

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

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

- I. Approval of July 14, 2020 Facilities Committee Meeting Minutes 1 - 18
- II. Review and Recommend Action on Architect's Recommendations for Evaluation of the Deferred Maintenance of District Wide Roofs at Mid Valley Campus, Dr. Ramiro R. Casso Nursing and Allied Health Campus, and Starr County Campus 19 - 34
- III. Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Deferred Maintenance of District Wide Roofs at Mid Valley Campus, Dr. Ramiro R. Casso Nursing and Allied Health Campus, and Starr County Campus 35
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- VI. Review and Recommend Action on Renewal of Lease Agreement with El Milagro Clinic and the City of McAllen for Use of the El Milagro Clinic Parking Lot 42
- VII. Review and Recommend Action on Annual Facility Usage Agreements 43 - 44
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Approval of Facilities Committee Meetings Minutes

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

1. July 14, 2020 Facilities Committee Meeting

Meeting Minutes
Facilities Committee Meeting
July 14, 2020

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus, McAllen, Texas
Tuesday, July 14, 2020 @ 4:30 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, July 14, 2020 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:46 p.m. with Mr. Gary Gurwitz presiding.

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

Other Trustees present: Mrs. Victoria Cantú

Members absent: None

Also present: Dr. Shirley A. Reed, Mr. Jesus Ramirez, Mrs. Mary Elizondo, Mr. Ricardo de la Garza, Mr. Sam Saldana, Mr. Miguel Martinez, and Mr. Andrew Fish.

Approval of Facilities Committee Meetings Minutes

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Paul R. Rodriguez, the Minutes for the June 9, 2020 Facilities Committee meetings were approved as written. The motion carried.

Review and Recommend Action on Proceeding with Architectural Services for the Regional Center for Public Safety Excellence Target Range

Approval to proceed with architectural design services with PBK Architects, Inc. to prepare schematic plans for the Regional Center for Public Safety Excellence Target Range project was recommended

Purpose

Architectural design services were necessary for design of schematic drawings for the Regional Center for Public Safety Excellence Target Range project. The design scope of work included design charrettes and preparation of floor plans, site plans, exterior

renderings, and preliminary budgets. The schematic plans would provide a graphic representation of the target range project that can be used for marketing purposes to interested parties.

Justification

Since the Board had not received responses to their legal concerns and was not prepared to move forward with the Planning Grant from the Texas Parks and Wildlife Department (TPWD), administration proposed an alternate approach. The proposed Regional Center for Public Safety Excellence Target Range Capital Improvement project was budgeted for Fiscal Year 2019-2020. Funds were available for the development of the schematic design phase of the proposed project. Administration recommended moving forward with PBK Architects, Inc. to develop preliminary schematic design plans for the proposed target range at an estimated cost of \$52,000.

Background

On February 26, 2019, the Board approved contracting architectural services with PBK Architects, Inc. in expectation of pursuing the TPWD grant. On June 23, 2020, the acceptance of a planning grant award and agreement with TPWD was requested of the Board, but no action was taken. Administration recommended proceeding with an agreement with PBK for development of the schematic drawings using budgeted project funds available in the Unexpended Construction Plant Fund budgeted for FY 2019-2020.

The estimated design fees for the schematic design phase based on a \$4.2 million construction budget was \$52,000. Design fees would be negotiated with the architect based on the finalized scope of the drawing deliverables.

Funding Source

Funds for the Additional Construction Services for the Regional Center for Public Safety Excellence Target Range Project 2019-015C were available in the Unexpended Construction Plant Fund for use in fiscal year 2019-2020.

Enclosed Documents

A site plan for the proposed Regional Center for Public Safety Excellence Target Range was enclosed.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval to proceed with architectural design services with PBK Architects, Inc. for preparation of schematic plans for the Regional Center for Public Safety Excellence Target Range project as presented. The motion carried.

