

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, January 14, 2020
@ 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 December 3, 2019 Facilities Committee Meeting Minutes 1 - 18
- II. Review and Discussion of Evaluation Criteria for Construction Proposals 19 - 36
- III. Review and Recommend Action on Substantial Completion of the Portable Buildings Mechanical, Electrical, and Plumbing (MEP) Infrastructure at the Regional Center for Public Safety Excellence 37 - 40
- IV. Review and Recommend Action on Final Completion of the Technology Campus Concrete Floor Repairs in Advanced Technical Careers Building B 41 - 43
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Approval of Facilities Committee Meetings Minutes

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

1. December 3, 2019 Facilities Committee Meeting

Meeting Minutes

Facilities Committee Meeting

December 3, 2019

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

MINUTES

The Facilities Committee Meeting was held on Tuesday, December 3, 2019 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:30 p.m. with Mr. Gary Gurwitz presiding.

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

Other Trustees present: None

Members absent: Dr. Alejo Salinas, Jr.

Also present: Dr. Shirley A. Reed, Mr. Jesus Ramirez, Mrs. Mary Elizondo, Dr. David Plummer, Mr. Ricardo de la Garza, Ms. Rebecca Cavazos, Dr. Ali Esmaili, Dr. Ety Bischoff, Dr. Enriqueta Cortez, Dr. Rebecca De Los Santos, Dr. Eric Reittinger, Mr. Mario Reyna, Ms. Monica Perez, Mr. Hector Cavazos, Dr. Ravindra Nandigam, Mr. Robert Cuellar, Mr. David Valdez, Mr. Sam Saldana, Mr. Robert Gomez, Mr. Martin Villarreal, Mr. Peyton Oakley, and Mr. Andrew Fish.

Approval of Facilities Committee Meetings Minutes

Upon a motion by Ms. Rose Benavidez and a second by Mr. Gary Gurwitz, the Minutes for the November 12, 2019 Facilities Committee meetings were approved as written. The motion carried.

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 was 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 was 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 were received, an evaluation team would evaluate the responses using the currently approved procurement process and propose an architect to the Facilities Committee at a later date.

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

Presenters

Representatives from the Physical Science department attended the meeting to respond to questions from Facilities Committee members.

Mr. Gary Gurwitz asked why the conversion of these labs was now necessary to accommodate geology students. Administration stated that recent state-wide changes have incorporated geology as a core science, which has led to an increased enrollment and thus, the need for dedicated laboratory space for geology coursework.

Enclosed Documents

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

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

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 were 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 included, but was 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 was 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 was part of the College's FY 2019-2020 Capital Improvement Projects. The project consisted of renovating the existing restrooms and storage spaces. The restrooms were outdated and have had plumbing issues in the past. The spaces, including the restrooms and the storage area, were proposed to be renovated to meet the current ADA standards and College standards. The storage spaces would be updated for better use by the Kinesiology department to store equipment needed as part of their Kinesiology program.

The proposed scope of work is summarized as follows:

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

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

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 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 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 were provided in the packet. The evaluation team members completed evaluations for the firms and provided the scoring and ranking summary.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to contract architectural design services with Alvarado Architects & Associates, Inc. for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations project as presented. The motion carried.

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 were 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 included, but was 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 was 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 was part of the College's FY 2019-2020 Capital Improvement Projects. Library & Learning Support Services staff requested to

renovate the existing unused space to provide supplemental instruction, test proctoring services, and related collaborative CLE functions. The existing CLE was within the same facility and this space would provide additional collaborative support for student success in traditionally challenging courses.

The proposed scope of work 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 was \$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 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 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 were provided in the packet. The evaluation team members completed evaluations for the firms and provided the scoring and ranking summary.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval to contract 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. The motion carried.

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 were 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 included, but was 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 was 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 was part of the College's FY 2019-2020 Capital Improvement Projects. The College's Welding Program at Starr County Campus experienced a growth in enrollment and needed more space to accommodate demand. The Welding Department requested expanding the existing Welding Lab to allow for ten (10) more welding stations. Renovations of the existing welding lab would also be included.

The proposed scope of work is summarized as follows:

- Design to expand the existing welding lab

- Expansion will add an additional ten (10) welding stations
- 1,000 sq ft of space to be expanded
- 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 was \$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 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 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 were provided in the packet. The evaluation team completed evaluations for the firms and provided the scoring and ranking summary.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to contract architectural design services with Gignac & Associates, LLP. for the Starr County Campus Workforce Center Building D Welding Expansion project as presented. The motion carried.

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

Expedited repairs 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 were budgeted in the Renewals & Replacements fund for available use in fiscal year 2019-2020. A remaining budget balance of the FY20 Unexpended Plant Fund considering this month's proposed project was provided under the agenda item titled Update on Status of Unexpended Plant Fund.

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 provided a proposal summary.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Paul R. Rodriguez, 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. The motion carried.

