

South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus  
Tuesday, March 10, 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.”

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## **Approval of Facilities Committee Meetings Minutes**

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

1. February 11, 2020 Facilities Committee Meeting

**Meeting Minutes**  
**Facilities Committee Meeting**  
**February 11, 2020**

**South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus, McAllen, Texas  
Tuesday, February 11, 2020 @ 4:30 PM**

**MINUTES**

The Facilities Committee Meeting was held on Tuesday, February 11, 2020 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:35 p.m. with Mr. Gary Gurwitz presiding.

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

Other Trustees present: None

Members absent: Mr. Paul R. Rodriguez and Ms. Rose Benavidez

Also present: Dr. Shirley A. Reed, Mr. Jesus Ramirez, Mrs. Mary Elizondo, Dr. David Plummer, Mr. Ricardo de la Garza, Ms. Rebecca Cavazos, Mr. George McCaleb, Lt. Ruben Suarez, Mr. Robert Cuellar, Mr. Sam Saldana, Mr. Robert Gomez, Mr. Martin Villarreal, Ms. Monica Perez, Mr. Eddie Vela, Mr. Juan Delgado, Mr. Mario Garza, Sr., Mr. Eli Alvarado, and Mr. Andrew Fish.

**Approval of Facilities Committee Meetings Minutes**

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Gary Gurwitz, the Minutes for the January 14, 2020 Facilities Committee meetings were approved as written. The motion carried.

**Review and Recommend Action on Contracting Mechanical,  
Electrical, and Plumbing (MEP) Engineering Services for the Pecan  
Campus Information Technology Building M Generator Replacement**

Approval to contract mechanical, electrical, and plumbing (MEP) engineering services for the Pecan Campus Information Technology Building M Generator Replacement will be requested at the February 25, 2020 Board meeting.



## Purpose

The procurement of an engineer would provide for design services necessary for the Pecan Campus Information Technology Building M Generator Replacement project.

## Justification

The procurement of an engineer would allow for the engineer to work with staff to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using college design standards and all applicable codes and ordinances. Construction documents would then be issued for solicitation of construction proposals. Once received, construction proposals would be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

## Scheduling Priority

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

## Background

The Board of Trustees approved solicitation for design services on October 29, 2019. The proposed Pecan Campus Information Technology Building M Generator Replacement project was part of the College's FY 2019-2020 Renewals and Replacements projects. The project consisted of replacing the existing diesel generator with a new natural gas generator. The existing generator had been in use since 2007 and was in need of replacement. The new generator would use natural gas as the fuel source, which would provide continuous gas service in lieu of transporting and refueling of diesel fuel.

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

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

Solicitation for MEP engineering qualifications began on November 25, 2019 for the purpose of selecting an engineering firm to prepare the necessary plans and specifications for the Pecan Campus Information Technology Building M Generator Replacement project. A total of seven (7) firms received a copy of the RFQ and a total of four (4) firms submitted their responses on December 11, 2019.

<b>Timeline for Solicitation of Statements of Qualifications</b>	
November 25, 2019	Solicitation of statements of qualifications began.
December 11, 2019	Four (4) statements of qualifications were received.

### **Funding Source**

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

### **Reviewers**

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

### **Enclosed Documents**

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

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Gary Gurwitz, the Facilities Committee recommended Board approval to contract MEP engineering services with Half Associates, Inc. for the Pecan Campus Information Technology Building M Generator Replacement project as presented. The motion carried.

## **Review and Discussion on Status of Regional Center for Public Safety Excellence Evaluation of Site Drainage and Design for Drainage Improvements**

An update on the status of the Regional Center for Public Safety Excellence (RCPSE) Evaluation of Site Drainage and Design for Drainage Improvements was scheduled for discussion.

Mr. Gary Gurwitz recused himself from the discussion.

Legal Counsel suggested that this issue should be discussed in executive session, and recommended that the Committee postpone discussion until after the rest of the agenda had been completed.

This item was temporarily postponed.

## **Review and Recommend Action on Interagency Cooperation Contract between Baylor University Summer Reading Programs and South Texas College**

Approval of the Interagency Cooperation Contract between Baylor University and South Texas College for instructional use of specific space will be requested at the February 25, 2020 Board meeting.

### **Purpose**

Authorization was requested to approve the new Interagency Cooperation Contract for the Baylor University Summer Reading Programs to use facilities at the South Texas College Pecan Campus.

### **Justification**

The agreement would permit Baylor University to use general classrooms space on Fridays, Saturdays and Sundays from June 6, 2020 through July 12, 2020.

### **Background**

The Interagency Cooperation Contract with the Baylor University Summer Reading Programs for the use of instructional facilities from June 6, 2020 through July 12, 2020. The Baylor Summer Reading Program had been in place on the South Texas College campus for the past several years. This program provided reading enrichment to students who would enter kindergarten through twelfth grade in the following fall.

### **Enclosed Documents**

An agreement prepared by administration from South Texas College and Baylor University Summer Reading Program was provided in the packet.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Gary Gurwitz, the Facilities Committee recommended Board approval of the new Interagency Cooperation Contract with Baylor University Summer Reading Programs for use of instructional facilities at the Pecan Campus from June 6, 2020 through July 12, 2020 as presented. The motion carried.

## **Review and Recommend Action on Remediation Plan and Request for Proposals to Provide Remediation for the Pecan Campus Sand Volleyball Courts Sand Material Issue**

Approval of a remediation plan and issuance of a request for proposals (RFP) to provide remediation for the Pecan Campus Sand Volleyball Courts project sand material issue will be requested at the February 25, 2020 Board Meeting.

On January 28, 2020, the Board of Trustees voted to terminate the contract with NM Contracting, LLC and proceed with legal action. On February 3, 2020, College staff and

the Architect's representative met with legal counsel to develop a plan to remediate the sand material replacement for the Pecan Campus Sand Volleyball Courts.

The proposed remediation plan included the following steps:

- College staff would request a proposal from the architect for performing additional work for the remediation plans and specifications.
- The architect would prepare plans and specifications for soliciting construction proposals.
- Plans and specifications would include provisions for the protection of existing volleyball courts to prevent damaging College property.
- Facilities Planning & Construction and Purchasing departments would coordinate to issue an RFP.
- RFP would include specific project scope outlining the removal and replacement of the sand material, the College's expectations for using the proper sand material, and protecting the existing College property.
- Construction proposals would be presented to the Facilities Committee and the Board of Trustees for approval.

At the February 11, 2020 Facilities Committee meeting, Mr. Gurwitz noted that the remediation timeline published in the packet included a two month gap between the approval of the Contract, which was estimated to take place on March 31, 2020, and the Construction Start Date, which was published as June 2020.

Mr. Ricardo De La Garza, Director of Facilities Planning and Construction, commented that this was an error, and the timeline would be revised to show construction starting in April 2020. The revised timeline is as follows:

Proposal from Architect for Additional Work	February 6, 2020
Architect Completion of Plans & Specs.	February 16, 2020
Issuance of RFP	March 2, 2020
Receive Construction Proposals	March 17, 2020
Facilities Committee Recommendation of Contractor	April 14, 2020
Board Approval of Contractor	April 28, 2020
Construction Start Date	May 2020
Substantial Completion	July 2020
Final Completion	August 2020

Staff was working with the architect to provide an estimated cost for the remediation and architect fees.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the remediation plan and issuance of an RFP to provide remediation for the Pecan Campus Sand Volleyball Courts project sand material issue as presented. The motion carried.

## **Review and Recommend Action on Proposed Change Order for the Pecan Campus Student Activities Building H Renovation for Culinary Arts**

Approval of a proposed change order with Noble Texas Builders for the Pecan Campus Student Activities Building H Renovation for Culinary Arts project will be requested at the February 25, 2020 Board meeting.

### **Purpose**

The purpose of this change order was to request authorization to begin work on the proposed modifications to the construction scope.

### **Scheduling Priority**

This project was submitted in 2018 by the Culinary Arts department and has been reviewed by the FPC department, the President's Cabinet, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project is scheduled as an educational space improvement to renovate and expand the previously existing kitchen for use by the Culinary Arts program. The proposed change order would not interfere with the current schedule to complete this project in time for the 2020 fall semester.

### **Justification**

Plans from the architect noted additional areas in the Culinary Arts renovation project to be renovated outside the scope of the current contract. The exclusion of these areas from the scope of work was meant to keep the project under budget, as that work could be completed affordably by College staff instead of by a contractor. The contractor has provided a construction proposal which includes the additional renovations at a cost within the budget.

### **Background**

When the Culinary Arts renovation project was initially designed, College staff and the architect were concerned that the project would exceed the \$600,000 budget, and removed a portion of the scope of work.

This removed scope could be completed by College staff after completion of the contracted scope.

Noble Texas Builders was subsequently contracted for the project at \$555,000 which resulted in a remaining budget balance of \$45,000.

After the project began, College staff requested a change to the specification for a traditional water heater system, designating a tankless, on-demand hot water system that would be energy efficient, low maintenance, and would cost \$19,216 less than the previous system.

Noble Texas Builders proposed a Change Order to use the proposed savings and remaining construction budget to complete that reserved scope of work, in lieu of College staff.

While Change Order #1 would add 28 days to Noble Texas Builder’s contract, the overall project completion would be shorter than mobilization and completion of additional scope by College staff.

- If the Board accepts Change Order #1, the construction budget is estimated to increase to \$599,963.

If the Board rejects Change Order #1, the construction budget is estimated to reduce to \$535,784, plus an additional \$45,000 for College staff to complete the separate scope, for a total of \$580,784.

Although the proposed Change Order would add 28 days to the contractor’s agreement, the work would still be completed more quickly than if College staff waited for the end of the contract before mobilizing to complete the scope of work set aside for internal completion. The 28 day increase to the contract is expected to reduce the overall renovation completion time.

Below is a description of the proposed change order item.

<b>Pecan Campus Student Activities Building H Renovation for Culinary Arts</b>									
<b>Proposed Change Order No.</b>	<b>Item Description and Justification</b>	<b>Cost/ Days</b>	<b>Funding Source</b>						
1	<ul style="list-style-type: none"> <li>• <b>Description:</b> Renovation of Additional Areas for Office Space.</li> </ul> <table border="0"> <tr> <td>Additional Work</td> <td>\$64,179</td> </tr> <tr> <td><u>Water Heater Credit</u></td> <td><u>(19,216)</u></td> </tr> <tr> <td>Final Proposal Cost</td> <td>\$44,963</td> </tr> </table>	Additional Work	\$64,179	<u>Water Heater Credit</u>	<u>(19,216)</u>	Final Proposal Cost	\$44,963	\$44,963 28 days	Unexpended Plant Fund
Additional Work	\$64,179								
<u>Water Heater Credit</u>	<u>(19,216)</u>								
Final Proposal Cost	\$44,963								
<b>Total Proposed Change Order No. 1</b>		\$44,963 28 days	Unexpended Plant Fund						

Below is a table summarizing the construction budget and the change order proposal.

<b>Pecan Campus Student Activities Building H Renovation for Culinary Arts Construction Budget with Change Order Proposal</b>	
Construction Contract Amount	\$555,000
Change Order No. 1 Proposal:	
Office Renovation	64,179
Water Heater Credit	(19,216)
Revised Construction Contract Amount	<b>\$599,963</b>

Original Construction Budget	\$600,000
Revised Total Construction Cost	599,963
Construction Balance	<b>\$37</b>

<b>Project Completion Timeline</b>	
Original Completion Date:	4/24/2020
Contract time will be increased by:	28 days
Revised Completion Date:	5/26/2020

**Additional Change Order Pending**

There is also a separate, unrelated change order due to unforeseen site conditions, which staff expects can be covered by savings elsewhere in the project budget.

**Funding Source**

Funds for the Pecan Campus Student Activities Building H Renovation for Culinary Arts Project 2018-023C are budgeted in the Unexpended Construction Plant Fund for available use in fiscal year 2019-2020. A remaining budget balance of the FY20 Unexpended Plant Fund considering this month’s proposed project may be found under the agenda item titled Update on Status of Unexpended Plant Fund.

**Enclosed Documents**

The change order proposal was provided in the packet.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Gary Gurwitz, the Facilities Committee recommended Board approval of the proposed change order with Noble Texas Builders in the amount of \$44,963 and twenty-eight (28) additional days for the Pecan Campus Student Activities Building H Renovation for Culinary Arts project as presented. The motion carried.

**Review and Recommend Action on Liquidated Damages and Final Completion of the Pecan Campus Athletic Field Fence Enclosure**

Approval of liquidated damages and final completion of the Pecan Campus Athletic Field Fence Enclosure project will be requested at the February 25, 2020 Board meeting.

	<b>Project</b>	<b>Completion Recommended</b>	<b>Date Received</b>
1.	Pecan Campus Athletic Field Fence Enclosure Project No. 2019-004C  Contractor: NM Contracting, LLC	Final Completion Recommended	February 4, 2020

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.

**Background**

The contractor had achieved Substantial Completion on November 22, 2019 but did not meet the number of construction days per the construction contract. The contractor was late in completing the project by ninety-nine (99) days. Part of the close out was to finalize the amount of liquidated damages that can be imposed on the contractor for not meeting the amount of days allowed in the contract. The current Owner-Contractor agreement that allowed for liquidated damages of \$100 per day to be imposed when the contractor does not meet the number of construction days allowed in the contract. The total amount of liquidated damages allowed to be imposed was \$9,900.

Legal counsel advised that College staff to negotiate the liquidated damages amount with NM Contracting, LLC. The contractor has offered to pay \$4,950 in liquidated damages and College staff considers the amount acceptable. Additionally, a credit in the amount of \$1,120 for the non-installation of work will be included. A change order would be processed to reduce the contract by the total amount of \$6,070.

Liquidated Damages	\$4,950
Credit	<u>1,120</u>
<b>Total</b>	<b>\$6,070</b>

On January 28, 2020, the Board of Trustees voted to terminate the contract for this project and proceed with legal action. A letter notifying the contractor of the termination was sent January 30, 2020, and was received by the contractor on January 31, 2020. The contractor notified College staff on February 3, 2020 that they had completed the punchlist items. College staff verified that the punchlist items were completed the following day.

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. College staff visited the project site on February 4, 2020 and verified that all remaining punchlist items were completed. It is recommended that final completion and release of final payment for this project with NM Contracting, LLC be approved. The original cost approved for this project was in the amount of \$80,470.

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance	Liquidated Damages and Credit	Final Amount Due
\$106,500.00	\$80,470.00	\$0	\$80,470.00	\$72,105.85	\$8,364.15	(\$6,070.00)	\$2,294.15

**Enclosed Documents**

Copies of the change order and the Final Completion letter were provided for the Committee's review and information.



Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of imposing liquidated damages in the amount of \$4,950, acceptance of a credit in the amount of \$1,120, and final completion and release of final payment in the amount of \$2,294.15 to NM Contracting, LLC for the Pecan Campus Athletic Field Fence Enclosure project as presented. The motion carried.

### **Review and Recommend Action on Final Completion and Release of Retainage for the Portable Buildings Mechanical, Electrical, and Plumbing (MEP) Infrastructure at the Regional Center for Public Safety Excellence**

Approval of final completion and release of retainage for the Portable Buildings MEP Infrastructure at the Regional Center for Public Safety Excellence (RCPSE) project will be requested at the February 25, 2020 Board Meeting:

	<b>Project</b>	<b>Completion Recommended</b>	<b>Date Received</b>
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.	Final Completion Recommended	January 31, 2020

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

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It was recommended that substantial and final completion and release of final payment for this project with Metro Electric, Inc. be approved. The original cost approved for this project was in the amount of \$123,291.37.

The following chart summarizes the above information:

Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$123,291.37	\$123,291.37	\$0	\$123,291.37	\$52,839.83	\$70,451.54

On January 31, 2020, DBR Engineering Consultants, Inc. inspected the site to confirm that all punch list items were completed.

### **Enclosed Documents**

A copy of the Final Completion was provided for the Committee's review and information.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Gary Gurwitz, the Facilities Committee recommended Board approval of final completion of the Portable Buildings MEP Infrastructure at the RCPSE project and release of final payment of \$70,451.54 to Metro Electric, Inc. 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.

### **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. On January 14, 2020, Mrs. Mary Elizondo presented on the evaluation process and responded to questions. Mrs. Elizondo will be available for further discussion of this issue at the February 11, 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. 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. 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. Elizondo was prepared to deliver the presentation.
  - Due to time constraints, the Board deferred the presentation to the January 14, 2020 Facilities Committee meeting.

### **January 2020**

- On January 14, 2020, Mrs. Elizondo presented on the evaluation process and responded to questions about:
  - relevant procurement laws,
  - the makeup and procedures of the evaluation committee, and
  - the inclusion of the design professional serving as architect/engineer of record on a project within the evaluation committee.
- The Committee ran short of time before any discussion of the actual evaluation criteria metrics used in the review of construction proposals.

### **February 2020**

- On February 11, 2020, the Facilities Committee advised administration that this item should be deferred to the full Board.

- Dr. Alejo Salinas, Jr. noted that the special committee formed to review and recommend Board action on this item had been formed, but no Chair had been identified for that committee.

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 summarized 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.

### **Executive Session:**

The South Texas College Board Facilities Committee convened into Executive Session at 4:50 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 Discussion on Status of Regional Center for Public Safety Excellence Evaluation of Site Drainage and Design for Drainage Improvements**

### **Open Session:**

The South Texas College Board Facilities Committee returned to Open Session at 5:32 p.m. No action was taken in Executive Session.

### **Review and Discussion on Status of Regional Center for Public Safety Excellence Evaluation of Site Drainage and Design for Drainage Improvements**

An update on the status of the Regional Center for Public Safety Excellence (RCPSE) Evaluation of Site Drainage and Design for Drainage Improvements was discussed at the February 11, 2020 Facilities Committee meeting.

Perez Consulting Engineers (PCE) was contracted to perform the evaluation of the site drainage for the City Scape and the RCPSE site, and provide design documents for recommended site drainage improvements.

No action is requested.

### **Adjournment**

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:32 p.m.

I certify that the foregoing are the true and correct minutes of the February 11, 2020 Facilities Committee Meeting of the South Texas College Board of Trustees.

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Mr. Gary Gurwitz, Presiding

## **Presentation on the Drainage Improvements Planned by Hidalgo County Drainage District Adjacent to the Regional Center for Public Safety Excellence**

A presentation on the drainage improvements adjacent to the Regional Center for Public Safety Excellence (RCPSE) planned by the Hidalgo County Drainage District #1 (HCDD) will be presented at the March 10, 2020 Facilities Committee meeting.

### **Background**

A Drainage Bond Program was approved by voters on November 6, 2018 for HCDD to improve, upgrade, and expand existing components of the county's drainage system. Storm water drainage at the RCPSE is directed to outfall into a drainage ditch owned by HCDD on the south side of the RCPSE property. HCDD has been working on clearing the overgrown vegetation in the drainage ditch for the last few months. Representatives from HCDD will provide a presentation on the current and future drainage improvements as part of the HCDD 2018 Drainage Bond Program for the areas surrounding the RCPSE.

### **Presenters**

Raul Sesin, General Manager of the HCDD, will be present at the Facilities Committee meeting to provide the presentation.

### **Enclosed Documents**

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

This presentation is for information purposes. No action is requested.



**Hidalgo County Drainage District No. 1**  
Raul E. Sesin, PE, CFM  
District General Manager  
Hidalgo County Floodplain Administrator



COMMISSIONER  
EDUARDO "EDDIE" CANTU



# **Regional Center for Public Safety and Excellence**

## **Structure 82 Lateral Drainage Improvements**

March 10, 2020 | Facilities Committee Meeting  
March 31, 2020 | Regular Board Meeting





Hidalgo County Drainage District No. 1  
**BOARD OF DIRECTORS**

Board Member



David L. Fuentes  
Commissioner Pct. #1

Board Member



Eduardo "Eddie" Cantu  
Commissioner Pct. #2

Chairman of the Board



Richard F. Cortez  
County Judge

Board Member



Joe M. Flores  
Commissioner Pct. #3

Board Member



Ellie Torres  
Commissioner Pct. #4



## Structure 82 Lateral - Length & Location

- Structure 82 Lateral is located south of East Rancho Blanco Road, on the west side of South Veterans Road ("I" Rd).

The lateral commences at South Business 281 eastward towards Veterans Road ("I" Rd).

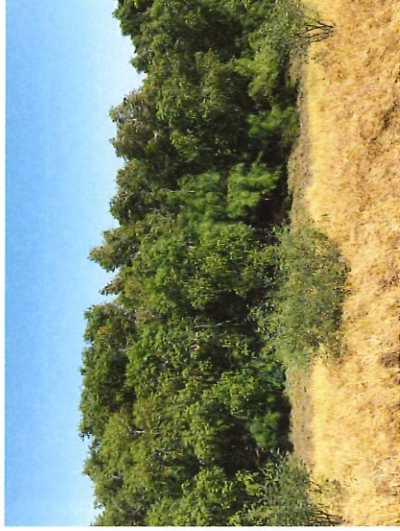
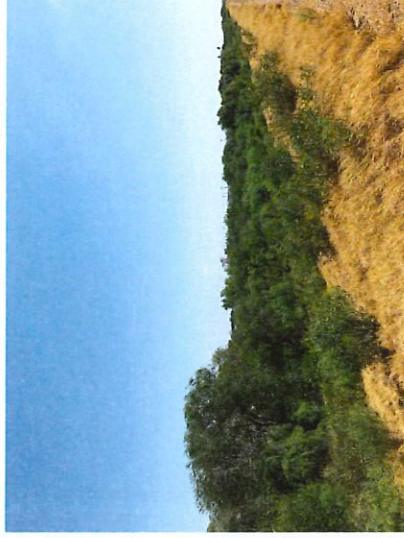
- The lateral is approximately 4,130 LF in length (almost 1 mile), between Rancho Blanco and the Floodway.





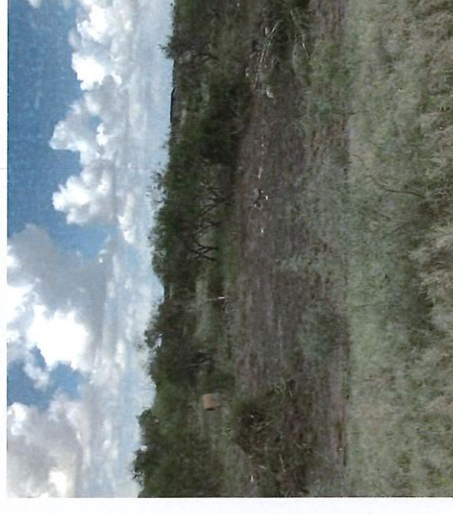
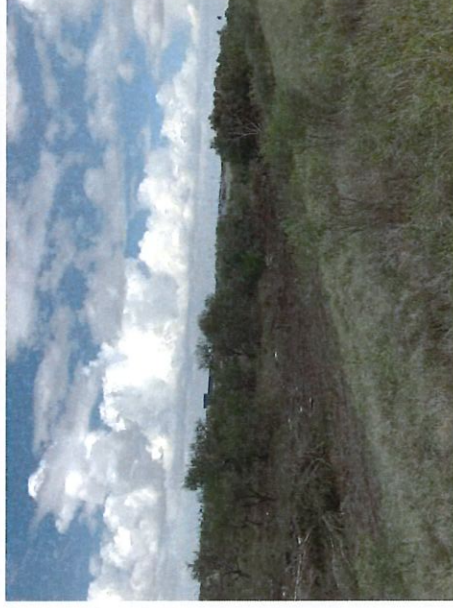
## Structure 82 Lateral – Background

- In June 2018, Hidalgo County experienced a 500 year rain event.
- As a result, the surrounding area was affected by flooding. Numerous homes sustained water damage and properties had standing water for a number of days.
- The area was comprised of heavy brush which impedes flood waters to flow at a faster velocity.



