

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, December 3, 2019
@ 4:30 PM
McAllen, Texas

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

- I. Approval of November 12, 2019 Facilities Committee Meeting Minutes..... 1 - 24
- II. Review and Recommend Action on Authorization for Solicitation of Architectural Services for Pecan Campus Business and Science Building G Conversion of Two Classrooms to Geology Labs..... 25 - 47
- III. Review and Recommend Action on Contracting Architectural Services for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations 48 - 61
- IV. Review and Recommend Action on Contracting Architectural Services for the Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction 62 - 74
- V. Review and Recommend Action on Contracting Architectural Services for the Starr County Campus Workforce Center Building D Welding Lab Expansion 75 - 87
- VI. Review and Recommend Action on Contracting Construction Services for the Pecan Campus Arbor Brick Columns Repair and Replacement 88 - 98
- VII. Review and Recommend Action on Substantial Completion of the Pecan Campus Athletic Field Fence Enclosure 99 - 102
- VIII. Review and Recommend Action on Substantial Completion of the Technology Campus Concrete Floor Repairs in Advanced Technical Careers Building B.....
..... 103 - 106
- IX. Review and Recommend Action on Substantial and Final Completion of the Portable Buildings Civil Infrastructure at the Regional Center for Public Safety Excellence
..... 107 - 110
- X. Review and Discussion of Evaluation Criteria for Construction Proposals .. 111 - 124
- XI. Review and Recommend Action as Necessary on Outstanding Issues Action Plan 125 - 126
- XII. Update on Status of Unexpended Plant Fund Construction Projects 127 - 140

Approval of Facilities Committee Meetings Minutes

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

1. November 12, 2019 Facilities Committee Meeting

Meeting Minutes
Facilities Committee Meeting
November 12, 2019

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus, McAllen, Texas**

Tuesday, November 12, 2019 @ 4:00 PM

MINUTES

The Facilities Committee Meeting was held on Tuesday, November 12, 2019 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:11 p.m. with Mr. Gary Gurwitz presiding.

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

Other Trustees present: Mrs. Victoria Cantú

Members absent: None

Also present: Dr. Shirley A. Reed, Mrs. Mary Elizondo, Dr. David Plummer, Mr. Ricardo de la Garza, Mr. Matthew Hebbard, Ms. Rebecca Cavazos, 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. Brian Godinez, Mr. John Gates, and Mr. Andrew Fish.

Approval of Facilities Committee Meetings Minutes

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Paul R. Rodriguez, the Minutes for the October 8, 2019 Facilities Committee meeting were approved. The motion carried.

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

The Collegewas 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.

Dr. Campos presented a brief summary of the previous studies for the Committee's information.

No action was taken.

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 was 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 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 was 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 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 would provide designs for Board approval prior to commencing the next phase.

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 Architect
- Mechanical, Electrical, & Plumbing Engineer: Halff Associates, Inc.

ERO Architects also proposed engaging the following firms, whose fees were 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 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 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 were added together, they totaled \$971,343.50, which represented 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 attended the Facilities Committee meeting to present a detailed report on the current fee proposal.

The total project budget was \$15,550,000 as 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 under the agenda item titled Update on Status of Unexpended Plant Fund.

Presenters

Representatives from ERO Architects planned to attend the meeting and present the proposal to the Board of Trustees.

Enclosed Documents

The feasibility phase scope of work provided by ERO Architects was included for the Committee'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.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the Architectural Design Fees for the Renovation and Expansion of the Existing Pecan Campus Library Building F as presented. The motion carried.

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 was reviewed by the FPC department, the President's Cabinet, and the Coordinated Operations Council. This project was 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 was 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 required revised accommodations which have also been incorporated into the design.

Justification

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

Background

On February 26, 2019, the Board of Trustees approved contracting architectural services with Gignac & Associates, LLP for this project. The architect 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 were 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 was 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 developed a schematic presentation describing the proposed design. The packet included drawings of the site plan, a floor plan, interior views, and fact sheet.

Presenters

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

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the proposed schematic design of the Nursing and Allied Health Campus East Building A Student Services Renovation project as presented. The motion carried.

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.

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

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

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board 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 as presented. The motion carried.

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 was 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 enhance Student Services and Cashiers areas to make more efficient and effective use of space.

Justification

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

Background

On February 26, 2019, the Board of Trustees approved contracting architectural services with Gignac & Associates, LLP for this project. The architect worked with College staff to develop a schematic design to provide new spaces for the Cashiers and Veterans Affairs areas. The scope of work included 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 were 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 was 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 developed a schematic presentation describing the proposed design. The packet included drawings of the site plan, a floor plan, interior views, and fact sheet.

Presenters

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

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the proposed schematic design of the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation project as presented. The motion carried.

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.

If approved, Gignac & Associates, LLP would proceed with design development drawings and specifications in preparation for the construction documents phase using College

design standards as well as all applicable codes and ordinances. Upon the architect's completion of the construction documents, the documents would be issued for solicitation of construction proposals. Once received, construction proposals would be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

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

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board 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 as presented. The motion carried.

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

On November 12, 2019, Mr. Gary Gurwitz noted that while the concerns about the evaluation criteria used for construction proposals were ongoing, they were specifically raised in this instance due to the fact that a current proposal presented to the Committee recommended awarding a proposal that was not the lowest priced proposal.

Mr. Gurwitz further noted that state procurement law requires the College to award proposals to the bid that offers the best value to the College. He asked for clarification on how the weighted evaluation of proposals helps demonstrate that the highest ranked proposal offered a better value to the College; expressly stated:

How are the metrics other than price sufficiently in the favor of the highest ranked vendor to make up the difference in price?

Mr. Gurwitz clarified for the record that he did not have a relationship with the respondents providing the lowest-priced proposals, and was seeking clarification of the evaluation criteria.

Dr. Alejo Salinas, Jr. stated that he also did not have a relationship with either of the respondents providing the lowest-priced proposals. He further stated that he had concerns about the weight assigned to specific criteria and the fair application of the criteria to all respondents. Dr. Salinas confirmed with staff that design professionals under contract with the College for a specific project consistently join staff in evaluating construction proposals received for their projects. Dr. Salinas stated that this was not clear in previous discussions, and indicated that this practice should be reviewed by the Board.

The Facilities Committee informally recommended that Board Chairman Paul R. Rodriguez appoint a committee to review the current Construction Proposal Evaluation Criteria. This committee would have no binding authority, and would make a recommendation to the Board of Trustees for any proposed revisions.

No formal action was taken.

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 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 was 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 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 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.

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

Enclosed Documents

The packet included the project presentation, proposal ranking and evaluation, and fact sheet. Staff evaluated the proposal and prepared the enclosed proposal summary.

Mr. Gary Gurwitz made a motion for Board approval 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, and Ms. Rose Benavidez seconded the motion. The motion received two votes for and two votes opposed, and failed to carry.

Administration was instructed to present this item for the Board's consideration without a committee recommendation.

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

Enclosed Documents

The packet included the project presentation, proposal ranking and evaluation, and fact sheet. Staff evaluated the proposal and prepared the enclosed proposal summary.

Mr. Gary Gurwitz abstained from the deliberation and action on this item.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval 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. 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 November 26, 2019 Board meeting.

Purpose

Authorization as 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 2013 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. The proposed entry sign on McColl Boulevard would include "West Entrance" to distinguish the entry at its location from the south entrance on Vermont Avenue.

Additional vehicular and pedestrian wayfinding signs would 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 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 enclosed for the Committee's review and information.

Presenters

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

The Facilities Committee discussed the sufficiency of the proposed signage. Mr. Gary Gurwitz raised a concern that traffic along McColl Blvd would be instructed to enter the campus at the new West Entrance, and would have a longer route to the East Building A than if they turned onto Vermont and entered the campus from that direction.

Administration noted that while Vermont would provide a quicker access to East Building A, the loop road access to East Building A parking would not be difficult for drivers. Administration further noted that the College did not own land on McColl at the intersection with Vermont, and could not install signage at that intersection without coordinating permission through the property owners.

Ms. Rose Benavidez suggested that administration provide a clearer aerial view of the Campus, including the path from the West Entrance to East Building A, to help demonstrate the loop road path that visitors would take.

No action was taken, pending further documentation.

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 would be 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 was 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 student support space improvement to enhance Student Services and make more efficient and effective use of space.

Justification

The Architect was compensated based on a percentage of the Construction Budget, and compensation adjustments were 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 was required if the final construction cost exceeded 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 was within the normal range of construction costs for this type of project. The total project cost was \$173,640.47.

BSGA requested 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, was \$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 was necessary to amend the current architectural agreement with BSGA to a revised fixed fee of \$18,289.05. No additional costs were 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 were budgeted in the FY 2019-2020 Unexpended Construction Plant Fund.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval to amend the current architectural agreement with 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 and the payment of any amount BSGA has not yet been paid to the revised fee. The motion carried.

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

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of 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. The motion carried.

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

Administration prepared a presentation outlining the priority levels for the Committee's review and information.

Due to time constraints, this presentation was not provided. Administration was asked to present this information at the November 26, 2019 Regular Board Meeting for the benefit of all trustees.

No action was taken.

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 present to respond to questions and address concerns of the committee.

No action was taken.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:53 p.m.

I certify that the foregoing are the true and correct minutes of the November 12, 2019 Facilities Committee Meeting of the South Texas College Board of Trustees.

Mr. Gary Gurwitz, Presiding

Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Pecan Campus Business and Science Building G Conversion of Two Classrooms to Geology Labs

Approval of authorization to proceed with the publication of a Request for Qualifications (RFQ) to solicit architectural services for the Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs project will be requested at the December 10, 2019 Board meeting.

Purpose

The Facilities Committee is asked to recommend approval of the solicitation of architectural services for the conversion of Two (2) classrooms to Geology labs at the Pecan Campus Business and Science Building G.

Justification

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

Scheduling Priority

This project was submitted by the Physical Science department in 2019, and was reviewed by the FPC department, Coordinated Operations Council, and the President's Cabinet. It is scheduled as an educational space improvement to convert two classrooms in Building G to geology labs.

Background

The proposed Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs project is part of the College's FY 2019-2020 Capital Improvement projects.

The proposed scope of work is summarized as follows:

- Convert two (2) classrooms to Geology Labs
- Add new lab tables, lab chairs, flooring, sinks / cabinets, eye wash stations, and electrical service for lab tables
- 1,584 sq ft of space to be renovated

The total project budget is \$199,500 and itemized in the table below:

Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs Total Project Budget	
Budget Item	Budget Amount
Construction	\$135,000
Design	13,500
Miscellaneous	6,000
FFE	45,000
Total Project Budget	\$199,500

Funding Source

Funds for the Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs Project 2020-008C are budgeted in the Unexpended Construction Plan 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 the Physical Science department will be present to respond to questions from Facilities Committee members.

Enclosed Documents

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the December 10, 2019 Board meeting, the solicitation of architectural services for the Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs project as presented.



Pecan Campus
Business and Science Building G
Conversion of 2 Classrooms
to Geology Labs



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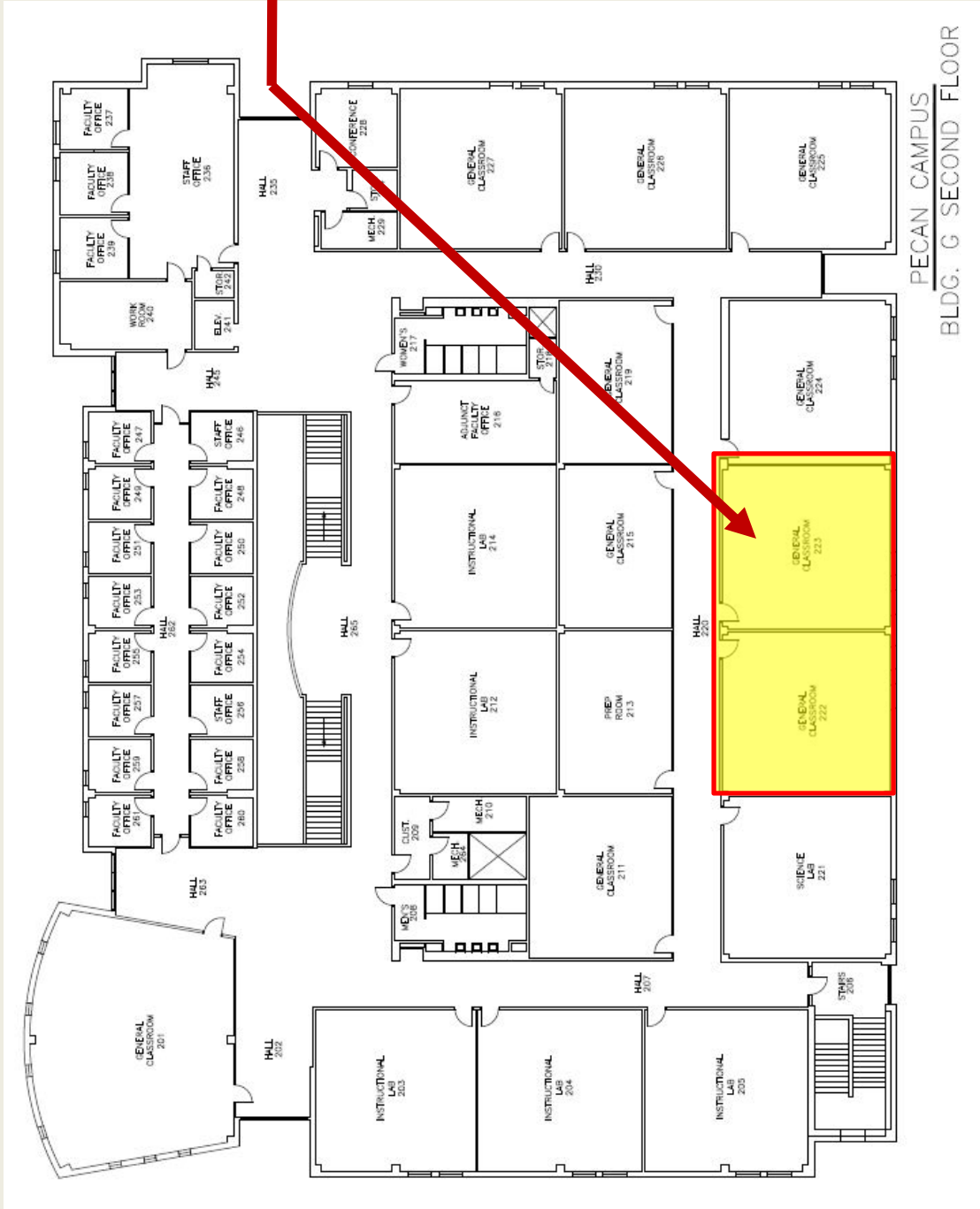
Project Proposed Site



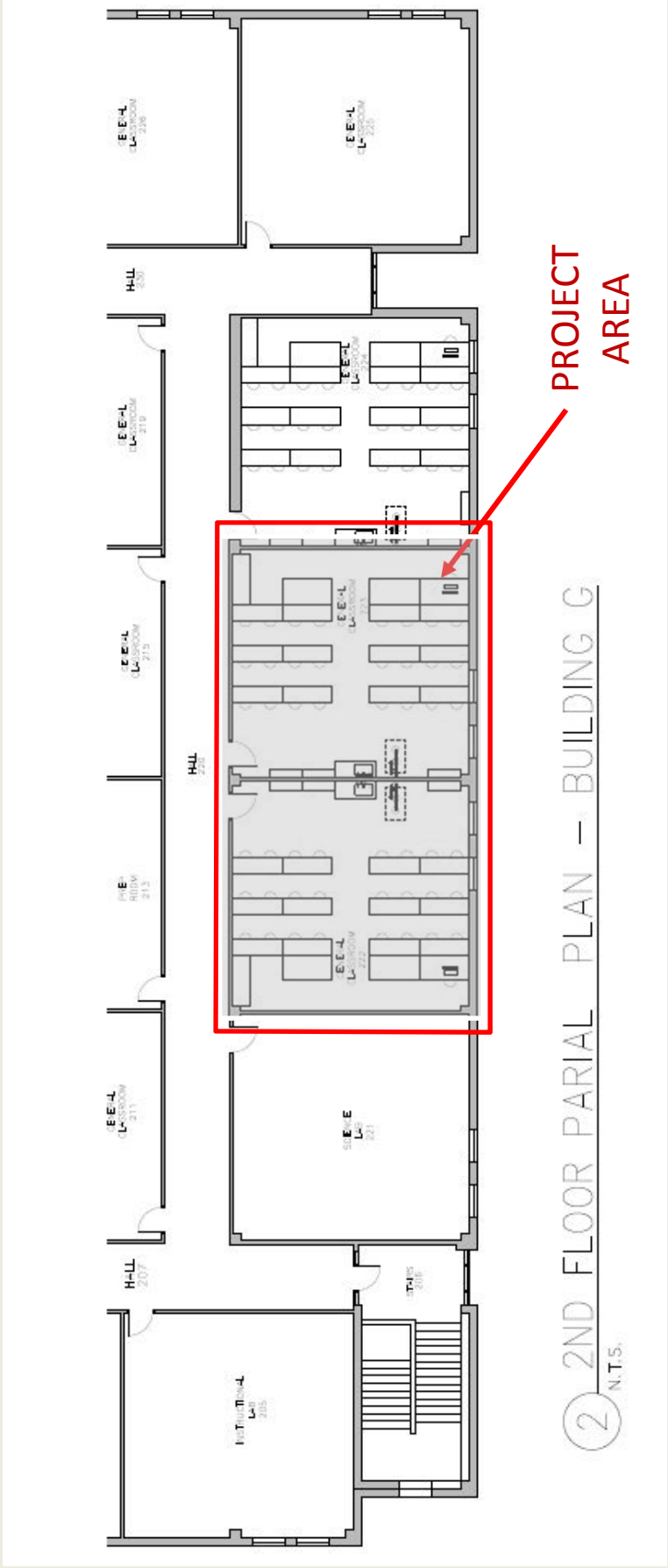
PROJECT LOCATION,
BUILDING G



Project Proposed Location

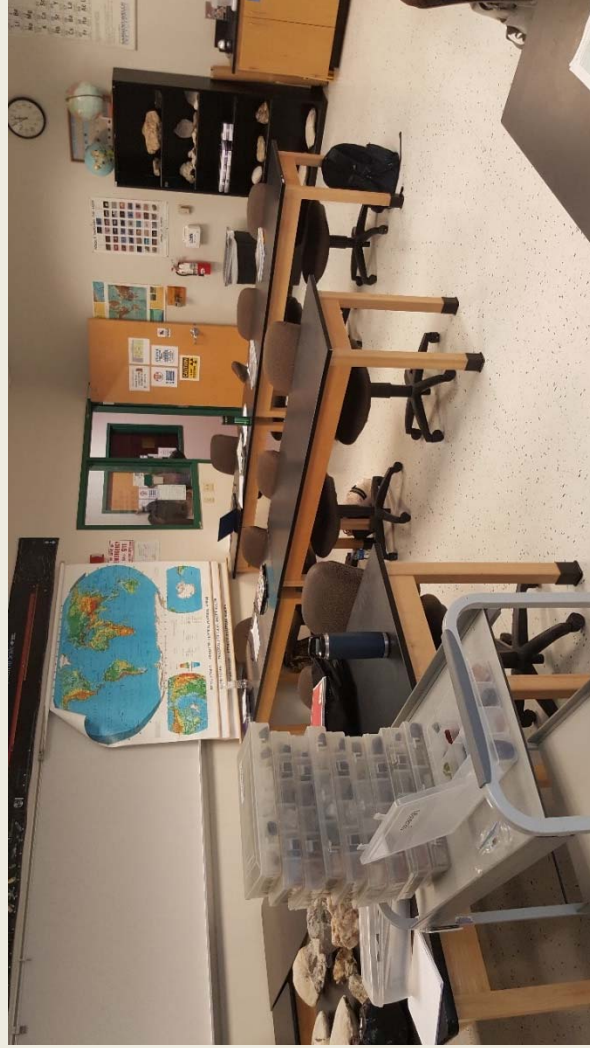


Conversion of 2 Classrooms to Geology Labs



Proposed Layout  North

Conversion of 2 Classrooms to Geology Labs



Existing Geology Lab

Conversion of 2 Classrooms to Geology Labs



**Classrooms to be
Renovated**

Proposed Scope & Budget



Requested By

Geology Department

Scope of work

1. Convert 2 Classrooms to Geology Labs
2. Add new lab tables, lab chairs, flooring, sinks / cabinets, eye wash stations, and electrical service for lab tables

Total Renovated Square Feet = 1,584 sq. ft.

