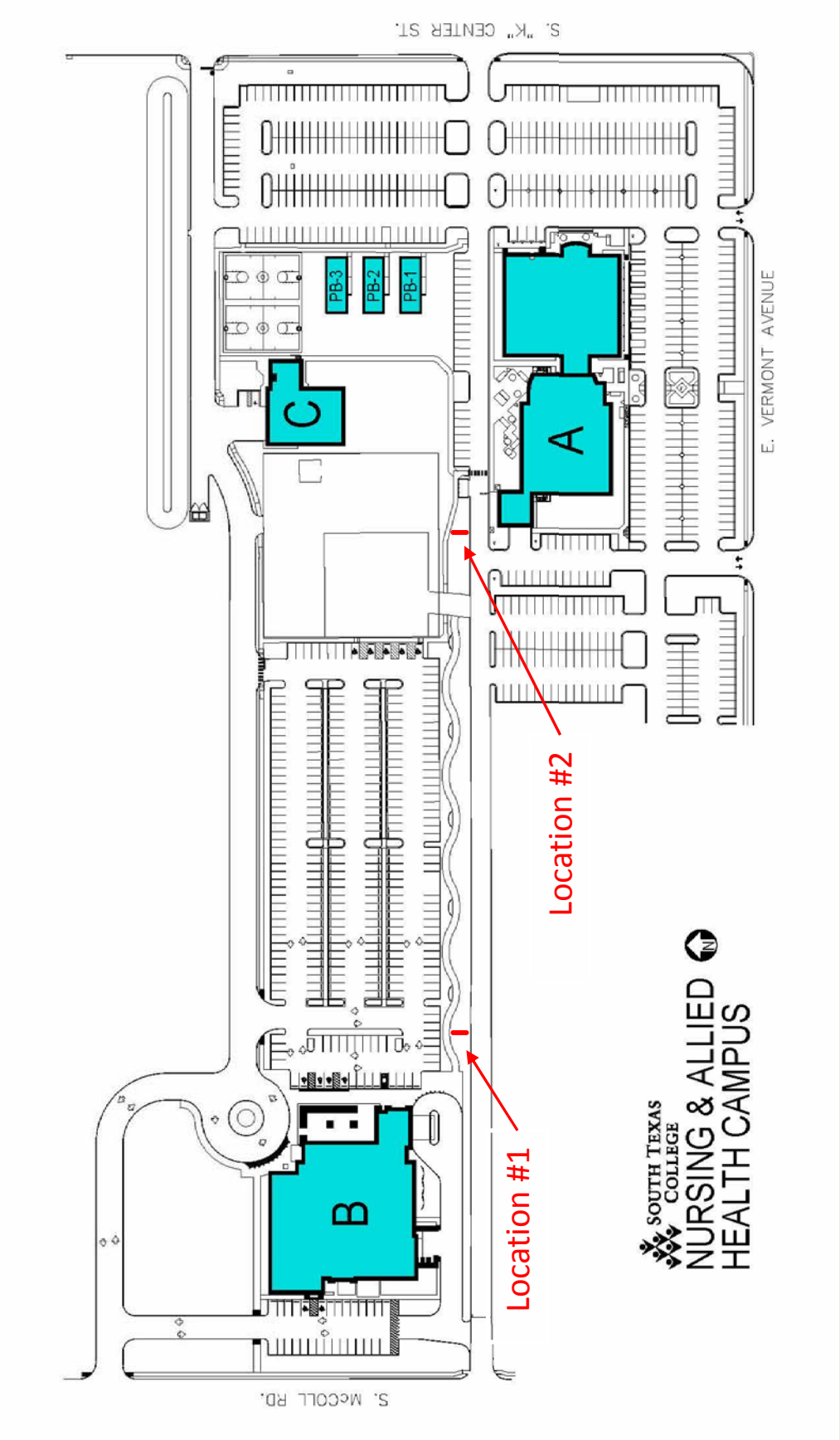


Location #3



Location #4

Additional Pedestrian Signage



Additional Pedestrian Signage



West

Nursing & Allied
Health Campus
↑ NAH East **A**
↖ Physical Plant **C**

East

Nursing & Allied
Health Campus
↑ NAH West & Simulation Center **B**

West

Nursing & Allied
Health Campus
→ NAH East **A**
← Physical Plant **C**

East


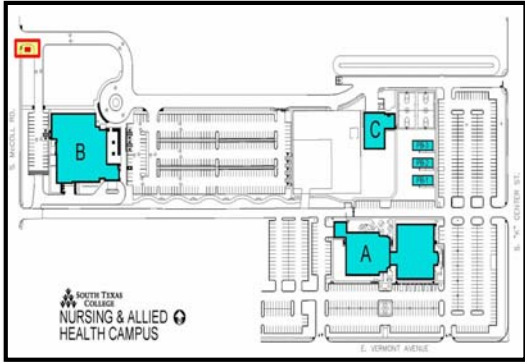
Nursing & Allied
Health Campus
↑ NAH West & Simulation Center **B**