## Structure 82 Lateral – Short Term Goal

- Hidalgo County Drainage District No. 1 (HCDD1) started to clean the lateral on September 30, 2019 and completed the cleaning on February 25, 2020.
- The cleaning consisted of:
  - **clearing brush**
  - controlled fire to destroy brush
  - clearing debris (i.e. tires)





## Structure 82 Lateral – Short Term Goal

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  - clearing brush
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## Structure 82 Lateral – Short Term Goal

- HCDD1 started to clean the lateral on September 30, 2019 and completed the cleaning on February 25, 2020.
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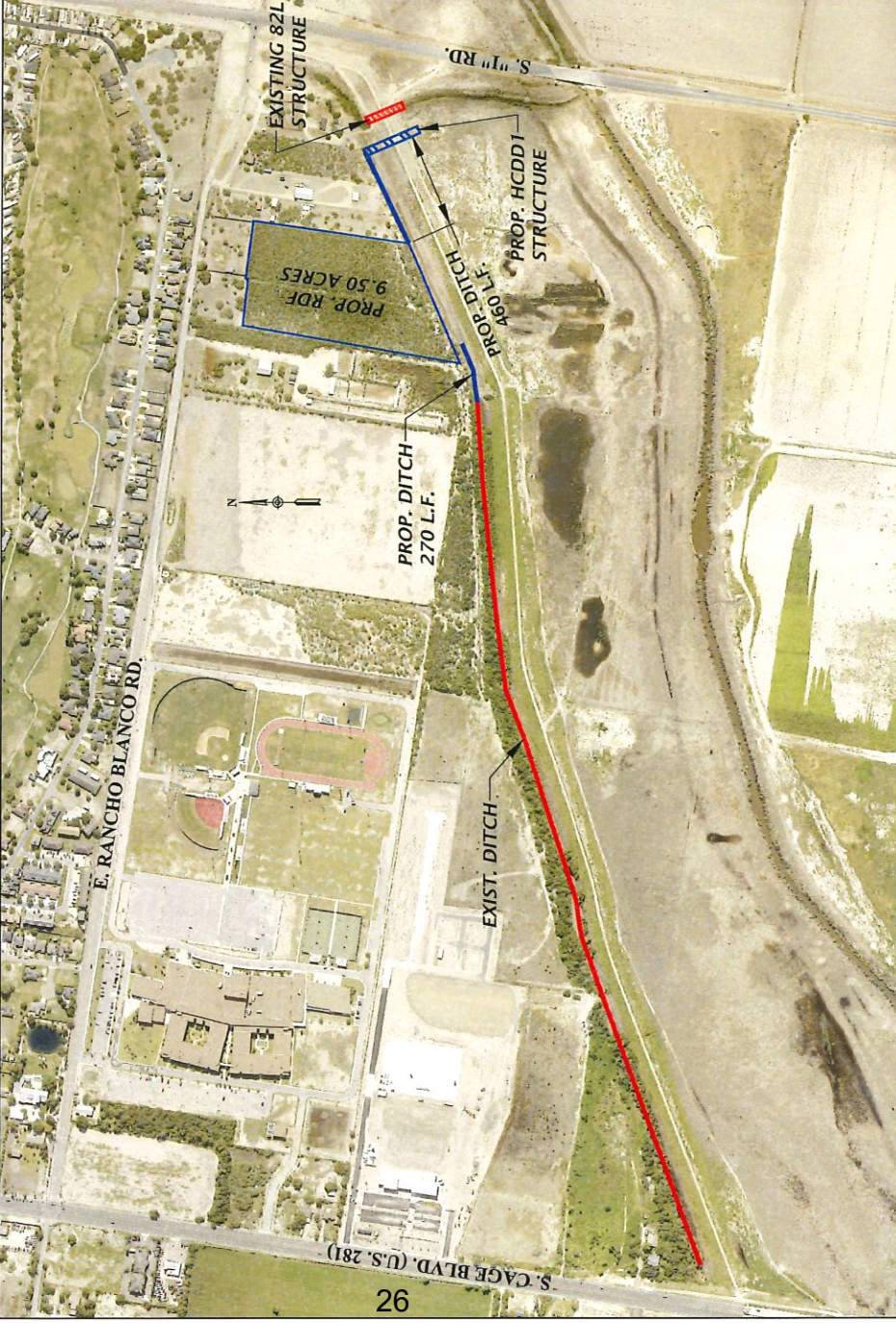


# Structure 82 Lateral - Before & After





## Structure 82 Lateral – Long Term Goal



- In 2018, HCDD1 passed a Drainage Bond Program which included *South "I" Road Detention*.
- HCDD1 is working with BZZ Engineering, LLC to determine if property acquisition will be required to feasibly mitigate flooding and store potentially damaging floodwaters until the lateral can safely carry away the water.
- The proposed project will include:
  - a proposed Regional Detention Facility
  - a proposed new structure with a 70 csfs pump
  - a proposed 6 x 6 culvert box to assist in conveying access water.



# Structure 82 Lateral – Long Term Goal

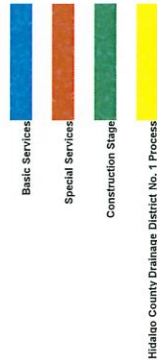
## EXHIBIT D

### Proposed Work Schedule

B-18-33 South "I" Road Detention (West Side)

BZZ Engineering, LLC

Task Description	Begin Date	End Date	Total Calendar Days	March 2020	April 2020	May 2020	June 2020	July 2020	Aug 2020	Sept 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021	Feb 2021	March 2021	April 2021	May 2021	June 2021	July 2021	Aug 2021	
Contract Development & Approval	3/5/2020	4/30/2020	56	Blue																		
Topography & Utility Survey	5/1/2020	6/30/2020	60		Blue	Blue																
H&H Analysis	6/1/2020	7/31/2020	60			Blue	Blue															
Geotechnical Services	6/1/2020	6/30/2020	29				Blue															
Parcel Survey & Metes and Bounds	7/1/2020	8/30/2020	60					Blue														
ROW Acquisition (RDF)	8/1/2020	1/31/2021	183						Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue
BWC Structure Submittal (HCDD1)	8/1/2020	1/31/2021	183						Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue
Preliminary Engineering	7/1/2020	8/31/2020	61			Blue																
Final Engineering Design	9/1/2020	10/31/2020	60					Blue														
Construction Specifications & Documents	11/1/2020	11/30/2020	29									Blue										
Bidding & Contract Award	12/1/2020	1/31/2021	61											Blue								
Construction	2/1/2021	7/31/2021	180												Green	Green	Green	Green	Green	Green	Green	Green
Project Closeout	8/1/2021	8/30/2021	29																		Blue	



Right of Way Statement: This schedule is subject to change due to its dependency on right of way acquisition for the construction of the facilities.





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**Operations Manager**  
Jaime Salazar  
Jaime.salazar@hcdd1.org



**Hidalgo County Drainage District No. 1**  
902 N. Doolittle Road | Edinburg, Texas 78542  
Phone: 956-292-7080  
Website: www.hcdd1.org

**Thank You!**

## **Review and Recommend Action on Contracting Architectural Services for the Pecan Campus Business and Science Building G Conversion of Two Classrooms to Geology Labs**

Approval to contract architectural services for the Pecan Campus Business and Science Building G Conversion of Two Classrooms to Geology Labs project will be requested at the March 31, 2020 Board meeting.

### **Purpose**

Architectural services are necessary for design and construction administration services for the Pecan Campus Business and Science Building G Conversion of Two Classrooms to Geology Labs Project. The design scope of work includes, but is not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

### **Scheduling Priority**

This project was submitted by the Physical Science Department in 2019, and has been reviewed by the Facilities Planning & Construction department, Coordinated Operations Council, the President's Cabinet, the Facilities Committee, and the Board of Trustees. It is scheduled as an educational space improvement to convert two classrooms in Building G to geology labs.

### **Background**

The proposed Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs project is part of the College's FY 2019-2020 Capital Improvement Projects. Enrollment in Geology courses has grown 135% since Fall 2014, and the program requested additional lab space to accommodate the increased need. Currently, there is only one dedicated Geology lab and other science labs are being used as a temporary solution.

The proposed scope of work is summarized as follows:

- Convert two (2) classrooms to Geology Labs to seat twenty-four (24) students per lab
- 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

On December 10, 2019, the Board of Trustees approved the solicitation for architectural services. Solicitation for architectural qualifications began on January 13, 2020, for the purpose of selecting an architectural firm to prepare the necessary plans and specifications for the Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs Project. A total of ten (10) firms received a copy of the RFQ and a total of two (2) firms submitted their responses on January 23, 2020.

<b>Timeline for Solicitation of Statements of Qualifications</b>	
January 13, 2020	Solicitation of statements of qualifications began.
January 23, 2020	Two (2) statements of qualifications were received.

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

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

The original total project budget was \$333,000 to convert three (3) classrooms, but was revised to \$199,500 to convert two (2) classrooms at this time based on Academic Affairs' reassessment of laboratory needs. The third classroom would be converted a later time when enrollment presents the need.

### **Funding Source**

Funds for the Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs Project 2020-008C are budgeted in the Unexpended Construction Plan Fund for available use in fiscal year 2019-2020. A remaining budget balance of the FY20 Unexpended Plant Fund considering this month's proposed project may be found under the agenda item titled Update on Status of Unexpended Plant Fund Construction and Renewals & Replacements Projects.

### **Reviewers**

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

### **Enclosed Documents**

Site plans indicating the location of the proposed Pecan Campus Business and Science Building G Conversion of Two Classrooms to Geology Labs Project are enclosed. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the March 31, 2020 Board meeting, the contracting of architectural services with EGV Architects, Inc. for the Pecan Campus Business and Science Building G Conversion of Two Classrooms to Geology Labs Project as presented.





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



**SOUTH TEXAS  
COLLEGE**

# Business and Science Building G Conversion of 2 Classrooms to Geology Labs Project Proposed Site

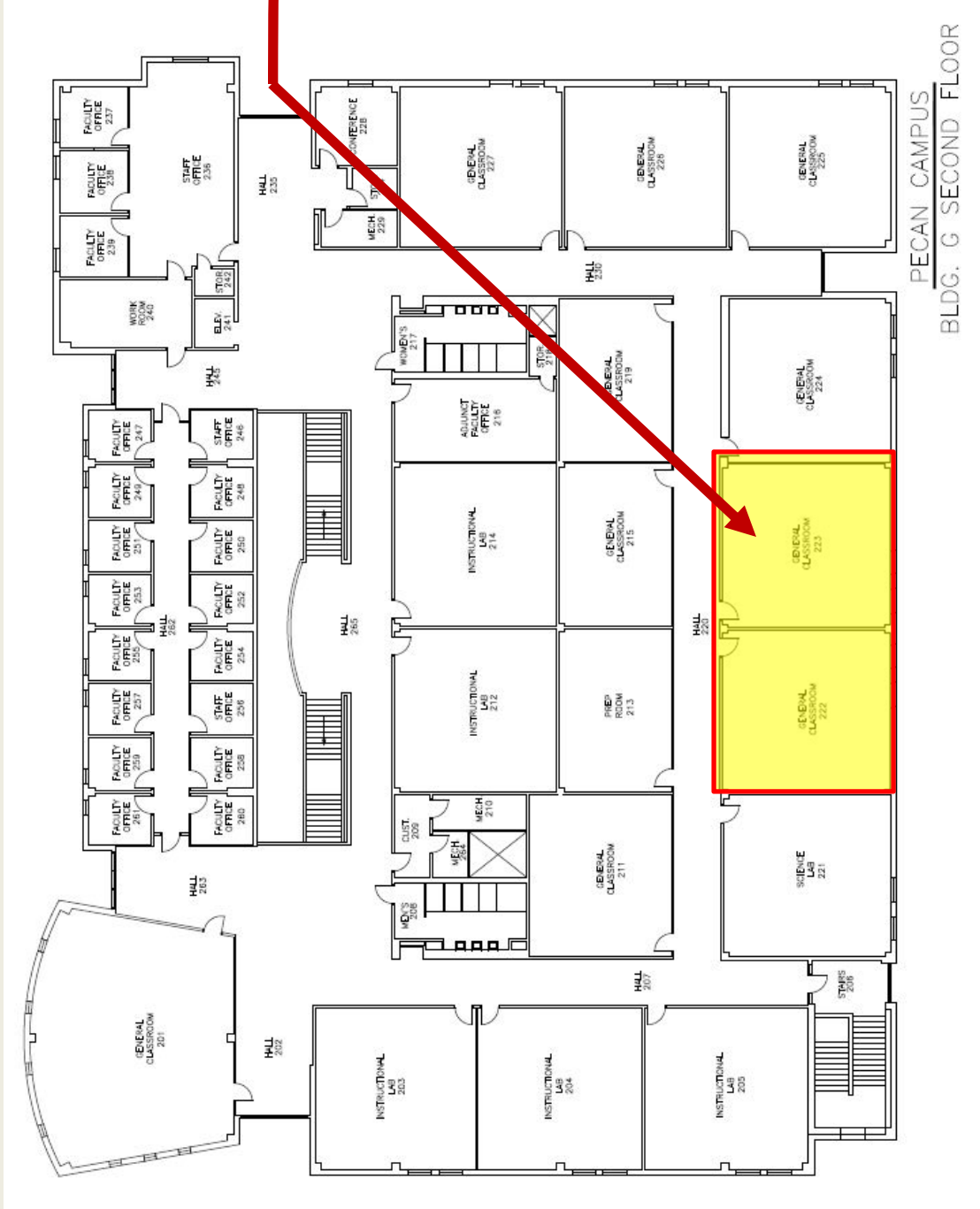


PROJECT LOCATION,  
BUSINESS AND SCIENCE  
BUILDING G

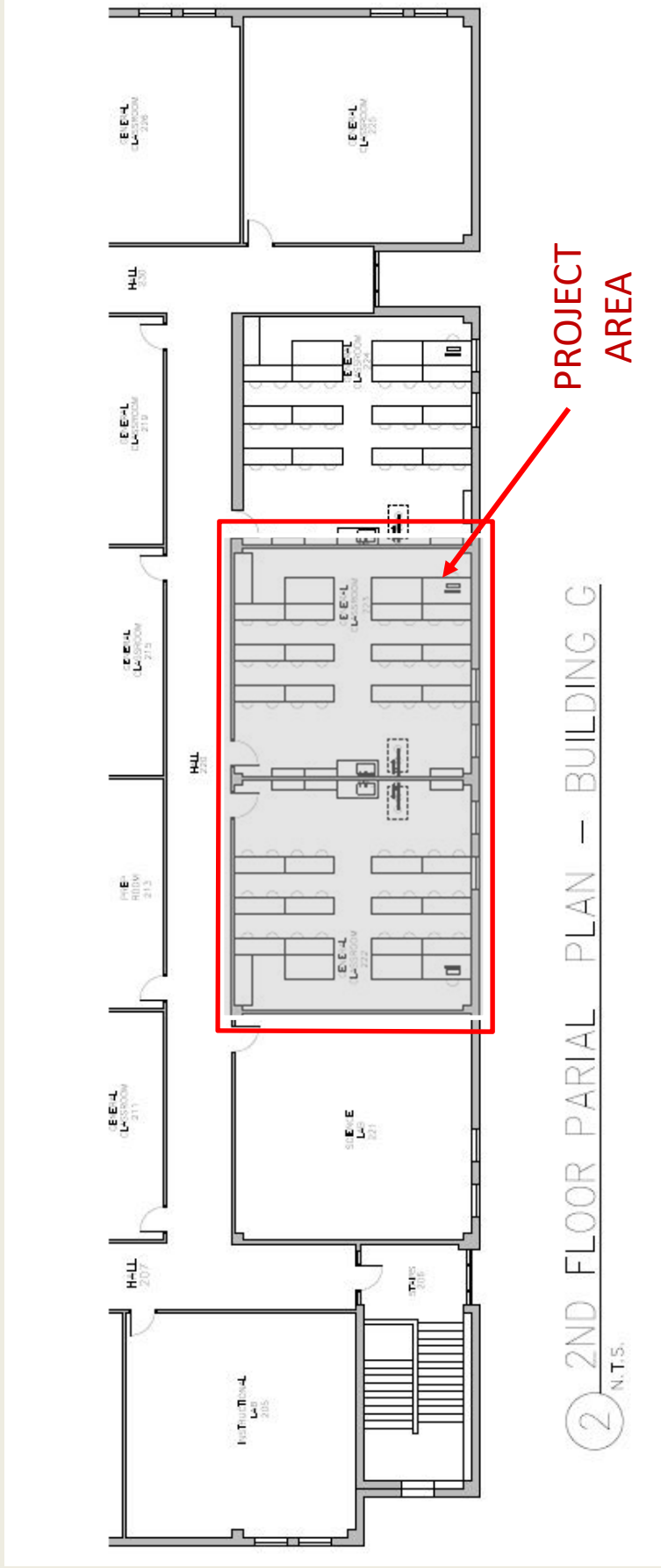




# Business and Science Building G Conversion of 2 Classrooms to Geology Labs Project Proposed Location



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



North



## Proposed Layout

BUSINESS AND SCIENCE  
BUILDING G  
ROOMS 222 & 223



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



## Existing Geology Lab

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



SOUTH TEXAS  
COLLEGE



## Classrooms to be Renovated

# Business and Science Building G

## Conversion of 2 Classrooms to Geology Labs

# Proposed Scope & Budget



### Requested By

Geology Department

### Scope of work

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

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

### Estimated Total Project Budget

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

**SOUTH TEXAS COLLEGE  
ARCHITECTURAL SERVICES - PECAN CAMPUS BUILDING G PHYSICAL SCIENCE  
CLASSROOM CONVERSION  
PROJECT NO. 19-20-1034**

<b>VENDOR</b>	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.
<b>ADDRESS</b>	3301 N McColl Rd	220 S Bridge St
<b>CITY/STATE/ZIP</b>	McAllen, TX 78501	Hidalgo, TX 78557
<b>PHONE</b>	956-630-9494	956-843-2987
<b>FAX</b>	956-630-2058	956-843-9726
<b>CONTACT</b>	Danny Boultinghouse	Eduardo G. Vela
<b>3.1 Statement of Interest</b>		
<b>3.1.1 Statement of Interest for Project</b>	Made a statement of the firm's work on numerous renovation services on the STC Pecan Campus for over 19 years and therefore the familiarity of STC's requirements and expectations.	The firm emphasized their quality control program in their projects, familiarity with STC design standards, code requirements, and program needs. They indicated that they are immediately available to perform design needs for the college.
<b>3.1.2 History and Statistics of Firm</b>	- Firm established in 1990 - 600 successful projects and 85% repeat client rate - Three registered architects	- Established in 1994 - Specializes in educational facilities - Completed over 100 Educational Facilities
<b>3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project</b>	Stated the firm's philosophy of being "client" oriented as much as "project" oriented.	Pointed out the following four items that sets firm apart: 1) local firm which always makes itself available; 2) personalized attention at every phase of project; 3) collaboration between all members of design team; and 4) emphasis on design of construction documents to minimize changes.
<b>3.1.4 Statement of Availability and Commitment</b>	Indicated their availability and commitment to the project. Stated that project architect and project manager would be involved with the project until completed.	Stated that they are available for any planning and design work for South Texas College.
<b>3.2 Prime Firm</b>		
<b>3.2.1 Resumes of Principals and Key Members</b>	Included resumes for the following: - Robert S. Simpson, Principal Architect - John Gates, Architect	Included resumes for the following: - Eduardo G. Vela, Principal/Registered Architect - Alejandra Mina, Senior Project Manager - Rebecca Acuña, Project Manager/Administrative Assistant - Ramiro E. Ramos, Project Manager - Yahaira N. Davila, Project Manager

**SOUTH TEXAS COLLEGE  
ARCHITECTURAL SERVICES - PECAN CAMPUS BUILDING G PHYSICAL SCIENCE  
CLASSROOM CONVERSION  
PROJECT NO. 19-20-1034**

<b>VENDOR</b>	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.
<b>3.2.2 Project Assignments and Lines of Authority</b>	Lines of authority and assignments within firm are shown in an organization chart that includes eleven staff members.	Listed key personnel for projects in order of authority and their titles. Indicated that they adjust staff to different lines of duty depending on specific project needs.
<b>3.2.3 Prime Firm proximity and meeting availability</b>	Indicated that their local presence give them the opportunity to respond in a timely many to any planned or unexpected meetings with STC.	Firm is local located in Hidalgo, Texas. Indicated that their proximity has allowed them to immediately meet to resolve any unforeseen circumstances.
<b>3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC</b>	Indicated that firm is not involved in any litigation that could affect the firm's ability to provide professional services to STC.	Indicated that firm is not involved in any claim that will not affect any of our current projects or potential projects.
<b>3.3 Project Team</b>		
<b>3.3.1 Organization chart with Role of Prime Firm and each consultants firm</b>	Included organization chart which showed the following consultants: - Half Associates - MEP - Chanin Engineering - Structural	Included organizational chart showing prime firm and the following consultants: - Chanin Engineering - Structural - Trinity MEP Engineering - MEP
<b>3.4 Representative Projects</b>		
<b>3.4.1 Minimum of 5 projects firm has worked on</b>	- City of McAllen - McAllen Public Library and Dewey Park Trails (\$14,300,000) - South Texas College - Building K Renovations Admissions Welcome Center and Entrance (\$411,633) - UTRGV - Haggar Building Renovation (\$2,200,000) - STC - Building D Auditorium Remodel (\$565,802) - STC - 2501 Pecan Plaza Renovation (\$2,026,926) - UTRGV - Annex Building Renovation (\$2,727,000)	- Mission CISD - Mission Collegiate High School (\$13,626,000) - Roma ISD - Veterans Memorial Elementary School (\$14,495,610) - PSJA ISD - LBJ Middle School Remodeling Additions & Site Improvements (\$18,249,900) - City of Hidalgo - Rio Grande Valley Border Security and Technology Training Center (\$1,866,903) - South Texas College & La Joya ISD - La Joya ISD ECHS Teaching Site (\$1,515,500)



**SOUTH TEXAS COLLEGE  
 ARCHITECTURAL SERVICES - PECAN CAMPUS BUILDING G PHYSICAL SCIENCE  
 CLASSROOM CONVERSION  
 PROJECT NO. 19-20-1034**

<b>VENDOR</b>	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.
<b>3.5 References</b>		
<b>3.5.1 References for five (5) projects</b>	- University of Texas Pan American - City of McAllen	- PSJA ISD - Mission CISD - Roma ISD - Diocese of Brownsville - City of Hidalgo
<b>3.6 Project Execution</b>		
<b>3.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.</b>	Will provide personal service which includes a Project Architect and Project Manager. They will be available and will commit to the project.	Stated their process of "architecture-by-team" approach in which client, architect and consultants to exchange ideas and all work together to establish goals for the project.
<b>3.6.2 Willingness and ability to expedite services. Ability to supplement production.</b>	Reiterated the availability of the firm's staff and agree to add staff if required by project demands.	Stated that they will acquire additional help as necessary to ensure on time delivery of project.
<b>TOTAL EVALUATION POINTS</b>	576.00	578.20
<b>RANKING</b>	2	1

**SOUTH TEXAS COLLEGE  
ARCHITECTURAL SERVICES - PECAN CAMPUS BUILDING G PHYSICAL SCIENCE CLASSROOM  
CONVERSION  
PROJECT NO. 19-20-1034  
EVALUATION SUMMARY**

<b>VENDOR</b>	Boultinghouse Simpson Gates Architects		EGV Architects, Inc.	
<b>ADDRESS</b>	3301 N McColl Rd		220 S Bridge St	
<b>CITY/STATE/ZIP</b>	McAllen, TX 78501		Hidalgo, TX 78557	
<b>PHONE</b>	956-630-9494		956-843-2987	
<b>FAX</b>	956-630-2058		956-843-9726	
<b>CONTACT</b>	Danny Boultinghouse		Eduardo G. Vela	
<b>3.1 Statement of Interest (up to 100 points)</b>				
3.1.1 Statement of interest on projects including a narrative describing the prime firm's unique qualifications	98	96.6	94	96.4
3.1.2 Firm History including credentials	97		98	
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	96		97	
3.1.4 Availability and commitment of firm and its principal(s) and key professionals	98		98	
	94		95	
<b>3.2 Prime Firm (up to 100 points)</b>				
3.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm	98	96.6	96	95.4
3.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s).	98		96	
3.2.3 Prime Firm proximity and meeting availability	95		96	
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	98		98	
	94		91	
<b>3.3 Project Team (up to 100 points)</b>				
3.3.1 Organizational chart showing, the roles of the prime firm and each consultant firm or individual included. --Identify the consultant and provide a brief history about the consultant --Describe the consultant's proposed role in the project and its related project experience --List a project(s) that the prime firm and the consultant have worked together on during the last five years --Provide a statement of the consultant's availability for the projects(s) --Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the projects(s)	97	96	97	96.6
3.3.2 provide an organizational chart showing the roles of the prime firm and each specialized consultant firm(s) or individual(s) to be included if any. --Identify the consultant and provide a brief history about the consultant and their area of design expertise --Describe the consultant's proposed role in the project --List (3) projects the consultant has worked on during the last 5 years which best describe the firm's design expertise --List a project(s) that the prime firm and the specialized consultant have worked together on during the last 5 years --Provide a statement of the consultant's availability for the project --Provide resumes giving the experience and expertise of principals and key professionals members for the consultant who will be assigned to the project	97		98	
	95		95	
	98		98	
	93		95	