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 was issued. Substantial Completion was not accomplished within the time allowed in the Owner/Contractor agreement for this project by NM Contracting, LLC. Staff would 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 was provided under the agenda item titled Update on Status of Unexpended Plant Fund.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of substantial completion of the Pecan Campus Athletic Field Fence Enclosure project as presented. The motion carried.

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

The Facilities Committee requested a better photograph of the project for the Board, as the picture provided in the Committee packet did not clearly illustrate the completed repairs.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Paul R. Rodriguez, 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. The motion carried.

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 was 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.

Substantial Completion

Mr. Rick De La Garza informed the committee that substantial completion was ready, and recommended approval.

Final Completion

Mr. Rick De La Garza informed the committee that documents for final completion had been received, but staff was still reviewing the documentation. Mr. De La Garza recommended that the Committee only recommend Board approval of substantial completion, and not final completion. He expected to provide an update at the Board meeting, including a recommendation regarding final completion as appropriate.

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.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of substantial completion of the Portable Buildings Civil Infrastructure at the Regional Center for Public Safety Excellence 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 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 prepared a presentation detailing the process and scoring for the Board's review and information.

The Committee asked administration to include the presentation on the December 10, 2019 Regular Board Meeting agenda.

The Committee also asked administration to look into evaluation procedures at other institutions.

The Committee also asked about the inclusion of architects / design professionals on the evaluation committee that reviews and recommends Board approval of construction proposals. Administration affirmed that design professionals do participate as members of the evaluation committees, as outlined in the standard Architect/Engineer contract.

The Committee provided feedback on the architect's role in the committee, and asked administration to consider this feedback while revisiting the evaluation criteria.

Legal counsel also advised that the role of the architect in the selection of construction proposals was based upon tradition, and architects were more central to this process prior to changes in state law. Legal counsel stated that the Board had discretion in revisiting this issue and establishing new procedures as appropriate.

Executive Session:

The South Texas College Board Facilities Committee convened into Executive Session at 5:00 p.m. in accordance with Chapter 551 of the Texas Government Code for the specific purpose provided in:

- Section 551.071, Consultations with Attorney

1. Review and Recommend Action as Necessary on Outstanding Issues Action Plan

Open Session:

The South Texas College Board Finance and Human Resources Committee returned to Open Session at 5:21 p.m. No action was taken in Executive Session.

Review and Recommend Action as Necessary on Outstanding Issues Action Plan

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

The Committee packet included 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

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 5:22 p.m.

I certify that the foregoing are the true and correct minutes of the December 3, 2019 Facilities Committee Meeting of the South Texas College Board of Trustees.

Mr. Gary Gurwitz, Presiding

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.

Timeline

This item was first included on the Board agenda on October 29, 2019, but was deferred to a later date due to time constraints. It was included in the Facilities Committee and Board agendas for November 2019, at which the Chairman of the Board appointed a committee to review and propose revisions to the evaluation criteria, comprised of Mr. Gary Gurwitz, Dr. Alejo Salinas, Jr., and Ms. Rose Benavidez. Although discussed generally at the December 3, 2019 Facilities Committee, the item was deferred to the December 10, 2019 Board meeting, at which it was ultimately deferred to the January 14, 2020 Facilities Committee meeting. Below is a bulleted timeline of the above information:

October 2019

- On October 8, 2019, Dr. Alejo Salinas, Jr. asked that the criteria for the evaluation of construction proposals be presented for review and consideration by the Board.
- On October 29, 2019, Mrs. Mary Elizondo was prepared to deliver the presentation.
 - Due to time constraints, the presentation was deferred to the November 12, 2019 Facilities Committee meeting

November 2019

- On November 12, 2019, Mrs. Elizondo was prepared to deliver the presentation detailing the process to receive and evaluate construction proposals.
 - The Committee discussed the process in broad terms.
 - The Committee further recommended that the Chairman of the Board appoint a committee to review Construction Proposal Evaluation Criteria.
 - The Committee deferred the presentation to the November 26, 2019 Regular Board Meeting.
- On November 26, 2019, Mrs. Mary Elizondo was prepared to deliver the presentation.

- Chairman Rodriguez appointed a committee comprised of Mr. Gary Gurwitz, Dr. Alejo Salinas, Jr., and Ms. Rose Benavidez to an ad-hoc committee for the purpose of reviewing and proposing revisions to the Construction Proposal Evaluation Criteria.
- Due to time constraints, the Board deferred the presentation to the December 3, 2019 Facilities Committee meeting

December 2019

- On December 3, 2019, Mrs. Elizondo was prepared to deliver the presentation detailing the process to receive and evaluate construction proposals.
 - The Committee discussed the process in broad terms, including the inclusion of contracted design professionals on the team evaluating construction proposals.
 - The Committee deferred the presentation to the December 10, 2019 Regular Board Meeting.
- On December 10, 2019, Mrs. Mary Elizondo was prepared to deliver the presentation.
 - Due to time constraints, the Board deferred the presentation to the January 14, 2020 Facilities Committee meeting

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

Evaluation Criteria for Construction Proposals (RFP)



January 14, 2020 Facilities Committee Meeting

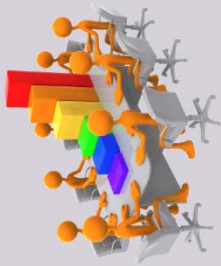
Mary Elizondo, MBA, CPA, CFE, CGMA
Vice President for Finance and Administrative Services

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.