Location #1

Location #2

Project Fact Sheet

11/8/2019

Project Name: Nursing and Allied Health Campus - West Entry Campus Sign		Project No. 2019-013C	
Funding Source(s): 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: -		-
	Total: \$ 76,000		\$ - \$ -
Architect: N/A	Board Approval of Schematic Design 11/26/2019		
Contractor: TBD			
STC FPC Project Manager: David Valdez	Substantial Completion TBD	Board Acceptance TBD	
	Final Completion TBD	Board Acceptance TBD	
Project Description		Project Scope	
The installation of an monument sign at the main entrance to campus.		Installation of a pre-fabricated metal sign with it's associated masonry.	
Projected Timeline			
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date
N/A	11/26/2019	2/25/2020	3/15/2020
			Substantial Completion Date
			6/15/2020
			Final Completion Date
			7/15/2020
			FFE Completion of Move In
			N/A
Project Calendar of Expenditures by Fiscal Year			
Fiscal Year	Construction	Design	Misc.
2018-19	\$ -	\$ -	\$ -
Project Total	\$ -	\$ -	\$ -
			FFE
			\$ -
			Tech
			\$ -
			Project Total
			\$ -
Current Agenda Item			
11/12/19 Facilities Committee: 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>			

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Review and Recommend Action on Architectural Fee Adjustment for Nursing and Allied Health Campus East Building A Center for Learning Excellence / Student Success Center Renovations

Approval to amend the current architectural agreement with Boultinghouse Simpson Gates Architects (BSGA) to adjust the architectural fee based on the final construction cost for the Nursing and Allied Health Campus East Building A Center for Learning Excellence / Student Success Center Renovations project will be requested at the November 26, 2019 Board meeting.

Purpose

Authorization is requested to amend the current architectural agreement with BSGA to adjust their architectural fee based on the final construction cost for the Nursing and Allied Health Campus East Building A Center for Learning Excellence / Student Success Center Renovations.

Scheduling Priority

This project was submitted in 2017 by NAH Advising staff at the Nursing and Allied Health Campus 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 student support space improvement to enhance Student Services and make more efficient and effective use of space.

Justification

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

Background

The current architectural agreement with BSGA for the Nursing and Allied Health Campus East Building A Center for Learning Excellence / Student Success Center Renovations states an additional fee is required if the final construction cost exceeds the Owner's original budget for the Cost of Work.

The original budget for the project was \$111,360, and the fee was negotiated at 10%, for a total of \$11,136. On March 26, 2019, the Board of Trustees approved contracting construction services with Tri-Gen Construction, LLC in the amount of \$170,000. The architect informed College staff that the project's mechanical, electrical, and plumbing (MEP) infrastructure was extensive which accounted for the additional costs. The cost per square foot was \$88/sq. ft. which is within the normal range of construction costs for this type of project. The total project cost is \$173,640.47.

BSGA is requesting an additional fee of \$6,228.05, which would result in an adjusted fee of \$17,364.05. The total revised fee, including the reimbursable expenses of \$925, is \$18,289.05, including additional services.

Original Fee:	\$11,136.00
Additional Fee:	<u>6,228.05</u>
Subtotal:	\$17,364.05
Reimbursable Expenses:	<u>925.00</u>
Total Revised Fee	\$18,289.05

Board approval is necessary to amend the current architectural agreement with BSGA to a revised fixed fee of \$18,289.05. No additional costs are anticipated for this project.

Funding Source

Funds for the Nursing and Allied Health Campus East Building A Center for Learning Excellence / Student Success Center Renovations Project 2019-009C are budgeted in the FY 2019-2020 Unexpended Construction Plant Fund.

Recommendation

It is requested that the Facilities Committee recommend for Board approval at the November 26, 2019 Board meeting, to amend the current architectural agreement with BSGA for the Nursing and Allied Health Campus East Building A Center for Learning Excellence / Student Success Center Renovations project to a revised fixed fee of \$18,289.05.

BOULTINGHOUSE - SIMPSON - GATES ARCHITECTS - Fee Adjustment Summary
Nursing Allied Health Building A West - Student Success Center Renovation

Company Name: BSG Architects
 Campus: NAH Campus
 Project Name: Building A - West Student Success Center Renovation

Original Construction Budget:	\$111,360.00	Approved Construction Cost:	\$170,000.00
Original Fee Percent:	10.00%	Change Orders	3,640.47
Calculated Fee:	\$11,136.00	Total Adjusted Cost of Work:	\$173,640.47
		Fee Percent:	10.00%
		Adjusted Contract Fee:	\$17,364.05

Original Contract Fee:	\$11,136.00
Additional Fee Requested	6,228.05
Adjusted Contract Fee:	\$17,364.05
Reimbursable Expenses	925.00
Total Adjusted Fee:	\$18,289.05


*Total Original Fee: \$11,136.00

*Contract allows for reimbursable expenses

Total Original Fee:	\$11,136.00
Additional Fee Requested	6,228.05
Reimbursable Expenses	925.00
Net Fee Adjustment:	7,153.05
Total Adjusted Fee:	\$18,289.05