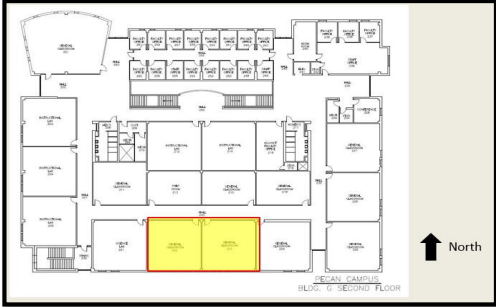
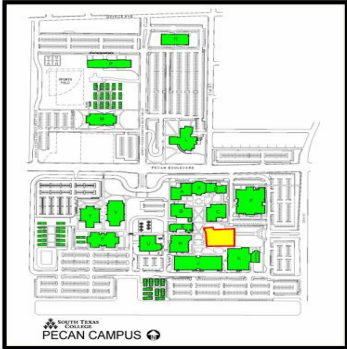
**SOUTH TEXAS COLLEGE  
ARCHITECTURAL SERVICES - PECAN CAMPUS BUILDING G PHYSICAL SCIENCE CLASSROOM  
CONVERSION  
PROJECT NO. 19-20-1034  
EVALUATION SUMMARY**

<b>VENDOR</b>	Boultinghouse Simpson Gates Architects	EGV Architects, Inc.
<b>3.4 Representative Projects (up to 100 points)</b>		
3.4.1 Specific data on 5 projects the prime firm provided or is providing professional services in an educational setting --Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise.	97	95
	95	98
	95	96
	97	98
	91	94
	95	96.2
<b>3.5 Five References (up to 100 points)</b>		
3.5.1 Provide references for 5 projects, other than STC, listed in response to Part four, 3.4.1. The references shall include: --Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number and email address	97	97
	98	98
	95	97
	95	98
	92	95
	95.4	97
<b>3.6 Project Execution (up to 100 points)</b>		
3.6.1 Provide information as part of submission response to assure that Architectural firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Architect is intending to supplement production capability in order to meet schedule demands.	97	97
	98	98
	95	96
	97	97
	95	95
	96.4	96.6
<b>TOTAL EVALUATION POINTS</b>	576	578.2
<b>RANKING</b>	2	1



## Project Fact Sheet

### 3/6/2020

<b>Project Name:</b> Pecan Campus - Building G Geology Labs Conversion		<b>Project No.</b> 2020-008C				
<b>Funding Source(s):</b> Unexpended Plant Fund	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Actual Expenditures To Date</u>			
	Construction: \$ 188,000	\$ 135,000	\$ -			
	Design: 18,000	13,500	-			
	Miscellaneous: 60,000	6,000	703			
	FFE: 67,000	45,000	-			
Technology: -	-	-	-			
<b>Total:</b>	<b>\$ 333,000</b>	<b>\$ 199,500</b>	<b>\$ 703</b>			
<b>Architect:</b> TBD	<b>Board Approval of Schematic Design</b> TBD					
<b>Contractor:</b> TBD						
<b>STC FPC Project Manager:</b> Samuel Saldana	<b>Substantial Completion</b>	TBD	<b>Board Acceptance</b> TBD			
	<b>Final Completion</b>	TBD	<b>Board Acceptance</b> TBD			
<b>Project Description</b>		<b>Project Scope</b>				
The project will consist of converting two (2) classrooms in the Business and Science Building G into Geology Labs to be used for Geology Classes by the Science Department.		Addition of Lab sink, eye wash station, lab tables, lab chairs and additional electrical outlets. Square feet for both labs is 1,584 sf.				
<b>Projected Timeline</b>						
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
3/31/2020	6/23/2020	10/2020	11/2020	2/2021	3/2021	4/2021
<b>Project Calendar of Expenditures by Fiscal Year</b>						
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Misc.</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>
2019-20	\$ -	\$ -	\$ 703	\$ -	\$ -	\$ 703
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 703</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 703</b>
<b>Current Agenda Item</b>						
3/10/20 Facilities Committee: Review and Recommend Action on Contracting Architectural Services for the Pecan Campus Business and Science Building G Conversion of Two Classrooms to Geology Labs						
						

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

Approval to contract construction services for the rebid of the Pecan Campus Information Technology Building M Office and Work Space Renovation Project will be requested at the March 31, 2020 Board meeting.

### **Purpose**

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

### **Scheduling Priority**

This project was submitted in 2018 by the Information Services and Planning Division and has been reviewed by the Facilities Planning & Construction department, the President's Cabinet, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project is scheduled as a non-educational space improvement to accommodate staff from the Institutional Research & Effectiveness and Research & Analytical Services Departments that will be relocated from the Pecan Plaza Human Resources Building A.

### **Background**

As part of the 2013 Bond Construction Program, four (4) vacated existing computer labs on the second floor of Building M totaling 4,222 square feet was planned for renovation into office spaces to be used by the Institutional Research & Effectiveness and Research & Analytical Services departments' staff, which are currently located at Pecan Plaza.

On May 30, 2019, the Board of Trustees approved the schematic design from Boultinghouse Simpson Gates Architects, Inc. and the solicitation of construction services for this project. Construction proposals for this project were previously presented to the Board on October 29, 2019, at which time no action was taken, and on November 26, 2019, the Board voted to reject all of the proposals.

Solicitation of competitive sealed proposals for this project began on January 20, 2020. A total of nine (9) sets of construction documents were issued to vendors. A total of four (4) proposals were received on February 6, 2020.

<b>Timeline for Solicitation of Competitive Sealed Proposals</b>	
January 20, 2020	Solicitation of competitive sealed proposals began.
February 6, 2020	Four (4) proposals were received.

College staff reviewed and evaluated the competitive sealed proposals and recommend Noble Texas Builders, LLC as the highest ranked in the amount of \$389,600.

**Funding Source**

<b>Source of Funding</b>	<b>Estimated Budget</b>	<b>Highest Ranked Proposal Noble Texas Builders</b>	<b>Estimated Budget Variance</b>
Unexpended Construction Plant Fund	\$420,000	\$389,600	\$30,400
<b>Total Amount</b>	<b>\$420,000</b>	<b>\$389,600</b>	<b>\$30,400</b>

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

**Reviewers**

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

**Enclosed Documents**

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

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the March 31, 2020 Board meeting, to contract construction services with Noble Texas Builders, LLC in the amount of \$389,600 for the rebid of the Pecan Campus Information Technology Building M Office and Work Space Renovation Project as presented.



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



**SOUTH TEXAS  
COLLEGE**

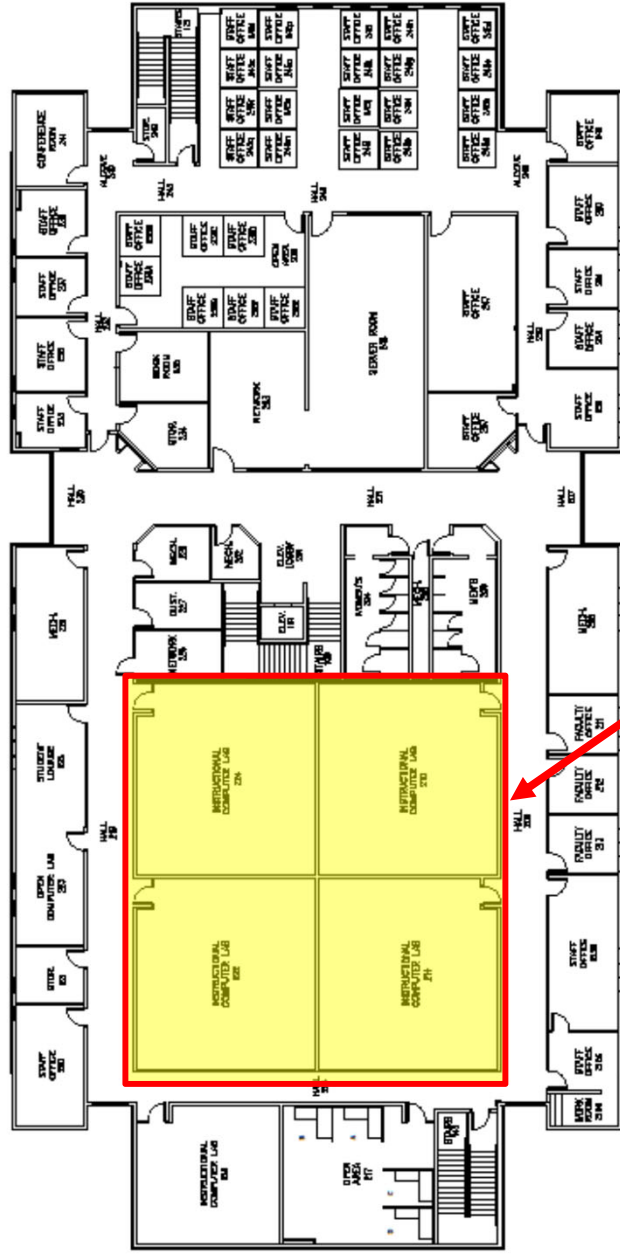


# Information Technology Building M Office and Work Space Renovation Project Proposed Site





# Information Technology Building M Office and Work Space Renovation Project Proposed Location



PECAN CAMPUS  
BLDG. M SECOND FLOOR



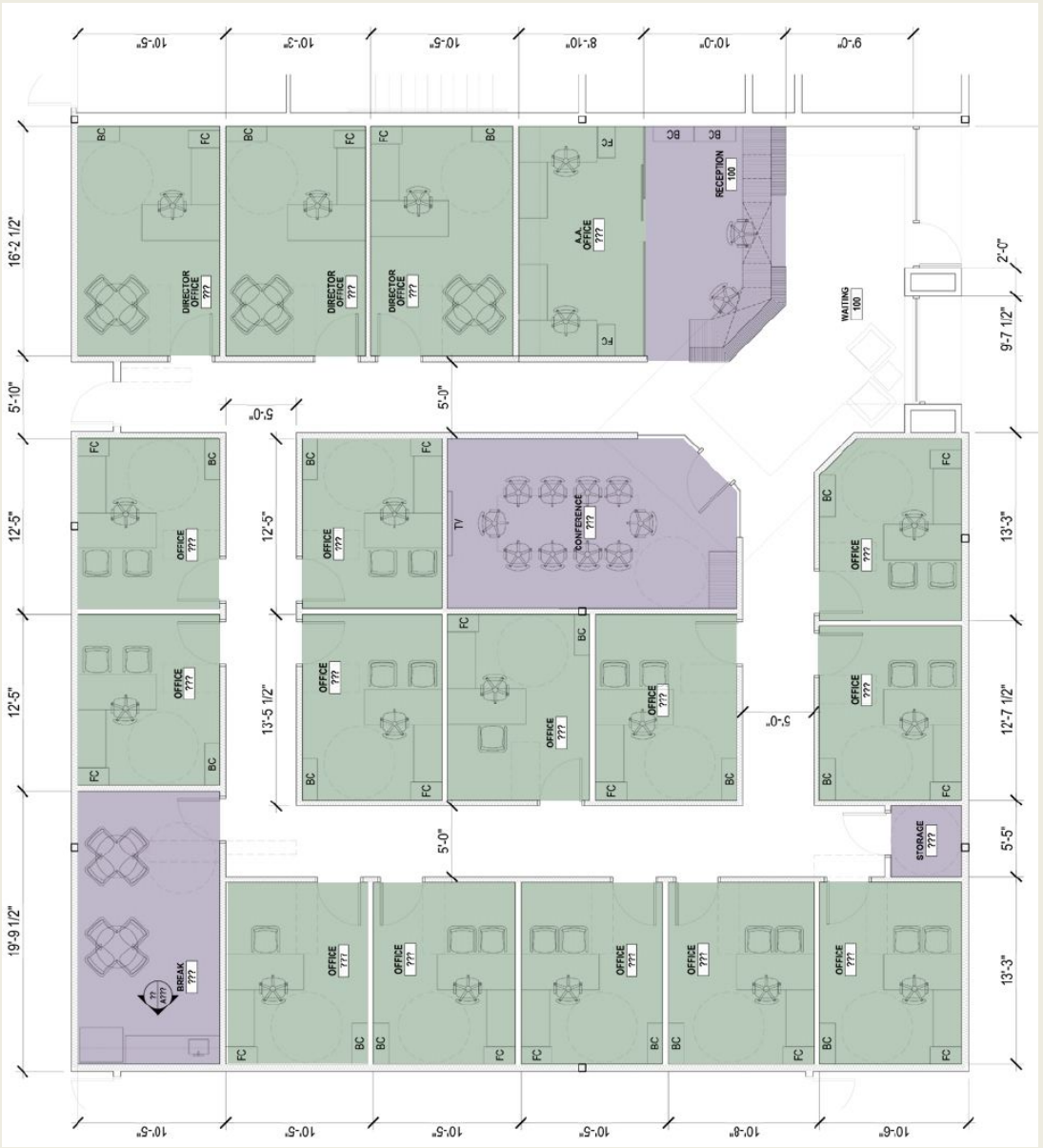
PECAN CAMPUS  
BUILDING M  
SECOND FLOOR

Approximately  
4,222 sq. ft.





# Information Technology Building M Office and Work Space Renovation



PECAN CAMPUS  
BUILDING M  
SECOND FLOOR

Approximately  
4,222 sq. ft.



# Information Technology Building M Office and Work Space Renovation Interior Renderings



# Information Technology Building M Office and Work Space Renovation Proposed Scope & Budget



## Requested By

Information Services & Planning Department

## Scope of work

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

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

## Estimated Total Project Budget

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



**SOUTH TEXAS COLLEGE  
REBID - PECAN CAMPUS INFORMATION TECHNOLOGY BUILDING M OFFICE AND WORKSPACE RENOVATION  
PROJECT NO. 19-20-1029**

<b>NAME</b>	5 Star GC Construction, LLC.	Holohemont, Ltd.	NM Contracting, LLC.	Noble Texas Builders, LLC.
<b>ADDRESS</b>	3209 Melody Ln	900 N Main St	2022 Orchid Ave	108 S Main St
<b>CITY/STATE/ZIP</b>	Mission, TX 78574	McAllen, TX 78501	McAllen, TX 78504	La Feria, TX 78559
<b>PHONE</b>	956-867-5040	956-686-2901	956-631-5667	956-277-0708
<b>FAX</b>	956-599-9055	956-686-2925	956-627-3959	956-277-0705
<b>CONTACT</b>	Alan Oakley	Michael C. Montalvo	Noel Munoz	Alfredo Garcia, Jr.
<b>#</b>	<b>Proposed</b>	<b>Proposed</b>	<b>Proposed</b>	<b>Proposed</b>
1	Rebid Pecan Campus Information Technology Building M Office and Workspace Renovation \$ 387,000.00	\$ 403,000.00	\$ 355,500.00	\$ 389,600.00
2	Bid Bond Provided Yes	Yes	Yes	Yes
3	Begin Work Within 10 Working Days	10 Working Days	5 Working Days	5 Working Days
4	Completion of Work Within 120 Calendar Days	120 Calendar Days	110 Calendar Days	115 Calendar Days
<b>TOTAL AMOUNT PROPOSED</b>	\$ 387,000.00	\$ 403,000.00	\$ 355,500.00	\$ 389,600.00
<b>TOTAL EVALUATION POINTS</b>	87.24	86.87	88.32	90.06
<b>RANKING</b>	3	4	2	1

**SOUTH TEXAS COLLEGE**  
**REBID - PECAN CAMPUS INFORMATION TECHNOLOGY BUILDING M OFFICE AND WORKSPACE RENOVATION**  
**PROJECT NO. 19-20-1029**  
**EVALUATION SUMMARY**

<b>VENDOR</b>		5 Star GC Construction, LLC.		Holchemont, Ltd.		NM Contracting, LLC.		Noble Texas Builders, LLC.	
<b>ADDRESS</b>		3209 Melody Ln		900 N Main St		2022 Orchid Ave		108 S Main St	
<b>CITY/STATE/ZIP</b>		Mission, TX 78574		McAllen, TX 78501		McAllen, TX 78504		La Feria, TX 78559	
<b>PHONE</b>		956-867-5040		956-686-2901		956-631-5667		956-277-0708	
<b>FAX</b>		956-599-9055		956-686-2925		956-627-3959		956-277-0705	
<b>CONTACT</b>		Alan Oakley		Michael C. Montalvo		Noel Muñoz		Alfredo Garcia, Jr.	
1	The Respondent's price proposal. (up to 45 points)	41.33	41.33	39.69	39.69	45	45	41.06	41.06
		41.33		39.69		45		41.06	
		41.33		39.69		45		41.06	
		41.33		39.69		45		41.06	
		41.33		39.69		45		41.06	
		41.33		39.69		45		41.06	
2	The Respondent's experience and reputation. (up to 10 points)	8	8.75	7	8.5	6	7	8	8.95
		9		9		7		9	
		9		9		7		9	
		9		9		8		9	
		8		8		6		9	
		9.5		9		8		9.75	
3	The quality of the Respondent's goods or services. (up to 10 points)	8	8.41	8	8.54	7	7	9	9.08
		9		9		8		9	
		9		8.5		7		9	
		7.5		8.5		6		9	
		8		8		6		9	
		9		9.25		8		9.5	
4	The Respondent's safety record (up to 5 points)	4	3.66	4	4.08	4	4	4	4.08
		4		5		4		4	
		3.5		4		4		4.5	
		3.5		4		3		4	
		3		3.5		5		4	
		4		4		4		4	
5	The Respondent's proposed personnel. (up to 8 points)	6	6.79	6	6.87	6	6.41	7	6.91
		7		7		6		7	
		7		7		7		6	
		7		7		6.5		7	
		6.5		7		6		7	
		7.25		7.25		7		7.5	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	7	7.41	7	8	7	7.5	8	8.16
		7		8		7		8	
		8		8		8		8	
		7		8		7		8	
		7		8		8		8	
		8.5		9		8		9	
7	The Respondent's organization and approach to the project. (up to 6 points)	4	4.7	4	5	4	4.41	5	5.12
		5		5		5		5	
		5		5		4		5	
		5		5		4.5		5	
		4		5		4		5	
		5.25		6		5		5.75	
8	The Respondent's time frame for completing the project. (up to 7 points)	6.19	6.19	6.19	6.19	7	7	6.7	6.7
		6.19		6.19		7		6.7	
		6.19		6.19		7		6.7	
		6.19		6.19		7		6.7	
		6.19		6.19		7		6.7	
		6.19		6.19		7		6.7	
<b>TOTAL EVALUATION POINTS</b>		87.24		86.87		88.32		90.06	
<b>RANKING</b>		3		4		2		1	

### Project Fact Sheet 3/5/2020

<b>Project Name:</b> Pecan Campus - Building M Office and Work Space Renovation		<b>Project No.</b> 2018-014C				
<b>Funding Source(s):</b> Unexpended Plant Fund	<u>Original Budget</u>		<u>Actual Expenditures To Date</u>	<u>Variance of Original Budget vs. Actual Expenditures To Date</u>		
	Construction:	\$ 420,000	\$ -	\$ 420,000		
	Design:	42,000	23,125	18,875		
	Miscellaneous:	5,755	3,586	2,169		
	FFE:	80,000	-	80,000		
Technology:	27,540	-	27,540			
<b>Total:</b>	<b>\$ 575,295</b>	<b>\$ 26,711</b>	<b>\$ 548,584</b>			
<b>Architect:</b> BSG Architects	<b>Board Approval of Schematic Design</b> 5/28/2019					
<b>Contractor:</b> TBD						
<b>STC FPC Project Manager:</b> Martin Villarreal	<u>Substantial Completion</u>	TBD	<u>Board Acceptance</u>	TBD		
	<u>Final Completion</u>	TBD	<u>Board Acceptance</u>	TBD		
<b>Project Description</b>		<b>Project Scope</b>				
The project will consist of renovating four (4) classrooms in Information Technology Building M into office spaces and a conference room for use by IS&P.		Demolish existing walls and infrastructure, renovation of walls, flooring, ceiling, and interior finishes, and adding electrical, data, and HVAC infrastructure for a 4,222 sq. ft. space.				
<b>Projected Timeline</b>						
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
12/13/2018	5/28/2019	3/31/2020	5/4/2020	9/18/2020	10/18/2020	11/18/2020
<b>Project Calendar of Expenditures by Fiscal Year</b>						
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Misc.</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>
2018-19	\$ -	\$ 22,200	\$ 2,749	\$ -	\$ -	\$ 24,949
2019-20	\$ -	\$ 925	\$ 837	\$ -	\$ -	\$ 1,762
<b>Project Total</b>	<b>\$ -</b>	<b>\$ 23,125</b>	<b>\$ 3,586</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,711</b>
<b>Current Agenda Item</b>						
<b>3/10/20 Facilities Committee:</b> Review and Recommend Action on Contracting Construction Services for the Rebid of Pecan Campus Information Technology Building M Office and Work Space Renovation						
						

**Review and Recommend Action on Contracting Construction Services for the Pecan Campus South Academic Building J Flooring Replacement First Floor**

Approval to contract construction services for the Pecan Campus South Academic Building J Flooring Replacement First Floor Project will be requested at the March 31, 2020 Board meeting.

**Purpose**

The procurement of a contractor will provide for construction services necessary for the Pecan Campus South Academic Building J Flooring Replacement First Floor Project.

**Scheduling Priority**

This is a renewal & replacement project and is part of the district wide deferred maintenance plan, and has been reviewed by the Facilities Operations & Maintenance and Facilities Planning & Construction departments, the President’s Cabinet, and the Coordinated Operations Council. This project is scheduled as a routine improvement to replace the existing flooring.

**Background**

The existing flooring for South Academic Building J was part of the 2001 Bond Construction Program, and was installed in 2004. The carpet is in need of replacement and has been scheduled as part of the College’s deferred maintenance plan.

Solicitation of competitive sealed proposals for this project began on January 21, 2020. A total of seven (7) sets of construction documents were issued to vendors. A total of eight (8) proposals were received on February 6, 2020.

<b>Timeline for Solicitation of Competitive Sealed Proposals</b>	
January 21, 2020	Solicitation of competitive sealed proposals began.
February 6, 2020	Eight (8) proposals were received.

College staff reviewed and evaluated the competitive sealed proposals and recommend W.E. Imhoff & Co., /dba Intertech Flooring as the highest ranked in the amount of \$91,794.00.

**Funding Source**

<b>Source of Funding</b>	<b>Estimated Budget</b>	<b>Highest Ranked Proposal W.E. Imhoff &amp; Co., /dba Intertech Flooring</b>	<b>Estimated Budget Variance</b>
Renewals & Replacements Fund	\$96,000	\$91,794	\$4,206
<b>Total Amount</b>	<b>\$96,000</b>	<b>\$91,794</b>	<b>\$4,206</b>

Funds for the Pecan Campus South Academic Building J Flooring Replacement First Floor are budgeted in the Renewals & Replacements Fund for available use in fiscal year 2019-2020.

Funds for this flooring replacement are part of the District Wide Flooring Replacement Project 2020-029R. The total construction budget for the District Wide Flooring Replacement project is \$500,000. Additional flooring replacement projects at the Nursing and Allied Health and Starr County campuses will be bid separately this fiscal year.

A remaining budget balance of the FY20 Renewals & Replacements Fund considering this month's proposed project may be found under the agenda item titled Update on Status of Unexpended Plant Fund Construction and Renewals & Replacements Projects.

**Reviewers**

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

**Enclosed Documents**

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

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the March 31, 2020 Board meeting, to contract construction services with W.E. Imhoff & Co., /dba Intertech Flooring in the amount of \$91,794.00 for the Pecan Campus South Academic Building J Flooring Replacement First Floor Project as presented.