Review and Recommend Action on Contracting Construction Services for the Nursing & Allied Health Campus East Building A Student Services Renovation and Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation

Approval to contract construction services for the Nursing & Allied Health Campus East Building A Student Services Renovation and Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation Projects was requested

Purpose

The procurement of a contractor would provide for construction services necessary for the Nursing & Allied Health Campus East Building A Student Services Renovation and Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation Projects.

Scheduling Priority

Nursing Allied Health Campus East Building A Student Services Renovation

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

Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation

This project was requested due to the space made available when the Student Enrollment Center was expanded as part of the 2013 Bond Construction Program. The Admissions area was vacated and the Cashiers department planned to use the available space. In addition, due to the Cashiers department relocation, a Veterans Affairs area was to be created in the vacated Cashiers space. The initial planning was provided as part of the Bond Construction Program. The project was reviewed by the FPC department, the President's Cabinet, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project was scheduled as a non-educational space improvement to enhance Student Services and Cashiers areas to make more efficient and effective use of space.

Background

On November 26, 2019, the Board of Trustees approved the schematic designs from Gignac & Associates, LLP and the solicitation of construction services for these projects. The architect developed the construction plans and specifications for the solicitation of proposals. On April 28, 2020, the Board approved a two-month postponement of contracting construction services with the recommended contractor, contingent upon the contractor agreeing to maintain the same proposal.

Solicitation of competitive sealed proposals for this project began on February 20, 2020. Three (3) sets of construction documents were issued to plan rooms and one (1) set was issued to a general contractor. A total of three (3) proposals were received on February 27, 2020.

Timeline for Solicitation of Competitive Sealed Proposals	
February 20, 2020	Solicitation of competitive sealed proposals began.
February 27, 2020	Three (3) proposals were received.

Funding Source

The projects were budgeted separately but were solicited as one project. The construction budgets were as follows:

Projects	Estimated Construction Budget
Nursing Allied Health Campus Student Services Renovation	\$275,000
Starr County Campus Student Services Renovation	160,000
Total Amount	\$435,000

College staff reviewed and evaluated the competitive sealed proposals and recommend Holchemont, Ltd. as the highest ranked in the amount of \$400,000.

Source of Funding	Estimated Construction Budget	Highest Ranked Proposal Holchemont, Ltd.	Estimated Construction Budget Variance
Unexpended Construction Plant Fund - NAHC Student Services Renovation	\$275,000	\$217,000	\$58,000
Unexpended Construction Plant Fund - Starr Student Services Renovation	160,000	183,000	(23,000)
Total Amount	\$435,000	\$400,000	\$35,000

Funds for the Nursing & Allied Health Campus East Building A Student Services Renovation Project 2019-006C and Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation Project 2018-020C were budgeted in the Unexpended Construction Plant Fund for available use in fiscal year 2019-2020.

Reviewers

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

Enclosed Documents

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

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval to contract construction services with Holchemont, Ltd. in the amount of \$400,000 for the Nursing & Allied Health Campus East Building A Student Services Renovation and Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation Projects as presented. The motion carried.

Review and Recommend Action on Approval of Additional Construction Services for the Regional Center for Public Safety Excellence Drainage Improvements at the Cityscape Area

Approval of additional construction services for the Regional Center for Public Safety Excellence Drainage Improvements at the Cityscape Area was requested

Purpose

The approval of additional services was required to provide for construction services necessary for the completion of the drainage and asphalt improvements at the Regional Center for Public Safety Excellence that are outside of the current scope of the contract.

Scheduling Priority

This project arose out of the necessity to remediate asphalt issues at the Cityscape area, and was reviewed by the FPC department, Administration, the Facilities Committee, and the Board of Trustees. This project was scheduled as an educational space improvement to provide a realistic urban driving environment on which law enforcement students can train.

Background

On February 25, 2020, the Board approved the remediation plan for the Cityscape asphalt issues and amending the contract with Perez Consulting Engineers (PCE) to provide plans and specifications necessary for Noble Texas Builders (NTB) to remediate the asphalt pavement and drainage related to the Cityscape and access drive.