Project Fact Sheet

11/8/2019

Project Name: Nursing and Allied Health Campus - CLE Renovations		Project No. 2018-009C	
Funding Source(s): Unexpended Plant Fund	Original Budget		Actual Expenditures To Date
	Construction:	\$ 111,360	\$ 173,640
	Design:	11,000	17,000
	Miscellaneous:	4,000	5,100
	FFE:	61,241	61,241
	Technology:	9,465	9,465
Total:		\$ 197,066	\$ 228,446
Engineer: BSG Architects	Board Review of Schematic Design and Approval of GC 3/26/2019		
Contractor: Tri-Gen Construction, LLC			
STC FPC Project Manager: Samuel Saldaña	Substantial Completion	10/29/2019	Board Acceptance TBA
	Final Completion	TBA	Board Acceptance TBA
Project Description		Project Scope	
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.	
Projected Timeline			
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
		10/29/2019	10/31/2019
Project Calendar of Expenditures by Fiscal Year			
Fiscal Year	Construction	Design	Misc.
2017-18	\$ -	\$ -	\$ 2,080
2018-19	\$ 142,690	\$ 11,794	\$ -
2019-20	\$ 22,268	\$ -	\$ -
Project Total	\$ 164,958	\$ 11,794	\$ 2,080
Current Agenda Item			
11/12/19 Facilities Committee: Review and Recommend Action on Final Completion of the Nursing and Allied Health Campus Center for Learning Excellence / Student Success Center Renovations			
			

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

Approval of final completion for the Nursing and Allied Health Campus East Building A Center for Learning Excellence / Student Success Center Renovations project will be requested at the November 26, 2019 Board Meeting:

	Project	Completion Recommended	Date Received
1.	Nursing and Allied Health Campus East Building A Center for Learning Excellence / Student Success Center Renovations Project No. 2019-006C Architect: Boultinghouse Simpson Gates Architects Contractor: Tri-Gen Construction, LLC	Final Completion Recommended	October 31, 2019

This project was originally submitted in 2017 by NAH Advising staff at the Nursing and Allied Health Campus 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 student support space improvement to enhance Student Services and make more efficient and effective use of space.

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 Tri-Gen Construction, LLC be approved. The original budget approved for this project was in the amount of \$111,360. The approved construction proposal amount was \$170,000.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$111,360	\$170,000	\$3,640	\$173,640	\$164,958	\$8,681.55

On October 30, 2019, Boultinghouse Simpson Gates Architects 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 November 26, 2019 Board meeting, final completion of the Nursing and Allied Health Campus East Building A Center for Learning Excellence / Student Success Center Renovations project and release of final payment of \$8,681.55 to Tri-Gen Construction, LLC as presented.



11-4-2019

Mr. Rick de la Garza
Interim Director of Facilities Planning and Construction
South Texas College
P.O. Box 9701
McAllen, Tx. 78502-9701

Re: STC Nursing and Allied Health Building Center for Learning Excellence Conversion
#18-19-1037 Pecan Campus

Mr. De la Garza,

As of October 31st, 2019, Trigen Construction has completed construction and has addressed all punch list items for the South Texas College Nursing and Allied Health building Center for Learning Excellence Conversion project.

To the best of my knowledge, the work has been performed in accordance with the Contract Documents and I recommend final acceptance.

If you have any questions or need any additional information, please don't hesitate to call me.

Sincerely,

A handwritten signature in black ink that reads "John Gates, AIA". The signature is stylized and cursive.

John Gates, AIA
Boultinghouse Simpson Gates Architects

cc: ncl/file

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Review and Discussion of Priority Criteria for Capital Improvements Projects (CIP) and Renewals & Replacements Projects (R&R)

At the Facilities Committee meeting on September 10, 2019, College staff was asked to provide information on the prioritization of Capital Improvements Projects (CIP) and Renewals & Replacements Projects (R&R).

Priority Methodology

The Facilities Planning & Construction (FPC) department manages projects of various types and sizes. The number of projects annually usually exceed 60 projects and many are at different project stages during the fiscal year. FPC follows internal steps and procurement procedures for each project. Projects are started based on their priority and when a project can be constructed to allow College operations to continue with minimal disruptions. Projects should be planned and requested well in advance of when a project is needed in order for FPC to properly develop and execute a project.

Schedules

It is important to properly plan each project. A project should be submitted well in advance of when a project is needed to be operational. FPC follows various steps needed for approving, scoping, designing, budgeting, bidding, permitting, constructing, closing out, and furnishing, and occupying a project.

Reviewers

All project scopes, budgets, and schedules are reviewed by the stakeholders, FPC and College departments, FAS staff, Coordinated Operations Council, President's Cabinet, President's Administrative Staff, Facilities Committee, and the Board of Trustees.

Prioritization Process

Projects are categorized as one of four Levels, with Level 1 as the highest priority and Level 4 as the lowest. Once a project is designated with a Level, metrics are applied depending on the Scheduling, a Needs Assessment, and the nature of the Maintenance Improvements to determine the optimal construction timeline for the project.

Enclosed Documents

Enclosed is a presentation outlining the priority levels for the Committee's review and information.

No recommendation is requested.



Priority Criteria for Capital Improvements Projects (CIP)
and Renewals & Replacements Projects (R&R)



Prioritization of Projects



Prioritization Process

- Projects are categorized as one of four Levels, with Level 1 as the highest priority and Level 4 as the lowest.
- Once a project is designated with a Level, metrics are applied depending on the **Scheduling**, a **Needs Assessment**, and the nature of the **Maintenance Improvements** to determine the optimal construction timeline for the project.