Proposals Review



- 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

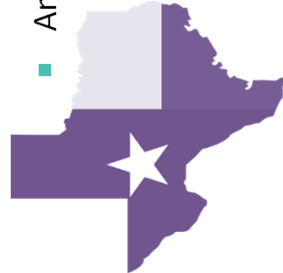


- Award the vendor the project and execute contract.

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

Architect – AIA Document

- The Architect is involved with the procurement of construction services based on the AIA Document B101-2017 Standard Form of Agreement Between the Owner and Architect provided by Legal Counsel.
- **3.5.3.2 Construction Services Procurement Phase**
 - The Architect shall assist the Owner in the procurement of construction services, as follows:
 - 1 together with the Owner's representative (s) shall publicly open the competitive sealed proposals and read aloud the names of the Offerors and the monetary proposals, if any, stated in each proposal;
 - 2 together with the Owner's representative (s) shall evaluate and rank each proposal submitted, in relation to the published selection criteria, and offers its opinion if one is requested as to the Offeror that offers the best value to the Owner's Board of Trustees for the district based on the published selection criteria and on its ranking evaluation; and
 - 3 together with the Owner's representatives, discuss with the selected Offeror options for a scope or time modification and any price change associated with the modification, attempt to negotiate a contract with the selected Offeror.

Construction Request for Proposal (RFP) Evaluation Engineer – Contract Agreement

- The Engineer is involved with the procurement of construction services based on the Contract Agreement Between the Owner and Engineer.
- **1.4.4 Bidding or Negotiating Phase**
 - Assist the Owner in obtaining bids, prepare and evaluate tabulations of bid received; and submit the Engineer's recommendation for the award of contract to the Owner.

Construction Request for Proposal (RFP) Evaluation Peer Review

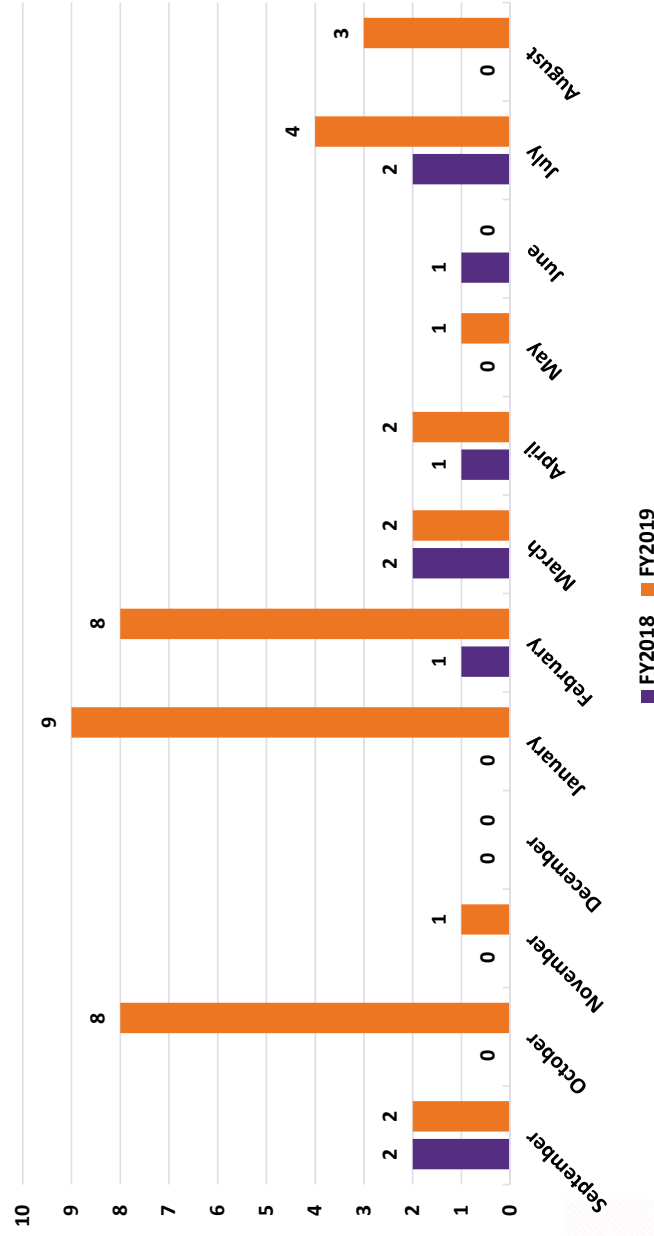
- STC contacted other community colleges and received 5 responses.
- Architects and engineers serve in different capacities as follows:
 - Advisory role to the evaluation committee
 - Non voting member of the evaluation committee
 - An evaluator in the evaluation committee
 - Review and opine on technical requirements