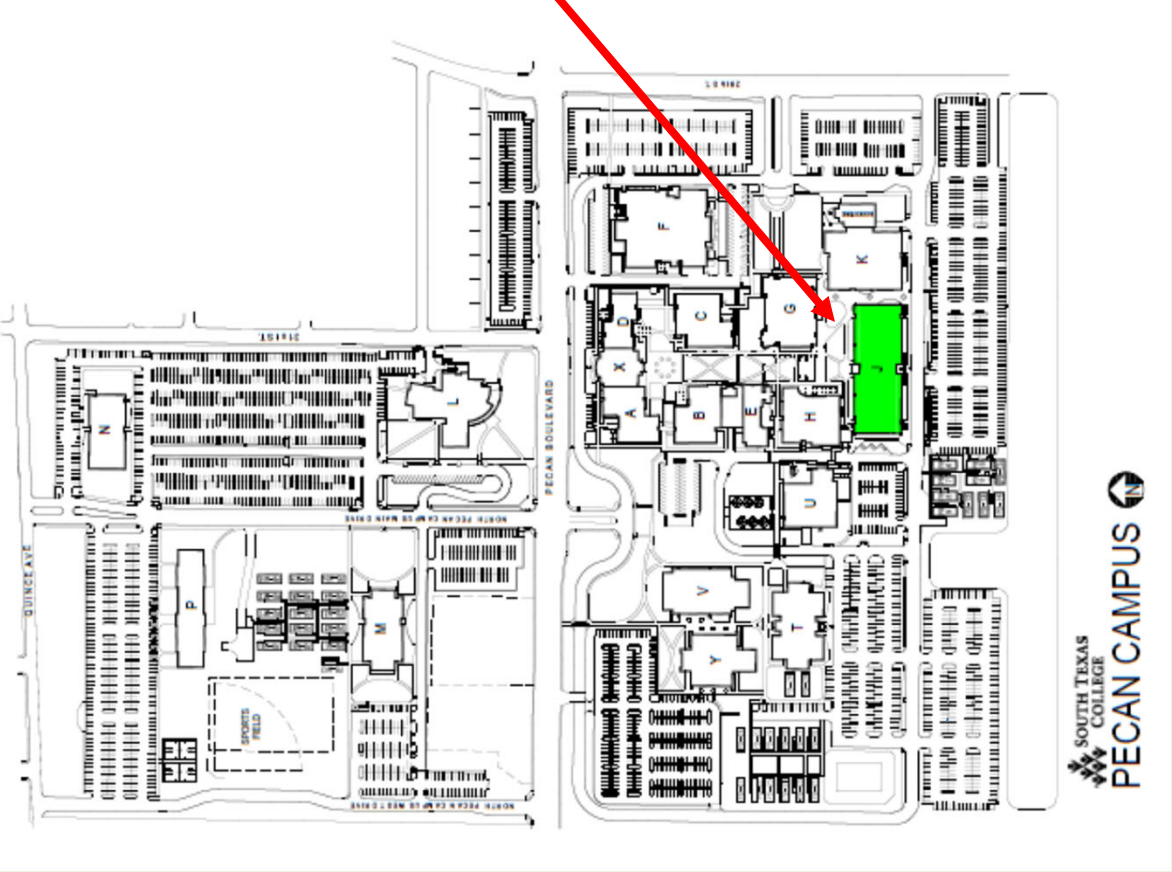


# District Wide - Pecan Campus South Academic Building J Flooring Replacement





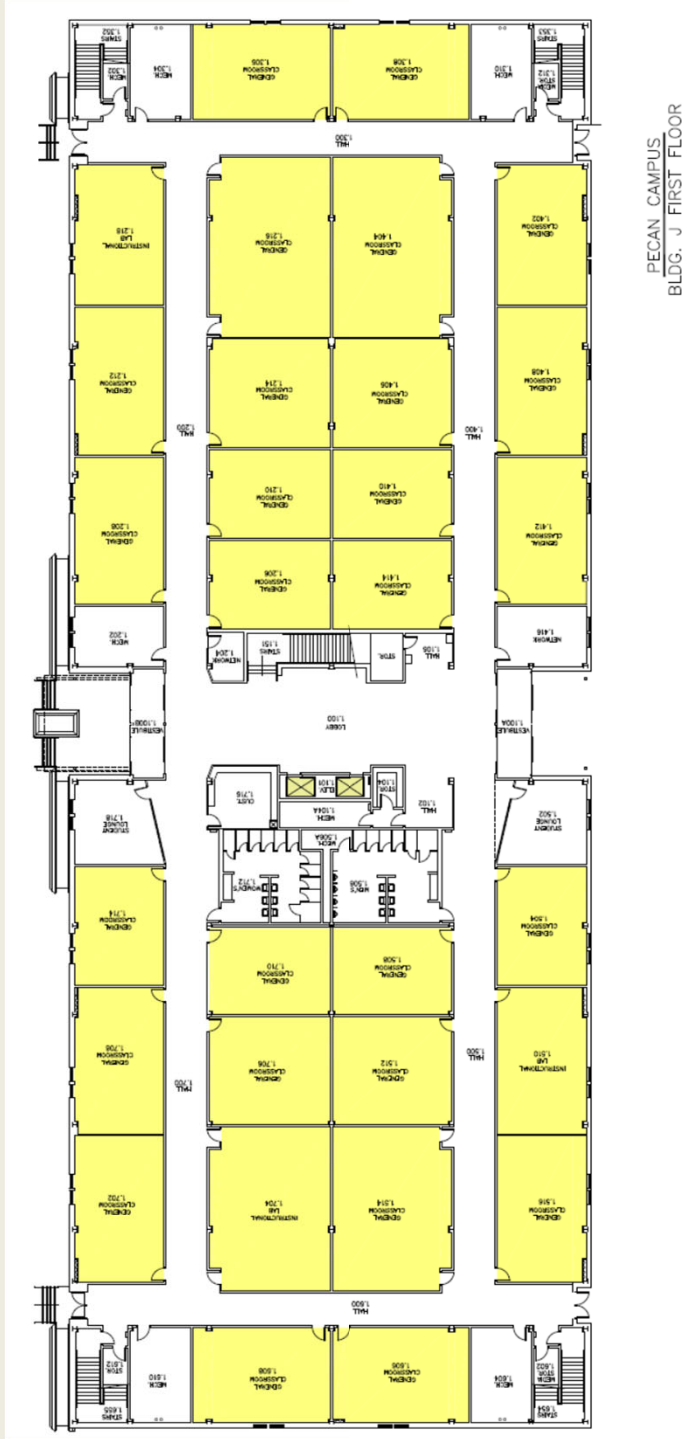
# South Academic Building J Flooring Replacement Project Proposed Location



**PROJECT SITE**  
**SOUTH**  
**ACADEMIC**  
**BUILDING J**



# South Academic Building J Flooring Replacement Project Proposed Location



PECAN CAMPUS  
BUILDING J FIRST  
FLOOR

Approximately  
23,787 sq. ft.

# South Academic Building J Flooring Replacement Proposed Scope & Budget



## **Requested By**

Facilities Operations and Maintenance.

## **Scope of work**

1. Demolish existing flooring in the 1<sup>st</sup> floor classrooms.
2. Install new carpet in all 1<sup>st</sup> floor classrooms.

Total Renovated Square Feet = 23,787 sq. ft.

## **Estimated Total Project Budget**

Construction	\$ 96,000
Total Project Budget	\$ 96,000

## **Update**

Recommending contractor to the Facilities Committee on March 10, 2020



**SOUTH TEXAS COLLEGE  
PECAN CAMPUS - BUILDING J FLOORING REPLACEMENT  
PROJECT NO. RFP 19-20-1038**



NAME	Calico Construction & Development, LLC.	Continental Flooring Company	Diaz Floors and Interiors, Inc.	Holchemont, Ltd.	Ontiveros Floor Covering, LLC.	Tri-Gen Construction, LLC.	Vintage Tile & Stone, LLC.	W.E. Imhoff & Co., Inc. /dba Intertech Flooring
ADDRESS	1238 E Bus 83 Ste 7	9319 N 94th Way Ste 1000	1205 W Polk	900 N Main St	1211 S Alamo Rd	2900 N Texas Blvd Ste 201	2020 W Nolana	1301 Business Park Dr Ste D
CITY/STATE/ZIP	Mission, TX 78572	Scottsdale, AZ 85258	Pharr, TX 78577	McAllen, TX 78501	Alamo, TX 78516	Westlaco, TX 78599	McAllen, TX 78504	Mission, TX 78572
PHONE	956-893-2272	800-825-1221	956-787-0056	956-686-2901	956-961-4631	956-447-1048	956-631-8528	956-584-3592
FAX	956-583-3220	866-553-8892	956-781-7917	956-686-2925	956-961-4632	956-447-2003	956-631-8526	956-584-2149
CONTACT	Jose G. Vela	Christopher L. Coleman	Andres Diaz, Sr.	Michael C. Montalvo	Gregory Ontiveros	Juan J. Gonzalez	Elizabeth R. Govea	Vicente Garza
#	Description	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
1	Base Bid: Pecan Campus - Bldg J Flooring Replacement	\$ 175,000.00	\$ 135,512.00	\$ 103,377.82	\$ 145,782.00	\$ 110,391.00	\$ 122,438.86	\$ 91,794.00
2	Bid Bond Provided	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>TOTAL AMOUNT PROPOSED</b>		\$ 175,000.00	\$ 135,512.00	\$ 103,377.82	\$ 145,782.00	\$ 110,391.00	\$ 122,438.86	\$ 91,794.00
<b>TOTAL EVALUATION POINTS</b>		****	79.46	88.01	76.82	86.05	79.87	93.72
<b>RANKING</b>		****	6	2	7	3	5	1

\*\*\*\* The vendor did not submit the required documents therefore was not evaluated.

**SOUTH TEXAS COLLEGE  
PECAN CAMPUS - BUILDING J FLOORING REPLACEMENT  
PROJECT NO. 19-20-1038  
EVALUATION SUMMARY**

VENDOR	Continental Flooring Company	Diaz Floors and Interiors, Inc.	Holehomet, Ltd.	Ontiveros Floor Covering, LLC.	Tri-Gen Construction, LLC.	Vintage Tile & Stone, LLC.	W.E. Imhoff & Co., dba Intertech Flooring
<b>ADDRESS</b>							
<b>CITY/STATE/ZIP</b>							
<b>PHONE</b>	800-825-1221	956-787-0056	956-686-2901	956-961-4631	956-447-1048	956-631-8528	956-584-3592
<b>FAX</b>	800-553-8892	956-781-7917	956-686-2925	956-961-4632	956-447-2003	956-631-8526	956-584-2149
<b>CONTACT</b>	Christopher L. Coleman	Andres Diaz, Sr.	Michael C. Montalvo	Gregory Ontiveros	Juan J. Gonzalez	Elizabeth R. Govea	Vicente Garza
1	30.48	39.95	28.33	37.41	32.02	33.73	45
The Respondent's price proposal. (up to 45 points)	30.48	39.95	28.33	37.41	32.02	33.73	45
2	8.5	9	9	9	9	8.5	9
The Respondent's experience and reputation. (up to 10 points)	8	9	8	8	8	8	9
3	8.5	8	9	8	9	8.5	8.5
The quality of the Respondent's goods or services. (up to 10 points)	8	8	8	9	8	7	8
4	4	4	4	4	4	4	4
The Respondent's safety record (up to 5 points)	4	4	4	4	4	4	4
5	7	7	7	7	7	7	7
The Respondent's proposed personnel. (up to 8 points)	6	6	7	7	7	6	6
6	8	8	8	7.5	8	8	7
The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	8	7	7	7	7	6	8
7	5	5	5	5	5	5	5
The Respondent's organization and approach to the project. (up to 6 points)	5	4	5	5	5	4	5
8	7	7	7	7	7	7	7
The Respondent's time frame for completing the project. (up to 7 points)	7	7	7	7	7	7	7
<b>TOTAL EVALUATION POINTS</b>	79.46	88.01	76.82	86.05	81.07	79.87	93.72
<b>RANKING</b>	6	2	7	3	4	5	1

### Project Fact Sheet 3/4/2020

<b>Project Name:</b> District Wide Flooring Replacement - Pecan Campus Building J		<b>Project No.</b> 2020-029R				
<b>Funding Source(s):</b> Renewals & Replacements Fund		<u>Original Budget</u>	<u>Estimated Pecan Bldg J Budget</u>	<u>Actual Expenditures To Date</u>	<u>Variance of Amended Budget vs. Actual Expenditures To Date</u>	
		Construction: \$ 500,000 Design: - Miscellaneous: 4,000 FFE: - Technology: - <b>Total: \$ 504,000</b>	\$ 96,000 - 4,000 - - <b>\$ 104,000</b>	\$ 26,391 - 1,651 - - <b>\$ 28,042</b>	\$ 473,609 - 2,349 - - <b>\$ 475,958</b>	
<b>Architect:</b> N/A		<b>Board Approval of Schematic Design</b> N/A				
<b>Contractor:</b> TBD						
<b>STC FPC Project Manager:</b> Roberto Gomez		<b>Substantial Completion</b> TBD	<b>Board Acceptance</b> TBD			
		<b>Final Completion</b> TBD	<b>Board Acceptance</b> TBD			
<b>Project Description</b>		<b>Project Scope</b>				
Replacing various flooring material district wide due to flooring reaching their life expectancy. Request for Proposals or Request for Quotes are issued depending on the estimated construction cost.		Every fiscal year, different facilities are scheduled to have the flooring replaced. Maintenance developed a flooring priority schedule determining which flooring material needs to be replaced. Average six flooring replacements per fiscal year.				
<b>Projected Timeline</b>						
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
N/A	N/A	3/31/2020	5/18/2020	5/31/2020	6/15/2020	N/A
<b>Project Calendar of Expenditures by Fiscal Year</b>						
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Misc.</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>
2019-20	\$ 26,391	\$ -	\$ 1,651	\$ -	\$ -	\$ 28,042
<b>Project Total</b>	<b>\$ 26,391</b>	<b>\$ -</b>	<b>\$ 1,651</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 28,042</b>
<b>Current Agenda Item</b>						
3/10/20 Facilities Committee: Review and Recommend Action on Contracting Construction Services for the Pecan Campus South Academic Building J Flooring Replacement First Floor						
						

**Review and Recommend Action on Contracting Construction Services for the Nursing and Allied Health Campus West Entry Campus Sign**

Approval to contract construction services for the Nursing and Allied Health Campus West Entry Campus Sign Project will be requested at the March 31, 2020 Board meeting.

**Purpose**

The procurement of a contractor will provide for construction services necessary for the Nursing and Allied Health Campus West Entry Campus Sign Project.

**Scheduling Priority**

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

**Background**

The NAH West & Simulation Center Building B was built as part of the 2013 Bond Construction Program and a new northwest entrance and drive was provided as part of the site work. Appropriate signage is necessary to provide for the formal identification and presence of the newly expanded facilities along McColl Boulevard. Additional vehicular and pedestrian wayfinding signs will also be incorporated to provide information and guidance to navigate the various facilities on the campus.

On November 26, 2019, the Board authorized the installation and procurement of the West Entry Campus Sign. The Board also approved the addition of the additional vehicular wayfinding signs, which will be procured separately.

Solicitation of competitive sealed proposals for this project began on January 13, 2020. A total of five (5) sets of construction documents were issued to vendors. A total of two (2) proposals were received on January 23, 2020.

<b>Timeline for Solicitation of Competitive Sealed Proposals</b>	
January 13, 2020	Solicitation of competitive sealed proposals began.
January 23, 2020	Two (2) proposals were received.

One (1) response was incomplete and therefore was not evaluated. College staff reviewed and evaluated the competitive sealed proposal and recommend Limon Masonry, LLC as the highest ranked in the amount of \$58,800.



**Funding Source**

<b>Source of Funding</b>	<b>Estimated Budget</b>	<b>Highest Ranked Proposal Limon Masonry, LLC</b>	<b>Estimated Budget Variance</b>
Unexpended Construction Plant Fund	\$75,000	\$58,800	\$16,200
<b>Total Amount</b>	<b>\$75,000</b>	<b>\$58,800</b>	<b>\$16,200</b>

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

**Reviewers**

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

**Enclosed Documents**

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

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the March 31, 2020 Board meeting, to contract construction services with Limon Masonry, LLC in the amount of \$58,800 for the Nursing and Allied Health Campus West Entry Campus Sign Project as presented.



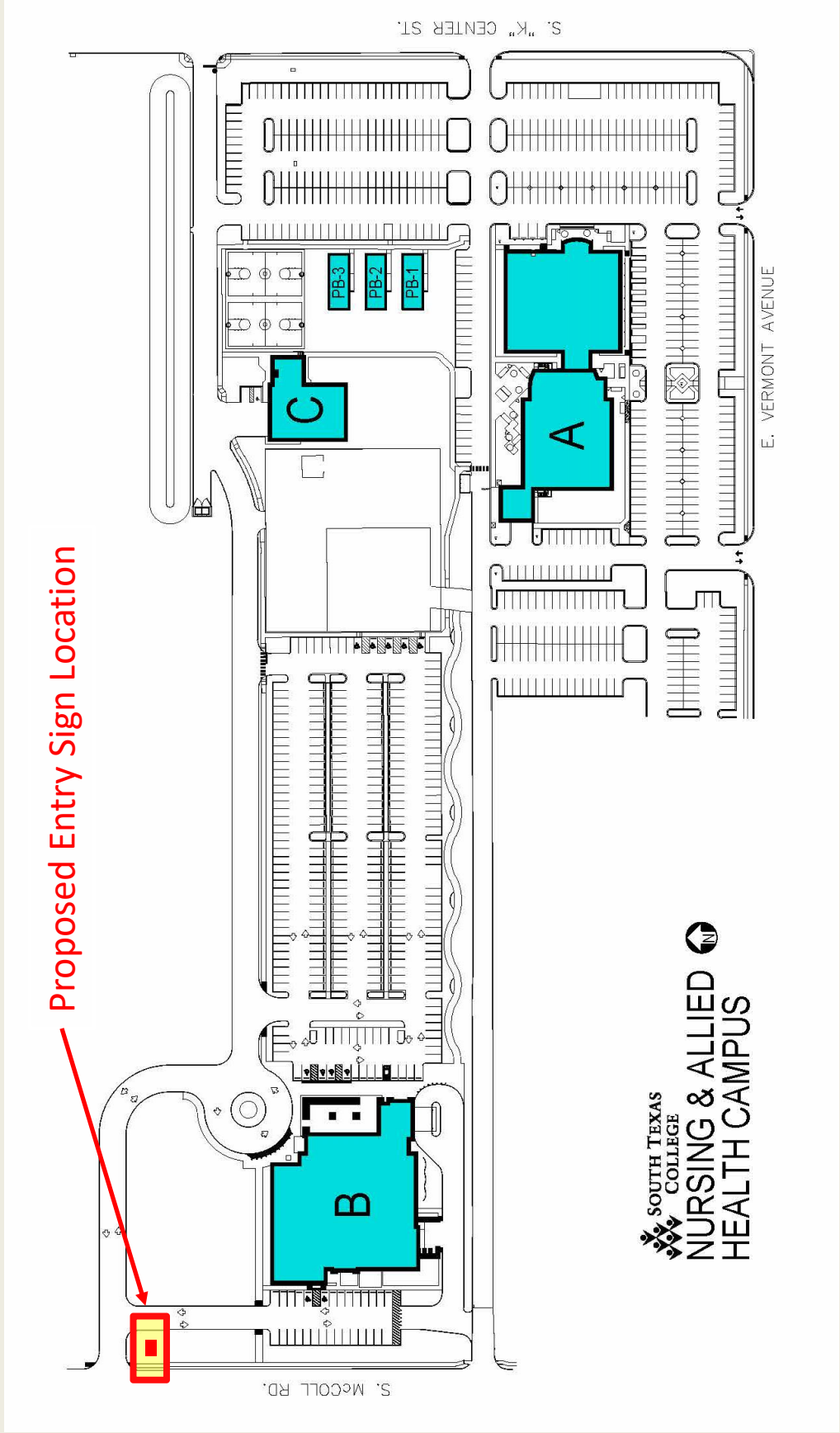
# **Dr. Ramiro R. Casso Nursing and Allied Health Campus**

**West Entry Campus Sign**

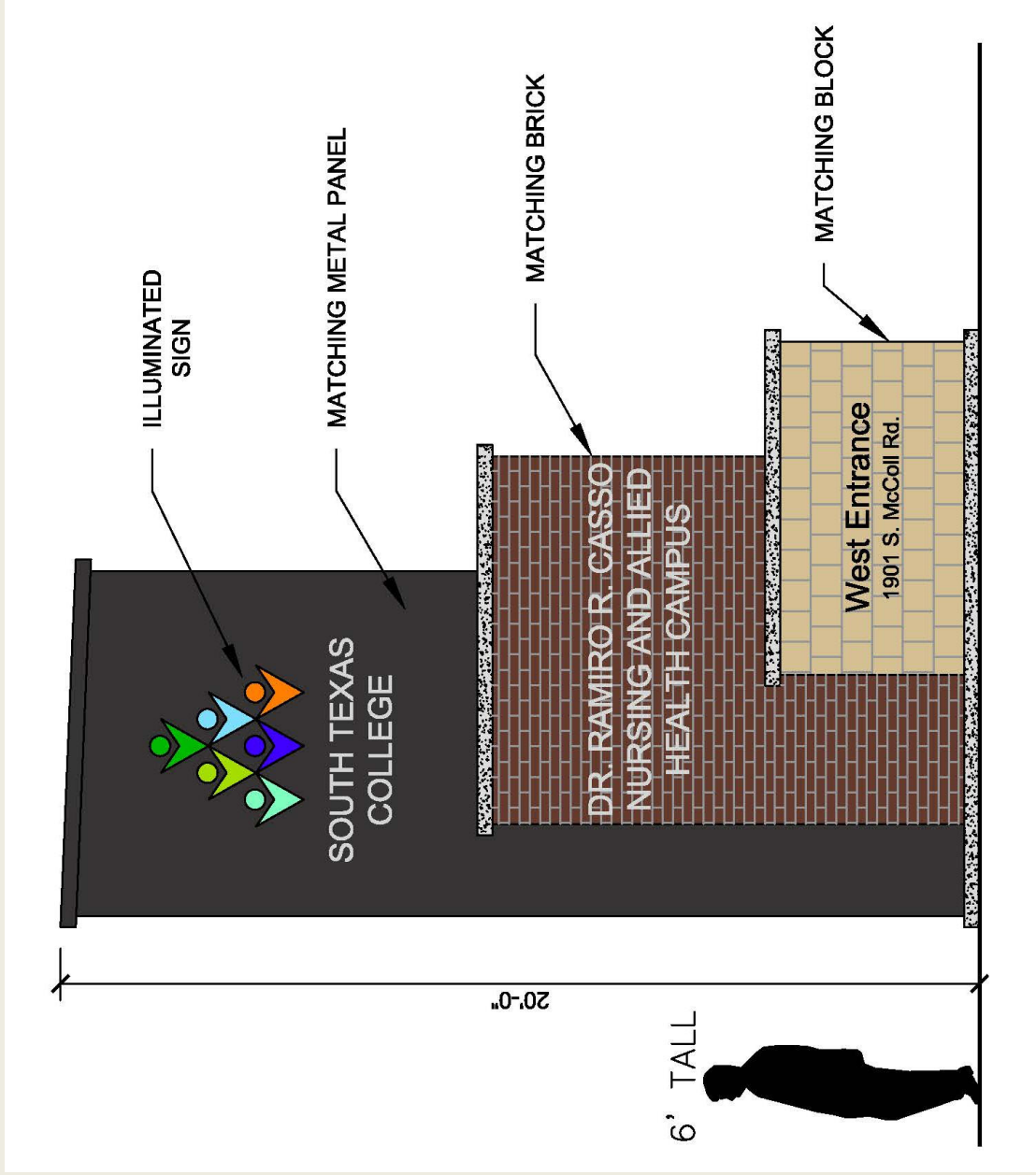


**SOUTH TEXAS  
COLLEGE**

# West Entry Campus Sign Proposed Project Site



# West Entry Campus Sign Proposed Project Design





# West Entry Campus Sign Proposed Project Location



# West Entry Campus Sign Proposed Scope & Budget



## Scope of work

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

## Estimated Total Project Budget

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

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

**SOUTH TEXAS COLLEGE  
NURSING ALLIED HEALTH CAMPUS – WEST ENTRY SIGN  
PROJECT NO. 19-20-1037**


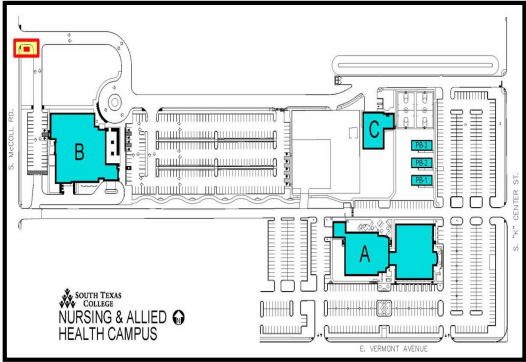
<b>NAME</b>	Limon Masonry, LLC.	National Signs, LLC.	
<b>ADDRESS</b>	614 E Frontage Rd	2611 El Camino St	
<b>CITY/STATE/ZIP</b>	Alamo, TX 78516	Houston, TX 77056	
<b>PHONE</b>	956-685-5252	713-863-0600	
<b>FAX</b>	956-258-5178		
<b>CONTACT</b>	Rolando Leal	Danae Stephenson	
<b>#</b>	<b>Description</b>	<b>Proposed</b>	<b>Proposed</b>
1	Nursing Allied Health Campus – West Entry Sign	\$ 58,800.00	\$ 73,292.50
2	Bid Bond	Yes	No
3	Begin Work Within	10 Days	No Response
4	Completion of Work Within	45 Calendar Days	No Response
<b>TOTAL AMOUNT PROPOSED</b>		\$ 58,800.00	\$ 73,292.50
<b>TOTAL EVALUATION POINTS</b>		86.32	****
<b>RANKING</b>		1	****

\*\*\*\*The vendor did not submit a bid bond, therefore was not evaluated.