Estimated Total Project Budget

Construction	\$ 135,000
Design	13,500
Miscellaneous	6,000
FFE	45,000
Total Project Budget	\$ 199,500



PROPOSED GEOLOGY LABORATORY EXPANSION PROJECT

PRESENTED TO FACILITIES COMMITTEE

DECEMBER 3, 2019



OUTLINE

- Background
- Geology Courses
- Geology Enrollment Trends 2014- 2019
- Justification for CIP Request
- Proposed Space Modification
- Growth Strategy Plan





PROGRAM BACKGROUND

- **Enrollment**
 - The enrollment in Geology courses has grown from over 170 students in Fall 2014 to **over 400** students as of Fall 2019
- **Faculty**
 - Current
 - Full-time Geology Faculty: 3
 - Full-time Science Faculty teaching Geology courses: 2
 - Adjunct Faculty: 1
 - Future
 - Planning to increase by 2 Full-time Faculty
- **Laboratory Space**
 - Current
 - G221—Dedicated Geology Laboratory (remodeled in 2010)
 - Future
 - Requesting to convert 2 classrooms into lab space





GEOLOGY COURSES

All Geology courses are lab-based:

- **Physical Geology**—Study of materials and processes that have modified and shaped the earth.
- **Historical Geology**—Comprehensive survey of the history of life and major events in physical development of the earth
- **Oceanography**—Explores the physical, chemical, geological, and biological processes that affect the ocean water, sea floor, and abundant life forms.
- **Meteorology**—Study of energy, temperature moisture, precipitation, and winds that combine to create weather

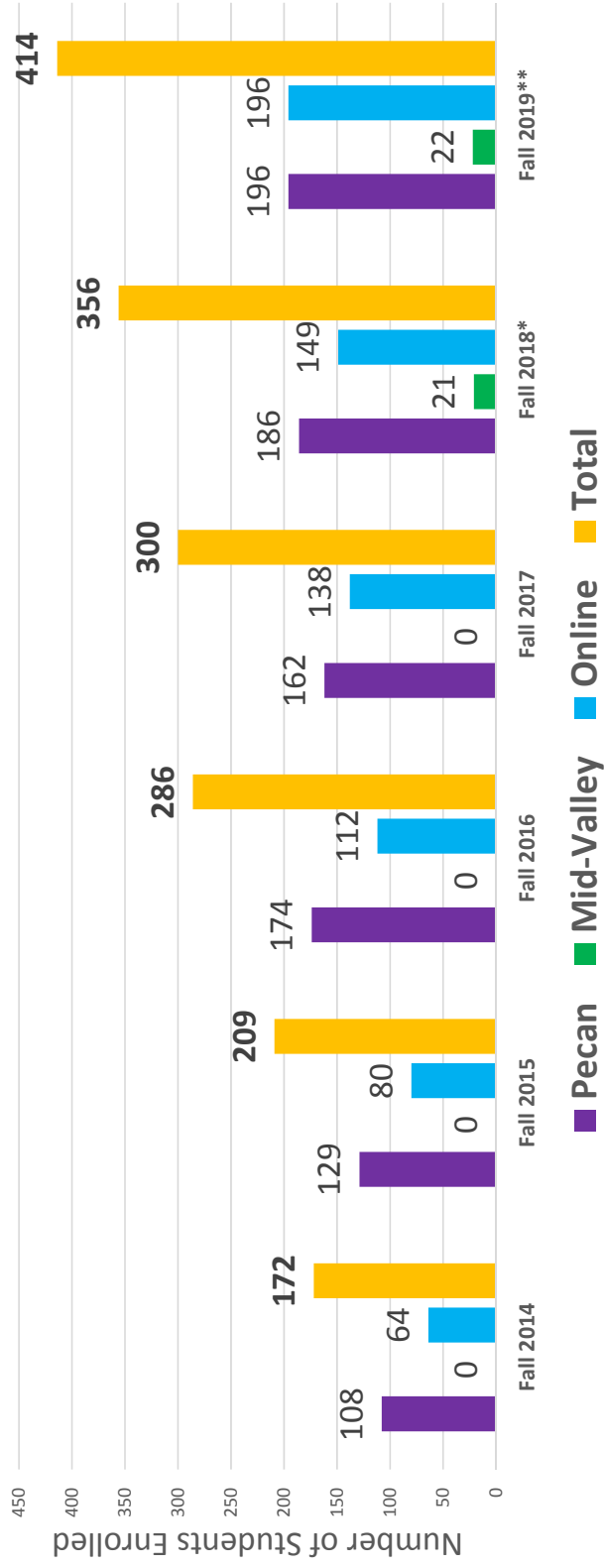




GEOLOGY ENROLLMENT TRENDS

Since 2014 the Enrollment in Geology courses has grown from 172 to 414 students
240% increase

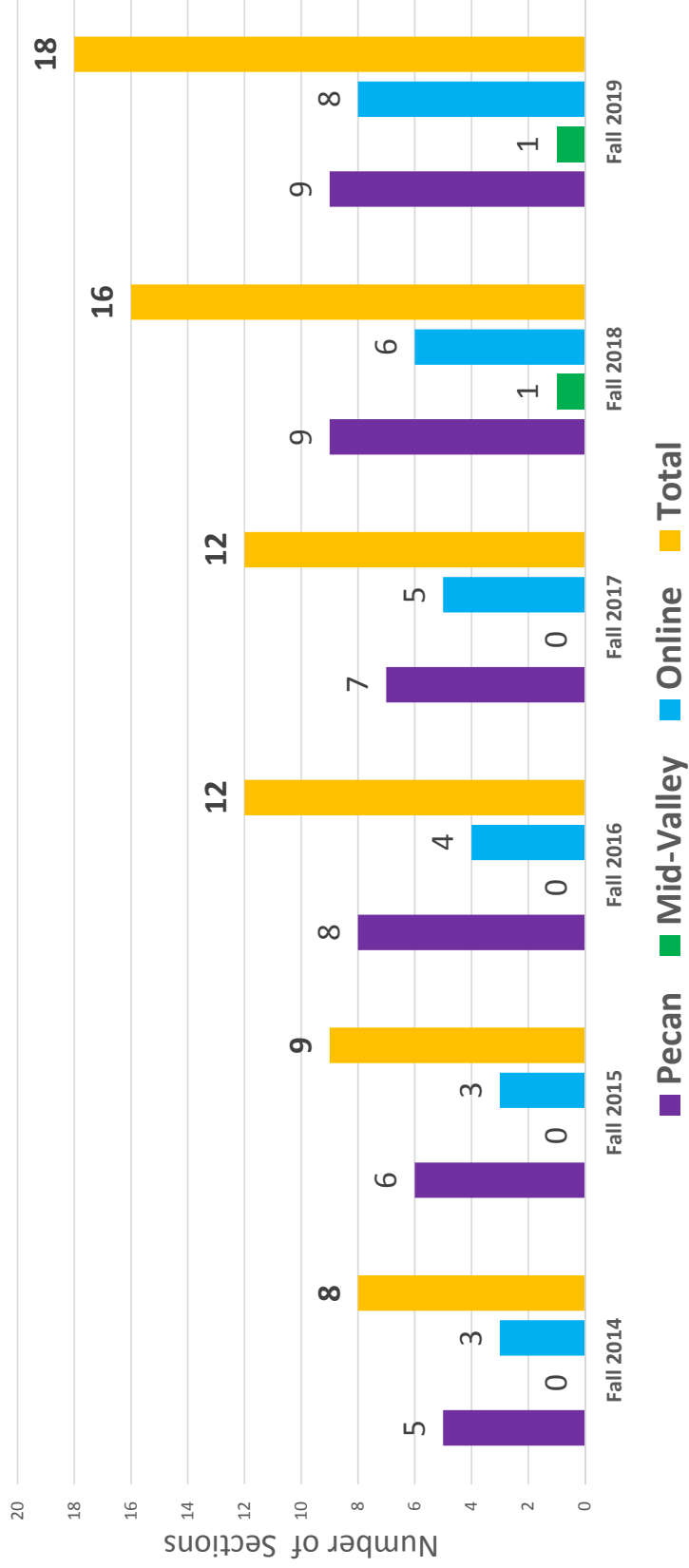
Geology Enrollment
Fall 2014 to Fall 2019





GEOLOGY SECTION TRENDS

Geology Sections
Fall 2014 to Fall 2019





JUSTIFICATION FOR CIP REQUEST

- To address the enrollment demands for Geology courses by increasing lab space availability. The proposed design is for enrollment growth projected for the Geology courses.
- Prioritized as **Level 2** based on the Priority Criteria for Capital Improvement Projects (CIP)
 - Educational Environment- Classroom/Lab Requirements
 - Student Enrollment Requirements





JUSTIFICATION FOR CIP REQUEST

- To accommodate geology enrollment growth
 - Geology traditional course enrollment has doubled over the last 6 years
 - Currently, only one dedicated Geology lab (G221)
 - Other science labs are used as a temporary solution
- To convert two classrooms into labs for Fall 2020
 - G-222
 - G-223





PROPOSED SPACE MODIFICATION

Current Layout G-222 and G-223



Proposed Layout for G-222 and G-223

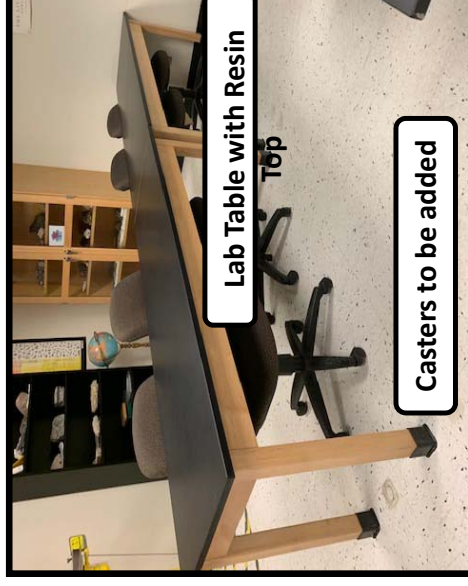
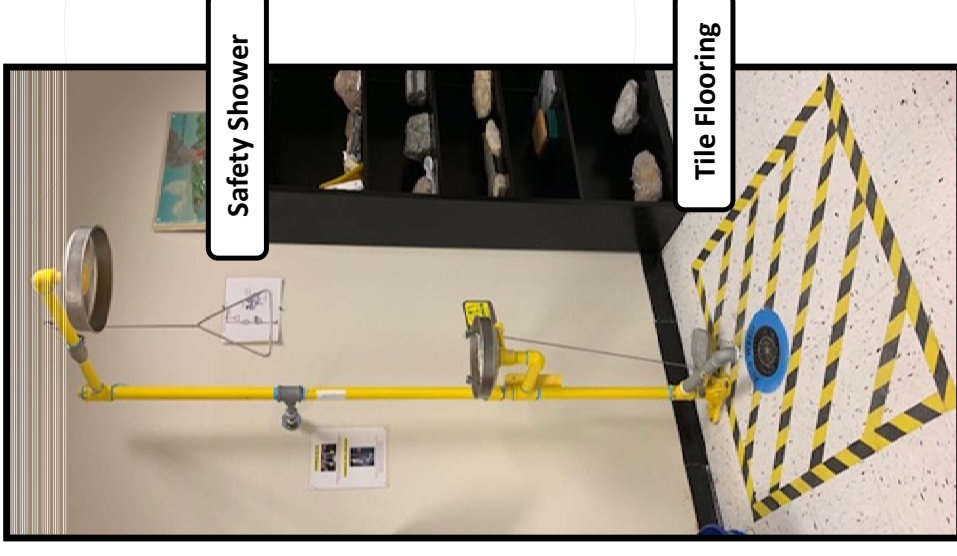




PROPOSED MODIFICATION

The proposed modifications include the following:

- Cabinet with a Sink
- Lab Tables with Resin Top and Casters
- Safety Shower
- Replacement of Carpet with Tile
- Placement of Electrical Wall Strip





GEOLOGY LAB EXPERIMENTS



Floating Rock



Ice Core: Air and Soil Sampling



Calcium Carbonate Testing



PHASES TO ACCOMMODATE GROWTH

Phase 1 Spring 2020

- Hire one (1) additional Faculty (in progress)
- Utilize G-111 and G-221 to increase number of traditional sections (2 to 3)
- Plan for conversion of G-222 and G-223 to lab (during summer 2020)

Phase 2 Fall 2020

- Hire one (1) additional Faculty (pending advertisement)
- Usage of new labs
 - G-222: accommodate relocated courses.
 - G-223: accommodate increase in traditional sections.

Phase 3 Fall 2022 – Fall 2025

- Monitor enrollment
- Add Faculty as needed
- Revisit remodeling G-224

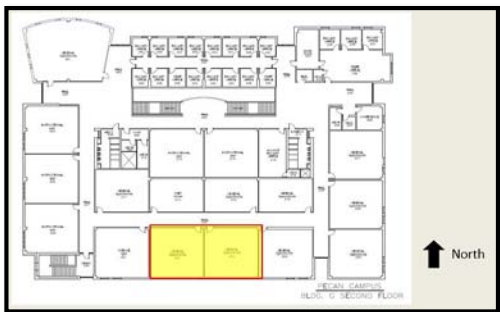
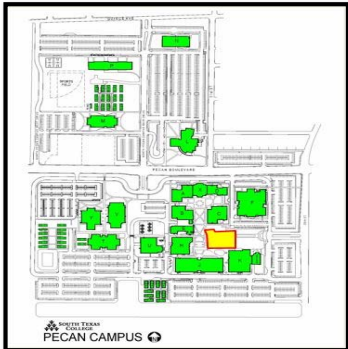


**SOUTH TEXAS
COLLEGE**

**On behalf of the
Math & Science Division**
Thank You for Your Support

Project Fact Sheet

11/26/2019

Project Name: Pecan Campus - Building G Geology Labs Conversion		Project No. 2020-008C	
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: \$ 135,000		\$ 135,000
	Design: 13,500		- 13,500
	Miscellaneous: 6,000		- 6,000
	FFE: 45,000		- 45,000
	Technology: -		- -
	Total: \$ 199,500		\$ - \$ 199,500
Architect: TBD	Board Approval of Schematic Design TBD		
Contractor: TBD			
STC FPC Project Manager: Samuel Saldana	Substantial Completion TBD	Board Acceptance TBD	
	Final Completion TBD	Board Acceptance TBD	
Project Description		Project Scope	
The project will consist of converting two (2) classrooms in the Business and Science Building G into Geology Labs to be used for Geology Classes by the Science Department.		Addition of Lab sink, eye wash station, lab tables, lab chairs and additional electrical outlets. Square feet for both labs is 1,584 sf.	
Projected Timeline			
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date
3/31/2020	6/23/2020	10/2020	11/2020
			Substantial Completion Date
			2/2021
			Final Completion Date
			3/2021
			FFE Completion of Move In
			4/2021
Project Calendar of Expenditures by Fiscal Year			
Fiscal Year	Construction	Design	Misc.
2019-20	\$ -	\$ -	\$ -
Project Total	\$ -	\$ -	\$ -
			FFE
			\$ -
			Tech
			\$ -
			Project Total
			\$ -
Current Agenda Item			
12/3/19 Facilities Committee: Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Pecan Campus Business and Science Building G Conversion of 2 Classrooms to Geology Labs			
			

Review and Recommend Action on Contracting Architectural Services for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations

Approval to contract architectural design services for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations project will be requested at the December 10, 2019 Board meeting.

Purpose

Architectural design services are necessary for design and construction administration services for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations project. The design scope of work includes, but is not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

Scheduling Priority

This project was submitted by the Kinesiology department in 2019, and was reviewed by the FPC department, Coordinated Operations Council, and the President's Cabinet. It is scheduled as an educational space improvement to provide more efficient storage space for staff and to renovate the restrooms.

Background

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

The proposed scope of work is summarized as follows:

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

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

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

Funding Source

Funds for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations Project 2020-002C are budgeted in the Unexpended Construction Plant Fund for available use in fiscal year 2019-2020. A remaining budget balance of the FY20 Unexpended Plant Fund considering this month's proposed project may be found under the agenda item titled Update on Status of Unexpended Plant Fund.

Reviewers

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

Enclosed Documents

Site plans indicating the location of the proposed Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations project are enclosed. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the December 10, 2019 Board meeting, the contracting of architectural design services with Alvarado Architects & Associates, Inc. for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations project as presented.



Pecan Plaza - West Building C

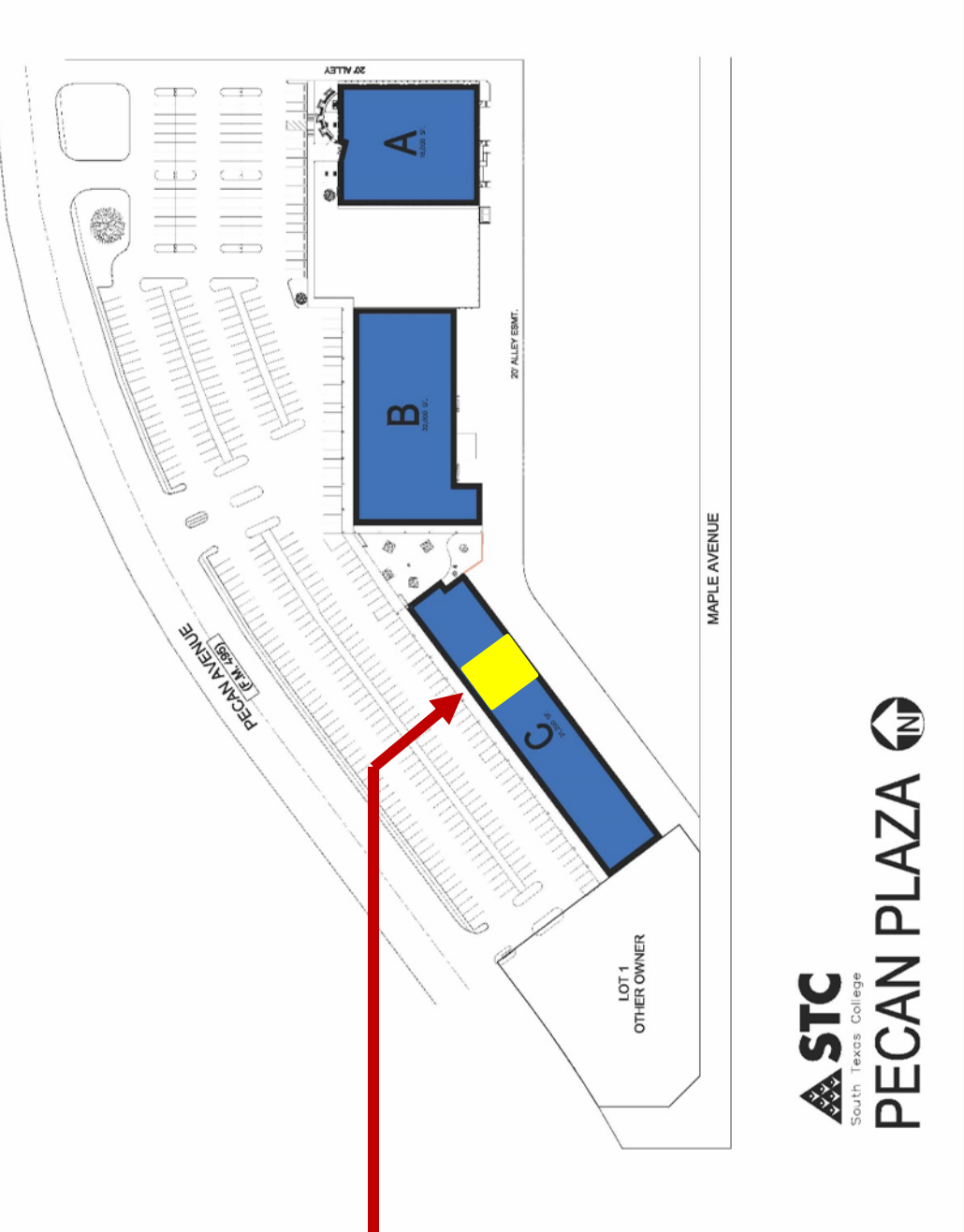
Kinesiology Renovation



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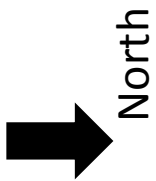
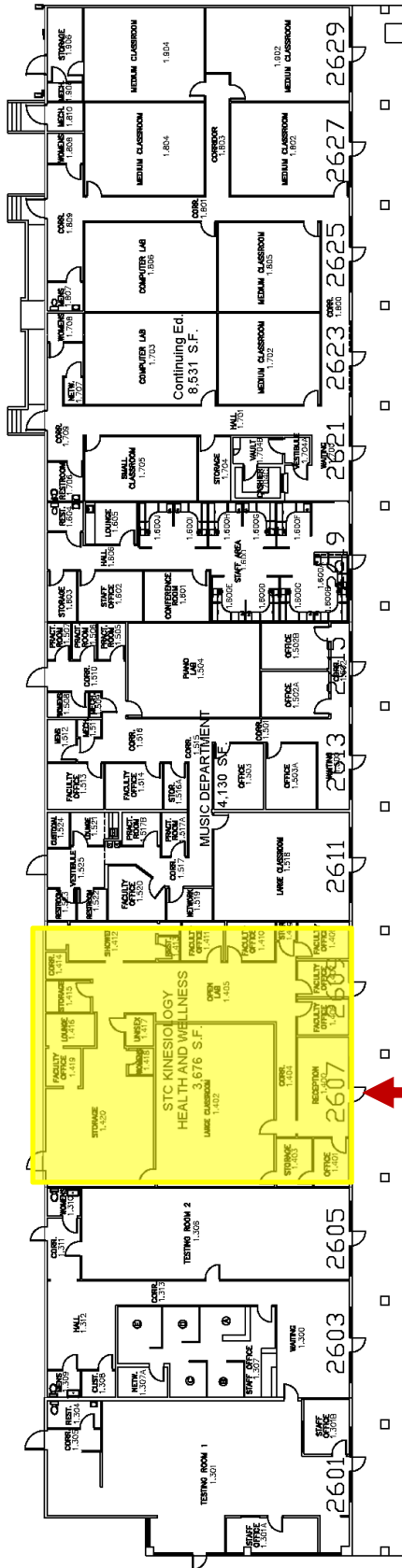
Project Proposed Site