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

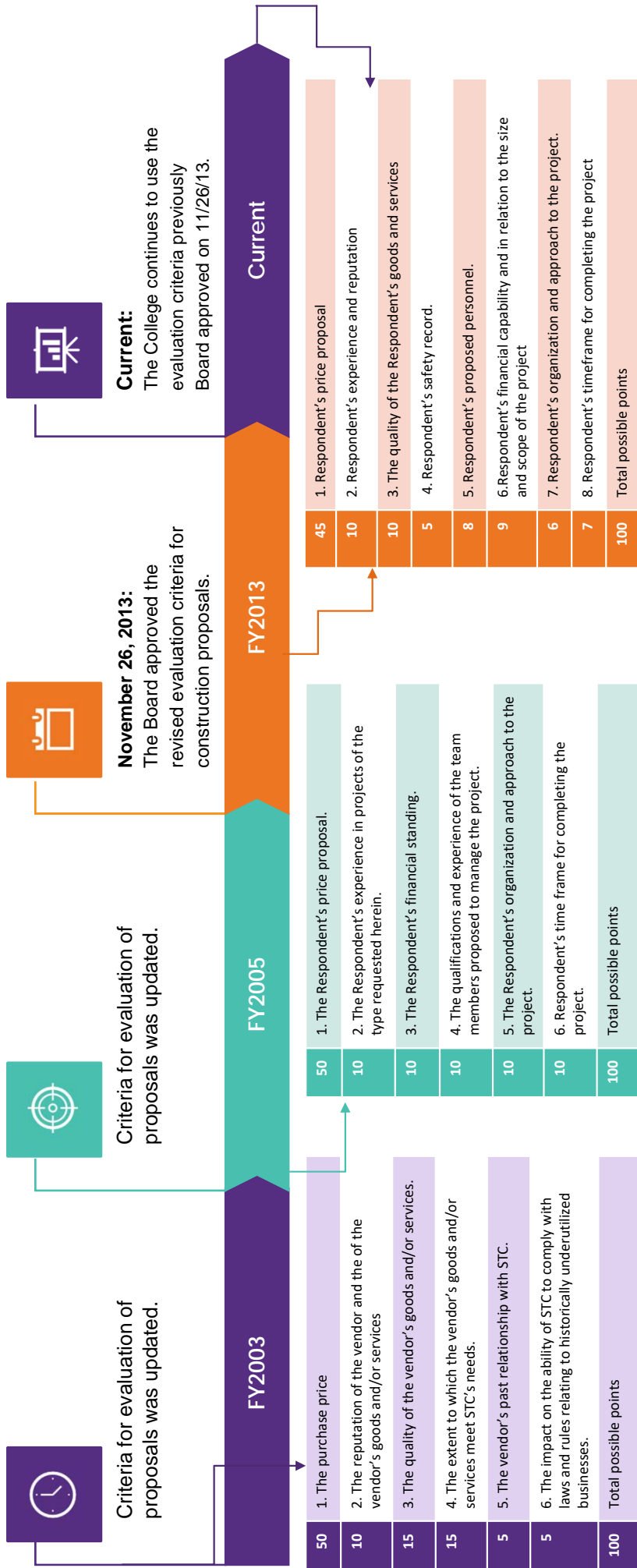
- Requests for Public Information are received by the College and complies with Texas Public Information Act and Board Policy 2510: Requests for Public Information
 - In FY2018, a total of 9 construction related open record requests were received by the College.
 - In FY2019, a total of 40 construction 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 Requests 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	
<p>1. Criterion: The Respondent's price proposal</p> <p>a. Refer to RFP Section 4, Pricing and Delivery Schedule.</p>		<p>Maximum 45 points</p> <p>Score will be calculated based on proposals submitted</p>	
<p>2. Criterion: Respondent's experience and reputation.</p> <p>a. Provide total number of current company employees.</p> <p>b. Provide dollar amounts for each project contracted in the past twenty four months.</p> <p>c. Provide number of years your company has been in business.</p> <p>d. Are there currently or in the past five years, any judgments, claims, arbitration proceedings, claim on bonds or suits pending or outstanding against your organization or its officers?</p> <p>e. Provide a customer reference list of no less than five (5) organizations for whom your organization has previously provided services of equal type and scope within the past five (5) years as requested in this RFP. Reference list is to include company name, contact person, telephone number and description of the project. References will be contacted as part of this evaluation.</p>		<p>Maximum 10 Points</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>	
<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	
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 on Substantial Completion of the Portable Buildings Mechanical, Electrical, and Plumbing (MEP) Infrastructure at the Regional Center for Public Safety Excellence