**SOUTH TEXAS COLLEGE  
NURSING ALLIED HEALTH CAMPUS – WEST ENTRY SIGN  
PROJECT NO. 19-20-1037  
EVALUATION SUMMARY**

<b>VENDOR</b>		Limon Masonry, LLC.	
<b>ADDRESS</b>		614 E Frontage Rd	
<b>CITY/STATE/ZIP</b>		Alamo, TX 78516	
<b>PHONE</b>		956-685-5252	
<b>FAX</b>		956-258-5178	
<b>CONTACT</b>		Rolando Leal	
1	The Respondent's price proposal. (up to 45 points)	45	45
		45	
		45	
2	The Respondent's experience and reputation. (up to 10 points)	8	8.33
		8	
		9	
3	The quality of the Respondent's goods or services. (up to 10 points)	8	8
		8	
		8	
4	The Respondent's safety record (up to 5 points)	3.5	3.83
		4	
		4	
5	The Respondent's proposed personnel. (up to 8 points)	3	4
		5	
		4	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	7	7.83
		8	
		8.5	
7	The Respondent's organization and approach to the project. (up to 6 points)	2	2.33
		3	
		2	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7
		7	
		7	
<b>TOTAL EVALUATION POINTS</b>		86.32	
<b>RANKING</b>		1	

### Project Fact Sheet 3/5/2020

<b>Project Name:</b> Nursing and Allied Health Campus - West Entry Campus Sign		<b>Project No.</b> 2019-013C				
<b>Funding Source(s):</b> Unexpended Plant Fund	<u>Original Budget</u>		<u>Actual Expenditures To Date</u>			
	<u>Variance of Original Budget vs. Actual Expenditures To Date</u>					
	Construction: \$ 75,000		\$ 75,000			
	Design: -		-			
	Miscellaneous: 1,000		820			
	FFE: -		-			
	Technology: -		-			
	<b>Total: \$ 76,000</b>		<b>\$ 820</b>			
<b>Architect:</b> N/A	<b>Board Approval of Schematic Design</b> 11/26/2019					
<b>Contractor:</b> TBD						
<b>STC FPC Project Manager:</b> David Valdez	<b>Substantial Completion</b> TBD	<b>Board Acceptance</b>	TBD			
	<b>Final Completion</b> TBD	<b>Board Acceptance</b>	TBD			
<b>Project Description</b>		<b>Project Scope</b>				
The installation of an monument sign at the main entrance to campus.		Installation of a pre-fabricated metal sign with it's associated masonry.				
<b>Projected Timeline</b>						
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
N/A	11/26/2019	3/31/2020	4/15/2020	7/15/2020	8/15/2020	N/A
<b>Project Calendar of Expenditures by Fiscal Year</b>						
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Misc.</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>
2019-20	\$ -	\$ -	\$ 820	\$ -	\$ -	\$ 820
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 820</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 820</b>
<b>Current Agenda Item</b>						
3/10/20 Facilities Committee: Review and Recommend Action on Contracting Construction Services for the Nursing and Allied Health Campus West Entry Campus Sign						
 <p style="text-align: center;">Rendering</p>						



## **Review and Recommend Action on Contracting Construction Services for the Mid Valley Campus Existing Thermal Plant Demolition**

Approval to contract construction services for the Mid Valley Campus Existing Thermal Plant Demolition Project will be requested at the March 31, 2020 Board meeting.

### **Purpose**

The procurement of a contractor will provide for construction services necessary for the Mid Valley Campus Existing Thermal Plant Demolition Project.

### **Scheduling Priority**

This project was originally submitted as a renovation project and has been reviewed by the Facilities Planning & Construction department, the President's Cabinet, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project is scheduled as a non-educational space improvement to demolish an obsolete facility.

### **Background**

As part of the 2013 Bond Construction Program, the new Mid Valley Campus Physical Plant Building J was constructed to replace the existing outdoor thermal plant. On October 30, 2018, Rike Ogden Figueroa Alex Architects, Inc. (ROFA) was contracted to perform design work for renovating the existing outdoor thermal plant, and instead recommended to demolish the structure due to the existing wall conditions and the associated costs to renovate the space.

Solicitation of competitive sealed proposals for this project began on January 27, 2020. A total of nine (9) sets of construction documents were issued to vendors. A total of three (3) proposals were received on February 13, 2020.

<b>Timeline for Solicitation of Competitive Sealed Proposals</b>	
January 27, 2020	Solicitation of competitive sealed proposals began.
February 13, 2020	Three (3) proposals were received.

College staff reviewed and evaluated the competitive sealed proposals and recommend R. L. Abatement, Inc. as the highest ranked in the amount of \$33,000.

**Funding Source**

<b>Source of Funding</b>	<b>Revised Estimated Budget</b>	<b>Highest Ranked Proposal R. L. Abatement, Inc.</b>	<b>Estimated Budget Variance</b>
Unexpended Construction Plant Fund	\$67,200	\$33,000	\$34,200
<b>Total Amount</b>	<b>\$67,200</b>	<b>\$33,000</b>	<b>\$34,200</b>

The original construction budget to renovate the existing thermal plant was \$160,000, but was revised to \$67,200 based on the architect’s recommendation to demolish the facility. The architect provided the revised estimated cost to perform the demolition work.

Funds for the Mid Valley Campus Existing Thermal Plant Demolition Project 2017-012C are budgeted in the Unexpended Construction Plant Fund for available use in fiscal year 2019-2020. A remaining budget balance of the FY20 Unexpended Plant Fund considering this month’s proposed project may be found under the agenda item titled Update on Status of Unexpended Plant Fund Construction and Renewals & Replacements Projects.

**Reviewers**

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

**Enclosed Documents**

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

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the March 31, 2020 Board meeting, to contract construction services with R. L. Abatement, Inc. in the amount of \$33,000 for the Mid Valley Campus Existing Thermal Plant Demolition Project as presented.



## Mid Valley Campus

Existing Thermal Plant Demolition

RFP#19-20-1031



SOUTH TEXAS  
COLLEGE

# Existing Thermal Plant Demolition Project Proposed Site



PROJECT  
LOCATION

# Existing Thermal Plant Demolition

## PHOTOS





# Existing Thermal Plant Demolition Proposed Scope & Budget



## **Requested by**

MVC Site Coordinator as covered storage. After Architectural/ Structural review, it was recommended to be demolished.

## **Scope of work**

Existing Thermal plant to be demolished. Area to be cleaned of all debris, with new landscaping / irrigation. Existing Electrical to be re-routed and all abandoned chill water lines to be removed and capped.

## **Estimated Total Project Budget**

Demolition	\$67,200
Design	8,000
Miscellaneous	3,200
<u>Technology</u>	<u>4,000</u>
Total Project Budget	<b>\$82,400</b>

**SOUTH TEXAS COLLEGE  
MID VALLEY CAMPUS EXISTING THERMAL PLANT DEMOLITION  
PROJECT NO. 19-20-1031**


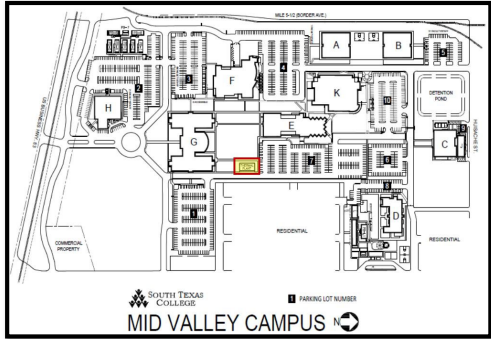
<b>NAME</b>	Noble Texas Builders, LLC.	R. E. Friedrichs, Co.	R. L. Abatement, Inc.
<b>ADDRESS</b>	108 S Main St	3409 S Jackson Rd	P O Box 332
<b>CITY/STATE/ZIP</b>	La Feria, TX 78559	Pharr, TX 78577	Weslaco, TX 78599
<b>PHONE</b>	956-277-0708	956-687-8261	956-968-2265
<b>FAX</b>	956-277-0705	956-687-6164	956-968-3301
<b>CONTACT</b>	Alfredo Garcia, Jr.	Austin C. Friedrichs	Roberto Valladares, Jr.
<b>#</b>	<b>Description</b>	<b>Proposed</b>	<b>Proposed</b>
1	Mid Valley Campus Thermal Plant Demolition	\$ 64,000.00	\$ 68,000.00
2	Bid Bond Provided	Yes	Yes
3	Begin Work Within	5 Working Days	10 Working Days
4	Completion of Work Within	25 Calendar Days	60 Calendar Days
<b>TOTAL AMOUNT PROPOSED</b>		\$ 64,000.00	\$ 68,000.00
<b>TOTAL EVALUATION POINTS</b>		70.53	61.32
<b>RANKING</b>		2	3
			91
			1

**SOUTH TEXAS COLLEGE  
MID VALLEY CAMPUS EXISTING THERMAL PLANT DEMOLITION  
PROJECT NO. 19-20-1031  
EVALUATION SUMMARY**

<b>VENDOR</b>		Noble Texas Builders, LLC.	R. E. Friedrichs, Co.	R. L. Abatement, Inc.			
<b>ADDRESS</b>		108 S Main St	3409 S Jackson Rd	P O Box 332			
<b>CITY/STATE/ZIP</b>		La Feria, TX 78559	Pharr, TX 78577	Weslaco, TX 78599			
<b>PHONE</b>		956-277-0708	956-687-8261	956-968-2265			
<b>FAX</b>		956-277-0705	956-687-6164	956-968-3301			
<b>CONTACT</b>		Alfredo Garcia, Jr.	Austin C. Friedrichs	Roberto Valladares, Jr.			
1	The Respondent's price proposal. (up to 45 points)	23.2	23.2	21.83	21.83	45	45
		23.2		21.83		45	
		23.2		21.83		45	
		23.2		21.83		45	
		23.2		21.83		45	
2	The Respondent's experience and reputation. (up to 10 points)	9	8.7	8.5	7.5	9	7.8
		8		7		9	
		8		6		9	
		9		8		6	
		9.5		8		6	
3	The quality of the Respondent's goods or services. (up to 10 points)	9	8.7	8.5	7.9	9.5	8.7
		8		7		9	
		8.5		7		9	
		9		8.5		8	
		9		8.5		8	
4	The Respondent's safety record (up to 5 points)	5	4.5	5	4.3	4.5	3.9
		5		4		5	
		4.5		4		4	
		4		4		3	
		4		4.5		3	
5	The Respondent's proposed personnel. (up to 8 points)	7	6.9	6	6.5	7	6.7
		7		6		7	
		6.5		6.5		7.5	
		7		7		6	
		7		7		6	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	8	7.8	5	6.5	8.5	7.5
		7		7		7	
		8		6.5		8	
		8		7		7	
		8		7		7	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	4.9	5	4.3	5	4.4
		5		4		5	
		4.5		4		5	
		5		4		4	
		5		4.5		3	
8	The Respondent's time frame for completing the project. (up to 7 points)	5.83	5.83	2.49	2.49	7	7
		5.83		2.49		7	
		5.83		2.49		7	
		5.83		2.49		7	
		5.83		2.49		7	
<b>TOTAL EVALUATION POINTS</b>		70.53		61.32		91	
<b>RANKING</b>		2		3		1	

## Project Fact Sheet

### 3/4/2020

<b>Project Name:</b> Mid Valley Campus - Thermal Plant Building Renovation		<b>Project No.</b> 2017-012C				
<b>Funding Source(s):</b> Unexpended Plant Fund			<b>Actual</b>	<b>Variance of Amended</b>		
			<b>Amended</b>	<b>Expenditures</b>		
			<b>Budget</b>	<b>To Date</b>		
			<b>Budget vs. Actual</b>			
			<b>Expenditures To Date</b>			
			<b>Expenditures To Date</b>			
		<b>Original Budget</b>				
Construction:		\$ 160,000	\$ 67,200	\$ -		
Design:		16,000	8,000	4,163		
Miscellaneous:		4,812	3,200	1,422		
FFE:		-	-	-		
Technology:		6,000	4,000	-		
<b>Total:</b>		<b>\$ 186,812</b>	<b>\$ 82,400</b>	<b>\$ 5,584</b>		
<b>Architect:</b>	Rike Ogden Figueroa Allex Architects, Inc. - 10/30/18					
<b>Contractor:</b>	TBD					
		<b>Board Approval of Schematic Design</b> N/A				
<b>STC FPC Project Manager:</b>	Samuel Saldana					
		<b>Substantial Completion</b> TBD <b>Board Acceptance</b> TBD				
		<b>Final Completion</b> TBD <b>Board Acceptance</b> TBD				
<b>Project Description</b>		<b>Project Scope</b>				
The existing Thermal Plant was requested to be renovated as an unconditioned covered space and used as a storage area for the Mid Valley Campus. The feasibility and cost for renovation vs the cost of demolishing the space had been requested. It was recommendation by the Architects to have the space demolished.		Existing Thermal Plant to be demolished. Area will be cleaned, landscaped, and irrigated.				
<b>Projected Timeline</b>						
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
10/30/2018	8/27/2019	3/31/2020	5/1/2020	6/1/2020	7/1/2020	N/A
<b>Project Calendar of Expenditures by Fiscal Year</b>						
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Misc.</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>
2018-19	\$ -	\$ 833	\$ 1,012	\$ -	\$ -	\$ 1,844
2019-20		\$ 3,330	\$ 410			\$ 3,740
<b>Project Total</b>	<b>\$ -</b>	<b>\$ 4,163</b>	<b>\$ 1,422</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,584</b>
<b>Current Agenda Item</b>						
3/10/20 Facilities Committee: Review and Recommend Action on Contracting Construction Services for the Mid Valley Campus Existing Outdoor Thermal Plant Demolition						
						

## **Review and Recommend Action on Contracting Construction Services for the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas**

Approval to contract construction services for the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas Project will be requested at the March 31, 2020 Board meeting.

### **Purpose**

The procurement of a contractor will provide for construction services necessary for the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas Project.

### **Scheduling Priority**

This project was planned as re-purpose project due to the Admissions & Records staff moving to the new Student Enrollment Center as part of the 2013 Bond Construction Program and has been reviewed by the Facilities Planning & Construction department, the President's Cabinet, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project is scheduled as a noneducational space improvement to relocate Student Services department staff and Cashiers department staff.

### **Background**

As part of the 2013 Bond Construction Program, the Mid Valley Campus Student Union Building F was expanded and included a new Student Enrollment Center space into which the Admissions & Records department was planned to relocate. The Cashiers department has been planned to occupy the vacated Admissions & Records space to accommodate the growth in the department. In addition, the Career & Employer Services department would relocate to the vacated Cashiers space to create a permanent presence on the campus. The existing vacated spaces need to be renovated and redesigned to accommodate the functions of the relocated departments.

On October 30, 2018, the Board approved Rike Ogden Figueroa Alex Architects, Inc. (ROFA) to perform design work for the renovation. On August 27, 2019, the Board approved the schematic design from ROFA, and authorized the solicitation of construction services.

Solicitation of competitive sealed proposals for this project began on January 27, 2020. A total of four (4) sets of construction documents were issued to plan rooms and four (4) to a general contractor. A total of four (4) proposals were received on February 13, 2020.



<b>Timeline for Solicitation of Competitive Sealed Proposals</b>	
January 27, 2020	Solicitation of competitive sealed proposals began.
February 13, 2020	Four (4) proposals were received.

College staff reviewed and evaluated the competitive sealed proposals and recommend Noble Texas Builders as the highest ranked in the amount of \$289,400.

**Funding Source**

<b>Source of Funding</b>	<b>Estimated Budget</b>	<b>Highest Ranked Proposal Noble Texas Builders</b>	<b>Estimated Budget Variance</b>
Unexpended Construction Plant Fund	\$200,000	\$289,400	(\$89,400)
<b>Total Amount</b>	<b>\$200,000</b>	<b>\$289,400</b>	<b>(\$89,400)</b>

Funds for the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas Project 2019-009C are budgeted in the Unexpended Construction Plant Fund for available use in fiscal year 2019-2020.

This project is \$89,400 over budget. Additional funds are available in savings from another project at the Mid Valley Campus.

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 Construction and Renewals & Replacements Projects.

**Reviewers**

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

**Enclosed Documents**

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

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the March 31, 2020 Board meeting, to contract construction services with Noble Texas Builders in the amount of \$289,400 for the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas Project as presented.



**Mid Valley Campus  
Student Union Building F  
Renovation of Cashiers and Career &  
Employer Services Areas  
RFP#19-20-1030**

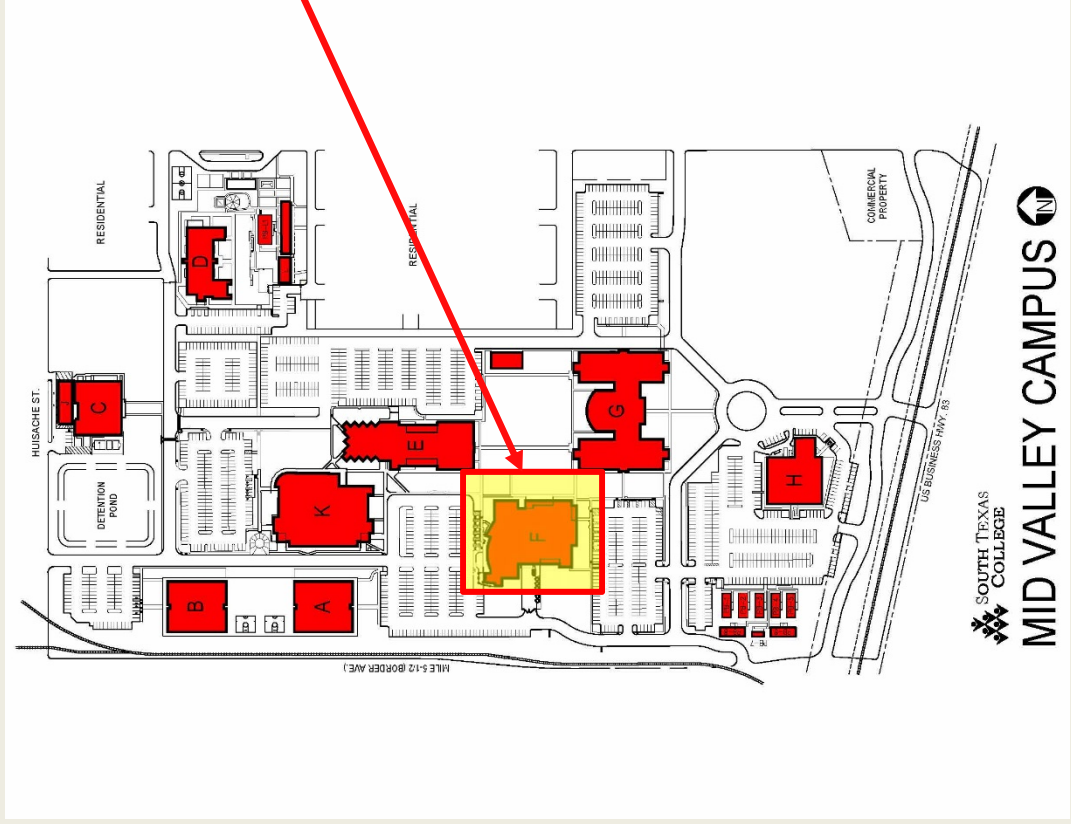


**SOUTH TEXAS  
COLLEGE**



# Student Union Building F Renovation of Cashiers and Career & Employer Services Areas Project Proposed Site

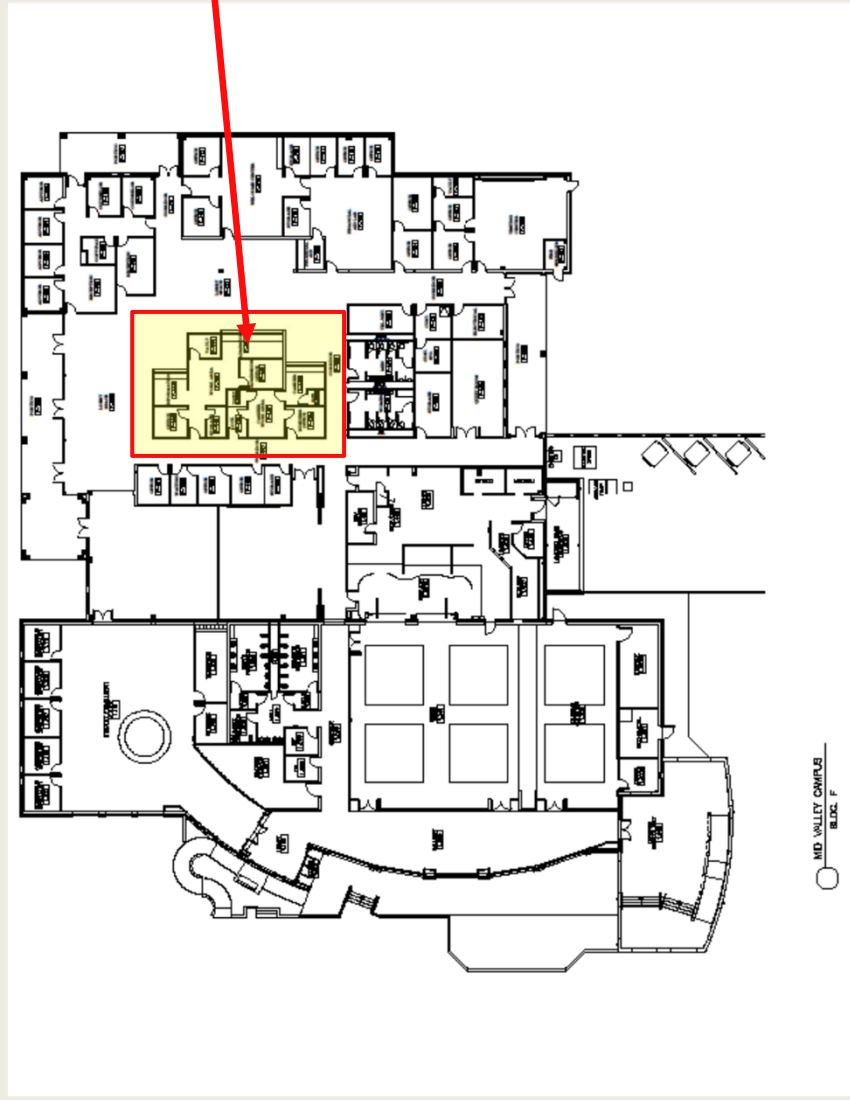
Mid Valley Campus  
Student Union Building F  
Renovation of Cashiers and  
Career & Employer Services  
Areas



PROJECT  
LOCATION



# Student Union Building F Renovation of Cashiers and Career & Employer Services Areas Project Proposed Location



Student Union  
BUILDING F

# Student Union Building F Renovation of Cashiers and Career & Employer Services Areas Interior Photos







# Student Union Building F Renovation of Cashiers and Career & Employer Services Areas Proposed Scope & Budget

## Requested by

Cashiers and Career Placement Departments

## Scope of work

1. Old Admissions area to be renovated for the New Cashiers area and New Career placement offices and lab.

## Estimated Total Project Budget

Construction	\$200,000
Design	20,000
Miscellaneous	5,000
FFE	80,000
Technology	50,000
<b>Total Project Budget</b>	<b>\$ 355,000</b>

**SOUTH TEXAS COLLEGE  
MID VALLEY CAMPUS BUILDING F STUDENT SERVICES RENOVATION  
PROJECT NO. 19-20-1030**

<b>NAME</b>	Holchemont, Ltd.	NM Contracting, LLC.	Noble Texas Builders, LLC.	Tri-Gen Construction, LLC.
<b>ADDRESS</b>	900 N Main St	2022 Orchid Ave	108 S Main St	2900 N Texas Blvd Ste 201
<b>CITY/STATE/ZIP</b>	McAllen, TX 78501	McAllen, TX 78504	La Feria, TX 78559	Weslaco, TX 78599
<b>PHONE</b>	956-686-2901	956-631-5667	956-277-0708	956-447-1048
<b>FAX</b>	956-686-2925	956-627-3959	956-277-0705	956-447-2003
<b>CONTACT</b>	Michael C. Montalvo	Noel Muñoz	Alfredo Garcia, Jr.	Juan J. Gonzalez
<b>#</b>	<b>Description</b>	<b>Proposed</b>	<b>Proposed</b>	<b>Proposed</b>
1	Mid Valley Campus Building F - Student Services Renovation	\$ 347,000.00	\$ 378,000.00	\$ 289,400.00
2	Bid Bond Provided	Yes	Yes	Yes
3	Begin Work Within	10 Working Days	5 Working Days	8 Working Days
4	Completion of Work Within	110 Calendar Days	120 Calendar Days	100 Calendar Days
<b>TOTAL AMOUNT PROPOSED</b>		\$ 347,000.00	\$ 378,000.00	\$ 289,400.00
<b>TOTAL EVALUATION POINTS</b>		83.83	73.09	95.4
<b>RANKING</b>		2	3	1


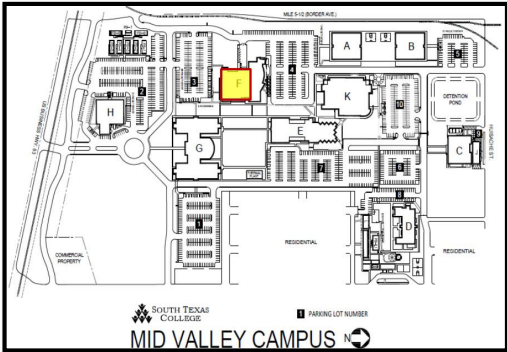
\*\*\*The vendor did not submit the required forms therefore was not evaluated.