Prioritization of Projects

<p>LEVEL 1</p> <p>EMERGENCY</p> <ul style="list-style-type: none"> • Life Safety • Code Compliance or Deficiencies • Natural Disasters • Special Projects – Time Based
<p>URGENT – BASIC HUMAN NEEDS</p> <ul style="list-style-type: none"> • Potable Water • Indoor Air Quality • Properly Functioning Facilities – Plumbing Leaks / Fire Protection Systems / Data Repairs • Protection from the Elements – Water Intrusion (Roof/Window Leaks)
<p>LEVEL 2</p> <p>EXPEDITE – EDUCATIONAL SPACE IMPROVEMENTS</p> <ul style="list-style-type: none"> • Educational Environment – Classroom/Lab Requirements • Student Enrollment Requirements • Accreditation Compliance
<p>LEVEL 3</p> <p>EXPEDITE – NONEDUCATIONAL SPACE IMPROVEMENTS</p> <ul style="list-style-type: none"> • Student Services Environment • Faculty / Staff Space Requirements • Workplace Environment – HVAC/Electrical & Lighting Requirements
<p>LEVEL 4</p> <p>ROUTINE IMPROVEMENTS – RENEWAL & REPLACEMENT</p> <ul style="list-style-type: none"> • Finishes / Flooring / Paint • Lighting Upgrades • HVAC Upgrades • Plumbing Upgrades • Data Upgrades <p>EXTERIOR – RENEWAL & REPLACEMENT</p> <ul style="list-style-type: none"> • Exterior Finish Repairs • Landscaping and Hardscape • Walkways • Roadways and Parking



**SOUTH TEXAS
COLLEGE**

Prioritization of Projects



Scheduling

- Expected Delivery Deadlines
- Duration of Project
- Timing for Construction
- Current Occupancy of Space vs Construction Requirements
- Current Occupancy of Space vs Available Alternate Space
- Requirements for Board Approvals
- Tree Removal Requirements

Needs Assessment

- Compliance with College Master Plan
- Current Needs of the Program
- Any other Compelling Need

Maintenance Improvements

- Improvements to Safety, Security, and/or Accessibility
- Deferred Maintenance
- Condition of Existing Facility, Space, or Site

Prioritization of Projects



Scheduling

- Expected Delivery Deadlines
- Duration of Project
- Timing for Construction
- Current Occupancy of Space vs Construction Requirements
- Current Occupancy of Space vs Available Alternate Space
- Requirements for Board Approvals
- Tree Removal Requirements

Needs Assessment

- Compliance with College Master Plan
- Current Needs of the Program
- Any other Compelling Need

Maintenance Improvements

- Improvements to Safety, Security, and/or Accessibility
- Deferred Maintenance
- Condition of Existing Facility, Space, or Site

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Update on Status of Unexpended Plant Fund Construction Projects












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

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

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

#	Status	Proposed Projects	Method	Budget	PM	FY2019												FY2020												FY2021												FY2022
						Jan. 19' - Aug. 19'												Sept. 19' - Aug. 20'												Sept. 20' - Aug. 21'												Sept. 21' - Dec. 21'
						J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
Pecan Plaza																																										
21		Pecan Plaza - Kinesiology Renovation	A	122,000	MV								1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1													
Dr. Ramiro R. Casso Nursing and Allied Health Campus																																										
22	✓	NAH - Student Success Center Renovations	A	130,000	SS	1	1	1	1	1	1	1	1	1	1	1																										
23	✓	NAH - Student Services Renovation	A	275,000	SS	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1												
24		NAH - West Entry Campus Sign	FPC	75,000	DV								1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1													
25	✓	NAH - West Side Window Waterproofing (RR)	O&M	50,000	RDLG								1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1													
26	✓	NAH - Westside Elevators Refurbishment (RR)	O&M	150,000	RDLG								1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1													
27	✓	NAH - Resurface Parking Lot #1 (RR)	C	250,000		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1													
28	✓	NAH - Roofing Replacement (RR)	O&M	250,000	MV	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1												
29		NAH - NAH East Building A Analog to Digital Conversion (RR)	IT	500,000	RDLG																	1	1	1	1	1	1	1	1													
30		NAH - NAH East Building A Data Cabling Infrastructure Replacement (RR)	IT	150,000	RDLG																	1	1	1	1	1	1	1	1													
Technology Campus																																										
31	✓	TC - Automotive Lab Exhaust System	MEP	100,000	MV								1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1													
32	✓	TC - Building A & B Renovations	A	750,000	SS								1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1													
33	✓	TC - Shipping and Receiving Building D Office Renovation	O&M	50,000		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1													
34		TC - Technology Campus Site Improvements	C	50,000	TBD																	1	1	1	1	1	1	1	1													
Mid-Valley Campus																																										
35	✓	MV - Thermal Plant Renovation	A	160,000	SS	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1													
36	✓	MV - Student Service Renovation	A	200,000	SS	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1													
37	ON HOLD	MV - East Loop Drive	C	187,000																																						
38		MV- Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction	A	132,000	DV								1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1														
39	✓	MV - Resurfacing Parking Lot #3 (RR)	C	50,000	SS							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1														
40	ON HOLD	MV - Resurfacing Parking Lot #7 (RR)	C	90,000																																						
41	✓	MV - Resurfacing Northwest Drive (RR)	C	180,000	SS							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1														
42	✓	MV - Roofing Replacement Buildings D,E, & F (RR)	FPC	860,000	MV	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1														
43		MV - Drainage Improvements Phase I (RR)	C	290,000	SS							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1														