Approval of substantial completion of the Portable Buildings MEP Infrastructure at the Regional Center for Public Safety Excellence (RCPSE) project will be requested at the January 28, 2020 Board Meeting:

	Project	Completion Recommended	Date Received
1.	Portable Buildings MEP Infrastructure at the Regional Center for Public Safety Excellence Project No. 2019-018C Engineer: DBR Engineering Consultants, Inc. Contractor: Metro Electric, Inc.	Substantial Completion Recommended	January 8, 2020

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 MEP infrastructure for the installation of portable buildings at the RCPSE.

College staff visited the site and developed a construction punch list on January 8, 2020. A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by Metro Electric, Inc.

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 January 28, 2020 Board meeting, substantial completion of the Portable Buildings MEP Infrastructure at the RCPSE project as presented.

NOTICE OF SUBSTANTIAL COMPLETION

PROJECT NO. 198012.000

PROJECT: RCPSE Portable Buildings

DATE OF SUBSTANTIAL COMPLETION: January 8, 2020

To:
Metro Electric
1901 Industrial Dr
McAllen, TX 78504

Gentlemen:

This is to advise you that the Work has been reviewed, inspected and determined, to the best knowledge, information and belief of the Engineer, to be substantially complete as of the date noted above in accordance with the criteria outlined in The General Conditions of the Contract and the Specifications, including without limitation a) suitable for occupancy, b) determined to be fully and comfortably usable, and c) fully cleaned and appropriate for presentation to the public.

A punch list of work to be completed, work not in compliance with the Drawings or Specifications, and unsatisfactory work is attached. The Contractor shall complete each and every item identified on the punch list specifying the Subcontractor or trade responsible for the work, and the dates that the completion or correction will be commenced and finished prior to Final Acceptance

Except as stated in this Notice of Substantial Completion, all manufacturers' warranties, other special warranties and the Contractor's one-year obligation to perform remedial work, shall commence on the Date of Substantial Completion noted above.

This Notice of Substantial Completion shall be effective and establish the Date of Substantial Completion.



By: Hugo H. Avila, P.E.
Project Manager


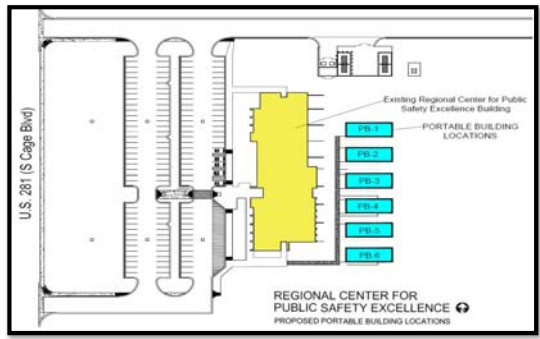
Date: January 8, 2020



Regional Center for Public Safety Excellence
Portable Buildings MEP Infrastructure

Project Fact Sheet

1/8/2020

Project Name: RCPSE - Portable Buildings MEP 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:	\$ 123,291	\$ 52,840	\$ 70,452	\$ 1,180	\$ (3,008)
	Design:	5,900	4,720	-	-	-
	Miscellaneous:	-	3,008	-	-	-
	FFE:	-	-	-	-	-
Technology:	-	-	-	-	-	
Total:	\$ 129,191	\$ 60,568	\$ 68,624			
Architect/Engineer: DBR / Dannenbaum Eng.			Board Approval of Schematic Design		N/A	
Contractor: Metro Electric, Inc.			Substantial Completion		TBD	
STC FPC Project Manager: Samuel Saldaña			Board Acceptance		TBD	
		Final Completion		Board Acceptance		TBD
Project Description			Project Scope			
Provide MEP infrastructure for the installation of portable buildings.			Installation of electrical, mechanical, plumbing, and communication infrastructure for the portable buildings, including wiring, conduit, panels, data cabling, and HVAC drains.			
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
3/26/2019	N/A	7/23/2019	7/29/2019	1/9/2020	12/18/2019	1/18/2020
Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2019-20	\$ 52,840	\$ 4,720	\$ 3,008	\$ -	\$ -	\$ 60,568
Project Total	\$ 52,840	\$ 4,720	\$ 3,008	\$ -	\$ -	\$ 60,568
Current Agenda Item						
1/14/20 Facilities Committee: Review and Recommend Action on Substantial Completion for the Portable Buildings Mechanical, Electrical, and Plumbing (MEP) Infrastructure at the Regional Center for Public Safety Excellence						
						

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

Approval of final completion of the Technology Campus Concrete Floor Repairs in Advanced Technical Careers Building B project will be requested at the January 28, 2020 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	Final Completion Recommended	January 6, 2020

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.