**SOUTH TEXAS COLLEGE  
MID VALLEY BUILDING F - STUDENT SERVICES RENOVATION  
PROJECT NO. 19-20-1030  
EVALUATION SUMMARY**

<b>VENDOR</b>		Holchemont, Ltd.	NM Contracting, LLC.	Noble Texas Builders, LLC.			
<b>ADDRESS</b>		900 N Main St	2022 Orchid Ave	108 S Main St			
<b>CITY/STATE/ZIP</b>		McAllen, TX 78501	McAllen, TX 78504	La Feria, TX 78559			
<b>PHONE</b>		956-686-2901	956-631-5667	956-277-0708			
<b>FAX</b>		956-686-2925	956-627-3959	956-277-0705			
<b>CONTACT</b>		Michael C. Montalvo	Noel Muñoz	Alfredo Garcia, Jr.			
1	The Respondent's price proposal. (up to 45 points)	37.53	37.53	34.45	34.45	45	45
		37.53		34.45		45	
		37.53		34.45		45	
		37.53		34.45		45	
		37.53		34.45		45	
2	The Respondent's experience and reputation. (up to 10 points)	9	8.2	5	6.1	9	9.15
		7		5		9	
		8		5		9	
		8		7		9	
		9		8.5		9.75	
3	The quality of the Respondent's goods or services. (up to 10 points)	9	8.45	5	6.1	9	8.9
		7		5		8	
		8		5		8.5	
		9		7		9	
		9.25		8.5		10	
4	The Respondent's safety record (up to 5 points)	4	4	2	3.6	4.5	4.4
		4		3		5	
		4		4		4.5	
		4		4		4	
		4		5		4	
5	The Respondent's proposed personnel. (up to 8 points)	7	7.05	4	5.8	7.5	7.3
		7		5		7	
		7		5.5		7.5	
		7		7		7	
		7.25		7.5		7.5	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	6	7.05	8	7	9	8.4
		6		6		8	
		7		5		8	
		8		8		8	
		8.25		8		9	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	5.25	3	4	5.5	5.25
		5		4		5	
		5		4		5	
		5.5		4		5	
		5.75		5		5.75	
8	The Respondent's time frame for completing the project. (up to 7 points)	6.3	6.3	6.04	6.04	7	7
		6.3		6.04		7	
		6.3		6.04		7	
		6.3		6.04		7	
		6.3		6.04		7	
<b>TOTAL EVALUATION POINTS</b>		83.83		73.09		95.4	
<b>RANKING</b>		2		3		1	

## Project Fact Sheet

### 3/6/2020

<b>Project Name:</b> MV Campus - Student Union Building F Renovation		<b>Project No.</b> 2019-009C				
<b>Funding Source(s):</b> Unexpended Plant Fund	<u>Original Budget</u>		<u>Contracted Budget</u>	<u>Actual Expenditures To Date</u>	<u>Variance of Contracted Budget vs. Actual Expenditures To Date</u>	
	Construction:	\$ 200,000	\$ -	\$ -	\$ -	
	Design:	20,000	18,500	13,875	4,625	
	Miscellaneous:	5,000	2,752	1,662	1,090	
	FFE:	80,000	-	-	-	
	Technology:	50,000	-	-	-	
<b>Total:</b>	<b>\$ 355,000</b>	<b>\$ 21,252</b>	<b>\$ 15,537</b>	<b>\$ 5,715</b>		
<b>Architect:</b> Rike Ogden Figueroa Allex Architects, Inc. - 10/30/18	<b>Board Approval of Schematic Design</b> 08/27/2019					
<b>Contractor:</b> TBD						
<b>STC FPC Project Manager:</b> Samuel Saldana			<b>Substantial Completion</b> TBD		<b>Board Acceptance</b> TBD	
	<b>Final Completion</b> TBD		<b>Board Acceptance</b> TBD			
<b>Project Description</b>			<b>Project Scope</b>			
This project will be a renovation to the existing Cashiers and Admissions area in the Student Union Building F.			Project scope includes the renovation of the cashiers and admissions area of the Student Union Building F. It will be renovated to create a larger space for the cashiers department, which will include a new SPIRIT office, supervisors office, work area, storage area, and payment lab. Career and Employer services will move into the cashiers area to create a small computer lab, reception area, small storage area, offices, and interview room.			
<b>Projected Timeline</b>						
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
10/30/2018	8/27/2019	3/31/2020	5/1/2020	9/1/2020	10/1/2020	11/1/2020
<b>Project Calendar of Expenditures by Fiscal Year</b>						
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Misc.</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>
2018-19	\$ -	\$ 2,775	\$ 1,252	\$ -	\$ -	\$ 4,027
2019-20		\$ 11,100	\$ 410			\$ 11,510
<b>Project Total</b>	<b>\$ -</b>	<b>\$ 13,875</b>	<b>\$ 1,662</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,537</b>
<b>Current Agenda Item</b>						
3/10/20 Facilities Committee: Review and Recommend Action on Contracting Construction Services for the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas						
						

**Review and Recommend Action on Contracting Construction Services for the District Wide Exterior Building Lettering**

Approval to contract construction services for the District Wide Exterior Building Lettering Project will be requested at the March 31, 2020 Board meeting.

**Purpose**

The procurement of a contractor will provide for construction services necessary for the District Wide Exterior Building Lettering Project.

**Scheduling Priority**

This is a renewals & replacements project and has been reviewed by the Facilities Planning & Construction department, the President's Cabinet, and the Coordinated Operations Council. This project is scheduled as a routine exterior improvement to update exterior building lettering to match the current building names of the existing facilities.

**Background**

On May 29, 2018, the Board approved the building names for the 2013 Bond Construction buildings, and the existing buildings throughout the district. Some of the existing building lettering has to be updated to match the approved building names.

Solicitation of competitive sealed proposals for this project began on January 21, 2020. A total of five (5) sets of construction documents were issued to general contractors. A total of one (1) proposal was received on February 5, 2020.

<b>Timeline for Solicitation of Competitive Sealed Proposals</b>	
January 21, 2020	Solicitation of competitive sealed proposals began.
February 5, 2020	One (1) proposal was received.

College staff reviewed and evaluated the competitive sealed proposal and recommend Fastsigns as the highest ranked in the amount of \$48,679.90.

**Funding Source**

<b>Source of Funding</b>	<b>Estimated Budget</b>	<b>Highest Ranked Proposal Fastsigns</b>	<b>Estimated Budget Variance</b>
Renewals & Replacements Fund	\$50,000	\$48,679.90	\$1,320.10
<b>Total Amount</b>	<b>\$50,000</b>	<b>\$48,679.90</b>	<b>\$1,320.10</b>



Funds for the District Wide Exterior Building Lettering Project 2020-012R are available in the Renewals & Replacements Fund for available use in fiscal year 2019-2020. A remaining budget balance of the FY20 Renewals & Replacements Fund considering this month's proposed project may be found under the agenda item titled Update on Status of Unexpended Plant Fund Construction and Renewals & Replacements Projects.

**Reviewers**

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

**Enclosed Documents**

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

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the March 31, 2020 Board meeting, to contract construction services with Fastsigns in the amount of \$48,679.90 for the District Wide Exterior Building Lettering Project as presented.

# District Wide Exterior Building Lettering Pecan Campus Buildings A & D Address Locations



PROPOSED LOCATIONS  
ADMINISTRATION  
BUILDINGS  
A and D



# District Wide Exterior Building Lettering Pecan Campus Building G Letter Locations



# District Wide Exterior Building Lettering Pecan Campus Building L Letter Locations



# District Wide Exterior Building Lettering Pecan Campus Building T Letter Locations



**■ PROPOSED LOCATIONS  
SOCIAL SCIENCES  
BUILDING T**

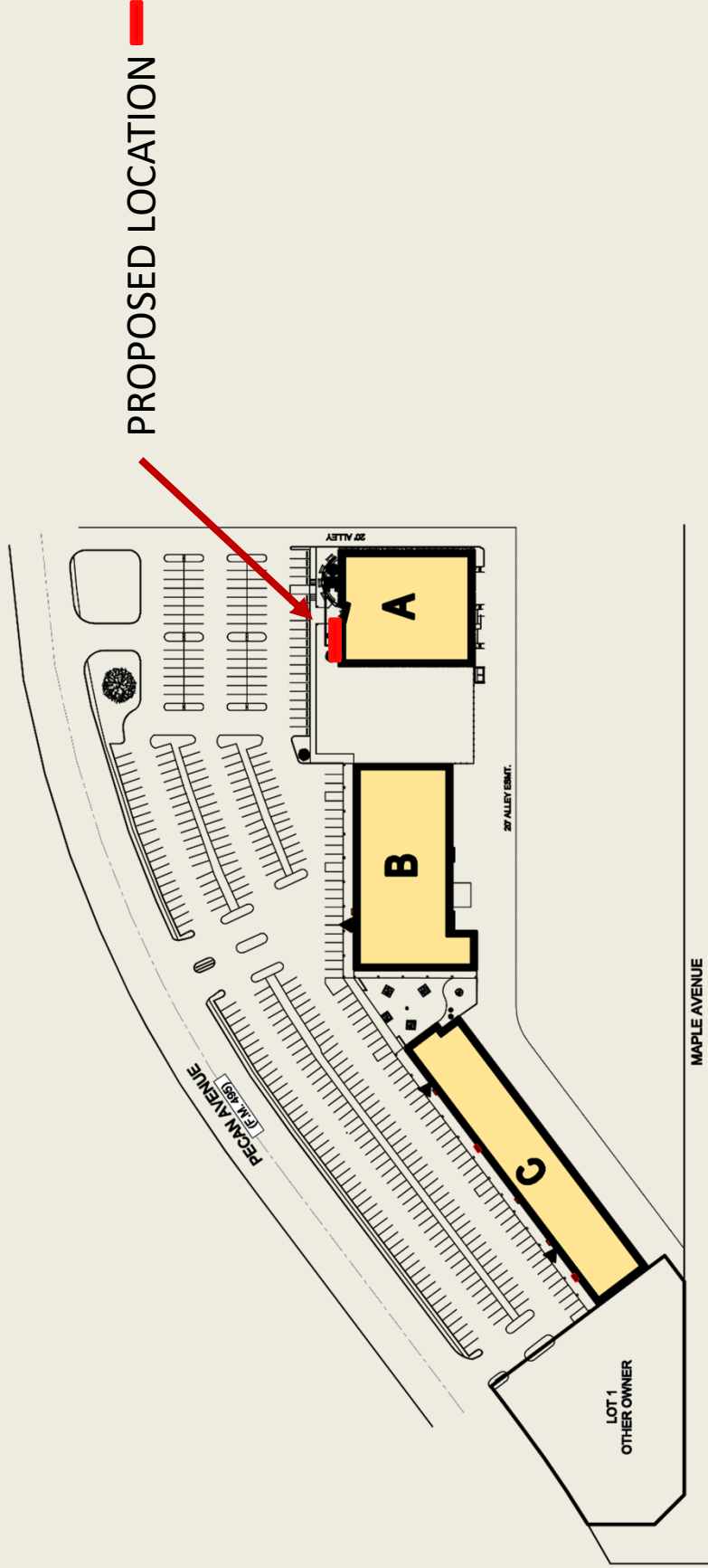


# District Wide Exterior Building Lettering Pecan Campus Building V Address Location



**■ PROPOSED ADDRESS  
LOCATION GENERAL  
ACADEMIC BUILDING V**

# District Wide Exterior Building Lettering Pecan Plaza Building A Letter Location

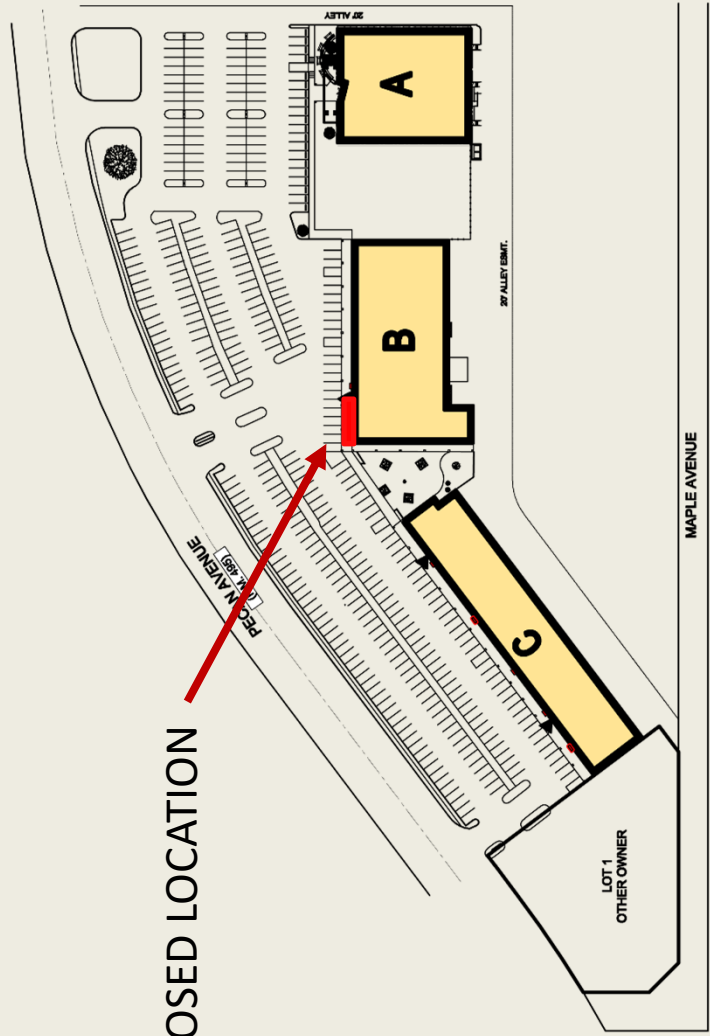


**PECAN PLAZA**  
**HUMAN RESOURCES BUILDING**  
**A**  
PROPOSED EXTERIOR  
BUILDING LETTERS AND LOCATION





# District Wide Exterior Building Lettering Pecan Plaza Building B Letter Location



— PROPOSED LOCATION

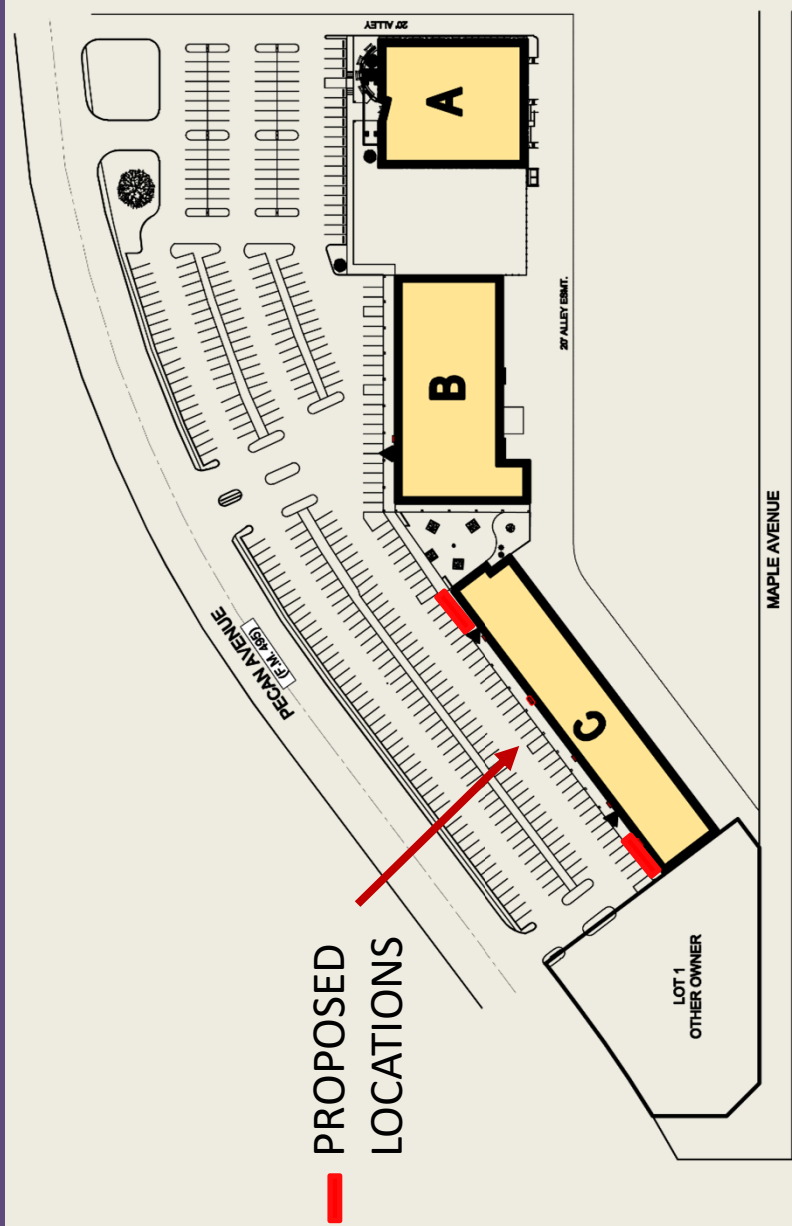
**PECAN PLAZA  
EAST BUILDING  
B**

PROPOSED EXTERIOR  
BUILDING LETTERS AND LOCATION





# District Wide Exterior Building Lettering Pecan Plaza Building C Letter Locations



**PECAN PLAZA**  
**WEST BUILDING**  
**C**

PROPOSED EXTERIOR  
 BUILDING LETTERS AND LOCATIONS





# District Wide Exterior Building Lettering Mid-Valley Campus Building C Letter Location



PROPOSED LOCATION

**MID-VALLEY CAMPUS  
KINESIOLOGY AND RECREATIONAL CENTER  
BUILDING C  
PROPOSED EXTERIOR  
BUILDING LETTERS AND LOCATIONS**