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

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

#	Status	Proposed Projects	Method	Budget	PM	FY2019 Jan. 19' - Aug. 19'												FY2020 Sept. 19' - Aug. 20'												FY2021 Sept. 20' - Aug. 21'												FY2022 Sept. 21' - Dec. 21'			
						J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D				
Starr County Campus																																													
44		Starr - Student Services Building G Renovation	A	160,000	SS		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1																		
45	ON HOLD	Starr - Cultural Arts Center Renovations	A	100,000	TBD																																								
46		Starr - Worforce Center D Welding Expansion	A	150,000	MV								1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1															
47	ON HOLD	Starr - Repaint Stucco Buildings (RR)	FPC	80,000																																									
48	✓	Starr - Roofing Replacement (RR)	O&M	770,000	MV	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1															
49		Starr - Administration/Bookstore Building A Data Cabling Infrastructure Replacement (RR)	IT	40,000	RDLG																		1	1	1	1																			
50		Starr - Center for Learning Excellence Building B Data Cabling Infrastructure Replacement (RR)	IT	40,000	RDLG																		1	1	1	1																			
51		Starr - North Academic Building C Data Cabling Infrastructure Replacement (RR)	IT	40,000	RDLG																		1	1	1	1																			
Regional Center for Public Safety Excellence																																													
52	✓	RCPSE -Target Range	A	374,531	RC	1																																							
53	✓	RCPSE - Portables	A	315,188	SS		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1															
54	✓	RCPSE - Chiller Relocation	O&M	TBD	RC								1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1															
55	See Note #1	RCPSE - Canopy for Safety Training Vehicles	FPC	85,000	TBD																																								
56	See Note #1	RCPSE - Canopy for Students/Instructors	FPC	250,000	TBD																																								
57	See Note #1	RCPSE - Fire Training Area	A	426,000	TBD																																								
58	See Note #1	RCPSE -Running and Exercise Track	C	150,000	TBD																																								
59	See Note #1	RCPSE - Additional Parking Lot	C	266,000	TBD																																								
Higher Education Center La Joya																																													
60	✓	HEC LJ - Exterior Building and Wayfinding Signage	A	50,000	DV								1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1																
District Wide																																													
61	✓	DW - Irrigation System Controls Upgrade (RR)	O&M	70,000	O&M																																								
62		DW - Fire Alarm Panel Replacement/Upgrades (RR)	O&M	180,000	O&M																																								
63		DW - Land		3,000,000																																									
64		DW - Renovations and Contingencies		750,000																																									
65	✓	DW - Outdoor Furniture	FPC	25,000			1	1																																					
66		DW - Facility Signage		50,000																																									
67	✓	DW - Removal of Existing Trees		25,000																																									
68	ON HOLD	DW - Facilities Condition Assessment		50,000																																									

**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		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	Facilities Committee Recommendation	Board Approval of A/E	Review & Approval of Schematic Design	Facilities Committee Recommendation	Board Approval	Facilities Committee Recommendation	Board Approval of Contractor								
Pecan Campus																						
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	12/3/2019	12/10/2019	1/2020	8/2020	9/2020	N/A	9 months		
2	2019-025R	Ann Richards Administration Building X 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	12/2019	1/2020	2/2020	N/A	1 month		
3	2019-026R	South Academic Building J 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	2019-018R	Art 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	2020-013R	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	2020-014R	Information Technology Building M Generator Replacement	TBD	TBD	10/1/2019	10/8/2019	10/29/2019	1/14/2020	1/28/2020	N/A	N/A	N/A	N/A	N/A	N/A	6/9/2020	6/23/2020	7/2020	10/2020	11/2020	N/A	12 months
8	2020-007R	Reseeding and Regrading of Athletic Fields	TBD	TBD	N/A	N/A	N/A	10/8/2019	10/29/2019	N/A	N/A	N/A	N/A	N/A	N/A	3/2020	5/2020	6/2020	N/A	6 months		
Dr. Ramiro R. Casso Nursing & Allied Health Campus																						
9	2015-023R	NAH East Building A West Side Window Waterproofing	TBD	TBD	1/7/2020			N/A	N/A					11/12/2019	11/26/2019	12/2019	1/2020	02/2020	N/A	3 months		
10	2016-019R	NAH East Building A Westside Elevators Refurbishment	O&M	TBD	1/7/2020			N/A	N/A					9/10/2019	9/24/2019	10/2019	11/2019	12/2019	N/A	2 months		
11	2019-028R	NAH East Building A Roofing Replacement	BEAM	TBD	10/1/2019			5/14/2019	5/30/2019					1/14/2020	1/28/2020	2/2020	5/2020	6/2020	N/A	11 months		
12	2020-015R	NAH East Building A Analog to Digital Conversion	IT	TBD	N/A			N/A	N/A					N/A	N/A	6/2020	8/2020	9/2020	N/A	2 months		
13	2020-016R	NAH East Building A Data Cabling Infrastructure Replacement	IT	TBD				N/A	N/A					N/A	N/A	6/2020	8/2020	9/2020	N/A	2 months		
14	2017-029R	NAH Resurfacing Parking Lot #1	R. Gutierrez Engineers	Gonzalez Enterprises	9/3/2019			12/4/2018	12/13/2018					5/14/2019	5/30/2019	7/19/2019	9/24/2019	10/24/2019	N/A	8 months		
Mid Valley Campus																						
15	2016-005R	Resurfacing Parking Lot #3	Perez Consulting Engineers	TBD	N/A	N/A	N/A	6/6/2018	6/20/2018	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	TBD	TBD	10/1/2019	10/8/2019	10/29/2019	TBD	TBD	TBD	TBD	TBD	TBD	N/A	TBD		
17	2018-019R	Resurfacing Northwest Drive	Perez Consulting Engineers	TBD	N/A	N/A	N/A	6/6/2018	6/20/2018	11/5/2019	12/3/2019	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				5/14/2019	5/30/2019				1/14/2020	1/28/2020	2/2020	5/2020	6/2020	N/A	11 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	9/3/2019	12/3/2019	12/13/2019	1/14/2020	1/28/2020	2/2020	4/2020	1/2020	N/A	9 months			
Starr County Campus																						
20	2019-029R	Starr Repaint Stucco Buildings	TBD	TBD				TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A	TBD		
21	2019-030R	Roofing Replacement	BEAM	TBD	N/A	N/A	N/A	5/14/2019	5/30/2019	N/A	N/A	N/A	1/14/2020	1/28/2020	2/2020	5/2020	6/2020	N/A	11 months			
22	2020-019R	Administration/Bookstore Building A Data Cabling Infrastructure Replacement	IT	TBD	4/7/2020	4/14/2020	4/28/2020	N/A	N/A	September	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				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	7/2/2019	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.