NTB would provide construction services to remediate the work directly related to the original construction contract as part of the 2013 Bond Construction Regional Center for Public Safety Excellence Parking and Site Improvements (Cityscape area) at no additional cost to the College.

Additional Construction Services

PCE included additional construction work in their plans and specifications that was not part of the original scope which they recommend as an improvement due to existing drainage issues. Their recommended additional scope was included as alternates in the plans and specifications. The recommendations and their associated costs are listed in the following table.

Additional Construction Services for the Regional Center for Public Safety Excellence Drainage Improvements at the Cityscape Area		
Alternate Number	Description of Additional Work Recommended	Cost
1	Provide 3 feet extension of additional lime treated subgrade to width of Cityscape drives	\$3,879.00
2	Provide an 8-inch concrete edge curb on both sides of Cityscape drives	55,508.00
3	Provide rock rip rap at the detention area	6,086.00
N/A	Provide regrading around Cityscape area and raise asphalt finish elevation 6 inches	14,166.00
N/A	Modifications to existing irrigation system (See Note 1)	8,350.50
Total		\$87,989.50

Note 1: The estimated cost for the recommended modifications to the existing irrigation system is \$16,701. The contractor agreed to be responsible for half of the cost in the amount of \$8,350.50.

Funding Source

Funds for the Additional Construction Services for the Regional Center for Public Safety Excellence Drainage Improvements at the Cityscape Area Project 2020-022C1 were available in the Unexpended Construction Plant Fund for use in fiscal year 2019-2020.

Enclosed Documents

The packet included the proposal from the contractor.

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

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of additional construction services with Noble Texas Builders in the amount of \$87,989.50 for the Regional Center for Public Safety Excellence Drainage Improvements at the Cityscape Area Project as presented. The motion carried.

Review and Recommend Action on Rejection of Construction Services Proposals for the District Wide Marker Board Replacement Phase III

Rejection of the construction services proposals for the District Wide Marker Board Replacement Phase III project was requested

Purpose

The rejection of the construction services proposals would allow for proposals to be submitted by contractors and/or subcontractors at a later date for the District Wide Marker Board Replacement Phase III Project.

Scheduling Priority

This project was part of the Deferred Maintenance Plan from the Operations & Maintenance and Facilities Planning & Construction departments, and was reviewed by the President's Cabinet and the Coordinated Operations Council. This project was prioritized as a routine improvement to replace the marker board surfaces with new marker boards to meet the College's standard and provide proper writing surface.

Background

As part of the College's Renewal and Replacement program, staff planned and budgeted for the replacement of the current marker board material. This third phase of the project includes replacing marker boards in buildings at Pecan Campus, Mid Valley Campus, and Starr County Campus. On April 28, 2020, the Board took no action on contracting construction services for the third phase of this project because the existing marker boards were still in acceptable condition, and the expense was not urgently necessary or advisable during the budgetary concerns provoked by the ongoing COVID-19 pandemic.

Administration recommended Board rejection of all of the proposals.

The project would be delayed, likely until FY 2021-2022. The life expectancy of the existing marker boards extended beyond this schedule and they would remain functional for use.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the rejection of construction services proposals for the District Wide Marker Board Replacement Phase III project as presented. The motion carried.

Review and Recommend Action on Approval of Color Selections for the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas

Approval of the colors and finishes for the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas Project was requested

Background

On October 30, 2018, the Board approved contracting architectural services with Rike Ogden Figueroa Alex Architects, Inc. (ROFA). On March 31, 2020, the Board approved contracting construction services with Noble Texas Builders. ROFA prepared color boards and interior renderings containing interior paint colors, wall finishes, flooring materials, and millwork finishes for review by the Facilities Committee.

Presenters

Mr. Rick De La Garza attended the July 14, 2020 Facilities Committee meeting to provide and present the recommended color boards.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the selection of colors and finishes for the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas project, and including the selection of green paint for the Lobby South West View wall as presented.