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 5 Star GC Construction, LLC be approved. The original cost approved for this project was in the amount of \$64,300.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$80,000.00	\$64,300.00	\$14,375.00	\$78,675.00	\$74,741.25	\$3,933.75

On January 6, 2020, CLH Engineering, Inc. inspected the site to confirm that all punch list items were completed.

Enclosed Documents

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

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the January 28, 2020 Board meeting, final completion of the Technology Campus Concrete Floor Repairs in Advanced Technical Careers Building B project and release of final payment of \$3,933.75 to 5 Star GC Construction, LLC as presented.



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

January 6, 2020

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

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

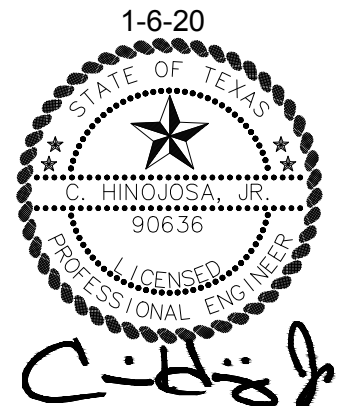
Dear Mr. de la Garza,

A final inspection of the “STC Technology Building B Concrete Floor Repairs” project was conducted today, January 6, 2020, to determine construction completion. All work was found to be in substantial conformance with the plans and specifications of the project’s contract documents. We recommend the construction project to be accepted as complete. But, we do not recommend the release of the final payment to 5 Star GC Construction, LLC until the closeout documents have been submitted and accepted.

It has been a pleasure to be able to serve you in this matter, should any questions arise, please feel free to call my office at (956) 687-5560.

Respectfully submitted,

Cloromiro Hinojosa Jr., P.E.
CLH Engineering, Inc.



Project Fact Sheet

1/9/2020

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	\$ 74,741	\$ 5,259
	Design:	4,800	3,200	1,600
	Miscellaneous:	10,407	9,022	1,385
	FFE:	-		-
	Technology:	-		-
Total:	\$ 95,207	\$ 86,963	\$ 8,244	
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	\$ 74,741	\$ 3,200	\$ 9,022	\$ -	\$ -	\$ 86,963
Project Total	\$ 74,741	\$ 3,200	\$ 9,022	\$ -	\$ -	\$ 86,963

Current Agenda Item

1/14/20 Facilities Committee: Review and Recommend Action on Final Completion of the Technology Campus Concrete Floor Repairs in Advanced Technical Careers Building B



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 Sand Volleyball Courts
2. Pecan Campus Athletic Field Fence Enclosure

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

Outstanding Issues Action Plan
January 14, 2020 Facilities Committee Meeting
as of 1/7/20

#	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 1/10/2020	<p>5/30/2019: Sand issue was brought to the attention of the NM Contracting by Alvarado Architects & Associates</p> <p>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.</p> <p>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.</p> <p>1/7/2020: NM Contracting , LLC has stated that the sand supplier will be reopened on 1/8/2020 so they can provide a sand sample for testing and approval by the Architect. The contractor stated that due to the sand supplier not operating during the holiday break, they will not be able to complete the work by the January 13, 2020 deadline.</p>	Staff will request direction from Legal Counsel.
2	Pecan Campus Athletic Field Fence Enclosure Late Substantial Completion	NM Contracting	Pending	11/26/2019 1/10/2020	<p>Date of Substantial Completion by Contract: August 15, 2019</p> <p>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.</p> <p>11/26/19: Legal counsel has provided direction to possibly negotiate a liquidated damages amount.</p> <p>1/7/2020: NM Contracting, LLC has agreed to pay liquidated damages in the amount of \$4,950 and provide a credit of \$1,120 for work not completed. As of 1/7/2020, the contractor has not provided closeout documents or requested a final completion walkthrough to verify that the punchlist items have been completed. The project will not be certified for final completion until closeout documents and punchlist items are completed.</p>	Staff has notified the contractor that the final completion walkthrough and closeout documents are still pending.

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				+	Preparing for Approval	
	Design Phase					Project Complete						
	Schematic Design Approval											