**PROJECT
LOCATION**



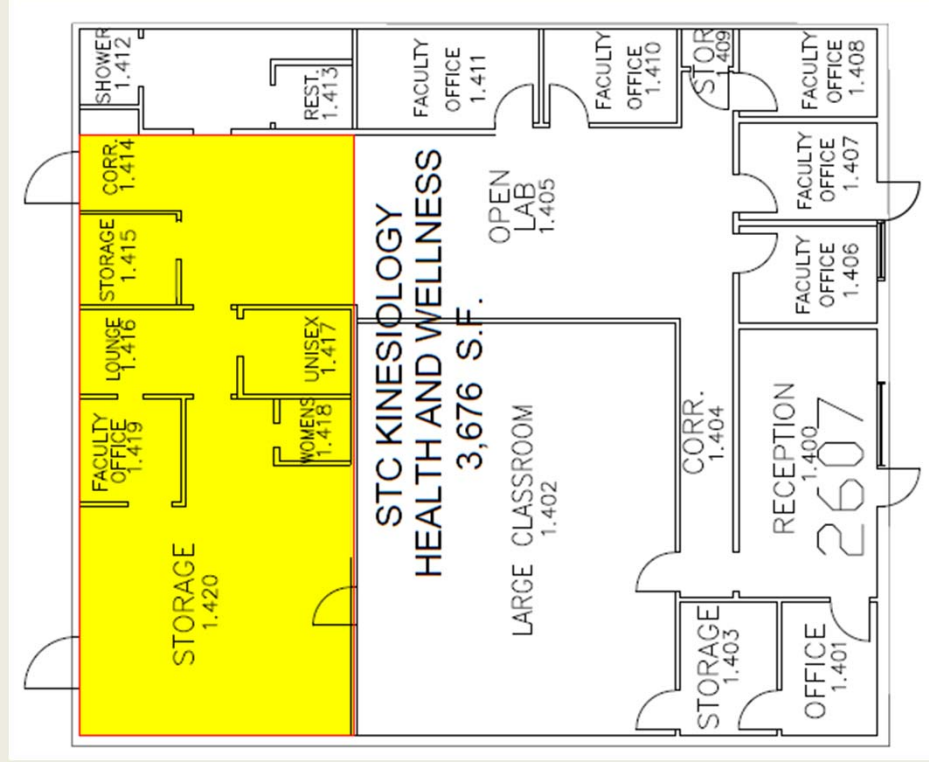
Project Proposed Location



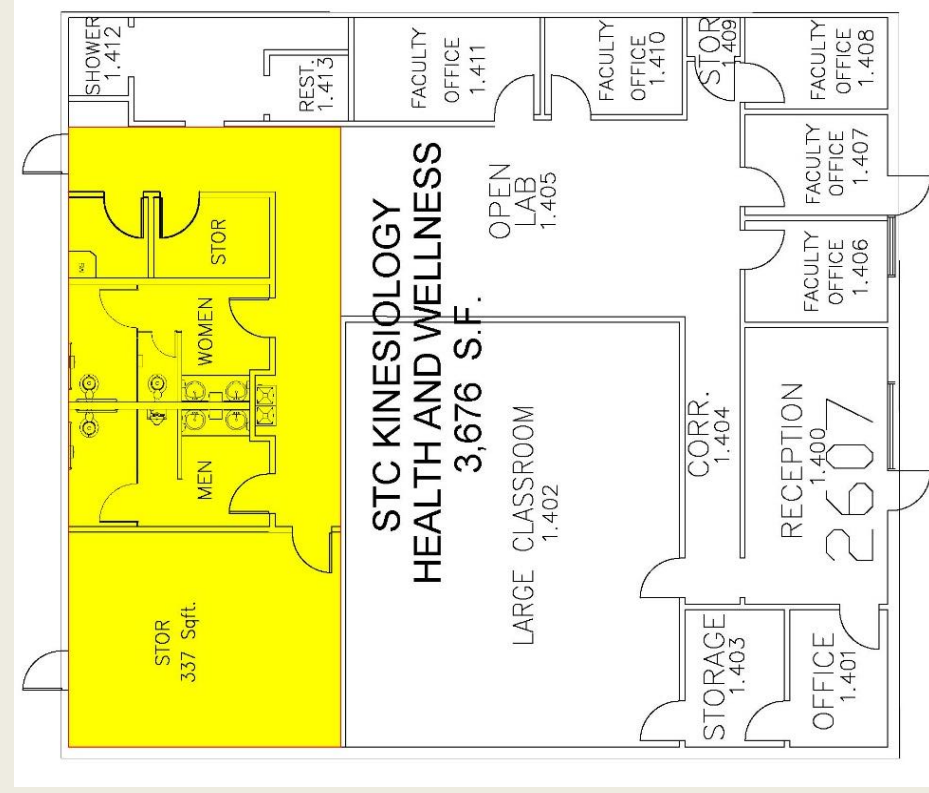
BUILDING C
PECAN PLAZA

PROJECT LOCATION

Kinesiology Renovation



Existing Layout



PROJECT AREA



Proposed Layout

Interior Photos



Existing Restrooms

Interior Photos



Existing Storage Space

Proposed Scope & Budget



Requested By

Kinesiology Department

Scope of work

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

Total Renovated Square Feet = 1,090 sf

Estimated Total Project Budget

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

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - PECAN PLAZA - KINESIOLOGY RENOVATION PHASE 1
PROJECT NO. 19-20-1025**

VENDOR	Alvarado Architects & Associates, Inc.	Boultinghouse Simpson Gates Architects	Gignac & Associates, LLP.	The Warren Group Architects, Inc.
ADDRESS	307 S Main St	3301 N McColl Rd	3700 N 10th St	1801 S 2nd St Ste 330
CITY/STATE/ZIP	Donna, TX 78537	McAllen, TX 78501	McAllen, TX 78504	McAllen, TX 78503
PHONE	956-464-8258	956-630-9494	956-686-0100	956-994-1900
FAX		956-630-2058	956-622-7313	956-994-1962
CONTACT	Erasmio Eli Alvarado III	Danny Boultinghouse	Raymond Gignac	Laura N. Warren
3.1 Statement of Interest				
3.1.1 Statement of Interest for Project	Pointed out that their team members have prior experience working in South Texas and that the selection of the consultants was based on their relevant experience and working relationship with South Texas College.	Made a statement of the firm's work on numerous renovation services on the STC Pecan Campus for over 18 years and therefore the familiarity of STC's requirements and expectations.	Pointed out their expertise with state-of-the-art educational spaces. Indicated that they are uniquely qualified for this project because of their extensive experience in designing educational facilities and expansions and renovations projects, coupled with Texas Architecture.	Pointed to the recent work the firm provided to STC and welcome the opportunity to continue providing services.
3.1.2 History and Statistics of Firm	- Firm founded in 1991 - Pointed out 25+ years of experience	- Firm established in 1990 - 600+ successful projects and 85% repeat client rate - Three registered architects	- Offices in Corpus Christi, Harlingen and McAllen - Established in 1988 - over 400 successful educational projects	- Established in 2004 - Offices in McAllen and Austin
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated that firm offers multiple services within a single source, which allows increased flexibility to react quickly to a variety of options and considerations.	Stated the firm's philosophy of being "client" oriented as much as "project" oriented.	Pointed out the firm's experience with educational facilities. Cited the firm's design of facilities in the Rio Grande Valley and their familiarity with geotechnical and civil engineering firms and their understanding of local codes and ordinances.	Indicated that the firm is known state-wide for educational and research facility design.
3.1.4 Statement of Availability and Commitment	Indicated their team is ready to begin work on the project immediately and ready to provide the proposed staff and any other resources necessary to perform architectural services for this project.	Indicated their availability and commitment to the project. Stated that project architect and project manager would be involved with the project until completed.	Stated that with multiple offices in South Texas they have the resources to complete the project on schedule and within budget.	Indicated their commitment to allocate the best members of the staff to STC projects.
3.2 Prime Firm				
3.2.1 Resumes of Principals and Key Members	Included resumes for the following: - Erasmo D. Alvarado, Jr - President/Architect - Erasmo Eli Alvarado, III - Vice-President - Pedro G. Ayala - Associate - Mario Garza, Jr - Project Manager/Construction Administration/Designer	Included resumes for the following: - Robert S. Simpson, Project Architect/Manager - John Gates, Project Architect/Manager	Included resumes for the following staff: - Raymond Gignac, Principal-In-Charge/Project Director - Rolando Garza, Architectural Design Manager - Carolyn James, Interior Designer - Nicholas Gignac, Associate AIA - Juan Mujica, Project Manager - Ana Salas-Luksa, Architectural Associate - Hector Guevara - Production/Architectural Intern	Included resumes for the following staff: - Laura Nassri Warren - President/Principal - Andrina De Anda - Associate Architect Director - Natanael Perez - Senior Project Manager - Maritza Cardenas - Senior Project Manager - Crystal Chavez - Project Manager - Nicole Reyman - Architectural Intern
3.2.2 Project Assignments and Lines of Authority	Duties and time assignments for each staff member were included, with 100% commitment from three of the named staff and 50% for the fourth named staff member.	Lines of authority and assignments within firm are shown in an organization chart that includes eleven staff members.	Lines of authority and assignments within firm are shown in an organization chart that includes seven staff members.	Duties and time assignments for firm staff and staff from consultant firms are summarized in a table. Time assignments for most of the staff range from 40% to 80%.
3.2.3 Prime Firm proximity and meeting availability	Firm is located in Donna, TX which is only 20 minutes away.	Indicated that their local presence gives them the opportunity to respond in a timely manner to any planned or unexpected meetings with STC.	Indicated they are located in McAllen, TX a 10 minute drive from STC campus and will be very accessible for meeting throughout the entire project.	Firm is located in McAllen and is about 10 minutes from work site.
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	Indicated that the firm is not involved in any litigation that would affect performance under a contract with STC.	Indicated that the firm is not involved in any litigation that would affect the firm's ability to provide professional services.	Indicated they are not currently involved in any litigation that will affect ability to provide services.	Indicated that firm has not been involved in litigation disputes.

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - PECAN PLAZA - KINESIOLOGY RENOVATION PHASE 1
PROJECT NO. 19-20-1025**

VENDOR	Alvarado Architects & Associates, Inc.	Boultinghouse Simpson Gates Architects	Gignac & Associates, LLP.	The Warren Group Architects, Inc.
3.3 Project Team				
3.3.1 Organization chart with Role of Prime Firm and each consultants firm	Included organization chart which showed the following consultants: - M Garcia Engineering - Civil - Chanin Engineering - Structural - Jones DBR - MEP Design - VME Engineering - MEP	Included organization chart which showed the following consultants: - Half Associates - MEP - Chanin Engineering - Structural	Included organization chart showing prime firm and the following consultants: - Chanin Engineering - Structural - Trinity Engineering - MEP - Melden & Hunt - Civil	Included organizational chart showing prime firm and the following consultants: - Chanin Engineering - Structural - MEP Solutions Engineering - MEP
3.4 Representative Projects				
3.4.1 Minimum of 5 projects firm has worked on	- Taft ISD - Taft High School Roof and HVAC Replacement (\$1,216,099) - UTB Texas Southmost College - Oliveira Library Interior Renovations (\$1,700,000) - South Texas College - Pecan Plaza Police Department Headquarters Renovation (\$864,000) - Texas A&M University at Kingsville - BES 100 Interiors Modifications (\$368,000) - Laredo Community College - Secord Campus (\$35,000,000)	- City of McAllen - McAllen Public Library and Dewey Park Trails (\$14,300,000) - South Texas College - Building K Renovations Admissions Welcome Center and Entrance (\$411,633) - UTRGV - Haggar Building Renovation (\$2,200,000) - STC - Building D Auditorium Remodel (\$565,802) - STC - 2501 Pecan Plaza Renovation (\$2,026,926) - UTRGV - Annex Building Renovation (\$2,727,000)	- Del Mar College - Emerging Technology Expansion Atrium (\$8 million) - PSJA ISD - Addition & Renovations to Longoria Elementary School (\$7.6M) - PSJA ISD Collegiate Academy Campus Re-purpose (\$17 M) - Corpus Christi ISD - Cunningham & South Park Middle School (\$30 M) - Susser Holdings - Stripes Headquarters Repurpose & Renovations (\$2.4M)	- South Texas College - Student Activities and Cafeteria Building (\$6,897,227) - UTRGV-DHR - Multi-Disciplinary Medical Research Facility (\$36,000,000) - City of Pharr and PSJA ISD - Northside Aquatic Facility (\$21M \$22M) - Juan Diego Academy - Catholic Regional High School, Gymnasium Building & Campus Master Plan (\$1,719,000) - City of McAllen - McAllen Miller International Airport Renovations and Additions (\$27,000,000)
3.5 References				
3.5.1 References for five (5) projects	- Taft ISD - Edinburg CISD - Texas State Technical College - Texas Southmost College - UTRGV	- UTRGV - City of McAllen	- Del Mar College - City of Corpus Christi - PSJA ISD - Corpus Christi ISD - Idea Public Schools	- UTRGV - Stanley Black & Decker - Hidalgo County Courthouse - McAllen Miller International Airport - City of Pharr
3.6 Project Execution				
3.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.	Stated that they have implemented step-by-step procedures to ensure a project stays on schedule. Will work closely with Owner to ensure project timelines are met.	Firm did not address this item.	Provided very detailed project approach process and part of it addresses timely completion of project.	Stated they provide all of their clients a different and successful approach that is unique to each of our projects while staying with-in budget and full code compliance.
3.6.2 Willingness and ability to expedite services. Ability to supplement production.	Indicated they will supplement production capability to meet schedule demands, if and when necessary.	Reiterated the availability of the firm's staff and agree to add staff if required by project demands.	Indicated they are able to adjust schedules and fast-track projects to meet owner deadlines.	Stated that staff can be assigned to the project immediately. Are able and committed to begin work on your project the moment we receive notice of award. Indicated that team has no need to supplement production capability as they are able to provide services through all phases of the project.
TOTAL EVALUATION POINTS	560.4	556.20	559.40	557.60
RANKING	1	4	2	3

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

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - PECAN PLAZA - KINESIOLOGY RENOVATION PHASE 1
PROJECT NO. 19-20-1025
EVALUATION SUMMARY**

VENDOR	Alvarado Architects & Associates, Inc.	Boultinghouse Simpson Gates Architects	Gignac & Associates, LLP.	The Warren Group Architects, Inc.				
ADDRESS	307 S Main St	3301 N McColl Rd	3700 N 10th St	1801 S 2nd St Ste 330				
CITY/STATE/ZIP	Donna, TX 78537	McAllen, TX 78501	McAllen, TX 78504	McAllen, TX 78503				
PHONE	956-464-8258	956-630-9494	956-686-0100	956-994-1900				
FAX		956-630-2058	956-622-7313					
CONTACT	Erasmio Eli Alvarado III	Danny Boultinghouse	Raymond Gignac	Laura N. Warren				
3.1 Statement of Interest (up to 100 points)								
3.1.1 Statement of interest on projects	95	93.80	89	92.40	95	93.60	93	93.00
3.1.2 Firm History including credentials	96		95		95			
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	90		90		90			
3.1.4 Availability and commitment of firm and its principal(s) and key professionals	94		94		94			
	94		94		94			
3.2 Prime Firm (up to 100 points)								
3.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm	93	93.80	94	94.00	95	93.20	93	93.40
3.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s).	94		94		93			
3.2.3 Prime Firm proximity and meeting availability	95		94		93			
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	94		95		93			
	93		93		92			
3.3 Project Team (up to 100 points)								
3.3.1 Organizational chart showing, the roles of the prime firm and each consultant firm or individual included.	98	94.60	92	93.40	91	93.20	91	93.00
--Identify the consultant and provide a brief history about the consultant	93		93		93			
--Describe the consultant's proposed role in the project and its related project experience	94		94		94			
--List a project(s) that the prime firm and the consultant have worked together on during the last five years	95		95		95			
--Provide a statement of the consultant's availability for the project(s)	93		93		93			
--Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project(s)								
3.4 Representative Projects (up to 100 points)								
3.4.1 Specific data on 5 projects the prime firm provided or is providing professional services in an educational setting	96	94.40	95	94.60	98	94.40	94	93.60
--Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise.	93		94		93			
	95		95		95			
	95		95		94			
	93		94		92			



**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - PECAN PLAZA - KINESIOLOGY RENOVATION PHASE 1
PROJECT NO. 19-20-1025
EVALUATION SUMMARY**

VENDOR	Alvarado Architects & Associates, Inc.	Boultinghouse Simpson Gates Architects	Gignac & Associates, LLP.	The Warren Group Architects, Inc.				
3.5 Five References (up to 100 points)								
3.5.1 Provide references for 5 projects, other than STC, listed in response to Part four, 3.4.1. The references shall include: --Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number and email address	85	91.00	85	90.20	90	91.80	85	91.20
	90		90		91			
	94		93		94			
	92		91		91			
	94		92		93			
3.6 Project Execution (up to 100 points)								
3.6.1 Provide a summary of your approach to the project that addresses key elements such as your interaction with STC staff, management of the different phases of the project, how you maintain quality control, and final project close-out. 3.6.2 Provide information as part of submission response to assure that Architectural firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Architect is intending to supplement production capability in order to meet schedule demands.	93	92.80	90	91.60	95	93.20	95	93.40
	93		92		93			
	93		93		92			
	93		91		94			
	92		92		92			
TOTAL EVALUATION POINTS	560.40		556.20		559.40		557.60	
RANKING	1		4		2		3	

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

Project Fact Sheet

11/26/2019

Project Name: Pecan Plaza - West Building C Kinesiology Renovation		Project No. 2020-002C				
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:	\$ 122,000	\$ 122,000			
	Design:	12,200	12,200			
	Miscellaneous:	3,600	3,600			
	FFE:	6,000	6,000			
	Technology:	-	-			
	Total:	\$ 143,800	\$ - \$ 143,800			
Architect: TBD	Board Approval of Schematic Design N/A					
Contractor: TBD						
STC FPC Project Manager: Martin Villarreal	Substantial Completion	TBD	Board Acceptance TBD			
	Final Completion	TBD	Board Acceptance TBD			
Project Description		Project Scope				
Renovating Kinesiology existing restrooms and storage spaces.		Renovate the Kinesiology Department facilities to include an upgrade for the restrooms, a separate storage space for first aid and CPR, and storage areas for equipment. 1,090 square feet of space to be renovated.				
Projected Timeline						
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
12/10/2019	2/25/2020	6/23/2020	7/15/2020	10/1/2020	11/1/2020	11/1/2020
Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2019-20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Current Agenda Item						
12/3/19 Facilities Committee: Review and Recommend Action on Contracting Architectural Services for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations						
						
Proposed Layout						

Review and Recommend Action on Contracting Architectural Services for the Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction

Approval to contract architectural design services for the Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction project will be requested at the December 10, 2019 Board meeting.