**Review and Recommend Action on Approval of Substantial
 Completion of the Pecan Campus Student Activities Building H
 Renovation for Culinary Arts**

Approval of substantial completion of the Pecan Campus Student Activities Building H Renovation for Culinary Arts Project would be requested at the July 28, 2020 Board Meeting:

Project	Completion Recommended	Date Received
1. Pecan Campus Student Activities Building H Renovation for Culinary Arts Project No. 2018-023C Architect: EGV Architects, Inc. Contractor: Noble Texas Builders	Substantial Completion Recommended	June 26, 2020

This project was submitted in 2018 by the Culinary Arts department and was reviewed by the FPC department, the President’s Cabinet, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project was scheduled as an educational space improvement to renovate and expand the previously existing kitchen for use by the Culinary Arts program.

College staff visited the site and developed a construction punch list on June 26, 2020. A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by Noble Texas Builders. The original cost approved for this project was \$600,000.

The following table summarizes the current budget status:

Pecan Campus Student Activities Building H Renovation for Culinary Arts					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$600,000.00	\$555,000.00	\$46,423.00	\$601,423.00	\$565,072.35	\$36,350.65

Enclosed Documents

A copy of the Substantial Completion Certificate and photos 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 substantial completion of the Pecan Campus Student Activities Building H Renovation for Culinary Arts Project as presented. The motion carried.

Review and Recommend Action on Approval of Substantial Completion of the Mid Valley Campus Existing Thermal Plant Demolition

Approval of substantial completion of the Mid Valley Campus Existing Thermal Plant Demolition Project would be requested at the July 28, 2020 Board Meeting:

	Project	Completion Recommended	Date Received
1.	Mid Valley Campus Existing Thermal Plant Demolition Project No. 2017-012C Architect: ROFA Architects, Inc. Contractor: R.L. Abatement, Inc.	Substantial Completion Recommended	June 26, 2020

This project was originally submitted as a renovation project and was 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 was scheduled as a non-educational space improvement to demolish an obsolete facility.

College staff visited the site and developed a construction punch list on June 26, 2020. A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by R. L. Abatement. The original cost approved for this project was \$160,000.

The following table summarizes the current budget status:

Mid Valley Campus Existing Thermal Plant Demolition					
Revised Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$67,200	\$33,000	\$0	\$33,000	\$0	\$33,000

Enclosed Documents

A copy of the Substantial Completion Certificate and photos 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 substantial completion of the Mid Valley Campus Existing Thermal Plant Demolition Project as presented. The motion carried.

Review and Recommend Action on Approval of Final Completion of the Pecan Campus Arbor Brick Columns Repair & Replacement

Approval of final completion of the Pecan Campus Arbor Brick Columns Repair & Replacement Project would be requested at the July 28, 2020 Board Meeting:

Project	Completion Recommended	Date Received
1. Pecan Campus Arbor Brick Columns Repair & Replacement Project No. 2017-016R Contractor: Limon Masonry, LLC	Final Completion Recommended	May 20, 2020

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

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It was recommended that final completion and release of final payment for this project with Limon Masonry, LLC be approved. The original cost approved for this project was \$200,000.

The following chart summarizes the above information:

Pecan Campus Arbor Brick Columns Repair & Replacement						
Construction Budget	Approved Proposal Amount	FY 18-19 Balance from Expedited Repairs	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$200,000.00	\$148,000.00	\$1,782.20	\$0	\$149,782.20	\$142,382.20	\$7,400.00

On May 20, 2020, College staff inspected the site to confirm that all punch list items were completed.

Enclosed Documents

A copy of the final completion letter was provided for the Committee’s review and information.

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of final completion and release of final payment of \$7,400 to Limon Masonry, LLC for the Pecan Campus Arbor Brick Columns Repair & Replacement Project as presented. The motion carried.