Status of Unexpended Plant Fund Construction Projects in Progress November 2019

Project	% Complete	Date to Complete	Current Activity	Total Project Budget	Amount Paid	Total Project Balance
Pecan Campus						
Sand Volleyball Courts	90%	December 2019	1. Construction Phase 2. Construction in Progress	\$ 113,008.00	\$ 90,350.28	\$ 22,657.72
Library Renovation	5%	November 2019	1. Project Development 2. A/E Services Contract Negotiation in Progress	\$ 1,466,000.00	\$ 703.20	\$ 1,465,296.80
Building H Cafeteria Renovation	100%	November 2019	1. Design Phase 2. Bidding Phase	\$ 957,600.00	\$ 42,188.74	\$ 915,411.26
Building M Office and Work Space Renovation	100%	November 2019	1. Project Development 2. Bidding Phase	\$ 575,295.00	\$ 25,874.35	\$ 549,420.65
Athletic Field Fence Enclosure	90%	November 2019	1. Construction Phase 2. Construction in Progress	\$ -	\$ 76,973.66	\$ (76,973.66)
Building H West Elevation Modication	Not Started	Not Started	Not Started	\$ 183,750.00	\$ -	\$ 183,750.00
Cooling Towers Screen Upgrades	Not Started	Not Started	Not Started	\$ 322,573.00	\$ -	\$ 322,573.00
Site Improvements to North Pecan Campus	Not Started	Not Started	Not Started	\$ 37,000.00	\$ -	\$ 37,000.00
Park and Ride Portable Renovation and Fence Enclosure for College Vehicles	5%	January 2020	1. Project Development 2. Design in Progress	\$ 118,000.00	\$ -	\$ 118,000.00
Building G Physical Science Classroom Conversions	5%	December 2019	1. Project Development 2. Solicitation of Architect	\$ 333,000.00	\$ -	\$ 333,000.00
Entry Monument Sign	Not Started	Not Started	Not Started	\$ 103,000.00	\$ -	\$ 103,000.00
Pecan Campus Total				\$ 4,209,226.00	\$ 236,090.23	\$ 3,973,135.77
Pecan Plaza						
Kinesiology Renovation	5%	December 2019	1. Design Phase 2. Solicitation of Architect	\$ 143,800.00	\$ -	\$ 143,800.00
Pecan Plaza Total				\$ 143,800.00	\$ -	\$ 143,800.00

Status of Unexpended Plant Fund Construction Projects in Progress November 2019

Project	% Complete	Date to Complete	Current Activity	Total Project Budget	Amount Paid	Total Project Balance
Mid Valley Campus						
Thermal Plant Renovation	30%	November 2019	1. Design Phase 2. Design in Progress	\$ 186,812.00	\$ 1,844.10	\$ 184,967.90
East Loop Drive	Not Started	Not Started	Not Started	\$ 214,200.00		\$ 214,200.00
Student Services Renovation	45%	November 2019	1. Design Phase 2. Design in Progress	\$ 355,000.00	\$ 4,026.60	\$ 350,973.40
Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction	5%	January 2020	1. Design Phase 2. Solicitation of Architect	\$ 224,200.00		\$ 224,200.00
Mid Valley Campus Total				\$ 980,212.00	\$ 5,870.70	\$ 974,341.30
Technology Campus						
Automatic Lab Exhaust System	5%	November 2019	1. Design Phase 2. Contract Negotiation	\$ 111,600.00	\$ 879.00	\$ 110,721.00
Building A & B Renovations	50%	November 2019	1. Design Phase 2. Contract Negotiations	\$ 1,323,050.00	\$ 820.40	\$ 1,322,229.60
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
Technology Campus Total				\$ 1,503,650.00	\$ 37,654.52	\$ 1,465,995.48
Nursing and Allied Health Campus						
Student Success Center Renovation	95%	November 2019	1. Construction Phase 2. Construction in Progress	\$ 262,806.00	\$ 228,446.30	\$ 34,359.70
Student Services Renovation	20%	January 2020	1. Design Phase 2. Design in Progress	\$ 427,500.00	\$ 4,267.43	\$ 423,232.57
West Entry Campus Sign	5%	November 2019	1. Project Development 2. Programming in Progress	\$ 76,000.00	\$ -	\$ 76,000.00
Nursing and Allied Health Campus Total				\$ 766,306.00	\$ 232,713.73	\$ 533,592.27
Starr County Campus						
Student Services Renovation	20%	January 2020	1. Design Phase 2. Design in Progress	\$ 225,000.00	\$ 1,721.55	\$ 223,278.45
Cultural Arts Center Renovation	Not Started	Not Started	Not Started	\$ 163,000.00	\$ -	\$ 163,000.00
Welding Expansion	5%	December 2019	1. Design Phase 2. Solicitation of Architect	\$ 230,000.00	\$ -	\$ 230,000.00
Starr County Campus Total				\$ 618,000.00	\$ 1,721.55	\$ 616,278.45