#	Status	Proposed Projects	Method	Budget	PM	FY2019 Jan. 19' - Aug. 19'												FY2020 Sept. 19' - Aug. 20'												FY2021 Sept. 20' - Aug. 21'												FY2022 Sept. 21' - Dec. 21'											
						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												
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																						
Dr. Ramiro R. Casso Nursing and Allied Health Campus																																																					
22	COMPLETE	NAH - Student Success Center Renovations	A	130,000		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1																														
23	✓	NAH - Student Services Renovation	A	275,000	SS	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1																														
24		NAH - West Entry Campus Sign	FPC	75,000	DV									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																	
26	✓	NAH - Westside Elevators Refurbishment (RR)	O&M	150,000	RDLG																																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																															
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																		
29		NAH - NAH East Building A Analog to Digital Conversion (RR)	IT	500,000	RDLG																																																
30		NAH - NAH East Building A Data Cabling Infrastructure Replacement (RR)	IT	150,000	RDLG																																																
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																			
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	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																																
34		TC - Technology Campus Site Improvements	C	50,000	TBD																																																
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																				
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																				
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	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																				
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																				
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																				
43		MV - Drainage Improvements Phase I (RR)	C	290,000	SS									1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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'			
						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														
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																				
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																										
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																								
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	Board Approval	Facilities Committee Review & Approval	Board Approval	Facilities Committee Recommendation	Board Approval of A/E	Review & Approval of Schematic Design	Facilities Committee Recommendation	Board Approval	Facilities Committee Recommendation	Board Approval of Contractor						
Pecan Campus																					
1	2017-016R	Arbor Brick Column Repairs & Replacement	Solorio Engineering	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	9/10/2019	9/24/2019	12/3/2019	12/10/2019	1/20/2020	4/20/2020	5/20/2020	N/A	8 months	
2	2019-025R	Ann Richards Administration Building X Data Cabling Infrastructure Replacement	IT	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12/16/2019	1/16/2020	1/31/2020	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	N/A	12/16/2019	1/16/2020	1/31/2020	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	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	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	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	N/A	N/A	N/A	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	N/A	N/A	N/A	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	N/A	4/14/2020	4/28/2020	5/20/2020	7/20/2020	8/20/2020	N/A	26 months	
16	2016-005R	Resurfacing Parking Lot #7	TBD	TBD	N/A	N/A	N/A	TBD	TBD	10/1/2019	10/8/2019	10/29/2019	TBD	TBD	TBD	TBD	TBD	TBD	N/A	TBD	
17	2018-019R	Resurfacing Northwest Drive	Perez Consulting Engineers	TBD	N/A	N/A	N/A	6/6/2018	6/20/2018	N/A	N/A	N/A	N/A	1/14/2020	1/28/2020	5/20/2020	7/20/2020	8/20/2020	N/A	26 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	5/20/2020	7/20/2020	8/20/2020	N/A	17 months		
Starr County Campus																					
20	2019-029R	Starr Repaint Stucco Buildings	TBD	TBD				TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A	TBD	
21	2019-030R	Roofing Replacement	BEAM	TBD	N/A	N/A	N/A	5/14/2019	5/30/2019	N/A	N/A	N/A	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 January 2020

Project	% Complete	Date to Complete	Current Activity	Total Project Budget	Amount Paid	Total Project Balance
Pecan Campus						
Sand Volleyball Courts	90%	January 2020	1. Construction Phase 2. Construction in Progress	\$ 113,008.00	\$ 90,350.28	\$ 22,657.72
Library Renovation	5%	January 2020	1. Project Development 2. Contract in Progress	\$ 1,466,000.00	\$ 703.20	\$ 1,465,296.80
Building H Cafeteria Renovation	5%	April 2020	1. Construction Phase 2. Contract in Progress	\$ 957,600.00	\$ 46,017.16	\$ 911,582.84
Building M Office and Work Space Renovation	95%	March 2020	1. Project Development 2. Bidding Phase - Rebid	\$ 575,295.00	\$ 25,890.47	\$ 549,404.53
Athletic Field Fence Enclosure	95%	September 2019	1. Construction Phase 2. Substantial Completion	\$ -	\$ 79,829.66	\$ (79,829.66)
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%	March 2020	1. Project Development 2. Request for Qualifications	\$ 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	\$ 242,790.77	\$ 3,966,435.23
Pecan Plaza						
Kinesiology Renovation	5%	January 2020	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 January 2020

Project	% Complete	Date to Complete	Current Activity	Total Project Budget	Amount Paid	Total Project Balance
Mid Valley Campus						
Thermal Plant Renovation	95%	January 2020	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	95%	January 2020	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. A/E Contract Negotiation	\$ 224,200.00	\$ -	\$ 224,200.00
Mid Valley Campus Total				\$ 980,212.00	\$ 5,870.70	\$ 974,341.30
Technology Campus						
Automotive Lab Exhaust System	10%	January 2020	1. Project Development 2. A/E Contract Negotiation	\$ 111,600.00	\$ 879.00	\$ 110,721.00
Building A & B Renovations	60%	January 2020	1. 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%	Oct 2019	1. Construction Phase 2. Construction Complete	\$ 262,806.00	\$ 256,094.19	\$ 6,711.81
Student Services Renovation	95%	February 2020	1. Design Phase 2. Design in Progress	\$ 427,500.00	\$ 4,267.43	\$ 423,232.57
West Entry Campus Sign	50%	January 2020	1. Project Development 2. Design in Progress	\$ 76,000.00	\$ -	\$ 76,000.00
Nursing and Allied Health Campus Total				\$ 766,306.00	\$ 260,361.62	\$ 505,944.38
Starr County Campus						
Student Services Renovation	95%	February 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%	January 2020	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 January 2020