Review and Recommend Action on Renewal of Lease Agreement with Pharr-San Juan-Alamo Independent School District

Approval of the renewal of the facility lease agreement with Pharr-San Juan-Alamo Independent School District (PSJA ISD) for use of space in the College, Career & Technology Academy (CCTA) building in Pharr by South Texas College would be requested at the July 29, 2020 Board meeting.

Purpose

Authorization was requested to renew the current facility lease agreement for use by South Texas College as classroom facilities.

Justification

The renewal of the lease of this facility was needed to continue to accommodate classes being offered by South Texas College.

Background

At the July 24, 2018 Board meeting, the Board approved the initial facility lease agreement with PSJA ISD with the option to renew for four (4) successive terms. At the July 23, 2019 Board meeting, the Board approved the first renewal for the period of August 15, 2019 to August 14, 2020. Staff recommended approval of the second of four renewals of the facility lease agreement for use starting August 15, 2020 to August 14, 2021.

Facility	Initial Term	Optional Renewal Periods	Lease Cost
PSJA ISD – CCTA Building – Classrooms, HVAC Lab, PMT Lab, Computer Lab, and Electrical Trades Lab	8/15/18 – 8/14/19	8/15/19-8/14/20 8/15/20-8/14/21 8/15/21-8/14/22 8/15/22-8/14/23	\$1 annually plus prorated cost of security, custodial, and utilities

The estimated expense for this lease for FY 2019-2020 was \$21,587.79.

Funding Source

Funds for these expenditures were budgeted in the Facilities Lease budget for FY 2020-2021.

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the renewal of the classroom lease agreement with PSJA ISD for use of the CCTA building by South Texas College for the period of starting August 15, 2020 to August 14, 2021 as presented. The motion carried.

Review and Recommend Action on Proposed FY 2020 - 2021 Facilities Committee Meeting Schedule

The Facilities Committee was asked to review the following proposed schedule and recommend amendment or approval as appropriate. The Board would be asked to review and take action on a calendar of Committee and Board Meetings for FY 2020 - 2021 at the July 28, 2020 Regular Board Meeting.

The proposed meeting schedule for the Facilities Committee was as follows:

<u>Weekday</u>	<u>Date</u>	<u>Meeting Time</u>
Tuesday	September 8, 2020	4:30 p.m.
Tuesday	October 13, 2020	4:30 p.m.
Tuesday	November 10, 2020	4:30 p.m.
Tuesday	December 8, 2020	4:30 p.m.
Tuesday	January 12, 2021	4:30 p.m.
Tuesday	February 9, 2021	4:30 p.m.
Tuesday	March 9, 2021	4:30 p.m.
Tuesday	April 13, 2021	4:30 p.m.
Tuesday	May 11, 2021	4:30 p.m.
Tuesday	June 8, 2021	4:30 p.m.
Tuesday	July 13, 2021	4:30 p.m.
Tuesday	August 10, 2021	4:30 p.m.
Tuesday	September 14, 2021	4:30 p.m.

Facilities Committee Meetings were generally scheduled for the second Tuesday of each month, and were proposed for a starting time of 4:30 p.m. There may be some deviation based upon scheduling conflicts, and any adjustments will be communicated with as much early notification as practical.

A full calendar view of the proposed Committee and Board meeting schedule was provided in the packet for the Committee's information.

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

Review and Recommend Action as Necessary on Unexpended Plant Fund – Construction Proposed Projects and Preliminary Budgets for Fiscal Year 2020 – 2021

Mary Elizondo and Ricardo de la Garza were prepared to review the proposed Unexpended Plant Fund - Construction Projects budgeted for FY 2020 - 2021. The proposed projects listed were managed by the College's Facilities Planning & Construction Department staff.

The definitions below provide a brief description of the Construction Projects and funding source:

Unexpended Plant Fund

The College utilizes the Unexpended Plant Fund to budget and fund new renovation and construction projects turned Capital Improvements Projects (CIPs).

The College's construction fund projects are identified on an annual basis through a broad-based involvement of Administration, President's Administrative Staff, and the Coordinated Operations Council to determine construction needs and priorities.