Status of Unexpended Plant Fund Construction Projects in Progress November 2019

Project	% Complete	Date to Complete	Current Activity	Total Project Budget	Amount Paid	Total Project Balance
Regional Center for Public Safety Excellence						
Target Range-STC	5%	November 2019	1. Project Development 2. Contract Negotiations	\$ 634,312.00	\$ 2,167.21	\$ 632,144.79
Target Range-Grant	5%	November 2019	1. Project Development 2. Contract Negotiations	\$ 1,902,939.00	\$ 6,501.65	\$ 1,896,437.35
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	65%	November 2019	1. Construction Phase 2. Construction in Progress	\$ 1,000,000.00	\$ 596,884.72	\$ 403,115.28
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	5%	February 2020	1. Design Phase 2 Drainage Study	\$ -	\$ 879.00	\$ (879.00)
RCPSE Total				\$ 5,027,951.00	\$ 606,432.58	\$ 4,421,518.42
Higher Education Center La Joya						
Building and Wayfinding Signage	5%	November 2019	1. Design Phase 2. Bidding	\$ 52,000.00	\$ -	\$ 52,000.00
Starr County Campus Total				\$ 52,000.00	\$ -	\$ 52,000.00
District Wide						
Land	Not Started	Not Started	Not Started	\$ 3,000,000.00	\$ -	\$ 3,000,000.00
Renovations and Contingencies	Not Started	Not Started	Not Started	\$ 847,000.00	\$ -	\$ 847,000.00
Outdoor Furniture	Not Started	Not Started	Not Started	\$ 25,000.00	\$ -	\$ 25,000.00
Facility Signage	95%	November 2019	1. Design Phase 2. Bidding Phase	\$ 50,000.00	\$ -	\$ 50,000.00
Removal of Existing Trees	Not Started	Not Started	Not Started	\$ 25,900.00	\$ -	\$ 25,900.00
Facilities Conditional Assessment	Not Started	Not Started	Not Started	\$ 50,000.00	\$ -	\$ 50,000.00
Automatic Doors Phase IV	Not Started	Not Started	Not Started	\$ 96,000.00	\$ -	\$ 96,000.00
Campus Master Plan	Not Started	Not Started	Not Started	\$ 375,000.00	\$ -	\$ 375,000.00
Fence Enclosures	5%	January 2020	1. Project Development	\$ 36,000.00	\$ -	\$ 36,000.00
District Wide Total				\$ 4,504,900.00	\$ -	\$ 4,504,900.00
Unexpended Plant Fund Construction Project Total				\$ 17,806,045.00	\$ 1,120,483.31	\$ 16,685,561.69

Status of Renewals & Replacements Projects in Progress November 2019

Project	% Complete	Date to Complete	Current Activity	Total Project Budget	Amount Paid	Total Project Balance
Pecan Campus						
Arbor Brick Columns Repairs and Replacement-Phase I	95%	December 2019	1. Design Phase 2. Bidding Phase	\$ 241,594.00	\$ -	\$ 241,594.00
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	95%	December 2019	1. Construction in Progress	\$ 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	50%	January 2020	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
Pecan Campus Total				\$ 1,425,245.00	\$ 218,649.98	\$1,206,595.02
Mid Valley Campus						
Resurfacing Parking Lot #3 (RR)	50%	December 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%	December 2019	1. Project Development 2. Design in Progress	\$ 191,000.00	\$ 1,128.05	\$ 189,871.95
Roofing Replacement (RR)	5%	January 2020	1. Project Development 2. Design Phase	\$ 951,000.00	\$ -	\$ 951,000.00
Drainage Improvements Ph. I	50%	December 2019	1. Project Development 2. Design in Progress	\$ 334,203.00	\$ 703.20	\$ 333,499.80
Mid Valley Campus Total				\$ 1,639,203.00	\$ 2,138.90	\$1,637,064.10

Status of Renewals & Replacements Projects in Progress November 2019

Project	% Complete	Date to Complete	Current Activity	Total Project Budget	Amount Paid	Total Project Balance
Technology Campus						
Building B Concrete Floor Repairs (RR)	95%	November 2019	1. Construction Phase 2. Substantial Completion	\$ 95,207.00	\$ 69,268.08	\$ 25,938.92
Technology Campus Total				\$ 95,207.00	\$ 69,268.08	\$ 25,938.92
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%	January 2020	1. Project Development 2. Design Phase	\$ 280,000.00	\$ -	\$ 280,000.00
Resurface Parking Lot #1 (RR)	100%	September 2019	1. Construction Phase 2. Final Completion	\$ -	\$ 116,317.32	\$ (116,317.32)
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
Nursing and Allied Health Campus Total				\$ 1,154,000.00	\$ 116,317.32	\$1,037,682.68
Starr County Campus						
Repaint Stucco Buildings	Not Started	Not Started	Not Started	\$ 90,400.00	\$ -	\$ 90,400.00
Roofing Replacement (RR)	5%	January 2020	1. Project Development 2. Design Phase	\$ 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
Starr County Campus Total				\$ 1,062,400.00	\$ -	\$1,062,400.00