Purpose

Architectural design services are necessary for design and construction administration services for the Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction project. The design scope of work includes, but is not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

Scheduling Priority

This project was submitted by the Library & Learning Support Services department in 2019, and was reviewed by the FPC department, the Coordinated Operations Council, and the President's Cabinet. It is scheduled as an educational space improvement to provide a supplemental learning environment for students in Building A.

Background

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

The proposed scope of work is summarized as follows:

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

On September 24, 2019, the Board of Trustees approved the solicitation for architectural services. Solicitation for architectural qualifications began on October 1, 2019, for the purpose of selecting an architectural firm to prepare the necessary plans and specifications for the Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction project. A total of fourteen (14) firms received a copy of the RFQ and a total of five (5) firms submitted their responses on October 16, 2019.

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

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

Funding Source

Funds for the Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction Project 2020-005C are budgeted in the Unexpended Construction Plant Fund for available use in fiscal year 2019-2020. A remaining budget balance of the FY20 Unexpended Plant Fund considering this month's proposed project may be found under the agenda item titled Update on Status of Unexpended Plant Fund.

Reviewers

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

Enclosed Documents

Site plans indicating the location of the proposed Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction project are enclosed. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the December 10, 2019 Board meeting, the contracting of architectural design services with The Warren Group Architects, Inc. for the Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction project as presented.

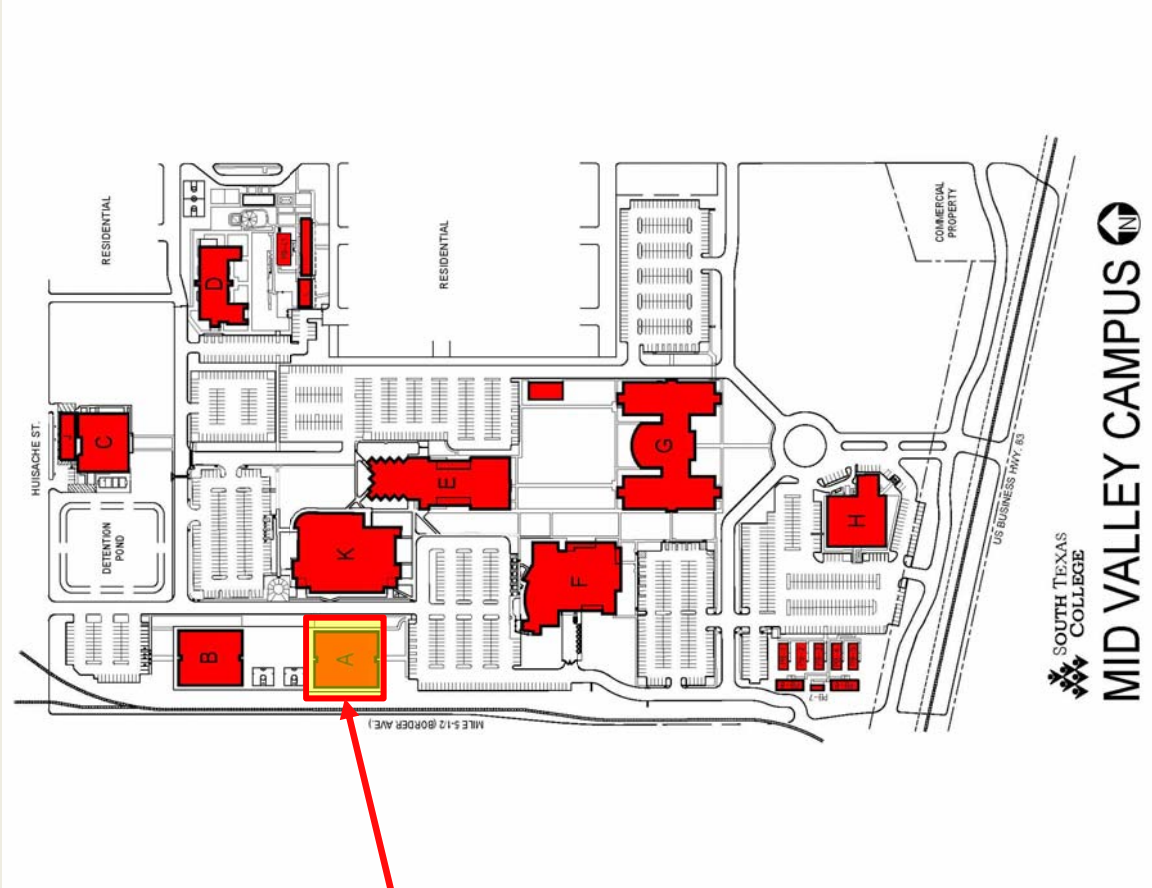


Mid-Valley Campus Center for Learning Excellence - Building A Renovation of Space for Supplemental Instruction



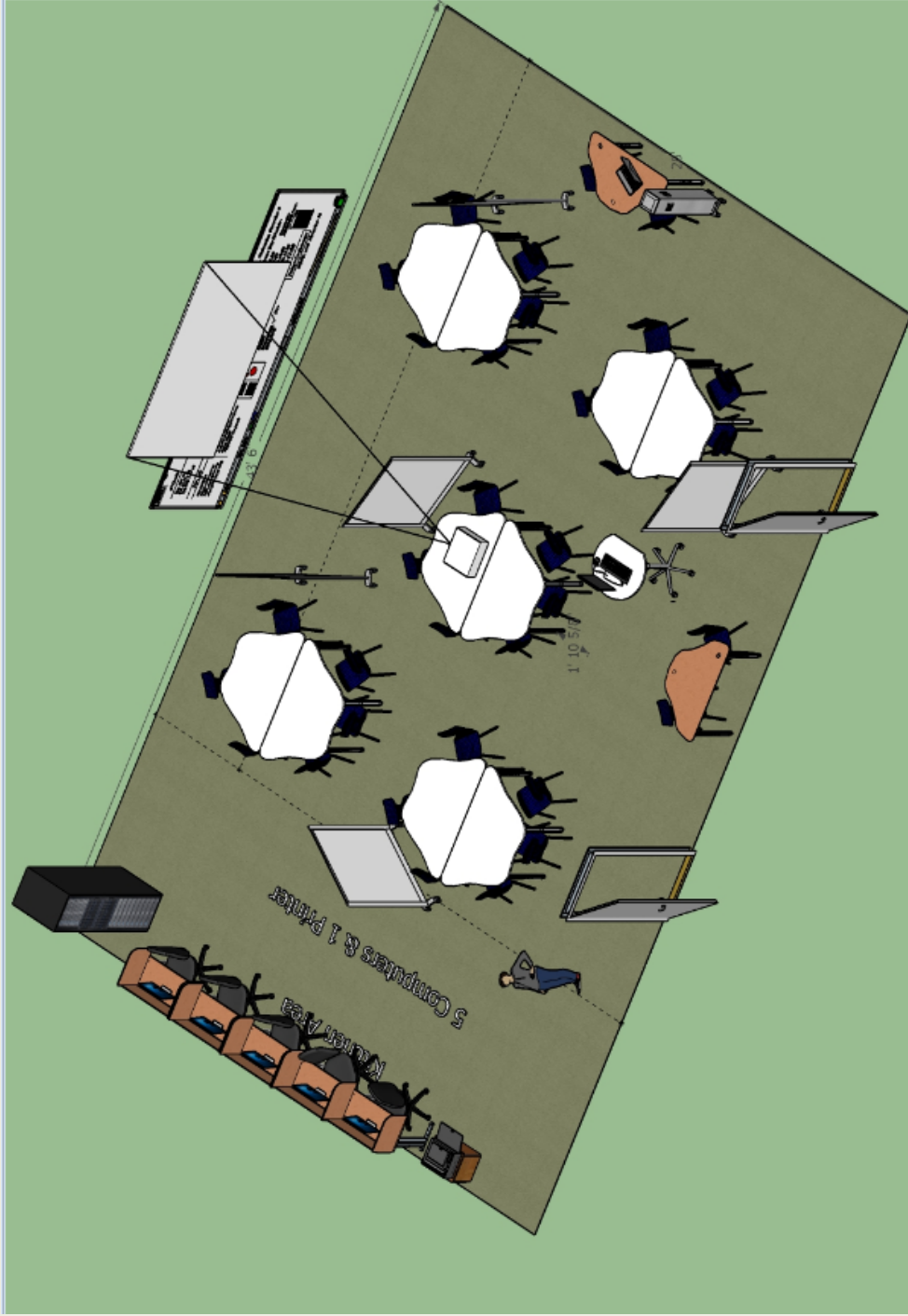
**SOUTH TEXAS
COLLEGE**

Project Proposed Site



**PROJECT
LOCATION**

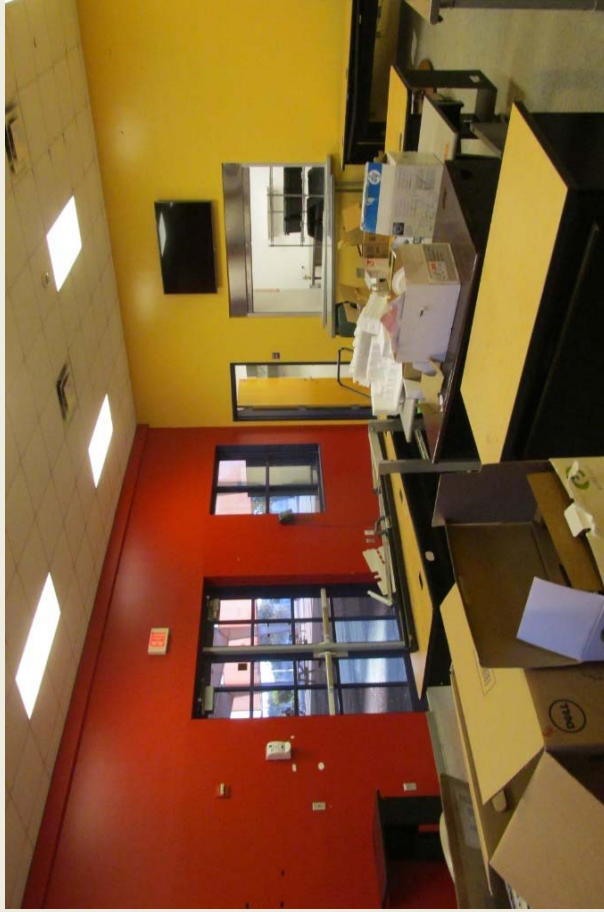
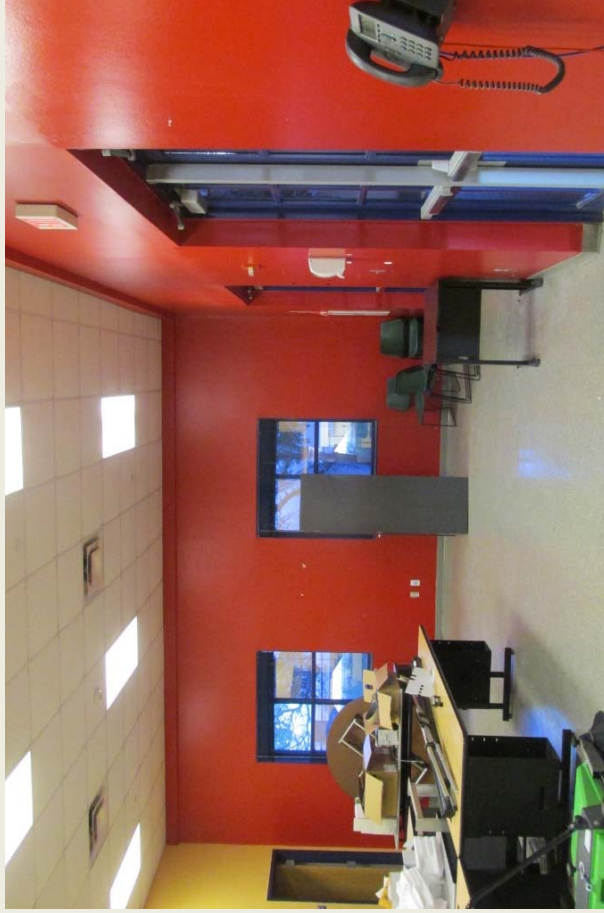
Renovation of Space for Supplemental Instruction



Proposed Layout

CENTER FOR LEARNING EXCELLENCE
BUILDING A

Interior Photos



Existing Space

Proposed Scope & Budget



Requested By

Library and Learning Support Services Department

Scope of work

Design and Renovation of Existing Cafeteria to a Supplemental Instruction Space

Total Renovated Square Feet = 1,320 sf

Estimated Total Project Budget

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

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - MID VALLEY CAMPUS CENTER FOR LEARNING EXCELLENCE BUILDING A RENOVATION OF SPACE FOR
SUPPLEMENTAL INSTRUCTION
PROJECT NO. 19-20-1022

VENDOR	Alvarado Architects & Associates, Inc.	Boultinghouse Simpson Gates Architects	Gignac & Associates, LLP.	Gomez Mendez Saenz, Inc.	The Warren Group Architects, Inc.
ADDRESS	307 S Main St	3301 N McColl Rd	3700 N 10th St	1150 Paredes Line Rd	1801 S 2nd St Ste 330
CITY/STATE/ZIP	Donna, TX 78537	McAllen, TX 78501	McAllen, TX 78504	Brownsville, TX 78521	McAllen, TX 78503
PHONE	956-464-8258	956-630-9494	956-686-0100	956-546-0110	956-994-1900
FAX		956-630-2058	956-622-7313		956-994-1962
CONTACT	Erasmus Eli Alvarado III	Danny Boultinghouse	Raymond Gignac	Rudy V. Gomez	Laura N. Warren
3.1 Statement of Interest					
3.1.1 Statement of Interest for Project	Pointed out that their team members have prior experience working in South Texas and that the selection of the consultants was based on their relevant experience and working relationship with South Texas College.	Made a statement of the firm's work on numerous renovation services on the STC Pecan Campus for over 18 years and therefore the familiarity of STC's requirements and expectations.	Pointed out their expertise with state-of-the-art educational spaces. Indicated that they are uniquely qualified for this project because of their extensive experience in designing educational facilities and expansions and renovations projects, coupled with Texas Architecture.	Firm stated their location in Brownsville and the advantages of hiring a local architectural firm.	Pointed to the recent work the firm provided to STC and welcome the opportunity to continue providing services.
3.1.2 History and Statistics of Firm	- Firm founded in 1991 - Pointed out 25+ years of experience	- Firm established in 1990 - 600+ successful projects and 85% repeat client rate - Three registered architects	- Offices in Corpus Christi, Harlingen and McAllen - Established in 1988 - over 400 successful educational projects	- Founded in 1998, but this company has been in existence under different name since 1976 - have three licensed architects and staff of nine.	- Established in 2004 - Offices in McAllen and Austin
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated that firm offers multiple services within a single source, which allows increased flexibility to react quickly to a variety of options and considerations.	Stated the firm's philosophy of being "client" oriented as much as "project" oriented.	Pointed out the firm's experience with educational facilities. Cited the firm's design of facilities in the Rio Grande Valley and their familiarity with geotechnical and civil engineering firms and their understanding of local codes and ordinances.	Did not specifically address this item, but included information on the firm's experience and its consultants.	Indicated that the firm is known state-wide for educational and research facility design.
3.1.4 Statement of Availability and Commitment	Indicated their team is ready to begin work on the project immediately and ready to provide the proposed staff and any other resources necessary to perform architectural services for this project.	Indicated their availability and commitment to the project. Stated that project architect and project manager would be involved with the project until completed.	Stated that with multiple offices in South Texas they have the resources to complete the project on schedule and within budget.	Stated that firm has the staff and expertise to meet or exceed the project schedule.	Indicated their commitment to allocate the best members of the staff to STC projects.
3.2 Prime Firm					
3.2.1 Resumes of Principals and Key Members	Included resumes for the following: - Erasmo D. Alvarado, Jr - President/Architect - Erasmo Eli Alvarado, III - Vice President - Pedro G. Ayala - Associate - Mario Garza, Jr - Project Manager	Included resumes for the following: - Robert S. Simpson, Project Architect/Manager - John Gates, Project Architect/Manager	Included resumes for the following staff: - Raymond Gignac, Principal-In-Charge/Project Director - Rolando Garza, Architectural Design Manager - Carolyn James, Interior Designer - Nicholas Gignac, Associate AIA - Juan Mujica, Project Manager - Ana Salas-Luksa, Architectural Associate - Hector Guevara - Production/Architectural Intern	Included Resumes for the following staff: - Rudolph V. Gomez, President - Roan G. Gomez, Vice President - Secretary - David Monreal, Partner	Included resumes for the following staff: - Laura Nassri Warren - President/Principal - Andrina De Anda - Associate Architect Director - Natanael Perez - Senior Project Manager - Maritza Cardenas - Senior Project Manager - Crystal Chavez - Project Manager - Nicole Reyman - Architectural Intern
3.2.2 Project Assignments and Lines of Authority	Duties and time assignments for each staff member were included, with 100% commitment from three of the named staff and 50% for the fourth named staff member	Lines of authority and assignments within firm are shown in an organization chart that includes eleven staff members.	Lines of authority and assignments within firm are shown in an organization chart that includes seven staff members.	Indicated the staff who will be involved in the project and their percentage time participation.	Duties and time assignments for firm staff and staff from consultant firms are summarized in a table. Time assignments for most of the staff range from 40% to 80%.
3.2.3 Prime Firm proximity and meeting availability	Firm is located in Donna, TX which is only 20 minutes away from the STC Pecan Campus. Available for planned and/or unplanned meetings during all phases of the project.	Indicated that their local presence give them the opportunity to respond in a timely many to any planned or unexpected meetings with STC.	Indicated they are located in McAllen, TX a 10 minute drive from STC campus and will be very accessible for meeting throughout the entire project.	Indicated that they are one hour away from STC, however they are readily available to be at the job site at a moment's notice.	Firm is located in McAllen and is about 20 minutes from work site.
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	Indicated that the firm is not involved in any litigation that would affect performance under a contract with STC.	Indicated that the firm is not involved in any litigation that would affect the firm's ability to provide professional services.	Indicated they are not currently involved in any litigation that will affect ability to provide services.	Mentioned a suit in 2016 in which they are a third party to the suit.	Indicated that firm has not been involved in litigation disputes.