Capital Improvements Projects

The CIPs are projects requested and reviewed by College personnel for new renovation and construction. In the CIP process, the College's administrative staff, in conjunction with their respective department/division staff, identify facility improvement needs and justifications. The various needs are described on a CIP form which includes a project description and evaluation criteria. The evaluation criteria requires the submitter to provide written statements describing how the proposed improvement supports the College's Strategic Directions. This CIP process was developed in order to prioritize improvements, provide an equitable opportunity, and provide an integrated planning process supporting the College mission and related priorities.

A report summarizing the proposed preliminary Unexpended Plant Funds Construction projects and budgets for Fiscal Year 2020 - 2021 was enclosed for the Committee's review and information. The proposed preliminary budget details Construction, Design, FFE (Furniture, Fixtures, & Equipment), Miscellaneous Items, Technology Equipment, and Security Equipment as provided in the packet. The Miscellaneous items included materials testing, surveys, cost of advertisement, cost of printing, and related fees required by the governing authorities. The proposed projects would be included in the Unexpended Plant Fund - Construction Fund budget.

Mary Elizondo, Vice President of the Finance & Administrative Services Division, and Ricardo de la Garza, Director of Facilities Planning & Construction, were available to address questions related to the proposed projects and budget.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval of the Unexpended Plant Fund – Construction proposed projects and preliminary budgets for fiscal year 2020 – 2021. The motion carried.

Review and Recommend Action as Necessary on Renewals & Replacements Plant Fund Proposed Projects and Preliminary Budgets for Fiscal Year 2020 – 2021

Mary Elizondo and Rick de la Garza were available to review the proposed Renewals & Replacements Projects budgeted for FY 2020 - 2021. The proposed projects listed were not related to the Capital Improvement Projects and were managed by the College's Facilities Planning & Construction Department staff.

Renewals and Replacements Fund

Personnel from the College's Facilities Operations and Maintenance Department and the Facilities Planning & Construction Department work together to identify and project facilities' deferred maintenance projects. These efforts result in a five-year plan which is updated on an annual basis and includes capital renewal and replacement construction projects needed at each campus. Using this five-year deferred maintenance plan, a Renewals and Replacements budget is prepared each year to address the deferred maintenance planned needs for the following fiscal year.

A report summarizing the proposed Renewals and Replacements projects and budgets proposed for Fiscal Year 2020 - 2021 was provided for the Committee's review and information. The proposed projects would be included in the Renewals and Replacements Plant Fund budget.

Mary Elizondo and Ricardo de la Garza were available to address questions related to the

proposed projects and budget.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the Renewals & Replacements Plant Fund proposed projects and preliminary budgets for fiscal year 2020 – 2021. The motion carried.

Update on Status of Unexpended Plant Fund Construction Projects and Renewals & Replacements 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 available to respond to questions and address concerns of the committee.

No action was requested.

Executive Session:

The South Texas College Board Facilities Committee convened into Executive Session at 5:12 p.m. in accordance with Chapter 551 of the Texas Government Code for the specific purpose provided in:

- Section 551.071, Consultations with Attorney

1. Review and Recommend Action as Necessary on Regional Center for Public Safety Excellence Cityscape Settlement Agreement

Mr. Gary Gurwitz abstained from the Executive Session deliberation.

Open Session:

The South Texas College Board Facilities Committee returned to Open Session at 5:15 p.m. No action was taken in Executive Session.

Review and Recommend Action as Necessary on Regional Center for Public Safety Excellence Cityscape Settlement Agreement

Mr. Jesus Ramirez, Legal Counsel, provided an update on the settlement agreement for the Regional Center for Public Safety Excellence Cityscape.

Mr. Gary Gurwitz abstained from the update and discussion.

No action was taken.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:17 p.m.

I certify that the foregoing are the true and correct minutes of the July 14, 2020 Facilities Committee Meeting of the South Texas College Board of Trustees.