Status of Renewals & Replacements Projects in Progress November 2019

Project	% Complete	Date to Complete	Current Activity	Total Project Budget	Amount Paid	Total Project Balance
District Wide						
Marker Boards Replacement (RR)	100%	October 2019	1. Construction Phase 2. Construction Complete	\$ 327,372.00	\$ -	\$ 327,372.00
Irrigation System Controls Upgrade (RR)	5%	August 2020	1. Construction Phase 2. Bidding in Progress	\$ 77,100.00	\$ -	\$ 77,100.00
Fire Alarm Panel Replacement / Upgrades (RR)	30%	August 2020	1. Construction Phase 2. Bidding in Progress	\$ 219,463.00	\$ 19,463.47	\$ 199,999.53
Interior LED Lighting Upgrade	30%	August 2020	1. Construction Phase 2. Bidding and Construction in Progress	\$ 309,862.00	\$ 109,862.35	\$ 199,999.65
Ext Walkway LED Lighting Upgrade Ph I	30%	August 2020	1. Construction Phase 2. Bidding and Construction in Progress	\$ 61,489.00	\$ 12,488.84	\$ 49,000.16
Interior Controls Upgrade (RR)	30%	August 2020	1. Construction Phase 2. Bidding and Construction in Progress	\$ 115,669.00	\$ 31,669.15	\$ 83,999.85
Flooring Replacement (RR)	10%	August 2020	1. Design Phase 2. Bidding Phase	\$ 571,367.00	\$ -	\$ 571,367.00
Restroom Fixtures Replacement & Upgrade	5%	August 2020	1. Construction Phase 2. Bidding and Construction in Progress	\$ 38,143.00	\$ 13,143.00	\$ 25,000.00
Water Heater Replacement & Upgrade	5%	August 2020	1. Construction Phase 2. Bidding and Construction in Progress	\$ 30,387.00	\$ 10,386.51	\$ 20,000.49
HVAC Upgrades (RR)	5%	August 2020	1. Construction Phase 2. Bidding and Construction in Progress	\$ 710,327.00	\$ 50,327.16	\$ 659,999.84
Exterior Lighting Upgrade (RR)	5%	August 2020	1. Construction Phase 2. Bidding in Progress	\$ 324,912.00	\$ 45,912.00	\$ 279,000.00
Keyless Entry Access Upgrades (IT)	30%	August 2020	1. Construction Phase 2. Bidding in Progress	\$ 69,315.00	\$ 19,314.79	\$ 50,000.21
Renewals & Replacements	Not Started	Not Started	Not Started	\$ 150,000.00		\$ 150,000.00
District Wide Total				\$ 3,005,406.00	\$ 312,567.27	\$2,692,838.73
Renewal and Replacement Project Total				\$ 8,381,461.00	\$ 718,941.55	\$7,662,519.45

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

Total Project Budget Summary	FY20 Unexpended Plant Fund	FY20 Renewals & Replacements
Total Construction Project Budget	\$ 17,037,045	\$ 7,624,000
Previous Approved Projects (Sept. 2019 & Oct. 2019)	(923,856)	(702,000)
Proposed Projects for the Month of November 2019	(3,640,540)	-
Total Project Budget Balance	\$ 12,472,649	\$ 6,922,000

Project Reference #	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
Board Approved on September 24, 2019			
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
Total Board Approved for the Month of September 2019		\$ 598,000	\$ 221,000
Board Approved on October 29, 2019			
2020-014R	Pecan Campus Information Technology Building M Generator Replacement	\$ -	\$ 280,000
2016-011C	Technology Campus Advanced Technical Careers Building B Automotive Lab Exhaust System	111,600	-
2018-009C	Nursing and Allied Health Campus East Building A Center for Learning Excellence/Student Success Center Renovations (CO)	214,256	-
2019-031R	District Wide Marker Board Replacement (CO)	-	201,000
Total Board Approved for the Month of October 2019		\$ 325,856	\$ 481,000
Pending Board Approval on November 26, 2019			
2020-020C	Renovation and Expansion of the Existing Pecan Campus Library Building F	\$ 1,448,500	\$ -
2019-006C	Nursing and Allied Health Campus East Building A Student Services Renovation (CO)	420,000	-
2018-020C	Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation (CO)	220,500	-
2018-014C	Pecan Campus Information Technology Building M Office and Work Space Renovation	551,840	-
2018-023C	Pecan Campus Student Activities Building H Renovation for Culinary Arts (CO)	923,700	-
2019-013C	Nursing and Allied Health Campus West Entry Campus Sign	76,000	-
Pending Board Approval on November 26, 2019		\$ 3,640,540	\$ -
Current Total Project Budget		\$ 4,564,396	\$ 702,000

* Actuals costs will be updated as project progresses.
CO - Carry over project from previous year.