# District Wide Exterior Building Lettering Mid-Valley Campus Building F Letter Locations

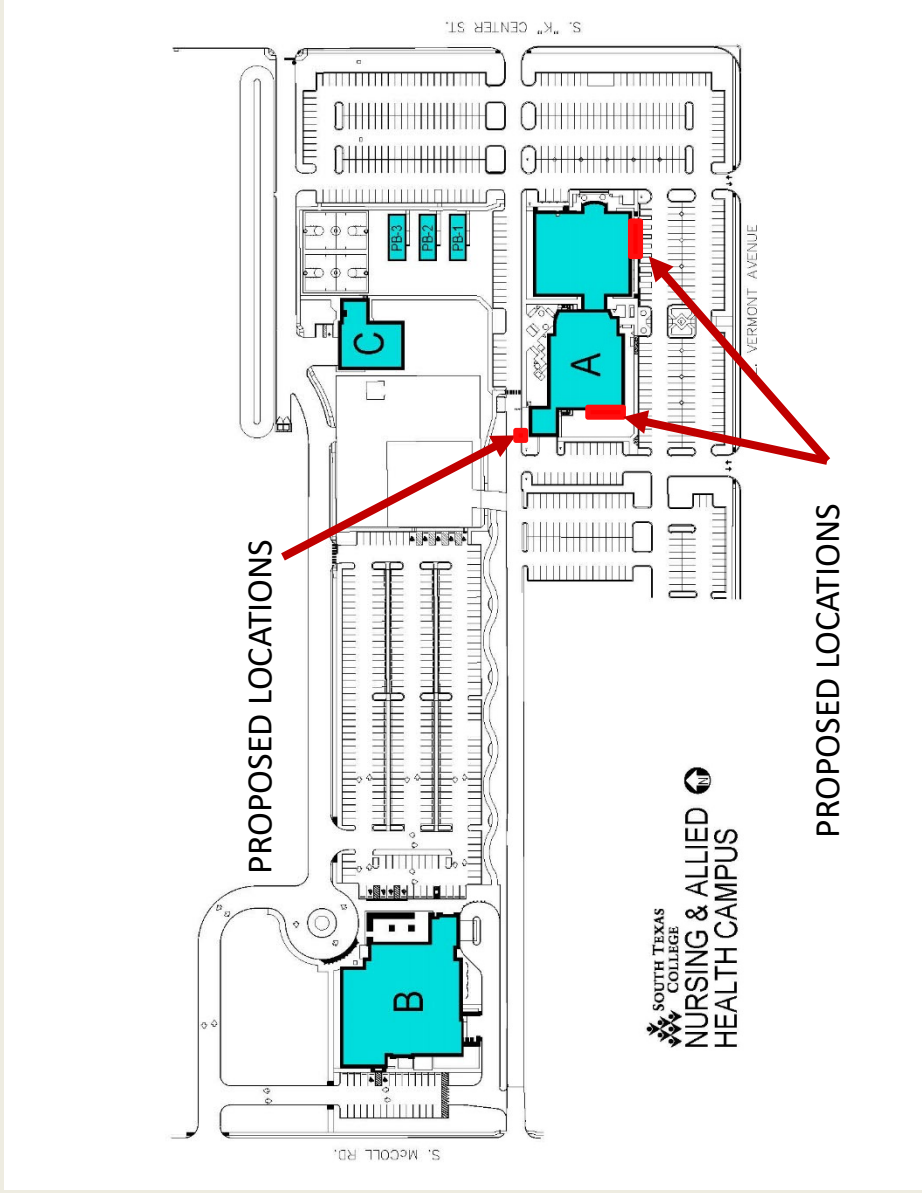


**PROPOSED LOCATIONS** —

## MID-VALLEY CAMPUS STUDENT UNION BUILDING

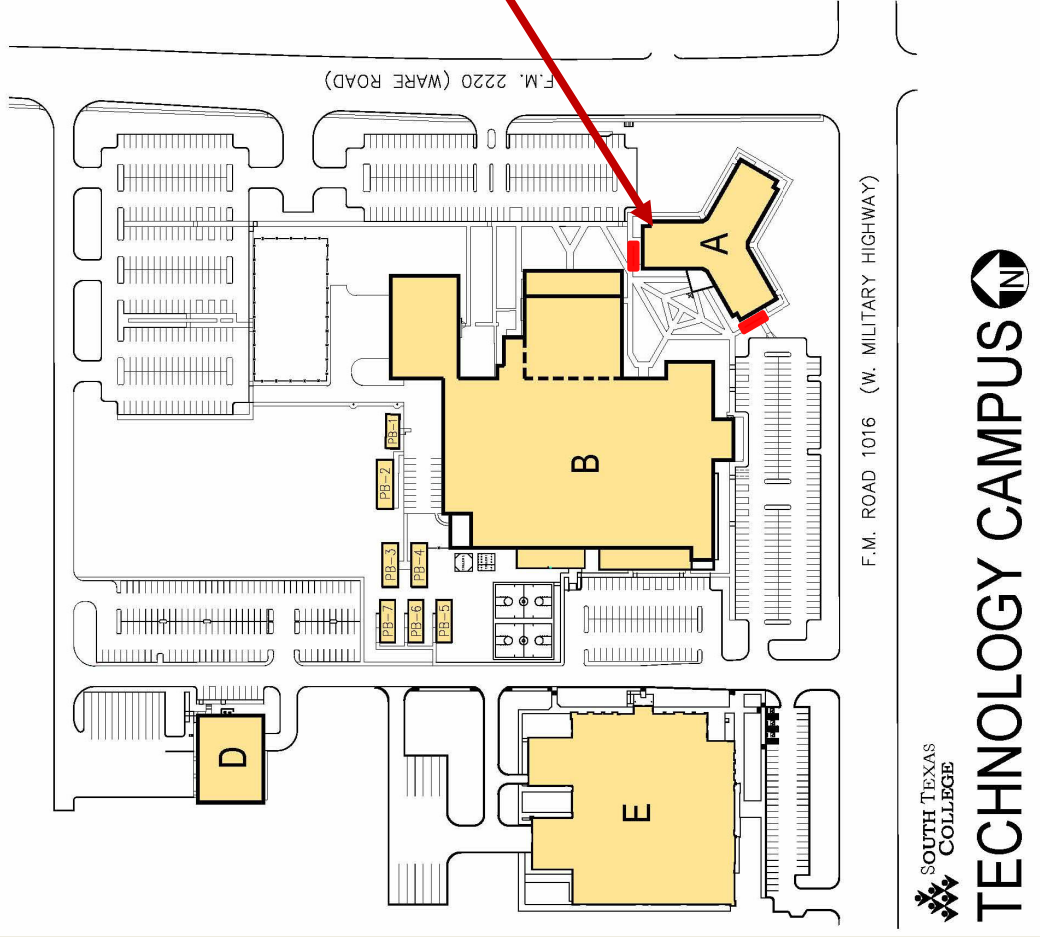
**F**  
PROPOSED EXTERIOR  
BUILDING LETTERS AND LOCATIONS

# District Wide Exterior Building Lettering NAH Campus Building A Letter Locations



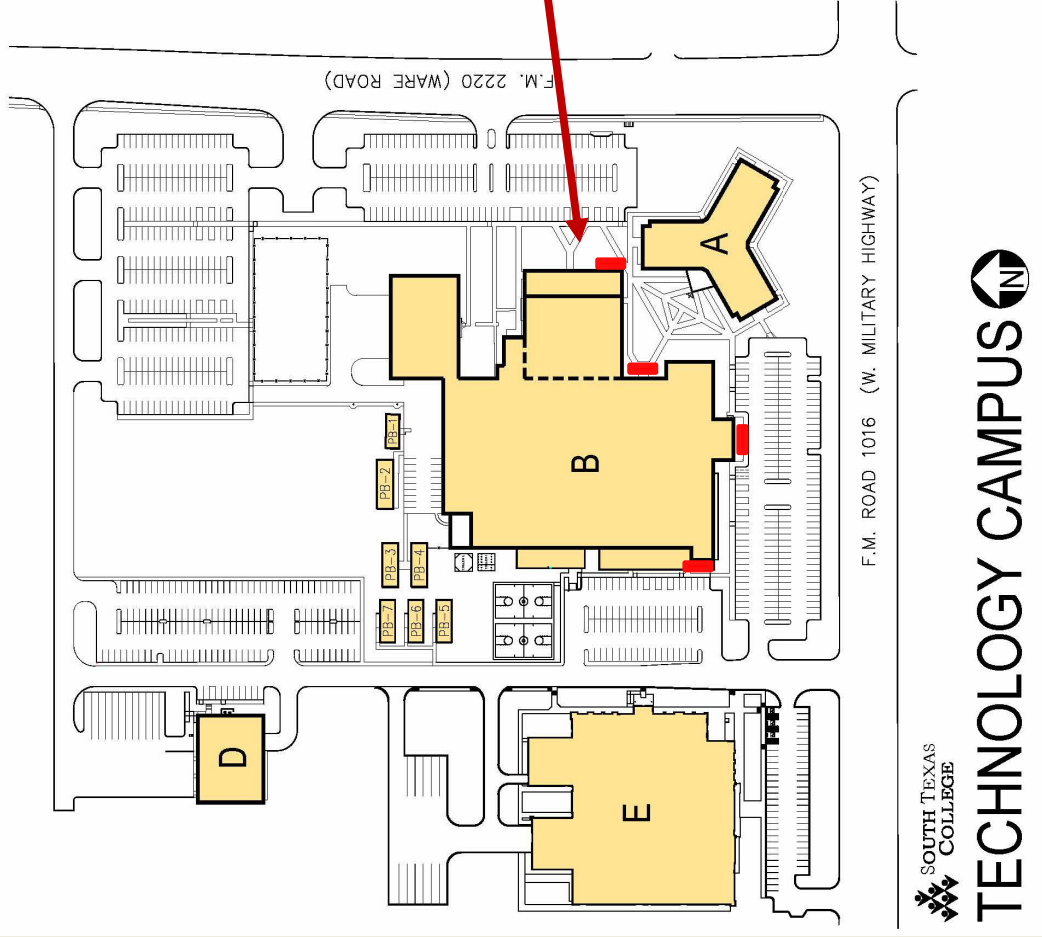
**NURSING & ALLIED HEALTH  
CAMPUS EAST BUILDING  
A**  
PROPOSED EXTERIOR  
BUILDING LETTERS AND LOCATIONS

# District Wide Exterior Building Lettering Technology Campus Building A Letter Locations





# District Wide Exterior Building Lettering Technology Campus Building B Letter Locations



# District Wide Exterior Building Lettering Starr County Campus Building F Letter Locations



PROPOSED LOCATIONS 

**STARR COUNTY CAMPUS  
CULTURAL ARTS CENTER  
BUILDING F**  
PROPOSED EXTERIOR  
BUILDING LETTERS AND LOCATIONS





# District Wide Exterior Building Lettering Lettering Example Rendering



**Starr County Campus  
Cultural Arts Center**

# District Wide Exterior Building Lettering Proposed Scope & Budget



## Scope of work

Replacing existing lettering with new lettering to match the current building names of the existing facilities throughout the district.

The exterior building lettering is proposed at the following locations:

Pecan Campus	Buildings A, D, G, L, T, V
Pecan Plaza	Buildings A, B, C
Mid Valley Campus	Buildings C, F
Nursing and Allied Health Campus	Building A
Technology Campus	Buildings A, B
Starr County Campus	Building F

## Estimated Total Project Budget

Construction	\$50,000
Total Project Budget	<b>\$50,000</b>







**SOUTH TEXAS COLLEGE  
DISTRICT WIDE EXTERIOR BUILDING LETTERING  
PROJECT NO. 19-20-1040**

<b>NAME</b>		Fastsigns
<b>ADDRESS</b>		1611 S 77 Sunshine Strip
<b>CITY/STATE/ZIP</b>		Harlingen, TX 78550
<b>PHONE</b>		956-428-0007
<b>CONTACT</b>		Ernest Macias
<b>#</b>	<b>Description</b>	<b>Proposed</b>
1	District Wide Exterior Building Lettering	\$ 48,679.90
2	Bid Bond	Yes
3	Begin Work Within	10 Days
4	Completion of Work Within	120 Calendar Days
<b>TOTAL AMOUNT PROPOSED</b>		\$ 48,679.90
<b>TOTAL EVALUATION POINTS</b>		94.65
<b>RANKING</b>		1

**SOUTH TEXAS COLLEGE  
DISTRICT WIDE EXTERIOR BUILDING LETTERING  
PROJECT NO. 19-20-1040  
EVALUTION SUMMARY**

<b>VENDOR</b>		Fastsigns	
<b>ADDRESS</b>		1611 S 77 Sunshine Strip	
<b>CITY/STATE/ZIP</b>		Harlingen, TX 78550	
<b>PHONE</b>		956-428-0007	
<b>CONTACT</b>		Ernest Macias	
1	The Respondent's price proposal. (up to 45 points)	45	45
		45	
		45	
2	The Respondent's experience and reputation. (up to 10 points)	9	9
		9	
		9	
3	The quality of the Respondent's goods or services. (up to 10 points)	9	9
		9	
		9	
4	The Respondent's safety record. (up to 5 points)	5	4.33
		4	
		4	
5	The Respondent's proposed personnel. (up to 8 points)	7	7.16
		7	
		7.5	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	8	8.16
		8	
		8.5	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	5
		5	
		5	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7
		7	
		7	
<b>TOTAL EVALUATION POINTS</b>		94.65	
<b>RANKING</b>		1	

### Project Fact Sheet 3/2/2020

<b>Project Name:</b> District Wide - Exterior Building Lettering		<b>Project No.</b> 2020-012R				
<b>Funding Source(s):</b> Unexpended Plant Fund		<b>Original Budget</b>		<b>Actual Expenditures To Date</b>		<b>Variance of Original Budget vs. Actual Expenditures To Date</b>
		Construction: \$ 50,000		\$ -		\$ 50,000
		Design: -		\$ -		\$ -
		Miscellaneous: -		\$ -		\$ -
		FFE: -		\$ -		\$ -
		Technology: -		\$ -		\$ -
		<b>Total: \$ 50,000</b>		<b>\$ -</b>		<b>\$ 50,000</b>
<b>Architect:</b> N/A		<b>Board Approval of Schematic Design</b> N/A				
<b>Contractor:</b> TBD						
<b>STC FPC Project Manager:</b> Roberto Gomez		<b>Substantial Completion</b> TBD		<b>Board Acceptance</b> TBD		
		<b>Final Completion</b> TBD		<b>Board Acceptance</b> TBD		
<b>Project Description</b>				<b>Project Scope</b>		
Routine exterior improvement to update exterior building lettering.				Replacing existing lettering with new lettering to match the current building names of the existing facilities throughout the district. On fourteen (14) buildings total at the Pecan, Mid Valley, Technology, Nursing & Allied Health, and Starr County campuses and the Pecan Plaza.		
<b>Projected Timeline</b>						
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
N/A	N/A	3/31/2020	4/20/2020	9/20/2020	10/20/2020	N/A
<b>Project Calendar of Expenditures by Fiscal Year</b>						
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Misc.</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>
2018-19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Current Agenda Item</b>						
<b>3/10/20 Facilities Committee:</b> Review and Recommend Action on Contracting Construction Services for the District Wide Exterior Building Lettering						
 Mid-Valley		 Nursing & Allied Health		 Starr County Campus		
 Pecan Campus		 Pecan Plaza		 Technology Campus		



### **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. Regional Center for Public Safety Excellence

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

**Outstanding Issues Action Plan**  
**March 10, 2020 Facilities Committee Meeting**  
*as of 3/5/2020*

#	Description of Issues	Responsible Parties	Status	Due Date	Comments/Notes	Resolution / Action Item
<i>Regional Center for Public Safety Excellence</i>						
1	Regional Center for Public Safety Excellence Cityscape Asphalt issues	Noble Texas Builders	Pending	3/9/2020	<p>7/10/2018: Cracks are noticed by College staff in the asphalt paving. Staff has maintained a detailed timeline of the issue.</p> <p>8/27/2019: Board approved the selection of Perez Consulting Engineers (PCE) to evaluate, make recommendations, and design construction drawings for the RCPSE evaluation of site drainage and design for drainage improvements.</p> <p>11/20/19: Engineer has submitted a fee proposal to provide a drainage study and provide a design to improve drainage adjacent to the City Scape area. FPC staff has submitted the engineer's proposal to Legal counsel as requested for review and to confirm the scope of work. Hidalgo County Drainage District is in the process of clearing the adjacent drainage ditch south of the RCPSE property.</p> <p>1/9/2020: Subcontractor provided additional sealer at asphalt cracks (existing and new cracks)</p> <p>1/17/2020: Perez Consulting Engineers provided 90% construction documents for drainage improvements.</p> <p>2/6/2020: College staff met with engineer and contractor to discuss drawings and remediation options.</p> <p>2/21/2020: College staff, the Board, legal counsel, administration, and the engineer (PCE) met on site to discuss remediation.</p> <p>2/24/2020: College staff, administration, legal counsel, and the contractor met to discuss remediation. Noble Texas Builders provided a letter agreeing to work with the College to remediate the Cityscape.</p> <p>2/25/2020: The Board approved moving forward with proposed remediation plan, amending the contract with PCE to include the Cityscape issues, and to appoint PCE as the construction superintendent for the project.</p> <p>3/5/2020: College staff, legal counsel, and the engineer met to discuss remediation plan. A separate meeting will be scheduled with legal counsel, the contractor, and College staff to discuss the remediation plan, approve the remediation agreement between the contractor and the owner, and to develop a schedule for the remediation work to be done by the contractor.</p>	Staff will finalize agreement with contractor and develop schedule for remediation work.

### **Update on Status of Unexpended Plant Fund Construction and Renewals & Replacements Projects**

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

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

<b>Total Project Budget Summary</b>	<b>FY20 Unexpended Plant Fund</b>	<b>FY20 Renewals &amp; Replacements Fund</b>
Total Construction Project Budget	\$ 17,037,045	\$ 7,624,000
Previous Approved Projects (Sept. 2019 - Feb. 2020)	(5,299,289)	(1,007,900)
Proposed Projects for the Month of March 2020	(967,740)	(554,000)
<b>Total Project Budget Balance</b>	<b>\$ 10,770,016</b>	<b>\$ 6,062,100</b>

<b>Project Reference #</b>	<b>Project Name</b>	<b>Total Project Budget/Actual*</b>	
		<b>CIP Fund</b>	<b>R&amp;R Fund</b>
<b>Board Approved on September 24, 2019</b>			
2020-002C	Pecan Plaza West Bldg C. Kinesiology Renovation	\$ 143,800	\$ -
2020-005C	Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction	224,200	-
2019-014C	Starr County Campus Workforce Center Building D Welding Lab Expansion	230,000	-
2017-016R	Pecan Campus Arbor Brick Column Repairs & Replacement	-	221,000
<b>Total Board Approved for the Month of September 2019</b>		<b>\$ 598,000</b>	<b>\$ 221,000</b>
<b>Board Approved on October 29, 2019</b>			
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
<b>Total Board Approved for the Month of October 2019</b>		<b>\$ 325,856</b>	<b>\$ 481,000</b>
<b>Board Approved on November 26, 2019</b>			
2020-020C	Renovation and Expansion of the Existing Pecan Campus Library Building F	\$ 1,448,500	\$ -
2019-006C	Nursing and Allied Health Campus East Building A Student Services Renovation (CO)	420,000	-
2018-020C	Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation (CO)	220,500	-
2018-023C	Pecan Campus Student Activities Building H Renovation for Culinary Arts (CO)	923,700	-

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

Project Reference #	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
2019-013C	Nursing and Allied Health Campus West Entry Campus Sign	76,000	-
<b>Total Board Approved on November 26, 2019</b>		<b>\$ 3,088,700</b>	<b>\$ -</b>
<b>Board Approved on December 10, 2019</b>			
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	-
<b>Total Board Approved on December 10, 2019</b>		<b>\$ 1,286,733</b>	<b>\$ 305,900</b>
<b>Pending Board Approval on March 31, 2020</b>			
2018-014C	Pecan Campus Information Technology Building M Office and Work Space Renovation (CO)	\$ 551,840	\$ -
2020-029R	District Wide - Flooring Replacement	-	504,000
2017-012C	Mid Valley Campus Existing Thermal Plant Demolition (CO)	67,200	-
2019-009C	Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas (CO)	348,700	-
2020-012R	District Wide Exterior Building Lettering	-	50,000
<b>Total Pending Board Approval on March 31, 2020</b>		<b>\$ 967,740</b>	<b>\$ 554,000</b>

<b>Current Total Project Budget</b>	<b>\$ 6,267,029</b>	<b>\$ 1,561,900</b>
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\* Actuals costs will be updated as project progresses.  
CO - Carry over project from previous year.



## Status of Unexpended Plant Fund Construction Projects in Progress March 2020

Project	Current Activity	% Complete	Date to Complete	Total Project Budget	Amount Paid	Total Project Balance
<b>Pecan Campus</b>						
<b>Sand Volleyball Courts</b>	1. Construction Phase 2. Contract Terminated	90%	June 2020	\$ 113,008.00	\$ 90,350.28	\$ 22,657.72
<b>Library Renovation</b>	1. Project Development 2. Programming in Progress	15%	May 2020	\$ 1,466,000.00	\$ 703.20	\$ 1,465,296.80
<b>Building H Cafeteria Renovation</b>	1. Construction Phase 2. Construction in Progress	25%	May 2020	\$ 957,600.00	\$ 84,913.71	\$ 872,686.29
<b>Building M Office and Work Space Renovation</b>	1. Design Phase 2. Bidding Phase - Rebid	95%	April 2020	\$ 575,295.00	\$ 26,710.87	\$ 548,584.13
<b>Athletic Field Fence Enclosure</b>	1. Construction Phase 2. Contract Terminated	100%	February 2020	\$ -	\$ 82,214.16	\$ (82,214.16)
<b>Building H West Elevation Modication</b>	Not Started	Not Started	Not Started	\$ 183,750.00	\$ -	\$ 183,750.00
<b>Cooling Towers Screen Upgrades</b>	Not Started	Not Started	Not Started	\$ 322,573.00	\$ -	\$ 322,573.00
<b>Site Improvements to North Pecan Campus</b>	Not Started	Not Started	Not Started	\$ 37,000.00	\$ -	\$ 37,000.00
<b>Park and Ride Portable Renovation and Fence Enclosure for College Vehicles</b>	Not Started	Not Started	June 2020	\$ 118,000.00	\$ -	\$ 118,000.00
<b>Building G Physical Science Classroom Conversions</b>	1. Project Development 2. Evaluations of Qualifications	90%	March 2020	\$ 333,000.00	\$ -	\$ 333,000.00
<b>Entry Monument Sign</b>	Not Started	Not Started	Not Started	\$ 103,000.00	\$ -	\$ 103,000.00
<b>Pecan Campus Total</b>				<b>\$ 4,209,226.00</b>	<b>\$ 284,892.22</b>	<b>\$ 3,924,333.78</b>
<b>Pecan Plaza</b>						
<b>Kinesiology Renovation</b>	1. Design Phase 2. Contract Negotiation	5%	March 2020	\$ 143,800.00	\$ 761.80	\$ 143,038.20
<b>Pecan Plaza Total</b>				<b>\$ 143,800.00</b>	<b>\$ 761.80</b>	<b>\$ 143,038.20</b>

## Status of Unexpended Plant Fund Construction Projects in Progress March 2020

Project	Current Activity	% Complete	Date to Complete	Total Project Budget	Amount Paid	Total Project Balance
<b>Mid Valley Campus</b>						
<b>Thermal Plant Renovation</b>	1. Design Phase 2. Evaluation	95%	April 2020	\$ 186,812.00	\$ 5,584.30	\$ 181,227.70
<b>East Loop Drive</b>	Not Started	Not Started	Not Started	\$ 214,200.00		\$ 214,200.00
<b>Student Services Renovation</b>	1. Design Phase 2. Evaluation	95%	April 2020	\$ 355,000.00	\$ 15,536.80	\$ 339,463.20
<b>Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction</b>	1. A/E Contract Negotiation	5%	March 2020	\$ 224,200.00	\$ 937.60	\$ 223,262.40
<b>Mid Valley Campus Total</b>				<b>\$ 980,212.00</b>	<b>\$ 22,058.70</b>	<b>\$ 958,153.30</b>
<b>Technology Campus</b>						
<b>Automotive Lab Exhaust System</b>	1. Project Development 2. A/E Contract Negotiation	10%	March 2020	\$ 111,600.00	\$ 879.00	\$ 110,721.00
<b>Building A &amp; B Renovations</b>	1. Contract Negotiations	60%	March 2020	\$ 1,323,050.00	\$ 820.40	\$ 1,322,229.60
<b>Shipping and Receiving Building D Office Renovation</b>	1. Construction Complete	100%	August 2019	\$ 12,000.00	\$ 35,955.12	\$ (23,955.12)
<b>Site Improvements</b>	Not Started	Not Started	Not Started	\$ 57,000.00		\$ 57,000.00
<b>Technology Campus Total</b>				<b>\$ 1,503,650.00</b>	<b>\$ 37,654.52</b>	<b>\$ 1,465,995.48</b>
<b>Nursing and Allied Health Campus</b>						
<b>Student Success Center Renovation</b>	1. Construction Complete	100%	Oct 2019	\$ 262,806.00	\$ 256,094.19	\$ 6,711.81
<b>Student Services Renovation</b>	1. Design Phase 2. Evaluation	95%	April 2020	\$ 427,500.00	\$ 10,199.84	\$ 417,300.16
<b>West Entry Campus Sign</b>	1. Project Development 2. Evaluation	95%	March 2020	\$ 76,000.00	\$ 820.40	\$ 75,179.60
<b>Nursing and Allied Health Campus Total</b>				<b>\$ 766,306.00</b>	<b>\$ 267,114.43</b>	<b>\$ 499,191.57</b>
<b>Starr County Campus</b>						
<b>Student Services Renovation</b>	1. Design Phase 2. Evaluation	95%	April 2020	\$ 225,000.00	\$ 5,155.55	\$ 219,844.45
<b>Cultural Arts Center Renovation</b>	Not Started	Not Started	Not Started	\$ 163,000.00	\$ -	\$ 163,000.00
<b>Welding Expansion</b>	1. Design Phase 2. Contract Negotiation	5%	March 2020	\$ 230,000.00	\$ 820.40	\$ 229,179.60
<b>Starr County Campus Total</b>				<b>\$ 618,000.00</b>	<b>\$ 5,975.95</b>	<b>\$ 612,024.05</b>

## Status of Unexpended Plant Fund Construction Projects in Progress March 2020

Project	Current Activity	% Complete	Date to Complete	Total Project Budget	Amount Paid	Total Project Balance
<b>Regional Center for Public Safety Excellence</b>						
Target Range-STC	1. Project Development 2. Contract Negotiations	5%	April 2020	\$ 634,312.00	\$ 2,167.21	\$ 632,144.79
Target Range-Grant	1. Project Development 2. Contract Negotiations	5%	April 2020	\$ 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	1. Construction Complete	100%	February 2020	\$ 1,000,000.00	\$ 868,994.40	\$ 131,005.60
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	1. Design Phase 2. Design in Progress	50%	April 2020	\$ -	\$ 8,885.48	\$ (8,885.48)
<b>RCPSE Total</b>				<b>\$ 5,027,951.00</b>	<b>\$ 886,548.74</b>	<b>\$ 4,141,402.26</b>
<b>Higher Education Center La Joya</b>						
Building and Wayfinding Signage	1. Construction Phase 2. Contract Negotiation	5%	April 2020	\$ 52,000.00	\$ -	\$ 52,000.00
<b>Starr County Campus Total</b>				<b>\$ 52,000.00</b>	<b>\$ -</b>	<b>\$ 52,000.00</b>
<b>District Wide</b>						
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	1. Design Phase 2. Bidding Phase	95%	May 2020	\$ 50,000.00	\$ -	\$ 50,000.00
Removal of Existing Trees	1. Project Complete	100%	January 2020	\$ 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	1. Design Phase 2. Request for Qualifications	5%	April 2020	\$ 96,000.00	\$ -	\$ 96,000.00
Campus Master Plan	Not Started	Not Started	Not Started	\$ 375,000.00	\$ -	\$ 375,000.00
Fence Enclosures	Not Started	Not Started	Not Started	\$ 36,000.00	\$ -	\$ 36,000.00
<b>District Wide Total</b>				<b>\$ 4,504,900.00</b>	<b>\$ -</b>	<b>\$ 4,504,900.00</b>
<b>Unexpended Plant Fund Construction Project Total</b>				<b>\$ 17,806,045.00</b>	<b>\$ 1,505,006.36</b>	<b>\$ 16,301,038.64</b>

## Status of Renewals & Replacements Projects in Progress March 2020

Project	Current Activity	% Complete	Date to Complete	Total Project Budget	Amount Paid	Total Project Balance
<b>Pecan Campus</b>						
Arbor Brick Columns Repairs and Replacement-Phase I	1. Construction Phase	10%	April 2020	\$ 241,594.00	\$ 26,451.68	\$ 215,142.32
Building X Data Cabling Infrastructure Replacement	1. Project Complete	100%	December 2019	\$ 101,967.00	\$ 11,966.73	\$ 90,000.27
Building J Data Cabling Infrastructure Replacement	1. Project Complete	100%	December 2019	\$ 406,684.00	\$ 298,053.18	\$ 108,630.82
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	1. Design Phase 2. Contract Negotiation	5%	March 2020	\$ 280,000.00	\$ 820.40	\$ 279,179.60
Reseeding and Regrading of Athletic Fields	1. Project Development 2. Request for Proposals	5%	May 2020	\$ 125,000.00	\$ -	\$ 125,000.00
<b>Pecan Campus Total</b>				<b>\$ 1,425,245.00</b>	<b>\$ 337,291.99</b>	<b>\$ 1,087,953.01</b>
<b>Mid Valley Campus</b>						
Resurfacing Parking Lot #3 (RR)	1. Design Phase 2. Bidding Phase	95%	April 2020	\$ 57,000.00	\$ 10,499.15	\$ 46,500.85
Resurfacing Parking Lot #7 (RR)	Not Started	Not Started	Not Started	\$ 106,000.00	\$ -	\$ 106,000.00
Resurfacing Northwest Drive (RR)	1. Design Phase 2. Bidding Phase	95%	April 2020	\$ 191,000.00	\$ 10,166.55	\$ 180,833.45
Roofing Replacement (RR)	1. Project Development 2. Feasibility Assessment	95%	March 2020	\$ 951,000.00	\$ 1,076.92	\$ 949,923.08
Drainage Improvements Ph. I	1. Design Phase 2. Bidding Phase	95%	April 2020	\$ 334,203.00	\$ 19,728.70	\$ 314,474.30
<b>Mid Valley Campus Total</b>				<b>\$ 1,639,203.00</b>	<b>\$ 41,471.32</b>	<b>\$ 1,597,731.68</b>
<b>Technology Campus</b>						
Building B Concrete Floor Repairs (RR)	1. Construction Complete	100%	December 2019	\$ 95,207.00	\$ 90,896.89	\$ 4,310.11
<b>Technology Campus Total</b>				<b>\$ 95,207.00</b>	<b>\$ 90,896.89</b>	<b>\$ 4,310.11</b>