Mr. Gary Gurwitz, Presiding

Review and Recommend Action on Architect’s Recommendations for Evaluation of the Deferred Maintenance of District Wide Roofs at Mid Valley Campus, Dr. Ramiro R. Casso Nursing and Allied Health Campus, and Starr County Campus

Approval of recommendations from the architect for the deferred maintenance of the roofs at the Mid Valley, Dr. Ramiro R. Casso Nursing and Allied Health, and Starr County Campuses and authorization to proceed with the design of the accepted recommendations will be requested at the August 25, 2020 Board meeting.

Purpose

The acceptance of the recommendations from the architect and authorization to proceed with design of the accepted recommendations is needed to allow the architect to move forward with preparing construction documents.

Scheduling Priority

This renewals & replacements project is part of the district wide deferred maintenance plan, and has been reviewed by the FPC department, the President’s Cabinet, the Facilities Committee, and the Board of Trustees. It is scheduled as a non-educational space improvement to perform deferred maintenance of the roofs at the Mid Valley, Dr. Ramiro R. Casso Nursing and Allied Health, and Starr County Campuses.

Background

On May 30, 2019, the Board approved contracting design services with BEAM Professionals, a PBK Company, to evaluate the existing roofs, provide recommendations to the Board, and prepare construction documents accordingly.

The architect has inspected the following buildings:

Mid Valley Campus		
Building Letter	Building Name	Year of Roof Installation
Building D	Workforce Center	2004
Building E	Library (partial roof)	2004
Building F	Student Union (previously Student Services-partial roof)	2004
Building G	North Academic	2004

Dr. Ramiro R. Casso Nursing and Allied Health Campus		
Building Letter	Building Name	Year of Roof Installation
Building A	NAH East	2000 and 2004

Starr County Campus		
Building Letter	Building Name	Year of Roof Installation
Building A	Administration/Bookstore	1998
Building B	Center for Learning Excellence	1998
Building C	North Academic	1998
Building D	Workforce Center	2004
Building E	South Academic	2004
Building F	Cultural Arts Center	2004
Building G	Student Services (partial roof)	2004
Building H	Student Activities Center (partial roof)	2004

Architect Recommendation

The architect has provided an executive summary of their recommendations for each of the roofs. The architect recommends applying a new roof coating system consisting of a heavy-bodied, fiber reinforced asphaltic base coat with a high-solids aluminum roof coating over the existing roof systems of each of the roofs evaluated.

The architect’s total cost estimate for the recommended recoating of 225,700 square feet of roof area is between \$1,579,900 and \$1,726,100.

The Facilities Committee is being requested to recommend approval of the architect’s recommendations and authorization for the architect to proceed with the design for the deferred maintenance of the roofs. The architect has also included construction estimates for the proposed deferred maintenance.

Funding Source

Funds for the Deferred Maintenance of District Wide Roofs Project 2019-030R are budgeted in the Renewals & Replacements Fund for available use in fiscal year 2019-2020.

Enclosed Documents

An executive summary and site plans of the roof locations are enclosed for the Committee's review and information.

Presenters

Todd Scrimsher, of BEAM Professionals, a PBK Company, will attend the Facilities Committee meeting to provide a presentation of the report and respond to any questions from the Committee.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the August 25, 2020 Board meeting, acceptance of the recommendations for the deferred maintenance of roofs at the Mid Valley, Dr. Ramiro R. Casso Nursing and Allied Health, and Starr County Campuses and authorization to proceed with the design of construction documents as presented.

EXECUTIVE SUMMARY

I. INTRODUCTION

A. PREFACE

South Texas College (STC) authorized BEAM Professionals (BEAM) to perform a Roof Condition Assessment Report for four buildings on the Mid Valley Campus in Weslaco, one building on the Nursing & Allied Health Campus in McAllen and eight buildings on the Starr County Campus in Rio Grande City. The intent of the assessment report is to evaluate and document the general conditions of existing STC-owned facilities and to provide STC administrators and staff with the knowledge and information needed to make well informed decisions for roofing system needs; both near and long-term.