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - MID VALLEY CAMPUS CENTER FOR LEARNING EXCELLENCE BUILDING A RENOVATION OF SPACE FOR
SUPPLEMENTAL INSTRUCTION
PROJECT NO. 19-20-1022

VENDOR	Alvarado Architects & Associates, Inc.	Boultinghouse Simpson Gates Architects	Gignac & Associates, LLP.	Gomez Mendez Saenz, Inc.	The Warren Group Architects, Inc.
3.3 Project Team					
3.3.1 Organization chart with Role of Prime Firm and each consultants firm	Included organization chart which showed the following consultants: - M Garcia Engineering - Civil - Chanin Engineering - Structural - Jones DBR - MEP Design VME Engineering - MEP	Included organization chart which showed the following consultants: - Half Associates - MEP - Chanin Engineering - Structural	Included organization chart showing prime firm and the following consultants: - Chanin Engineering - Structural - Trinity Engineering - MEP - Melden & Hunt - Civil	Included organizational chart showing prime firm and the following consultants: - Ethos Engineering, LLC - MEP Engineers - M Garcia Eng., LLC - Civil - Raba-Kistner Consultants Inc. - Geotechnical Engineer - SSP Design, LLC - Landscape Designer - Green Rubiano & Assoc Structural Engineers	Included organizational chart showing prime firm and the following consultants: - Chanin Engineering - Structural - Perez Consulting Engineers - Civil
3.4 Representative Projects					
3.4.1 Minimum of 5 projects firm has worked on	- Taft ISD - Taft High School Roof and HVAC Replacement (\$1,216,099) - UTB Texas Southmost College - Oliveira Library Interior Renovations (\$1,700,000) - South Texas College - Pecan Plaza Police Department Headquarters Renovation (\$864,000) - Texas A&M University at Kingsville - BES 100 Interiors Modifications (\$368,000) - Laredo Community College - Secord Campus (\$35,000,000)	- City of McAllen - McAllen Public Library and Dewey Park Trails (\$14,300,000) - South Texas College - Building K Renovations Admissions Welcome Center and Entrance (\$411,633) - UTRGV - Haggard Building Renovation (\$2,200,000) - STC - Building D Auditorium Remodel (\$565,802) - STC - 2501 Pecan Plaza Renovation (\$2,026,926) - UTRGV - Annex Building Renovation (\$2,727,000)	- Del Mar College - Emerging Technology Expansion Atrium (\$8 million) - PSJA ISD - Addition & Renovations to Longoria Elementary School (\$7.6M) - Corpus Christi ISD - Veterans Memorial High School Library (\$93,204,494) - La Joya ISD Juarez - Lincoln High School Library (\$57.3 million) - Suser Holdings - Stripes Headquarters Repurpose & Renovations (\$2.4M)	- University of Texas at Brownsville - Student Union Improvements (\$1,000,000) - University of Texas at Brownsville - UTB/TSC Incubator (\$2,948,375) - University of Texas at Brownsville - Prax Orive Jr. Technical Training Center (\$4,147,714) - University of Texas Pan American - Student Services Bldg. Phase I and II (\$3,160,952) - University of Texas Pan American - Student Dining Services (\$206,500)	- South Texas College - Student Activities and Cafeteria Building (\$6,897,227) - UTRGV-DHR - Multi-Disciplinary Medical Research Facility (\$36,000,000) - Sacred Oak Medical Center - State of the Art Behavioral Center (\$443,630) - Mission EDC - CEED Mission Economic Development Corporation (\$3,602,638) - City of McAllen - McAllen Miller International Airport Renovations and Additions (\$27,000,000)
3.5 References					
3.5.1 References for five (5) projects	- Taft ISD - Edinburg CISD - Mission CISD - Texas State Technical College - Texas Southmost College - UTRGV	- UTRGV - City of McAllen	- Del Mar College - City of Corpus Christi - PSJA ISD - Corpus Christi ISD - Idea Public Schools	- Brownsville ISD - Harlingen ISD - Idea Public Schools - Los Fresnos CISD - Sharyland ISD - South Texas ISD - Weslaco ISD - Cameron County - City of Brownsville - City of Harlingen - City of Las Fresnos	- UTRGV - Stanley Black & Decker - Hidalgo County Courthouse - McAllen Miller International Airport Renovations and Additions - North Side Library - Development Research Center Master Plan
3.6 Project Execution					
3.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.	Stated that they have implemented step-by-step procedures to ensure a project stays on schedule. Will work closely with Owner to ensure project timelines are met.	Firm did not address this item.	Provided very detailed project approach process and part of it addresses timely completion of project.	Stated they use a collaborative design process that involves the owner, users, project manager, consultants and contractors. They do not begin design until the client's goals have been documented and the project requirements are thoroughly understood and tested against the budget.	Stated they provide all of their clients a different and successful approach that is unique to each of our projects while staying with-in budget and full code compliance.
3.6.2 Willingness and ability to expedite services. Ability to supplement production.	Indicated they will supplement production capability to meet schedule demands, if and when necessary.	Reiterated the availability of the firm's staff and agree to add staff if required by project demands.	Indicated they are able to adjust schedules and fast-track projects to meet owner deadlines.	Reiterated their ability to meet or exceed the project schedule. They anticipate no difficulty in this.	Stated that staff can be assigned to the project immediately. Are able and committed to begin work on your project the moment we receive notice of award. Indicated that team has no need to supplement production capability as they are able to provide services through all phases of the project.
TOTAL EVALUATION POINTS	560.8	558.80	562.00	560.60	567.20
RANKING	3	5	2	4	1

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

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - MID VALLEY CAMPUS CENTER FOR LEARNING EXCELLENCE BUILDING A RENOVATION OF SPACE FOR
SUPPLEMENTAL INSTRUCTION
PROJECT NO. 19-20-1022
EVALUATION SUMMARY**

VENDOR	Alvarado Architects & Associates, Inc.	Boultinghouse Simpson Gates Architects	Gignac & Associates, LLP.	Gomez Mendez Saenz, Inc.	The Warren Group Architects, Inc.					
ADDRESS	307 S Main St	3301 N McColl Rd	3700 N 10th St	1150 Paredes Line Rd	1801 S 2nd St Ste 330					
CITY/STATE/ZIP	Donna, TX 78537	McAllen, TX 78501	McAllen, TX 78504	Brownsville, TX 78521	McAllen, TX 78503					
PHONE	956-464-8258	956-630-9494	956-686-0100	956-546-0110	956-994-1900					
FAX		956-630-2058	956-622-7313							
CONTACT	Erasmio Eli Alvarado III	Danny Boultinghouse	Raymond Gignac	Rudy V. Gomez	Laura N. Warren					
3.1 Statement of Interest (up to 100 points)										
3.1.1 Statement of interest on projects	100		100		100				100	
3.1.2 Firm History including credentials	94		94		95		95		93	
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	94	93.60	94	94.60	94	93.80	94	93.80	94	94.40
3.1.4 Availability and commitment of firm and its principal(s) and key professionals	90		90		90		90		90	
	90		95		90		90		95	
3.2 Prime Firm (up to 100 points)										
3.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm	89		90		85		90		95	
	93		94		95		91		95	
3.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s).	92	92.60	93	93.20	92	92.00	92	91.40	93	94.20
3.2.3 Prime Firm proximity and meeting availability	94		94		93		94		95	
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	95		95		95		90		93	
3.3 Project Team (up to 100 points)										
3.3.1 Organizational chart showing, the roles of the prime firm and each consultant firm or individual included.	100		100		100		100		100	
--Identify the consultant and provide a brief history about the consultant	95		95		95		95		95	
--Describe the consultant's proposed role in the project and its related project experience	92	93.20	92	94.20	93	93.40	92	93.20	93	95.00
--List a project(s) that the prime firm and the consultant have worked together on during the last five years	94		94		94		94		94	
--Provide a statement of the consultant's availability for the project(s)										
--Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project(s)	85		90		85		85		93	
3.4 Representative Projects (up to 100 points)										
3.4.1 Specific data on 5 projects the prime firm provided or is providing professional services in an educational setting	100		100		100		100		100	
--Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise.	93	94.00	94	95.00	94	94.20	95	94.20	95	95.40
	93		93		93		92		92	
	94		95		94		94		95	
	90		93		90		90		95	
3.5 Five References (up to 100 points)										
3.5.1 Provide references for 5 projects, other than STC, listed in response to Part four, 3.4.1. The references shall include:	100		100		100		98		95	
--Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number and email address	92		91		91		94		93	
	93	93.80	92	92.40	94	93.80	94	93.60	93	93.00
	94		94		94		94		94	
	90		85		90		88		90	

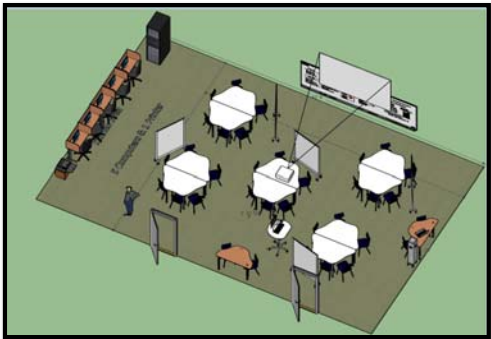

**SOUTH TEXAS COLLEGE
 ARCHITECTURAL SERVICES - MID VALLEY CAMPUS CENTER FOR LEARNING EXCELLENCE BUILDING A RENOVATION OF SPACE FOR
 SUPPLEMENTAL INSTRUCTION
 PROJECT NO. 19-20-1022
 EVALUATION SUMMARY**

VENDOR	Alvarado Architects & Associates, Inc.	Boultinghouse Simpson Gates Architects	Gignac & Associates, LLP.	Gomez Mendez Saenz, Inc.	The Warren Group Architects, Inc.					
3.6 Project Execution (up to 100 points)										
3.61 Provide a summary of your approach to the project that addresses key elements such as your interaction with STC staff, management of the different phases of the project, how you maintain quality control, and final project close-out. 3.6.2 Provide information as part of submission response to assure that Architectural firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Architect is intending to supplement production capability in order to meet schedule demands.	95	93.60	85	89.40	100	94.80	100	94.40	100	95.20
	93		91		94		93		95	
	92		93		93		93		93	
	93		93		92		93		93	
	95		85		95		93		95	
TOTAL EVALUATION POINTS	560.80		558.80		562.00		560.60		567.20	
RANKING	3		5		2		4		1	

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

Project Fact Sheet

11/26/2019

Project Name: MV Campus - Bldg A Renovation of Space for Supplemental Instruction		Project No. 2020-005C																													
Funding Source(s): Unexpended Plant Fund		<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"></th> <th style="text-align: right;"><u>Original Budget</u></th> <th style="text-align: right;"><u>Actual Expenditures To Date</u></th> <th style="text-align: right;"><u>Variance of Original Budget vs. Actual Expenditures To Date</u></th> </tr> </thead> <tbody> <tr> <td>Construction:</td> <td style="text-align: right;">\$ 132,000</td> <td></td> <td style="text-align: right;">\$ 132,000</td> </tr> <tr> <td>Design:</td> <td style="text-align: right;">13,200</td> <td style="text-align: right;">-</td> <td style="text-align: right;">13,200</td> </tr> <tr> <td>Miscellaneous:</td> <td style="text-align: right;">4,000</td> <td style="text-align: right;">-</td> <td style="text-align: right;">4,000</td> </tr> <tr> <td>FFE:</td> <td style="text-align: right;">50,000</td> <td></td> <td style="text-align: right;">50,000</td> </tr> <tr> <td>Technology:</td> <td style="text-align: right;">25,000</td> <td></td> <td style="text-align: right;">25,000</td> </tr> <tr> <td>Total:</td> <td style="text-align: right;">\$ 224,200</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ 224,200</td> </tr> </tbody> </table>			<u>Original Budget</u>	<u>Actual Expenditures To Date</u>	<u>Variance of Original Budget vs. Actual Expenditures To Date</u>	Construction:	\$ 132,000		\$ 132,000	Design:	13,200	-	13,200	Miscellaneous:	4,000	-	4,000	FFE:	50,000		50,000	Technology:	25,000		25,000	Total:	\$ 224,200	\$ -	\$ 224,200
	<u>Original Budget</u>	<u>Actual Expenditures To Date</u>	<u>Variance of Original Budget vs. Actual Expenditures To Date</u>																												
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FFE:	50,000		50,000																												
Technology:	25,000		25,000																												
Total:	\$ 224,200	\$ -	\$ 224,200																												
Architect/Engineer: TBD		Board Approval of Schematic Design: N/A																													
Contractor: TBD																															
STC FPC Project Manager: David Valdez		<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"></th> <th style="text-align: right;"><u>Board Completion</u></th> <th style="text-align: right;"><u>Board Acceptance</u></th> <th style="text-align: right;"><u>Board Acceptance</u></th> </tr> </thead> <tbody> <tr> <td>Substantial Completion</td> <td style="text-align: right;">TBD</td> <td style="text-align: right;">TBD</td> <td style="text-align: right;">TBD</td> </tr> <tr> <td>Final Completion</td> <td style="text-align: right;">TBD</td> <td style="text-align: right;">TBD</td> <td style="text-align: right;">TBD</td> </tr> </tbody> </table>			<u>Board Completion</u>	<u>Board Acceptance</u>	<u>Board Acceptance</u>	Substantial Completion	TBD	TBD	TBD	Final Completion	TBD	TBD	TBD																
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Substantial Completion	TBD	TBD	TBD																												
Final Completion	TBD	TBD	TBD																												
Project Description		Project Scope																													
Renovate the available space for use as a supplemental instruction area.		Demolish existing walls and infrastructure, renovation of walls, flooring, ceiling, and interior finishes, and adding electrical and data infrastructure. 1,320 sq ft of space to be renovated.																													
Projected Timeline																															
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In																									
12/10/2019	3/31/2020	8/25/2020	9/1/2020	11/1/2020	12/1/2020	1/1/2021																									
Project Calendar of Expenditures by Fiscal Year																															
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total																									
2019-20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -																									
Project Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -																									
Current Agenda Item																															
12/3/19 Facilities Committee: Review and Recommend Action on Contracting Architectural Services for the Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction																															
																															

Review and Recommend Action on Contracting Architectural Services for the Starr County Campus Workforce Center Building D Welding Lab Expansion

Approval to contract architectural design services for the Starr County Campus Workforce Center Building D Welding Lab Expansion project will be requested at the December 10, 2019 Board meeting.

Purpose

Architectural design services are necessary for design and construction administration services for the Starr County Campus Workforce Center Building D Welding Lab Expansion project. The design scope of work includes, but is not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

Scheduling Priority

This project was submitted by the Welding department in 2019, and was reviewed by the FPC department, Coordinated Operations Council, and the President's Cabinet. It is scheduled as an educational space improvement to provide additional and renovated welding lab stations in Building D.

Background

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

The proposed scope of work is summarized as follows:

- Design to expand the existing welding lab
- Expansion will add an additional ten (10) welding stations
- 1,000 sq ft of space to be expanded
- Design the space to allow for additional automotive equipment for the automotive program that is adjacent to the welding lab space

On September 24, 2019, the Board of Trustees approved the solicitation for architectural services. Solicitation for architectural qualifications began on October 14, 2019, for the purpose of selecting an architectural firm to prepare the necessary plans and specifications for the Starr County Campus Workforce Center Building D Welding Lab Expansion project. A total of nine (9) firms received a copy of the RFQ and a total of five (5) firms submitted their responses on October 30, 2019.

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

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

Funding Source

Funds for the Starr County Campus Workforce Center Building D Welding Lab Expansion Project 2019-014C are budgeted in the Unexpended Construction Plant Fund for available use in fiscal year 2019-2020. A remaining budget balance of the FY20 Unexpended Plant Fund considering this month's proposed project may be found under the agenda item titled Update on Status of Unexpended Plant Fund.

Reviewers

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

Enclosed Documents

Site plans indicating the location of the proposed Starr County Campus Workforce Center Building D Welding Lab Expansion project are enclosed. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the December 10, 2019 Board meeting, the contracting of architectural design services with Gignac & Associates, LLP. for the Starr County Campus Workforce Center Building D Welding Expansion project as presented.

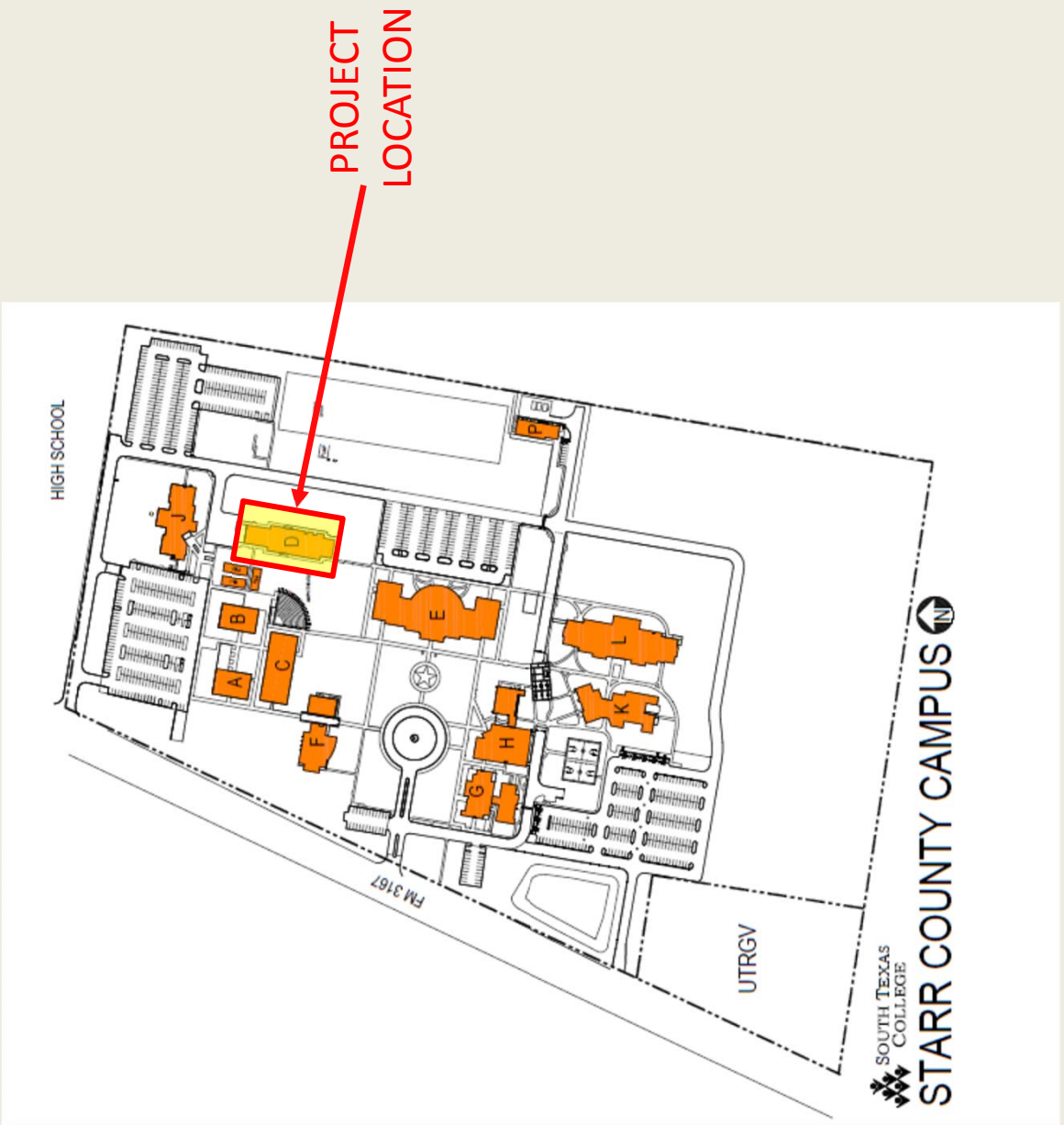


Starr County Campus
Workforce Center - Building D
Welding Lab Expansion

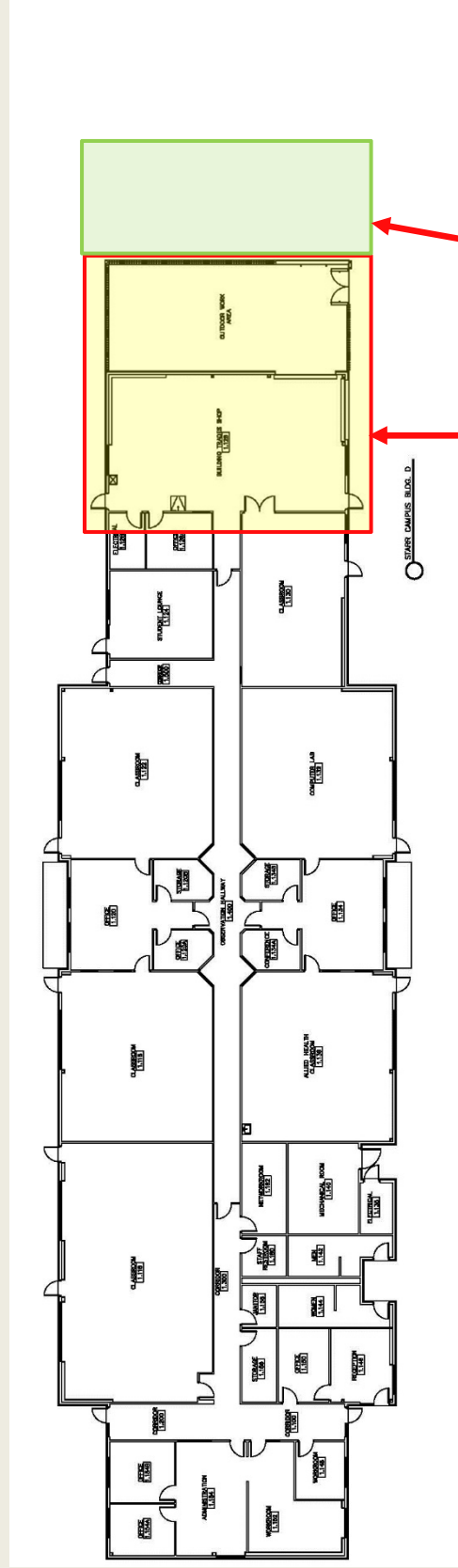


SOUTH TEXAS
COLLEGE

Project Proposed Site



Project Proposed Location



EXISTING WELDING LAB

PROPOSED WELDING LAB EXPANSION

WORKFORCE CENTER
BUILDING D

Interior Photos



Existing Welding Lab

Proposed Scope & Budget



Requested By

Welding Department

Scope of work

Design and Construction of Welding Lab Expansion for Additional Welding Stations

Total Square Feet Area = 1,000

Estimated Total Project Budget

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

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - STARR COUNTY CAMPUS WELDING LAB EXPANSION
PROJECT NO. 19-20-1026**