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%	February 2020	1. Project Development 2. Contract Negotiations	\$ 634,312.00	\$ 2,167.21	\$ 632,144.79
Target Range-Grant	5%	February 2020	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	90%	January 2020	1. Construction Phase 2. Construction in Progress	\$ 1,000,000.00	\$ 706,030.71	\$ 293,969.29
Fire Training Area	Not Started	Not Started	Not Started	\$ 582,100.00		\$ 582,100.00
Running and Exercise Track	Not Started	Not Started	Not Started	\$ 219,500.00		\$ 219,500.00
Additional Parking Lot	Not Started	Not Started	Not Started	\$ 300,600.00		\$ 300,600.00
Site Drainage Improvements	30%	February 2020	1. Design Phase 2. Design in Progress	\$ -	\$ 879.00	\$ (879.00)
RCPSE Total				\$ 5,027,951.00	\$ 715,578.57	\$ 4,312,372.43
Higher Education Center La Joya						
Building and Wayfinding Signage	85%	January 2020	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	5%	January 2020	1. Request for Proposals	\$ 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	\$ 1,263,977.73	\$ 16,542,067.27

Status of Renewals & Replacements Projects in Progress January 2020

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	5%	April 2020	1. Construction Phase 2. Contract Negotiation	\$ 241,594.00	\$ 26,451.68	\$ 215,142.32
Building X Data Cabling Infrastructure Replacement	90%	December 2019	1. Construction in Progress	\$ 101,967.00	\$ 11,966.73	\$ 90,000.27
Building J Data Cabling Infrastructure Replacement	95%	December 2019	1. Construction in Progress	\$ 406,684.00	\$ 206,683.25	\$ 200,000.75
Building A Data Cabling Infrastructure Replacement	Not Started	Not Started	Not Started	\$ 80,000.00		\$ 80,000.00
Building B Data Cabling Infrastructure Replacement	Not Started	Not Started	Not Started	\$ 40,000.00		\$ 40,000.00
Building H Data Cabling Infrastructure Replacement	Not Started	Not Started	Not Started	\$ 150,000.00		\$ 150,000.00
Building M Generator Replacement	50%	February 2020	1. Project Development 2. A/E Solitation	\$ 280,000.00	\$ 410.20	\$ 279,589.80
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	\$ 245,511.86	\$ 1,179,733.14
Mid Valley Campus						
Resurfacing Parking Lot #3 (RR)	95%	February 2020	1. Project Development 2. Design in Progress	\$ 57,000.00	\$ 6,228.65	\$ 50,771.35
Resurfacing Parking Lot #7 (RR)	Not Started	Not Started	Not Started	\$ 106,000.00		\$ 106,000.00
Resurfacing Northwest Drive (RR)	95%	February 2020	1. Project Development 2. Design in Progress	\$ 191,000.00	\$ 6,377.05	\$ 184,622.95
Roofing Replacement (RR)	5%	February 2020	1. Project Development 2. Site Evaluations	\$ 951,000.00	\$ -	\$ 951,000.00
Drainage Improvements Ph. I	95%	February 2020	1. Project Development 2. Design in Progress	\$ 334,203.00	\$ 9,660.20	\$ 324,542.80
Mid Valley Campus Total				\$ 1,639,203.00	\$ 22,265.90	\$ 1,616,937.10
Technology Campus						
Building B Concrete Floor Repairs (RR)	100%	December 2019	1. Construction Phase 2. Construction Complete	\$ 95,207.00	\$ 86,693.14	\$ 8,513.86
Technology Campus Total				\$ 95,207.00	\$ 86,693.14	\$ 8,513.86

Status of Renewals & Replacements Projects in Progress January 2020

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 2020	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%	February 2020	1. Project Development 2. Site Evaluations	\$ 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%	February 2020	1. Project Development 2. Site Evaluations	\$ 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 January 2020

Project	% Complete	Date to Complete	Current Activity	Total Project Budget	Amount Paid	Total Project Balance
District Wide						
Marker Boards Replacement (RR)	85%	March 2020	1. Design Phase 2. Design in Progress	\$ 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	\$ 792,688.65	\$ 7,588,772.35

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Total Project Budget Summary	FY20 Unexpended Plant Fund	FY20 Renewals & Replacements Fund
Total Construction Project Budget	\$ 17,037,045	\$ 7,624,000
Previous Approved Projects (Sept. 2019 - Dec. 2019)	(5,299,289)	(1,007,900)
Proposed Projects for the Month of January 2020	-	-
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	-

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Project Reference #	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
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	\$ -
Board Approved 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	-
Total Board Approved 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.