## Status of Renewals & Replacements Projects in Progress March 2020

Project	Current Activity	% Complete	Date to Complete	Total Project Budget	Amount Paid	Total Project Balance
<b>Nursing and Allied Health Campus</b>						
<b>West Side Window Waterproofing</b>	1. Design Phase 2. Design in Progress	5%	July 2020	\$ 65,000.00	\$ -	\$ 65,000.00
<b>West Side Elevators Refurbishment</b>	1. Construction Phase 2. Bidding in Progress	5%	July 2020	\$ 159,000.00	\$ -	\$ 159,000.00
<b>Roofing Replacement (RR)</b>	1. Project Development 2. Feasibility Assessment	95%	March 2020	\$ 280,000.00	\$ 269.23	\$ 279,730.77
<b>Resurface Parking Lot #1 (RR)</b>	1. Project Complete	100%	September 2019	\$ -	\$ 125,650.48	\$ (125,650.48)
<b>Building A Analog to Digital Conversion</b>	Not Started	Not Started	Not Started	\$ 500,000.00	\$ -	\$ 500,000.00
<b>Building A Data Cabling Infrastructure Replacement</b>	Not Started	Not Started	Not Started	\$ 150,000.00	\$ -	\$ 150,000.00
<b>Nursing and Allied Health Campus Total</b>				<b>\$ 1,154,000.00</b>	<b>\$ 125,919.71</b>	<b>\$ 1,028,080.29</b>
<b>Starr County Campus</b>						
<b>Repaint Stucco Buildings</b>	Not Started	Not Started	Not Started	\$ 90,400.00	\$ -	\$ 90,400.00
<b>Roofing Replacement (RR)</b>	1. Project Development 2. Feasibility Assessment	95%	March 2020	\$ 852,000.00	\$ 2,153.85	\$ 849,846.15
<b>Building A Data Cabling Infrastructure Replacement</b>	Not Started	Not Started	Not Started	\$ 40,000.00	\$ -	\$ 40,000.00
<b>Building B Data Cabling Infrastructure Replacement</b>	Not Started	Not Started	Not Started	\$ 40,000.00	\$ -	\$ 40,000.00
<b>Building C Data Cabling Infrastructure Replacement</b>	Not Started	Not Started	Not Started	\$ 40,000.00	\$ -	\$ 40,000.00
<b>Starr County Campus Total</b>				<b>\$ 1,062,400.00</b>	<b>\$ 2,153.85</b>	<b>\$ 1,060,246.15</b>



## Status of Renewals & Replacements Projects in Progress March 2020

Project	Current Activity	% Complete	Date to Complete	Total Project Budget	Amount Paid	Total Project Balance
<b>District Wide</b>						
<b>Marker Boards Replacement (RR)</b>	1. Design Phase 2. Bidding	95%	March 2020	\$ 327,372.00	\$ 6,263.00	\$ 321,109.00
<b>Irrigation System Controls Upgrade (RR)</b>	1. Construction Phase 2. Bidding in Progress	5%	August 2020	\$ 77,100.00	\$ -	\$ 77,100.00
<b>Fire Alarm Panel Replacement / Upgrades (RR)</b>	1. Construction Phase 2. Bidding in Progress	30%	August 2020	\$ 219,463.00	\$ 19,463.47	\$ 199,999.53
<b>Interior LED Lighting Upgrade</b>	1. Construction Phase 2. Bidding and Construction in Progress	30%	August 2020	\$ 309,862.00	\$ 109,862.35	\$ 199,999.65
<b>Ext Walkway LED Lighting Upgrade Ph I</b>	1. Construction Phase 2. Bidding and Construction in Progress	30%	August 2020	\$ 61,489.00	\$ 12,488.84	\$ 49,000.16
<b>Interior Controls Upgrade (RR)</b>	1. Construction Phase 2. Bidding and Construction in Progress	30%	August 2020	\$ 115,669.00	\$ 31,669.15	\$ 83,999.85
<b>Flooring Replacement (RR)</b>	1. Design Phase 2. Bidding Phase	20%	August 2020	\$ 571,367.00	\$ 15,193.00	\$ 556,174.00
<b>Restroom Fixtures Replacement &amp; Upgrade</b>	1. Construction Phase 2. Bidding and Construction in Progress	5%	August 2020	\$ 38,143.00	\$ 13,143.00	\$ 25,000.00
<b>Water Heater Replacement &amp; Upgrade</b>	1. Construction Phase 2. Bidding and Construction in Progress	5%	August 2020	\$ 30,387.00	\$ 10,386.51	\$ 20,000.49
<b>HVAC Upgrades (RR)</b>	1. Construction Phase 2. Bidding and Construction in Progress	5%	August 2020	\$ 710,327.00	\$ 50,327.16	\$ 659,999.84
<b>Exterior Lighting Upgrade (RR)</b>	1. Construction Phase 2. Bidding in Progress	5%	August 2020	\$ 324,912.00	\$ 45,912.00	\$ 279,000.00
<b>Keyless Entry Access Upgrades (IT)</b>	1. Construction Phase 2. Bidding in Progress	30%	August 2020	\$ 69,315.00	\$ 19,314.79	\$ 50,000.21
<b>Renewals &amp; Replacements</b>	Not Started	Not Started	Not Started	\$ 150,000.00		\$ 150,000.00
<b>District Wide Total</b>				<b>\$ 3,005,406.00</b>	<b>\$ 334,023.27</b>	<b>\$ 2,671,382.73</b>
<b>Renewal and Replacement Project Total</b>				<b>\$ 8,381,461.00</b>	<b>\$ 931,757.03</b>	<b>\$ 7,449,703.97</b>

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

#	Project No.	Projects	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Completed
<b>Pecan Campus</b>										
1	2016-014C	Sand Volleyball Courts					•			
2	2016-018C	Library Building F Renovation and Expansion			•					
3	2018-014C	Information Technology Building M Office and Work Space Renovation				•				
4	2019-004C	Athletic Field Fence Enclosure							•	
5	2018-025C	Building D Renovation								•
6	2018-023C	Student Activities Center Building H Cafeteria Renovations					•			
7	2019-001C	Student Activities Center Building H West Elevation Modifications	•							
8	2019-003C	Park & Ride Portable Renovation and Fence Enclosure for College Vehicles	•							
9	2019-002C	Cooling Tower Screen Upgrades	•							
10	2019-005C	Site Improvements to North Pecan Campus	•							
11	2020-008C	Business and Science Building G Classroom Renovation		•						
12	2020-010C	Entry Monument Sign		•						
<b>Pecan Plaza</b>										
13	2020-002C	Building C Kinesiology Renovation			•					
<b>Dr. Ramiro R. Casso Nursing &amp; Allied Health Campus</b>										
14	2018-009C	East Building A Student Success Center Renovation								•
15	2019-006C	East Building A Student Services Renovation					•			
16	2019-013C	West Entry Campus Sign					•			

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

#	Project No.	Projects	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Completed
<b>Technology Campus</b>										
17	2016-011C	Automotive Lab Exhaust System		•						
18	2019-010C	Emerging Technologies Building A & Advanced Technical Careers Building B Renovation			•					
19	2019-046C	Shipping and Receiving Bldg D Office Renovation								•
20	2019-011C	Site Improvements	•							
<b>Mid-Valley Campus</b>										
21	2017-012C	Thermal Plant Renovation				•				
22	2019-009C	Student Services Building F Renovation				•				
23	2018-021C	East Loop Drive	•							
24	2020-005C	Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction			•					
<b>Starr County Campus</b>										
25	2018-020C	Student Services Building G Renovation				•				
26	2018-026C	Cultural Arts Center Building F Renovation	•							
27	2019-014C	Workforce Center Building D Welding Expansion			•					

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

#	Project No.	Projects	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Completed
<b>Regional Center for Public Safety Excellence</b>										
28	2019-015C	Target Range		•						
29	2019-018C	Portables							•	
30	2019-019C	Chiller Relocation		•						
31	2019-016C	Canopy for Safety Training Vehicles	•							
32	2019-017C	Canopy for Students/Instructors	•							
33	2019-020C	Fire Training Area	•							
34	2020-009C	Running and Exercise Track	•							
35	2020-011C	Additional Parking Lot	•							
<b>Higher Education Center La Joya</b>										
36	2020-012C	Exterior Building and Wayfinding Signage				•				
<b>District Wide</b>										
37	1920-015c	Outdoor Furniture								•
38	1920-016C	Facility Signage			•					
39	1920-017C	Removal of Existing Trees					•			
40	1920-018C	Facilities Condition Assessment	•							
41	1920-019C	Automatic Doors Phase IV		•						
42	1920-020C	Campus Master Plan	•							
43	1920-021C	Fence Enclosures		•						
<b>Totals</b>			<b>14</b>	<b>7</b>	<b>6</b>	<b>7</b>	<b>3</b>	<b>0</b>	<b>2</b>	<b>4</b>

South Texas College  
Renewal and Replacement Projects  
Project Status

#	Project No.	Projects	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Completed
<b>Pecan Campus</b>										
1	2017-016R	Arbor Brick Column Repairs & Replacement					●			
2	2019-025R	Ann Richards Administration Building X Data Cabling Infrastructure Replacement								●
3	2019-026R	South Academic Building J Data Cabling Infrastructure Replacement								●
4	2020-017R	Ann Richards Administration Building A Data Cabling Infrastructure Replacement	●							
5	2019-018R	Art Building B Data Cabling Infrastructure Replacement	●							
6	2020-013R	Student Activities Center Building H Data Cabling Infrastructure Replacement	●							
7	2020-014R	Information Technology Building M Generator Replacement			●					
8	2020-007R	Reseeding and Regrading of Athletic Fields		●						
<b>Dr. Ramiro R. Casso Nursing &amp; Allied Health Campus</b>										
9	2015-023R	NAH East Building A West Side Window Waterproofing	●							
10	2016-019R	NAH East Building A Westside Elevators Refurbishment				●				
11	2019-028R	NAH East Building A Roofing Replacement			●					
12	2020-015R	NAH East Building A Analog to Digital Conversion	●							
13	2020-016R	NAH East Building A Data Cabling Infrastructure Replacement		●						
14	2017-029R	NAH Resurfacing Parking Lot #1								●

South Texas College  
Renewal and Replacement Projects  
Project Status

#	Project No.	Projects	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Completed
<b>Mid Valley Campus</b>										
15	2016-005R	Resurfacing Parking Lot #3				•				
16	2016-005R	Resurfacing Parking Lot #7	•							
17	2018-019R	Resurfacing Northwest Drive				•				
18	2019-027R	Roofing Replacement			•					
19	2019-047R	Drainage Improvements Phase I				•				
<b>Starr County Campus</b>										
20	2019-029R	Starr Repaint Stucco Buildings	•							
21	2019-030R	Roofing Replacement			•					
22	2020-019R	Administration/Bookstore Building A Data Cabling Infrastructure Replacement	•							
23	2020-020R	Center for Learning Excellence Building B Data Cabling Infrastructure Replacement	•							
24	2020-021R	North Academic Building C Data Cabling Infrastructure Replacement	•							



South Texas College  
Renewal and Replacement Projects  
Project Status

#	Project No.	Projects	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Completed
<b>District Wide</b>										
25	1920-022R	Irrigation System Controls Upgrade								●
26	1920-023R	Fire Alarm Panel Replacement/Upgrades				●				
27	1920-025R	Marker Boards Replacement				●				
28	1920-026R	Interior LED Lighting Upgrade				●				
29	1920-027R	Ext Walkway LED Lighting Upgrade Ph I	●							
30	1920-028R	Interior Controls Upgrade		●						
31	1920-029R	Floor Replacement				●				
32	1920-030R	Restroom Fixtures Replacement & Upgrade					●			
33	1920-031R	Water Heater Replacement & Upgrade					●			
34	1920-032R	HVAC Upgrades				●				
35	1920-035R	Exterior Lighting Upgrade		●						
36	1920-036R	Keyless Entry Access Upgrades					●			
37	2020-012R	Exterior Building Lettering				●				
<b>Totals</b>			<b>11</b>	<b>4</b>	<b>4</b>	<b>10</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>4</b>

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

#	Project No.	Projects	COC	Authorization to Solicit for Design Services		Architect/Engineer Recommendation and Approval		COC	Schematic Design and Authorization to Solicit for Construction Services		Contractor Recommendation and Approval		Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In	Estimated Project Duration
			Review & Approval	Facilities Committee Review & Approval	Board Approval	Architect/Engineer Recommendation and Approval	Board Approval of A/E	Review & Approval of Schematic Design	Facilities Committee Recommendation	Board Approval	Facilities Committee Contractor Recommendation	Board Approval of Contractor					
<b>Pecan Campus</b>																	
1	2016-014C	Sand Volleyball Courts	N/A	N/A	N/A	2/6/2018	2/27/2018	N/A	N/A	N/A	12/4/2018	12/13/2018	2/21/2019	12/27/2019	1/27/2020	N/A	23 months
2	2016-018C	Library Building F Renovation and Expansion	N/A	N/A	N/A	6/13/2019	6/25/2019	5/5/2020 8/4/2020	6/9/2020 9/8/2020	6/23/2020 9/22/2020	7/2021	7/2021	8/2021	4/2023	5/2023	6/2023	48 months
3	2018-014C	Information Technology Building M Office and Work Space Renovation	N/A	10/30/2018	12/13/18	12/4/2018	12/13/2018	N/A	5/14/2019	5/30/2019	3/10/2020	3/31/2020	4/15/2020	7/15/2020	8/15/2020	9/15/2020	22 months
4	2019-004C	Athletic Field Fence Enclosure	N/A	N/A	N/A	N/A	N/A	N/A	2/12/2019	2/26/2019	3/5/2019	3/25/2019	4/26/2019	11/30/2019	1/10/2020	N/A	10 months
5	2018-025C	Building D Renovation	N/A	N/A	N/A	7/10/2018	7/24/2018	N/A	N/A	N/A	2/12/2019	2/26/2019	4/10/2019	6/20/2019	7/20/2019	8/15/2019	13 months
6	2018-023C	Student Activities Center Building H Cafeteria Renovations	N/A	N/A	N/A	7/10/2018	7/24/2018	5/7/2019	5/14/2019	5/30/2019	11/12/2019	11/26/2019	1/20/2020	5/30/2020	6/30/2020	7/30/2020	20 months
7	2019-001C	Student Activities Center Building H West Elevation Modifications	6/2/2020	7/14/2020	7/28/2020	9/8/2020	9/22/2020	11/2020	12/2020	12/2020	4/2021	4/2021	5/2021	8/2021	9/2021	N/A	20 months
8	2019-003C	Park & Ride Portable Renovation and Fence Enclosure for College Vehicles	6/2/2020	7/14/2020	7/28/2020	9/8/2020	9/22/2020	11/2020	12/2020	12/2020	4/2021	4/2021	5/2021	8/2021	9/2021	N/A	20 months
9	2019-002C	Cooling Tower Screen Upgrades	6/2/2020	7/14/2020	7/28/2020	9/8/2020	9/22/2020	11/2020	12/2020	12/2020	4/2021	4/2021	5/2021	8/2021	9/2021	N/A	20 months
10	2019-005C	Site Improvements to North Pecan Campus	6/2/2020	7/14/2020	7/28/2020	9/8/2020	9/22/2020	11/2020	12/2020	12/2020	4/2021	4/2021	5/2021	8/2021	9/2021	N/A	20 months
11	2020-008C	Business and Science Building G Classroom Renovation	10/1/2019	12/3/2019	12/10/2019	3/10/2020	3/31/2020	5/5/2020	6/9/2020	6/23/2020	10/2020	10/2020	11/2020	2/2021	3/2021	4/2021	18 months
12	2020-010C	Entry Monument Sign	N/A	N/A	N/A	N/A	N/A	4/7/2020	5/12/2020	5/26/2020	8/11/2020	8/25/2020	9/20/2020	12/20/2020	1/20/2021	N/A	11 months
<b>Pecan Plaza</b>																	
13	2020-002C	Building C Kinesiology Renovation	9/3/2019	9/10/2019	9/24/2019	12/3/2019	12/10/2019	4/7/2020	4/14/2020	4/28/2020	6/9/2020	6/23/2020	7/15/2020	10/2020	11/2020	11/2020	14 months
<b>Dr. Ramiro R. Casso Nursing &amp; Allied Health Campus</b>																	
14	2018-009C	East Building A Student Success Center Renovation	N/A	N/A	N/A	4/10/2018	4/24/2018	N/A	N/A	N/A	3/5/2019	3/26/2019	4/26/2019	10/3/2019	11/3/2019	12/13/2019	18 months
15	2019-006C	East Building A Student Services Renovation	N/A	N/A	N/A	2/12/2019	2/26/2019	11/1/2019	11/12/2019	11/26/2019	4/14/2020	4/28/2020	5/25/2020	8/25/2020	9/25/2020	10/25/2020	17 months
16	2019-013C	West Entry Campus Sign	N/A	N/A	N/A	N/A	N/A	11/5/2019	11/12/2019	11/26/2019	3/10/2020	3/31/2020	4/15/2020	7/15/2020	8/15/2020	N/A	9 months
<b>Technology Campus</b>																	
17	2016-011C	Automotive Lab Exhaust System	N/A	7/9/2019	7/23/2019	10/8/2019	10/29/2019	12/3/2019	5/12/2020	5/26/2020	8/8/2020	8/22/2020	9/20/2020	12/20/2020	1/20/2021	N/A	18 months
18	2019-010C	Emerging Technologies Building A & Advanced Technical Careers Building B Renovation	N/A	N/A	N/A	7/9/2019	7/23/2019	7/7/2020 4/7/2020	8/11/2020 5/12/2020	8/25/2020 5/26/2020	12/2020	12/2020	1/2021	2/2022	3/2022	4/2022	30 months
19	2019-046C	Shipping and Receiving Bldg D Office Renovation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1/4/2019	7/30/2019	8/30/2019	N/A	6 months
20	2019-011C	Site Improvements	4/7/2020	4/14/2020	4/28/2020	6/9/2020	6/23/2020	9/1/2020	9/8/2020	9/22/2020	11/1/2020	11/1/2020	1/2021	04/2021	5/2021	N/A	15 months
<b>Mid-Valley Campus</b>																	
21	2017-012C	Thermal Plant Building J Renovation	N/A	N/A	N/A	10/16/2018	10/30/2018	7/2/2019	8/13/2019	8/27/2019	3/10/2020	3/31/2020	4/20/2020	8/20/2020	9/20/2020	N/A	23 months
22	2019-009C	Student Services Building F Renovation	N/A	N/A	N/A	10/16/2018	10/30/2018	7/2/2019	8/13/2019	8/27/2019	3/10/2020	3/31/2020	4/20/2020	9/20/2020	10/20/2020	11/20/2020	24 months
23		East Loop Drive - ON HOLD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
24	2020-005C	Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction	9/3/2019	9/10/2019	9/24/2019	12/3/2019	12/10/2019	5/5/2020	5/12/2020	5/26/2020	9/8/2020	9/22/2020	10/2020	12/2020	1/2021	2/2021	17 months
<b>Starr County Campus</b>																	
25	2018-020C	Student Services Building G Renovation	N/A	N/A	N/A	2/12/2019	2/26/2019	11/5/2019	11/12/2019	11/26/2019	4/14/2020	4/28/2020	5/25/2020	8/25/2020	9/25/2020	10/25/2020	17 months
26	2018-026C	Cultural Arts Center Building F Renovation - ON HOLD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
27	2019-014C	Workforce Center Building D Welding Expansion	9/3/2019	9/10/2019	9/24/2019	12/3/2019	12/10/2019	9/2020	10/2020	10/2020	4/2021	4/2021	5/2021	8/2021	9/2021	10/2021	25 months
<b>Regional Center for Public Safety Excellence</b>																	
28	2019-015C	Target Range	N/A	N/A	N/A	2/12/2019	2/26/2019	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
29	2019-018C	Portables	3/4/2019	3/4/2019	N/A	3/12/2019	3/26/2019	3/4/2019	N/A	N/A	7/9/2019	7/23/2019	08/3/2019	01/10/2019	01/31/2020	1/10/2020	10 months
30	2019-019C	Chiller Relocation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6/9/2020	6/23/2020	7/20/2020	10/20/2020	11/20/2020	N/A	5 months
31	2019-016C	Canopy for Safety Training Vehicles **	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A	TBD
32	2019-017C	Canopy for Students/Instructors **	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A	TBD
33	2019-020C	Fire Training Area **	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A	TBD
34	2020-009C	Running and Exercise Track **	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A	TBD
35	2020-011C	Additional Parking Lot **	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A	TBD
<b>Higher Education Center La Joya</b>																	
36	2020-012C	Exterior Building and Wayfinding Signage	7/2/2019	N/A	N/A	N/A	N/A	N/A	9/10/2019	9/24/2019	3/10/2020	3/31/2020	4/20/2020	7/20/2020	8/20/2020	TBD	12 months

\*District Wide Projects not noted will be scheduled as needed throughout the year.  
\*\*Note #1: Project on hold until site drainage evaluation is complete

	Past Dates or N/A
	To Be Determined

**South Texas College  
Renewal and Replacement Projects  
Project Schedule**

#	Project No.	Projects	Architect/Engineer	Contractor	COC		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	Authorization to Solicit for Design Services	Facilities Committee Review & Approval	Board Approval	Facilities Committee A/E Recommendation	Board Approval of A/E	Review & Approval of Schematic Design	Facilities Committee Recommendation	Board Approval	Facilities Committee Contractor Recommendation					
<b>Pecan Campus</b>																			
1	2017-016R	Arbor Brick Column Repairs & Replacement	Solorio Engineering	TBD	N/A	N/A	N/A	N/A	N/A	N/A	9/10/2019	9/24/2019	12/3/2019	12/10/2019	2/20/2020	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	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	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	6/2021	8/2021	9/2021	N/A	3 months
5	2019-018R	Art Building B Data Cabling Infrastructure Replacement	IT	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6/2021	8/2021	9/2021	N/A	3 months
6	2020-013R	Student Activities Center Building H Data Cabling Infrastructure Replacement	IT	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6/2021	8/2021	9/2021	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	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	3/2020	5/2020	6/2020	N/A	8 months
<b>Dr. Ramiro R. Casso Nursing &amp; Allied Health Campus</b>																			
9	2015-023R	NAH East Building A West Side Window Waterproofing	TBD	TBD	N/A			N/A	N/A				6/9/2020	6/9/2020	7/2020	8/2020	9/2020	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		3/10/2020	3/31/2020	5/12/2020	5/26/2020	6/15/2020	8/15/2020	9/15/2020	N/A	16 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
<b>Mid Valley Campus</b>																			
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	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	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	4/14/2020	4/28/2020	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		3/10/2020	3/31/2020	5/12/2020	5/26/2020	6/15/2020	8/15/2020	9/15/2020	N/A	16 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	N/A	N/A	4/14/2020	4/28/2020	5/20/2020	7/20/2020	8/20/2020	N/A	17 months
<b>Starr County Campus</b>																			
20	2019-029R	Starr Repair Stucco Buildings	TBD	TBD				TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A	TBD
21	2019-030R	Roofing Replacement	BEAM	TBD	N/A	N/A	N/A	5/14/2019	5/30/2019	N/A	3/10/2020	3/31/2020	5/12/2020	5/26/2020	6/15/2020	8/15/2020	9/15/2020	N/A	16 months
22	2020-019R	Administration/Bookstore Building A Data Cabling Infrastructure Replacement	IT	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5/12/2020	5/26/2020	06/2020	08/2020	09/2020	N/A	3 months
23	2020-020R	Center for Learning Excellence Building B Data Cabling Infrastructure Replacement	IT	TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5/12/2020	5/26/2020	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	N/A	N/A	N/A	5/12/2020	5/26/2020	06/2020	08/2020	09/2020	N/A	3 months

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	Past Dates or N/A
	To Be Determined