VENDOR	Alvarado Architects & Associates, Inc.	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.	Gignac & Associates, LLP.	Sam Garcia Architect, LLC.
ADDRESS	307 S Main St	3301 N McColl Rd	220 S Bridge St	3700 N 10th St	200 S 10th St Ste 1602
CITY/STATE/ZIP	Donna, TX 78537	McAllen, TX 78501	Hidalgo, TX 78557	McAllen, TX 78504	McAllen, TX 78501
PHONE	956-464-8258	956-630-9494	956-843-2987	956-686-0100	956-212-4930
FAX		956-630-2058	956-843-9726	956-622-7313	
CONTACT	Erasmus Eli Alvarado III	Danny Boultinghouse	Eduardo G. Vela	Raymond Gignac	Sam R. Garcia
3.1 Statement of Interest					
3.1.1 Statement of Interest for Project	Pointed out that their team members have prior experience working in South Texas and that the selection of the consultants was based on their relevant experience and working relationship with South Texas College.	Made a statement of the firm's work on numerous renovation services on the STC Pecan Campus for over 18 years and therefore the familiarity of STC's requirements and expectations.	The firm emphasized their quality control program in their projects. They indicated that they have worked on 7 different welding labs projects across STC.	Pointed out their expertise with state-of-the-art educational spaces. Indicated that they are uniquely qualified for this project because of their extensive experience in designing educational facilities and expansions and renovations projects, coupled with Texas Architecture.	Indicated they have over 16 years of experience in the industry on a wide variety of projects small and large, both public and private.
3.1.2 History and Statistics of Firm	- Firm founded in 1991 - Pointed out 25+ years of experience	- Firm established in 1990 - 600+ successful projects and 85% repeat client rate - Three registered architects	- Established in 1994 - Specializes in educational facilities	- Offices in Corpus Christi, Harlingen and McAllen - Established in 1988 - over 400 successful educational projects	- Founded in 2013 - Based in McAllen, TX
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated that firm offers multiple services within a single source, which allows increased flexibility to react quickly to a variety of options and considerations.	Stated the firm's philosophy of being "client" oriented as much as "project" oriented.	Pointed out the following five items that sets firm apart: 1) designed over 100 educational projects; 2) local firm which always makes itself available; 3) personalized attention at every phase of project; 4) collaboration between all members of design team; and 5) emphasis on design of construction documents to minimize changes.	Pointed out the firm's experience with educational facilities. Cited the firm's design of facilities in the Rio Grande Valley and their familiarity with geotechnical and civil engineering firms and their understanding of local codes and ordinances.	Cited the principal's 15 years' experience and his personal involvement in a project throughout the entire process.
3.1.4 Statement of Availability and Commitment	Indicated their team is ready to begin work on the project immediately and ready to provide the proposed staff and any other resources necessary to perform architectural services for this project.	Indicated their availability and commitment to the project. Stated that project architect and project manager would be involved with the project until completed.	Stated that they are available for any planning and design work for South Texas College.	Stated that with multiple offices in South Texas they have the resources to complete the project on schedule and within budget.	Indicated they are ready and available to execute assignments associated with the project and commit to the timely execution of this project.

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - STARR COUNTY CAMPUS WELDING LAB EXPANSION
PROJECT NO. 19-20-1026**

VENDOR	Alvarado Architects & Associates, Inc.	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.	Gignac & Associates, LLP.	Sam Garcia Architect, LLC.
3.2 Prime Firm					
3.2.1 Resumes of Principals and Key Members	Included resumes for the following: - Erasmo D. Alvarado, Jr - President/Architect - Erasmo Eli Alvarado, III - Vice-President - Pedro G. Ayala - Associate - Mario Garza, Jr - Project Manager/Construction Administration/Designer	Included resumes for the following: - Robert S. Simpson, Project Architect/Manager - John Gates, Project Architect/Manager	Included resumes for the following: - Eduardo G. Vela, Principal/ Registered Architect - Alejandra Mina, Senior Project Manager - Rebecca Acuña, Project Manager/Administrative Assistant - Ramiro E. Ramos, Project Manager - Yahaira N. Davila, Project Manager	Included resumes for the following staff: - Raymond Gignac, Principal-In-Charge/Project Director - Rolando Garza, Architectural Design Manager - Carolyn James, Interior Designer - Nicholas Gignac, Associate AIA - Juan Mujica, Project Manager - Ana Salas-Luksa, Architectural Associate - Hector Guevara - Production/Architectural Intern	Included resumes for the following: - Sam R. Garcia, Principal Project Manager - Sergio Castillo, Production Manager - Zuri Rivera - Interior Design
3.2.2 Project Assignments and Lines of Authority	Duties and time assignments for each staff member were included, with 100% commitment from three of the named staff and 50% for the fourth named staff member.	Lines of authority and assignments within firm are shown in an organization chart that includes eleven staff members.	Listed key personnel for projects in order of authority and their titles. Indicated that they adjust staff to different lines of duty depending on specific project needs.	Lines of authority and assignments within firm are shown in an organization chart that includes seven staff members.	Indicated duties and time assignments for the key team members.
3.2.3 Prime Firm proximity and meeting availability	Firm is located in Donna, TX which is only 20 minutes away.	Indicated that their local presence gives them the opportunity to respond in a timely many to any planned or unexpected meetings with STC.	Firm is local located in Hidalgo, Texas. Indicated that their proximity has allowed them to immediately meet to resolve any unforeseen circumstances.	Indicated they are located in McAllen, TX a 10 minute drive from STC campus and will be very accessible for meeting throughout the entire project.	Indicated that he firm is 1.67 miles away from the Pecan Campus.
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	Indicated that the firm is not involved in any litigation that would affect performance under a contract with STC.	Indicated that the firm is not involved in any litigation that would affect the firm's ability to provide professional services.	Indicated that they are involved in a claim that will not affect any of our current projects or potential projects.	Indicated they are not currently involved in any litigation that will affect ability to provide services.	Indicated that the firm is not involved in any litigation.
3.3 Project Team					
3.3.1 Organization chart with Role of Prime Firm and each consultants firm	Included organization chart which showed the following consultants: - Melden & Hunt - Civil - Chanin Engineering - Structural - Jones DBR - MEP Design - VME Engineering - MEP	Included organization chart which showed the following consultants: - Half Associates - MEP - Chanin Engineering - Structural	Included organizational chart showing prime firm and the following consultants: - Chanin Engineering - Structural - DBR Engineering - MEP	Included organization chart showing prime firm and the following consultants: - Chanin Engineering - Structural - Trinity Engineering - MEP - Melden & Hunt - Civil	Included organizational chart showing prime firm and the following consultant: - SAMES - Civil/Surveying - MEG Engineers - Geotechnical - DBR- MEP - Green, Rubiano & Associates - Structural

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - STARR COUNTY CAMPUS WELDING LAB EXPANSION
PROJECT NO. 19-20-1026**

VENDOR	Alvarado Architects & Associates, Inc.	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.	Gignac & Associates, LLP.	Sam Garcia Architect, LLC.
3.4 Representative Projects					
3.4.1 Minimum of 5 projects firm has worked on	<ul style="list-style-type: none"> - Donna ISD - Donna North High School: C.T.E. Facility (\$52,124,890) - Mission CISD - Mission High School Renovations: Welding Shop (\$2,000,000) - Mission CISD - Veterans Memorial High School Welding Shop (\$1,800,000) - South Texas College - Pecan Plaza Police Department Headquarters Renovation (\$864,000) - Weslaco ISD - Pavilions and Restroom Addition (\$1,200,000) 	<ul style="list-style-type: none"> - City of McAllen - McAllen Public Library and Dewey Park Trails (\$14,300,000) - South Texas College - Building K Renovations Admissions Welcome Center and Entrance (\$411,633) - UTRGV - Haggard Building Renovation (\$2,200,000) - STC - Building D Auditorium Remodel (\$565,802) - UTRGV - Annex Building Renovation (\$2,727,000) 	<ul style="list-style-type: none"> - Mission CISD - Mission Collegiate High School (\$13,626,000) - South Texas College - La Joya Jimmy Carter Teaching Site (\$1,515,500) - South Texas College - Technology Campus Welding Lab Expansion (\$116,000) - PSJA ISD - LBJ Middle School Remodeling Additions & Site Improvements (\$18,249,900) - South Texas College - Technology Campus Expansion \$12,000,000) 	<ul style="list-style-type: none"> - Del Mar College - Emerging Technology Expansion (\$8 million) - PSJA ISD Collegiate Academy Campus Re-purpose (\$17 M) - Corpus Christi ISD - Veterans Memorial High School Welding Labs & CATE Shops (\$93,204,494) - La Joya ISD - Juarez-Lincoln High School Welding Labs & CATE Labs (\$57.3M) 	<ul style="list-style-type: none"> - Alamo System Industries - College of Healthcare Professionals (\$1.6M) - IDEA Public Schools IDEA Camp Rio (\$6.7M) - Cavazos Sports Institute (\$1.5M) - Tres Lagos Community Center & Pool (\$3,395,600) - TX Department of Public Safety - DPS Drivers License Center (\$3,400,000)
3.5 References					
3.5.1 References for five (5) projects	<ul style="list-style-type: none"> - Donna ISD - Mission CISD - Weslaco ISD - Edinburg CISD - UTRGV - Taft ISD 	<ul style="list-style-type: none"> - UTRGV - City of McAllen 	<ul style="list-style-type: none"> - PSJA ISD - Mission CISD - Roma ISD - Hidalgo County Urban County Program - City of Hidalgo 	<ul style="list-style-type: none"> - Edinburg CISD - Harlingen ISD - PSJA ISD - Region One ESC 	<ul style="list-style-type: none"> - Alamo System Industries - IDEA Public Schools - Cavazos Sports Institute - Rhodes Enterprises, Inc. - City of Mercedes
3.6 Project Execution					
3.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.	<p>Stated that they have implemented step-by-step procedures to ensure a project stays on schedule. Will work closely with Owner to ensure project timelines are met.</p>	<p>Firm did not address this item.</p>	<p>Stated their process of "architecture-by-team" approach in which client, architect and consultants to exchange ideas and all work together to establish goals for the project.</p>	<p>Provided very detailed project approach process and part of it addresses timely completion of project.</p>	<p>Firm emphasized communication between the design team, the client and other stakeholders.</p>
3.6.2 Willingness and ability to expedite services. Ability to supplement production.	<p>Indicated they will supplement production capability to meet schedule demands, if and when necessary.</p>	<p>Reiterated the availability of the firm's staff and agree to add staff if required by project demands.</p>	<p>Stated that they will acquire additional help as necessary to ensure on time delivery of project.</p>	<p>Indicated they are able to adjust schedules and fast-track projects to meet owner deadlines.</p>	<p>Indicated they have completed projects requiring expedited design services on projects that have accelerated timelines. Stated they can and will do what needs to be done from a staffing and manpower perspective to meet client's project deadlines.</p>
TOTAL EVALUATION POINTS	556.20	553.40	561.60	563.60	550.20
RANKING	3	4	2	1	5

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

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - STARR COUNTY CAMPUS WELDING LAB EXPANSION
PROJECT NO. 19-20-1026
EVALUATION SUMMARY**

VENDOR	Alvarado Architects & Associates, Inc.	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.	Gignac & Associates, LLP.	Sam Garcia Architect, LLC.
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CONTACT	Erasmio Eli Alvarado III	Danny Boultinghouse	Eduardo G. Vela	Raymond Gignac	Sam R. Garcia
3.1 Statement of Interest (up to 100 points)					
3.1.1 Statement of interest on projects	89	90	96	95	90
3.1.2 Firm History including credentials	95	94	95	95	95
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	94	93	93	94	94
3.1.4 Availability and commitment of firm and its principal(s) and key professionals	94	94	94	95	90
	90	90	90	90	90
3.2 Prime Firm (up to 100 points)					
3.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm	88	90	96	95	85
3.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s).	94	93	94	94	92
3.2.3 Prime Firm proximity and meeting availability	94	94	93	94	94
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	94	95	95	93	94
	92	92	94	95	92
3.3 Project Team (up to 100 points)					
3.3.1 Organizational chart showing, the roles of the prime firm and each consultant firm or individual included.	88	90	90	90	90
--Identify the consultant and provide a brief history about the consultant	92	93	93	93	92
--Describe the consultant's proposed role in the project and its related project experience	93	94	94	94	93
--List a project(s) that the prime firm and the consultant have worked together on during the last five years	95	95	95	95	95
--Provide a statement of the consultant's availability for the project(s)	94	94	94	94	94
--Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project(s)					
3.4 Representative Projects (up to 100 points)					
3.4.1 Specific data on 5 projects the prime firm provided or is providing professional services in an educational setting	93	90	90	95	90
--Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed	95	94	96	95	94
Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise.	93	94	93	94	94
	93	91	95	94	90
	95	95	95	95	95
3.5 Five References (up to 100 points)					
3.5.1 Provide references for 5 projects, other than STC, listed in response to Part four, 3.4.1. The references shall include:	90	85	96	95	85
--Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number and email address	92	92	91	93	90
	93	92	92	93	92
	94	91	95	94	91
	94	94	94	94	88


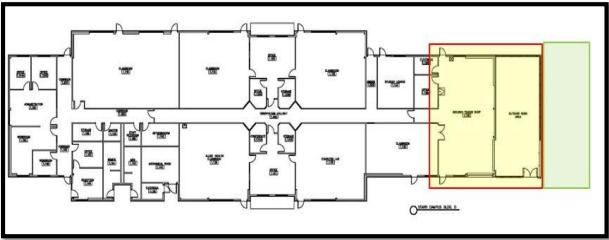
**SOUTH TEXAS COLLEGE
 ARCHITECTURAL SERVICES - STARR COUNTY CAMPUS WELDING LAB EXPANSION
 PROJECT NO. 19-20-1026
 EVALUATION SUMMARY**

VENDOR	Alvarado Architects & Associates, Inc.	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.	Gignac & Associates, LLP.	Sam Garcia Architect, LLC.					
3.6 Project Execution (up to 100 points)										
3.6.1 Provide a summary of your approach to the project that addresses key elements such as your interaction with STC staff, management of the different phases of the project, how you maintain quality control, and final project close-out. 3.6.2 Provide information as part of submission response to assure that Architectural firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Architect is intending to supplement production capability in order to meet schedule demands.	90	92.60	88	91.60	90	93.00	95	94.00	90	92.40
	93		93		94		94		93	
	94		93		94		94		93	
	93		91		94		95		93	
	93		93		93		92		93	
TOTAL EVALUATION POINTS	556.20		553.40		561.60		563.60		550.20	
RANKING	3		4		2		1		5	

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

Project Fact Sheet

11/26/2019

Project Name: Starr County Campus - Building D Welding Lab Expansion		Project No. 2019-014C				
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:	\$ 150,000		\$ 150,000		
	Design:	15,000	-	15,000		
	Miscellaneous:	5,000	-	5,000		
	FFE:	50,000		50,000		
	Technology:	10,000		10,000		
Total:	\$ 230,000		\$ -	\$ 230,000		
Architect: TBD	Board Approval of Schematic Design N/A					
Contractor: TBD						
STC FPC Project Manager: Martin Villarreal	Substantial Completion	TBD	Board Acceptance	TBD		
	Final Completion	TBD	Board Acceptance	TBD		
Project Description		Project Scope				
Expansion and renovation of the existing welding lab.		Expansion of existing welding lab to add approximately 1,000 sq ft to accommodate ten (10) more welding stations. The existing space will be renovated to incorporate automotive lab space and welding lab space.				
Projected Timeline						
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
12/10/2019	4/28/2020	9/22/2020	10/14/2020	2/2021	3/2021	4/2021
Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2019-20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Current Agenda Item						
12/3/19 Facilities Committee: Review and Recommend Action on Contracting Architectural Services for the Starr County Campus Workforce Center Building D Welding Lab Expansion						
						

Review and Recommend Action on Contracting Construction Services for the Pecan Campus Arbor Brick Columns Repair and Replacement

Approval to contract construction services for the Pecan Campus Arbor Brick Columns Repair and Replacement will be requested at the December 10, 2019 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the renovation of the Pecan Campus Arbor Brick Columns Repair and Replacement.

Scheduling Priority

This project was submitted as a Renewals & Replacements project by the Operations & Maintenance department in 2017, and was reviewed by the FPC and Operations & Maintenance departments. It is scheduled as a routine improvement to repair and replace the arbor brick columns throughout the Pecan Campus.

Background

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

Expedited repairs were conducted at the arbor location on the south side of the Ann Richards Administration Building D due to the condition of those columns. College staff proposes to continue repairing the arbor brick columns in the remaining eleven (11) Pecan Campus locations as follows:

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

The project budget for FY 2019-2020, including amounts paid and pending payments from the completed expedited repairs, is summarized in the table below:

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

Solicitation of competitive sealed proposals for this project began on October 8, 2019. A total of four (4) to general contractors. A total of one (1) proposal was received on October 24, 2019.

Timeline for Solicitation of Competitive Sealed Proposals	
October 8, 2019	Solicitation of competitive sealed proposals began.
October 24, 2019	One (1) proposal was received.

College staff reviewed and evaluated the competitive sealed proposal and recommend Limon Masonry, LLC as the highest ranked in the amount of \$148,000.

Funding Source

Source of Funding	Remaining Budget	Highest Ranked Proposal Limon Masonry, LLC	Estimated Budget Variance
Renewals & Replacements Fund	\$198,218	148,000	\$50,218
Total Amount	\$198,218	148,000	\$50,218

Funds for the Pecan Campus Arbor Brick Columns Repair and Replacement Project 2017-016R are budgeted in the Renewals & Replacements fund for available use in fiscal year 2019-2020. A remaining budget balance of the FY20 Unexpended Plant Fund considering this month's proposed project may be found under the agenda item titled Update on Status of Unexpended Plant Fund.

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 December 10, 2019 Board meeting, to contract construction services with Limon Masonry, LLC in the amount of \$148,000 for the Pecan Campus Arbor Brick Columns Repair and Replacement project as presented.



Pecan Campus
Arbor Brick Columns
Repair and Replacement



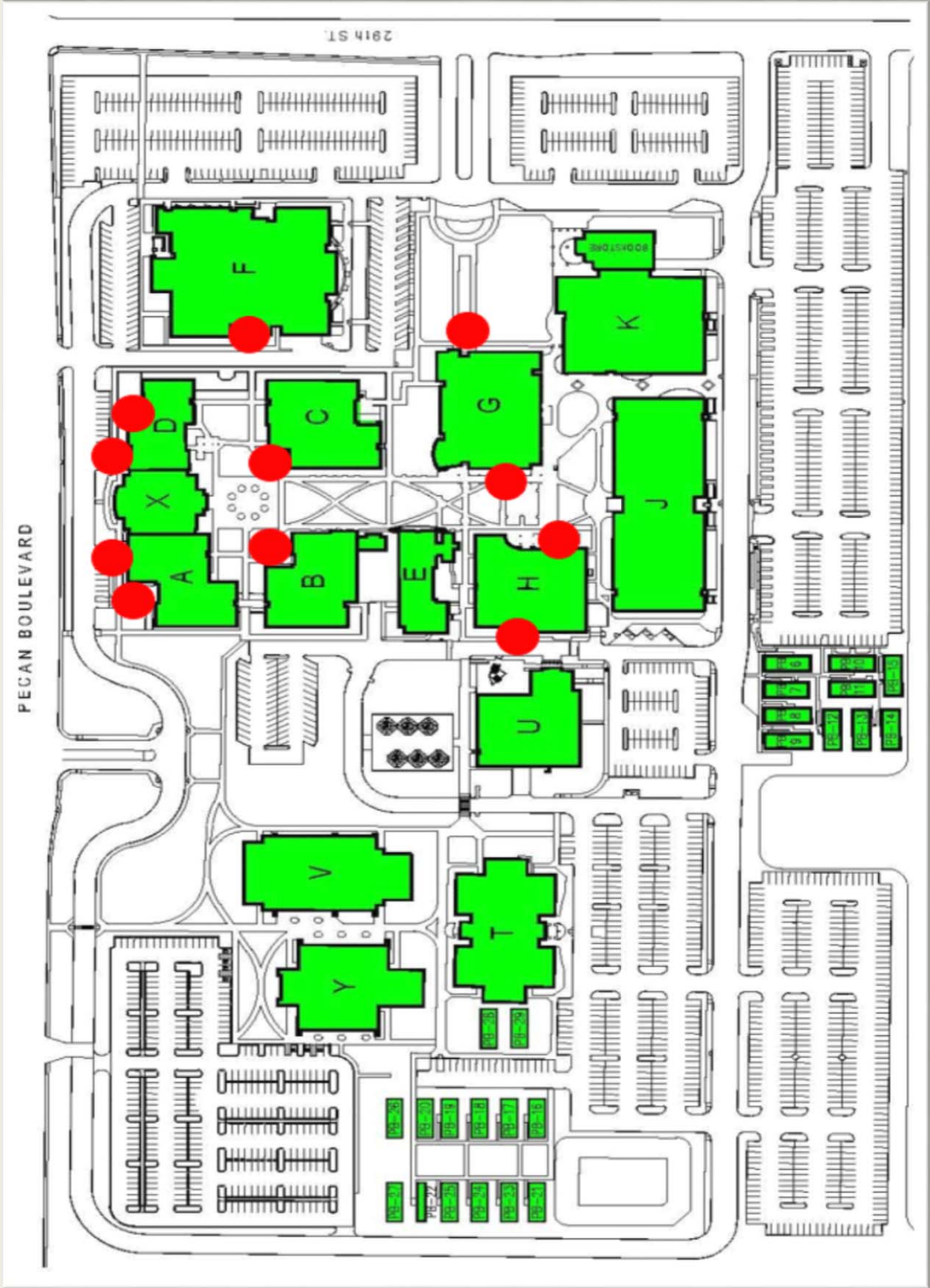
SOUTH TEXAS
COLLEGE

Project Proposed Site



PROJECT
LOCATION

Project Proposed Location





Photos



Proposed Scope & Budget



Requested By

FPC and Maintenance

Scope of work

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

Total Square Feet Area = N/A

Estimated Total Project Budget

Construction	\$ 200,000
Design	11,000
Miscellaneous	10,000
FFE	0
Technology	<u>0</u>
Total Project Budget	\$ 221,000

**SOUTH TEXAS COLLEGE
 PECAN CAMPUS – ARBOR BRICK COLUMNS REPAIR AND
 REPLACEMENT PHASE II
 PROJECT NO. 19-20-1021**

NAME		Limon Masonry, LLC.
ADDRESS		614 E Frontage Rd
CITY/STATE/ZIP		Alamo, TX 78516
PHONE		956-685-5252
FAX		956-258-5178
CONTACT		Rolando Leal
#	Description	Proposed
1	Pecan Campus – Arbor Brick Columns Repair and Replacement Phase II	\$ 148,000.00
2	Bid Bond	Yes
3	Begin Work Within	14 Working Days
4	Completion of Work Within	42 Calendar Days*
TOTAL AMOUNT PROPOSED		\$ 148,000.00
TOTAL EVALUATION POINTS		90.9
RANKING		1

*Cast stonehead could potentially take an extra 14 days



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

**SOUTH TEXAS COLLEGE
PECAN CAMPUS – ARBOR BRICK COLUMNS REPAIR AND
REPLACEMENT PHASE II
PROJECT NO. 19-20-1021**

VENDOR		Limon Masonry, LLC.	
ADDRESS		614 E Frontage Rd	
CITY/STATE/ZIP		Alamo, TX 78516	
PHONE		956-685-5252	
FAX		956-258-5178	
CONTACT		Rolando Leal	
1	The Respondent's price proposal. (up to 45 points)	45	45
		45	
		45	
		45	
		45	
2	The Respondent's experience and reputation. (up to 10 points)	9	8.4
		8	
		8	
		9	
		8	
3	The quality of the Respondent's goods or services. (up to 10 points)	9	8.4
		9	
		8	
		8	
		8	
4	The Respondent's safety record. (up to 5 points)	4	3.8
		3	
		4	
		4	
		4	
5	The Respondent's proposed personnel. (up to 8 points)	6	6.6
		7	
		7	
		6	
		7	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	8.5	7.7
		8	
		8	
		6	
		8	
7	The Respondent's organization and approach to the project. (up to 6 points)	4	4
		4	
		4	
		4	
		4	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7
		7	
		7	
		7	
		7	
TOTAL EVALUATION POINTS		90.9	
RANKING		1	

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

Project Fact Sheet 11/26/2019

Project Name: Pecan Campus - Arbor Brick Column Repairs and Replacement		Project No. 2017-016R				
Funding Source(s): Renewals & Replacements	Project Budget FY 2019-2020		Actual Expenditures To Date			
			Variance of Original Budget vs. Actual Expenditures To Date			
	Construction:	\$ 200,000	\$ 1,782			
	Design:	11,000	-			
	Miscellaneous:	10,000	-			
	FFE:	-	-			
	Technology:	-	-			
	Total:	\$ 221,000	\$ 1,782			
Architect/Engineer: Solorio Inc.	Board Approval of Schematic Design N/A					
Contractor - Expedited Work: Limon Masonry, LLC						
Contractor - Remaining Work: TBD						
STC FPC Project Manager: Martin Villarreal	Substantial Completion	TBD	Board Acceptance TBD			
	Final Completion	TBD	Board Acceptance TBD			
Project Description		Project Scope				
Repairing and replacement of the damaged arbor brick columns at the exterior entry arbors throughout Pecan Campus.		Demolish existing arbor brick columns that have developed cracks and rebuild brick columns with new brick veneer and steel columns at the twelve arbor locations.				
Projected Timeline						
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
N/A	N/A	12/10/2019	1/2/2020	8/2/2020	9/2/2020	N/A
Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2019-20	\$ 1,782	\$ -	\$ -	\$ -	\$ -	\$ 1,782
Project Total	\$ 1,782	\$ -	\$ -	\$ -	\$ -	\$ 1,782
Current Agenda Item						
12/3/19 Facilities Committee: Review and Recommend Action on Contracting Construction Services for the Pecan Campus Arbor Brick Columns Repair and Replacement						
						

Review and Recommend Action on Substantial Completion of the Pecan Campus Athletic Field Fence Enclosure

Approval of substantial completion of the Pecan Campus Athletic Field Fence Enclosure project will be requested at the December 10, 2019 Board Meeting:

	Project	Completion Recommended	Date Received
1.	Pecan Campus Athletic Field Fence Enclosure Project No. 2019-004C Contractor: NM Contracting, LLC	Substantial Completion Recommended	November 22, 2019

This project was submitted in 2019 by the Student Activities department, 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 fence to control access to the athletic fields on Pecan Campus.

College staff visited the site and developed a construction punch list on November 22, 2019. A Certificate of Substantial Completion has been issued. Substantial Completion was not accomplished within the time allowed in the Owner/Contractor agreement for this project by NM Contracting, LLC. Staff will work with the contractor regarding the issue of potentially imposing liquidated damages.

Enclosed Documents

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

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the December 10, 2019 Board meeting, substantial completion of the Pecan Campus Athletic Field Fence Enclosure project as presented.

Substantial Completion Acceptance

Project Name: Pecan Campus Athletic Field Fence Enclosure - II

Project No.: 18-19-1040

Owner: South Texas College

Contractor: NM Contracting, LLC

A/E Firm: N/A

Scope of Work Covered by This Acceptance:

Athletic Fielce Fence Enclosure

Effective Date of Acceptance: 11/22/2019

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

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

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

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

The Contractor shall complete/correct the items identified on the punch list(s) within _____		
Calendar days from the Effective Date of this Acceptance.		
Printed Name and Title	Signature	Date

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

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







Pecan Campus Athletic Field Fence Enclosure

Project Fact Sheet

11/26/2019

Project Name: Pecan Campus - Athletic Field Fence Enclosure		Project No. 2019-004C				
Funding Source(s): Unexpended Plant Fund	<u>Original Budget</u>		<u>Actual Expenditures To Date</u>			
	Construction: \$ 106,500 Design: - Miscellaneous: 5,000 FFE: - Technology: - Total: \$ 111,500		<u>Variance of Original Budget vs. Actual Expenditures To Date</u> \$ 72,106 \$ 34,394 1,500 (1,500) 5,467 (467) - - \$ 79,073 \$ 32,427			
Architect/Engineer: N/A	Board Approval of Schematic Design 2/26/2019					
Contractor: NM Contracting						
STC FPC Project Manager: David Valdez	Substantial Completion TBD		Board Acceptance TBD			
	Final Completion TBD		Board Acceptance TBD			
Project Description		Project Scope				
Construct a fence around the Pecan Campus athletic fields.		Provide fence enclosure at athletic fields to help monitor use of facility by Student Activities Department.				
Projected Timeline						
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
N/A	2/26/2019	3/25/2019	4/26/2019	11/22/2019	12/22/2019	N/A
Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2019-20	\$ 72,106	\$ 1,500	\$ 5,467	\$ -	\$ -	\$ 79,073
Project Total	\$ 72,106	\$ 1,500	\$ 5,467	\$ -	\$ -	\$ 79,073
Current Agenda Item						
12/3/19 Facilities Committee: Review and Recommend Action on Substantial Completion of the Pecan Campus Athletic Field Fence Enclosure						
						

Review and Recommend Action on Substantial Completion of the Technology Campus Concrete Floor Repairs in Advanced Technical Careers Building B

Approval of substantial completion of the Technology Campus Concrete Floor Repairs in Advanced Technical Careers Building B project will be requested at the December 10, 2019 Board Meeting:

	Project	Completion Recommended	Date Received
1.	Technology Campus Concrete Floor Repairs in Advanced Technical Careers Building B Project No. 2016-020R Engineer: CLH Engineering, Inc. Contractor: 5 Star GC Construction, LLC	Substantial Completion Recommended	November 1, 2019

This project was submitted as a Renewals & Replacements project by the Operations & Maintenance department in 2016, and was reviewed by the FPC and Operations & Maintenance departments. This project was prioritized as a routine improvement to repair the concrete floor issues in Building B.

College staff visited the site and developed a construction punch list on November 1, 2019. A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement and approved change orders for this project by 5 Star GC Construction, LLC.

Enclosed Documents

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

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the December 10, 2019 Board meeting, substantial completion of the Technology Campus Concrete Floor Repairs in Advanced Technical Careers Building B project as presented.



701 S 15th Street
McAllen, TX 78501
P: (956) 687 5560
F: (956) 687 5561

CERTIFICATE OF SUBSTANTIAL COMPLETION

Project: STC Technology Building B Concrete Floor Repairs
Owner: South Texas College
Contractor: 5 Star GC Construction, LLC

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

Cloromiro Hinojosa Jr., P.E.
Engineer


By:

November 1, 2019
Date of Issuance

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

5 Star GC Construction, LLC
Contractor

By:

Date

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

South Texas College
Owner

By:

Date



Technology Campus Building B Concrete Floor Repairs

Project Fact Sheet

11/26/2019

Project Name: Technology Campus - Building B Concrete Floor Repairs		Project No. 2016-020R		
Funding Source(s): Renewals & Replacements Fund	<u>Original Budget</u>		<u>Actual Expenditures To Date</u>	<u>Variance of Original Budget vs. Actual Expenditures To Date</u>
	Construction:	\$ 80,000	\$ 57,742	\$ 22,258
	Design:	4,800	3,200	1,600
	Miscellaneous:	10,407	8,690	1,717
	FFE:	-		-
	Technology:	-		-
Total:	\$ 95,207	\$ 69,632	\$ 25,575	
Architect/Engineer: CLH Engineering	Board Approval of Schematic Design N/A			
Contractor: 5 Star GC Construction, LLC				
STC FPC Project Manager: David Valdez	Substantial Completion	TBD	Board Acceptance	TBD
	Final Completion	TBD	Board Acceptance	TBD
Project Description		Project Scope		
Repair the concrete floors in Building B.		Repair of concrete floor in Building B (West Building) due to subgrade movement.		

Projected Timeline

Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
N/A	N/A	10/30/2018	12/22/2018	11/1/2019	12/1/2019	N/A

Project Calendar of Expenditures by Fiscal Year

Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2019-20	\$ 57,742	\$ 3,200	\$ 8,690	\$ -	\$ -	\$ 69,632
Project Total	\$ 57,742	\$ 3,200	\$ 8,690	\$ -	\$ -	\$ 69,632

Current Agenda Item

12/3/19 Facilities Committee: Review and Recommend Action on Substantial Completion of the Pecan Campus Athletic Field Fence Enclosure



Review and Recommend Action on Substantial and Final Completion for the Portable Buildings Civil Infrastructure at the Regional Center for Public Safety Excellence

Approval of substantial and final completion for the Portable Buildings Civil Infrastructure at the Regional Center for Public Safety Excellence (RCPSE) project will be requested at the December 10, 2019 Board Meeting:

	Project	Completion Recommended	Date Received
1.	Portable Buildings Civil Infrastructure at the Regional Center for Public Safety Excellence Project No. 2019-018C Engineer: Dannenbaum Engineering Company–McAllen, LLC. Contractor: Roth Excavating, Inc.	Substantial and Final Completion Recommended	November 5, 2019

This project 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 an educational space improvement to provide the necessary civil infrastructure for the installation of portable buildings at the RCPSE.

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that substantial and final completion and release of final payment for this project with Roth Excavating, Inc. be approved. The original cost approved for this project was in the amount of \$50,000.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$50,000.00	\$50,000.00	\$2,000.00	\$52,000.00	\$46,930.95	\$5,069.05

On November 25, 2019, Dannenbaum Engineering Company–McAllen, LLC. inspected the site to confirm that all punch list items were completed.

Enclosed Documents

A copy of the Certificate of Substantial Completion is enclosed for the Committee’s review and information. A copy of the Final Completion letter to be provided at the Facilities Committee meeting.

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the December 10, 2019 Board meeting, substantial and final completion of the Portable Buildings Civil Infrastructure at the Regional Center for Public Safety Excellence project and release of final payment of \$5,069.05 to Roth Excavating, Inc., pending receipt of closeout documents, as presented.

DANNENBAUM ENGINEERING COMPANY – McALLEN, LLC.

1109 W. NOLANA AVE., SUITE 208 * MCALLEN, TEXAS 78504 (956) 682-3677

November 5, 2019

South Texas College
3200 West Pecan BLVD, BLDG. N 179
McAllen, Texas 78502

ATTN: *Mr. Samuel Saldana*

REF: South Texas College – Portable Buildings – Site Infrastructure

SUBJ: *Substantial Completion Walkthrough*

Dear Mr. Saldana,

On November 5, 2019 at 1:30 P.M. at the request of the Site Civil Contractor, Roth Excavation, Dannenbaum Engineering Company-McAllen, LLC conducted a Substantial Completion Walk Through of the work completed to date on the above referenced project.

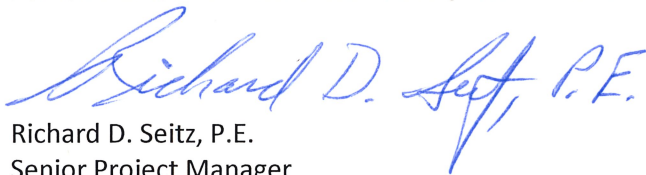
The following is a list of items of work that are not currently complete.

1. Pick up of electrical debris [Electrical Subcontractor]
2. Clean dirt off of trailer skirts [Landscaping/Irrigation Subcontractor]
3. Level dirt adjacent to trailers [Landscaping/Irrigation Subcontractor]
4. Complete installation of underground electrical conduit [Electrical Subcontractor]
5. Complete installation of drip irrigation system [Landscaping/Irrigation Subcontractor]
6. Complete landscaping (mulch flowerbeds, seed disturbed areas) [Landscaping/Irrigation Subcontractor]
7. Cleanup minor concrete debris along sidewalk and trailer [Site Civil Contractor, Roth Excavation]

The only item of work not complete attributable to the Site Civil Contractor (Roth Excavation) is **ITEM 7**. Therefore, Dannenbaum finds the site civil work to be substantially complete and Roth Excavation’s one year warranty period shall commence as of today November 5, 2019.

Respectfully,

DANNENBAUM ENGINEERING COMPANY – McALLEN, LLC.




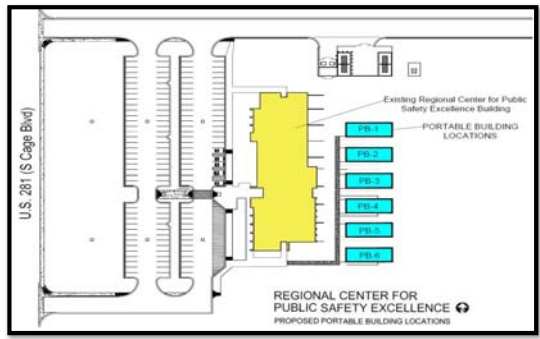
Richard D. Seitz, P.E.
Senior Project Manager

Attachments: Attendees Sign-in Sheet

Cc:

Ricardo De La Garza	Director of Facilities, Planning, & Construction	South Texas College
Tyler Wulf	Construction Manager	Roth Excavation
Julio Macias	Project Engineer	Dannenbaum
Mirna Santana	Document Control Clerk	Dannenbaum
Dannenbaum	Project File No. 5213-01	

Project Fact Sheet
11/26/2019

Project Name: RCPSE - Portable Buildings Civil Infrastructure		Project No. 2019-018C				
Funding Source(s): Renewals & Replacements Fund			Contract Budget		Actual Expenditures To Date	Variance of Original Budget vs. Actual Expenditures To Date
	Construction:	\$ 50,000	\$ 46,931	\$ 3,069		
	Design:	3,510	5,136	(1,627)		
	Miscellaneous:	-	-	-		
	FFE:	-	-	-		
	Technology:	-	-	-		
	Total:	\$ 53,510	\$ 52,067	\$ 1,442		
Architect/Engineer: DBR / Dannenbaum Eng.			Board Approval of Schematic Design N/A			
Contractor: Roth Excavating Inc. & Metro Electric						
STC FPC Project Manager: Samuel Saldaña			Substantial Completion	TBD	Board Acceptance	TBD
			Final Completion	TBD	Board Acceptance	TBD
Project Description			Project Scope			
Provide civil infrastructure for the installation of portable buildings.			Installation of Fire line and new fire hydrant. Installation of site utilities which include domestic water and sewer line. Installation of site sidewalks and fire truck drive.			
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
7/30/2019	N/A	7/23/2019	7/29/2019	11/5/2019	12/18/2019	1/18/2020
Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2019-20	\$ 46,931	\$ 5,136	\$ -	\$ -	\$ -	\$ 52,067
Project Total	\$ 46,931	\$ 5,136	\$ -	\$ -	\$ -	\$ 52,067
Current Agenda Item						
12/3/19 Facilities Committee: Review and Recommend Action on Substantial and Final Completion for the Portable Buildings Civil Infrastructure at the Regional Center for Public Safety Excellence						
						

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)



December 3, 2019 Facilities Committee Meeting

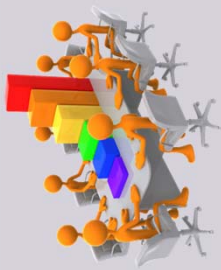
Mary Elizondo, MBA, CPA, CFE, CGMA
Vice President for Finance and Administrative Services

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



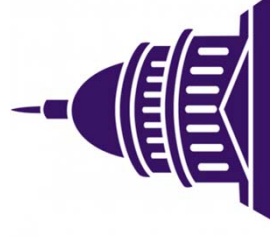
- **Texas Government Code Chapter 2267: Public and Private Facilities and Infrastructure**
- In determining the award of a contract under this chapter, the governmental entity may consider:
 - The price;
 - The offeror's experience and reputation;
 - The quality of the offeror's goods or services;
 - 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.

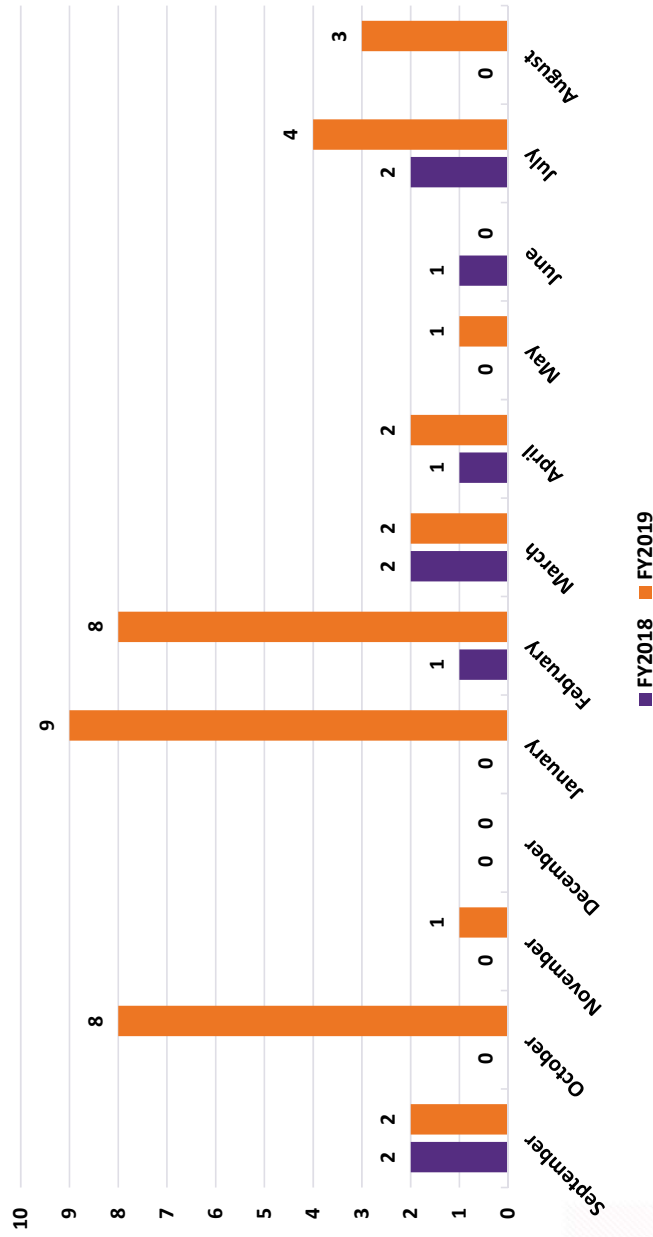


Construction Request for Proposal (RFP) Evaluation Request for Public Information

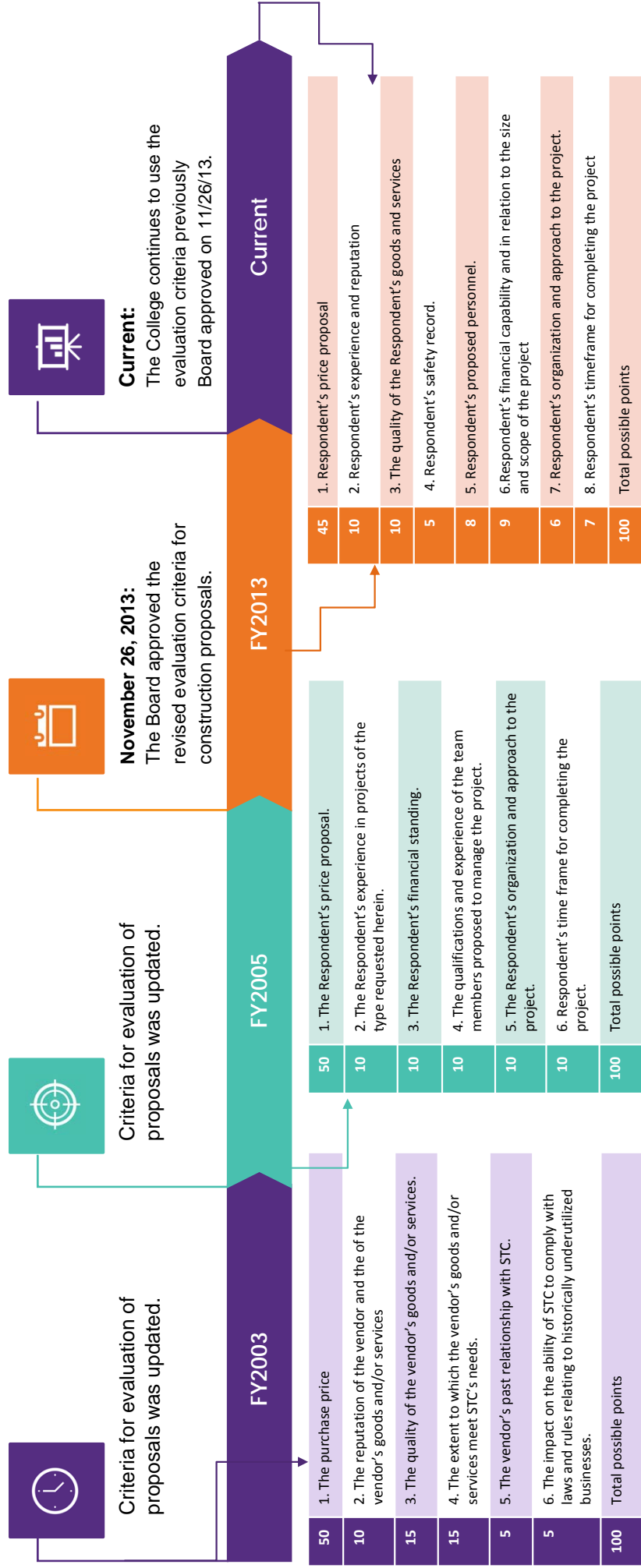
- Requests for Public Information are received by the College and complies with Texas Public Information Act and Board Policy 2510: Requests for Public Information
 - In FY2018, a total of 9 construction related open record requests were received by the College.
 - In FY2019, a total of 40 construction 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	
a. Provide total number of current company employees.	<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>	
b. Provide dollar amounts for each project contracted in the past twenty four months.			
c. Provide number of years your company has been in business.			
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?			
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.			
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>
<p>Total possible points</p>	<p>100 Points</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>
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Questions?



Review and Recommend Action as Necessary on Outstanding Issues Action Plan

College staff from Finance and Administrative Services and Facilities Planning and Construction have prepared a list outlining outstanding issues that are pending for various construction projects.

The Committee packet includes an Outstanding Issues Action Plan as developed and maintained by administration.

Campus Specific Outstanding Issues:

1. Pecan Campus
2. Regional Center for Public Safety Excellence

The Facilities Committee will be asked to review and recommend action as necessary to the Board.

Outstanding Issues Action Plan
December 3, 2019 Facilities Committee Meeting
as of 11/26/19

#	Description of Issues	Responsible Parties	Status	Due Date	Comments/Notes	Resolution / Action Item
<i>Pecan Campus</i>						
1	Pecan Campus Sand Volleyball Court Issues Non-conforming sand material	NM Contracting	Pending	11/26/2019	5/30/2019: Sand issue was brought to the attention of the NM Contracting by Alvarado Architects & Associates 11/20/19: Legal counsel reviewing all pertinent documents regarding sand material issue, including but not limited to agreements, contract documents, submittals, testing reports, and correspondence. Legal counsel to provide direction on how to proceed once review has been completed. Staff has maintained a detailed timeline of the issue. 11/26/19: Staff consulted with legal counsel and was instructed to notify the contractor that the nonconforming sand will need to be replaced to conform with plans and specifications.	Staff to notify contractor that nonconforming sand will need to be replaced to meet plans and specifications.
2	Pecan Campus Athletic Field Fence Enclosure Late Substantial Completion	NM Contracting	Pending	11/26/2019	Date of Substantial Completion by Contract: August 15, 2019 11/20/19: Substantial Completion walk-thru scheduled for November 22, 2019. Contractor has passed the established Substantial Completion date and may be subject to liquidated damages of \$100 per day as per the owner/contractor agreement. Staff will discuss with legal counsel to determine direction on how to proceed. Staff has maintained a detailed timeline of the issue. 11/26/19: Legal counsel has provided direction to possibly negotiate a liquidated damages amount.	Staff will work with the contractor on the issue of liquidated damages.
<i>Regional Center for Public Safety Excellence</i>						
3	RCPSE Asphalt Issue Drainage Improvements at City Scape area and drainage study of RCPSE property and surrounding properties.	Noble Texas Builders	Pending	11/25/2019	7/10/2018: Cracks are noticed by College staff in the asphalt paving. Staff has maintained a detailed timeline of the issue. 8/27/2019: Board approved the selection of Perez Consulting Engineers (PCE) to evaluate, make recommendations, and design construction drawings for the RCPSE evaluation of site drainage and design for drainage improvements. 11/20/19: Engineer has submitted a fee proposal to provide a drainage study and provide a design to improve drainage adjacent to the City Scape area. FPC staff has submitted the engineer's proposal to Legal counsel as requested for review and to confirm the scope of work. Hidalgo County Drainage District is in the process of clearing the adjacent drainage ditch south of the RCPSE property. 11/25/19: Legal counsel finds that the engineer's fee proposal is acceptable and the agreement has been forwarded to Administration for signatures. Engineer will begin design work as soon as the agreement is signed.	PCE to begin work upon signature authorization.

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				
	Project Start (RFQ, Ad, Bd App)		Construction Phase				
	Design Phase		Project Complete	+	Preparing for Approval		
	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
Pecan Campus																											
1	✓	Pecan - Sand Volleyball Courts	C	15,884	DV	1	1	1	1	1	1	1	1	1	1	1											
2	✓	Pecan - Library (Renovation/Expansion)	A	500,000	DV						1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3	✓	Pecan - Building M Office and Work Space Renovation	A	420,000	MV	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4	✓	Pecan - Athletic Field Fence Enclosure	FPC	TBD	DV	1	1	1	1	1	1	1	1	1	1	1											
5	COMPLETE	Pecan - Building D Renovation	A	180,000		1	1	1	1	1	1	1	1														
6	✓	Pecan - Building H Cafeteria Renovation for Culinary Arts	A	600,000	MV	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
7	ON HOLD	Pecan - Building H West Elevation Modifications	A	150,000	TBD											1	1	1	1	1	1	1	1	1	1	1	
8	ON HOLD	Pecan - Park and Ride Renovation and Fence Enclosure for College Vehicles	A	60,000	MV											1	1	1	1	1	1	1	1	1	1	1	
9	ON HOLD	Pecan - Cooling Tower Screen Upgrades	A	275,000	TBD											1	1	1	1	1	1	1	1	1	1	1	
10	ON HOLD	Pecan - Site Improvements to North Pecan Campus	O&M	125,000	MV											1	1	1	1	1	1	1	1	1	1	1	
11		Pecan - Business and Science Building G Classroom Renovation	A/MEP	188,000	SS									1	1	1	1	1	1	1	1	1	1	1	1	1	
12		Pecan - Entry Monument Sign	FPC	100,000	DV							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
13	✓	Pecan - Arbor Brick Columns Repair & Replacement (RR)	O&M	200,000	MV	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
14	✓	Pecan - Building X Data Cabling Infrastructure Replacement (RR)	IT	90,000	RDLG									1	1	1											
15	✓	Pecan - Building J Data Cabling Replacement (RR)	IT	200,000	RDLG									1	1	1											
16		Pecan - Ann Richards Administration Building A Data Cabling Infrastructure Replacement (RR)	IT	80,000												1	1	1	1								
17		Pecan - Art Building B Data Cabling Infrastructure Replacement (RR)	IT	40,000												1	1	1	1								
18		Pecan - Student Activities Center Building H Data Cabling Infrastructure Replacement (RR)	IT	150,000												1	1	1	1								
19		Pecan - Information Technology Building M Generator Replacement (RR)	MEP	250,000	RG											1	1	1	1	1	1	1	1	1	1	1	
20		Pecan - Reseeding and Regrading of Athletic Fields (RR)	C	125,000	DV											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												FY2020												FY2021												FY2022	
						Jan. 19' - Aug. 19'												Sept. 19' - Aug. 20'												Sept. 20' - Aug. 21'												Sept. 21' -	Dec. 21'
Months						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	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																												
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	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	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	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			
27	COMPLETE	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	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	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	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	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	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	1	1	1	1	1	1	1	1	1	1	1		
33	COMPLETE	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	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	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	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	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	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	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	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	1	1	1	1	1	1	1	1	1	1	1	1	1		
43		MV - Drainage Improvements Phase I (RR)	C	290,000	SS																																						

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		
	Project Start (RFQ,Ad,Bd App)		Construction Phase		
	Design Phase		Project Complete		
	Schematic Design Approval			+ Preparing for 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'
						Months												Months												Months												
						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																		
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	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	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	1	1	1									
54	✓	RCPSE - Chiller Relocation	O&M	TBD	RC																				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	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 A/E Recommendation	Board Approval of A/E	Review & Approval of Schematic Design	Facilities Committee Recommendation	Board Approval	Facilities Committee Contractor Recommendation	Board Approval of Contractor					
Pecan Campus																			
1	2017-016R	Arbor Brick Column Repairs & Replacement	Solorio Engineering	TBD	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	12 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	12/2019	1/2020	2/2020	N/A	2 months
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	12/2019	1/2020	2/2020	N/A	2 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	6/2020	8/2020	9/2020	N/A	3 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	6/2020	8/2020	9/2020	N/A	3 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	6/2020	8/2020	9/2020	N/A	3 months
7	2020-014R	Information Technology Building M Generator Replacement	TBD	TBD	10/1/2019	10/8/2019	10/29/2019	2/11/2020	2/25/2020	N/A	N/A	N/A	7/14/2020	7/28/2020	8/2020	11/2020	12/2020	N/A	14 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	2/11/2020	2/25/2020	3/2020	5/2020	6/2020	N/A	8 months
Dr. Ramiro R. Casso Nursing & Allied Health Campus																			
9	2015-023R	NAH East Building A West Side Window Waterproofing	TBD	TBD	N/A			N/A	N/A				12/3/2019	12/10/2019	1/2020	2/2020	3/2020	N/A	3 months
10	2016-019R	NAH East Building A Westside Elevators Refurbishment	O&M	TBD	N/A			N/A	N/A				7/14/2020	7/28/2020	8/3/2020	9/3/2020	10/5/2020	N/A	2 months
11	2019-028R	NAH East Building A Roofing Replacement	BEAM	TBD	10/1/2019			5/14/2019	5/30/2019				2/11/2020	2/25/2020	3/2020	6/2020	7/2020	N/A	9 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	3 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	3 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	10 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	1/14/2020	1/28/2020	2/2020	4/2020	5/2020	N/A	23 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	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	N/A	N/A	N/A	1/14/2020	1/28/2020	2/2020	4/2020	5/2020	N/A	23 months
18	2019-027R	Roofing Replacement	BEAM	TBD				5/14/2019	5/30/2019				2/11/2020	2/25/2020	3/2020	6/2020	7/2020	N/A	14 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	1/14/2020	1/28/2020	2/11/2020	2/25/2020	3/2020	5/2020	6/2020	N/A	14 months
Starr County Campus																			
20	2019-029R	Starr Repaint Stucco Buildings	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	2/11/2020	2/25/2020	3/2020	6/2020	7/2020	N/A	14 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	9/1/2020	9/8/2020	9/22/2020	N/A	N/A	06/2020	08/2020	09/2020	N/A	5 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	3 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	14 months

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

	Past Dates or N/A
	To Be Determined

Status of Unexpended Plant Fund Construction Projects in Progress December 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	10%	November 2019	1. Project Development 2. A/E Services Contract	\$ 1,466,000.00	\$ 703.20	\$ 1,465,296.80
Building H Cafeteria Renovation	5%	March 2019	1. Construction Phase 2. Contract Negotiation	\$ 957,600.00	\$ 43,242.16	\$ 914,357.84
Building M Office and Work Space Renovation	5%	April 2019	1. Construction Phase 2. Contract Negotiation	\$ 575,295.00	\$ 25,890.47	\$ 549,404.53
Athletic Field Fence Enclosure	95%	December 2019	1. Construction Phase 2. Substantial Completion	\$ -	\$ 78,473.66	\$ (78,473.66)
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	\$ 238,659.77	\$ 3,970,566.23
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 December 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	60%	December 2019	1. Design Phase 2. Design in Progress	\$ 355,000.00	\$ 4,026.60	\$ 350,973.40
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	100%	November 2019	1. Construction Phase 2. Final Completion	\$ 262,806.00	\$ 228,446.30	\$ 34,359.70
Student Services Renovation	30%	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	30%	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 December 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	80%	December 2019	1. Construction Phase 2. Construction in Progress	\$ 1,000,000.00	\$ 630,321.57	\$ 369,678.43
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	\$ 639,869.43	\$ 4,388,081.57
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	\$ 1,156,489.70	\$ 16,649,555.30

Status of Renewals & Replacements Projects in Progress December 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	10%	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	75%	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)	60%	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)	60%	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. Evaluation Phase	\$ 951,000.00	\$ -	\$ 951,000.00
Drainage Improvements Ph. I	60%	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
Technology Campus						
Building B Concrete Floor Repairs (RR)	100%	December 2019	1. Construction Phase 2. Final Completion	\$ 95,207.00	\$ 69,268.08	\$ 25,938.92
Technology Campus Total				\$ 95,207.00	\$ 69,268.08	\$ 25,938.92

Status of Renewals & Replacements Projects in Progress December 2019

Project	% Complete	Date to Complete	Current Activity	Total Project Budget	Amount Paid	Total Project Balance
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. Evaluation Phase	\$ 280,000.00	\$ -	\$ 280,000.00
Resurface Parking Lot #1 (RR)	100%	September 2019	1. Construction Phase 2. Final Completion	\$ -	\$ 125,650.48	\$ (125,650.48)
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	\$ 125,650.48	\$ 1,028,349.52
Starr County Campus						
Repair Stucco Buildings	Not Started	Not Started	Not Started	\$ 90,400.00	\$ -	\$ 90,400.00
Roofing Replacement (RR)	5%	January 2020	1. Project Development 2. Evaluation 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 December 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	\$ 728,274.71	\$ 7,653,186.29

South Texas College
Monthly Construction Report
Fiscal Year 2019 - 2020
As of December 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 - Nov. 2019)	(4,012,556)	(702,000)
Proposed Projects for the Month of December 2019	(1,286,733)	(305,900)
Total Project Budget Balance	\$ 11,737,756	\$ 6,616,100

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
Board Approved 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	-
2018-023C	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	-
Total Board Approved on November 26, 2019		\$ 3,088,700	\$ -
Pending Board Approval on December 10, 2019			
2020-008C	Pecan Campus Business and Science Building G Conversion of Two Classrooms to Geology Labs	\$ 199,500	\$ -
2020-002C	Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations	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	228,200	-
2017-016R	Pecan Campus Arbor Brick Columns Repair and Replacement (CO)	-	221,000
2016-020R	Technology Campus Concrete Floor Repairs in Advanced Technical Careers Building B	-	84,900
2019-018C	Portable Buildings Civil Infrastructure at the Regional Center for Public Safety Excellence	491,033	-
Pending Board Approval on December 10, 2019		\$ 1,286,733	\$ 305,900
Current Total Project Budget		\$ 5,299,289	\$ 1,007,900

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