The Mid Valley Campus is located in Hidalgo County at 400 North Border in Weslaco, Texas and situated in the northwest area of the city. The surrounding land includes residential, business and warehouse properties and is adjacent to main street (Texas Business Highway 83) businesses.

The Nursing and Allied Health Campus is located in Hidalgo County at 1101 E. Vermont in McAllen, Texas and situated in the southeast area of the city near the medical center. The surrounding land includes business and residential properties and is other medical oriented businesses.

The Starr County Campus is located in Starr County at 142 FM 3167 Rio Grande City, Texas and situated west area of the city. The surrounding land includes residential, business and agricultural properties.

B. ACKNOWLEDGEMENTS

On behalf of the Principals and staff of BEAM Professionals, we wish to express our sincere appreciation to South Texas College for the opportunity to assist with the Roof Condition Assessment endeavor.

We also extend our utmost gratitude to all the individual STC administrators and staff members that willingly and actively participated in project meetings, assisted with data collection, and provided facility-specific information and insight.

C. EXECUTIVE SUMMARY

The information contained in the final report outlines assessment data gathered during the month of November 2019 for the physical site inspections conducted at each facility as well as feedback provided by STC maintenance personnel. The report is intended for use by STC in combination with other sources of informational data regularly collected by STC to make informed and fiscally responsible decisions regarding how to proceed with ongoing and future maintenance efforts and roofing upgrades.

D. ASSESSMENT FINDINGS AND CONCLUSION

The buildings on each of the STC campuses were constructed from 1998 to 2004, thereby making their age ranges 17 to 22 years.

Historically, South Texas College has routinely performed proper maintenance and needed improvements consistently and efficiently.

II. GENERAL DESCRIPTION AND RECOMMENDATIONS

A. MID VALLEY CAMPUS

1 BUILDING D

a. General Building Description

Building D is composed of a single building and is sited on the north end of the campus. The building consists of a single story concrete tilt wall structure with concrete foundation system. The building roof structure consists of conventional steel joist framing supporting a structural metal roof deck.

b. Recommendations

Based on the age and condition of the existing modified bitumen roof assembly, a new **roof coating system** consisting of a heavy-bodied, fiber reinforced asphaltic base coat with a high-solids aluminum roof coating over the existing roof system is proposed.

2 BUILDING E

a. General Building Description

Building E is composed of a single building and is sited near the center of the campus. The building consists of a single story steel frame structure with concrete foundation system. The building roof structure consists of conventional steel joist framing supporting a structural metal roof deck.

b. Recommendations

Based on the age and condition of the existing modified bitumen roof assembly, a new **roof coating system** consisting of a heavy-bodied, fiber reinforced asphaltic base coat with a high-solids aluminum roof coating over the existing roof system is proposed.

3 BUILDING F

a. General Building Description

Building F is composed of a single building and is sited near the center of the campus. The building consists of a single story steel frame structure with concrete foundation system. The building roof structure consists of conventional steel joist framing supporting a structural metal roof deck.

b. Recommendations

Based on the age and condition of the existing modified bitumen roof assembly, a new **roof coating system** consisting of a heavy-bodied, fiber reinforced asphaltic base coat with a high-solids aluminum roof coating over the existing roof system is proposed.

4 BUILDING G

a. General Building Description

Building G is composed of a single building and is sited near the south end of the campus. The building consists of a two story steel frame structure with concrete foundation system. The building roof structure consists of conventional steel joist framing supporting a structural metal roof deck.

b. Recommendations

Based on the age and condition of the existing modified bitumen roof assembly, a new **roof coating system** consisting of a heavy-bodied, fiber reinforced asphaltic base coat with a high-solids aluminum roof coating over the existing roof system is proposed.

B. NURSING & ALLIED HEALTH CAMPUS

1 BUILDING A

a. General Building Description

Building A is composed of a single building with an original (west portion of the building) and an addition (east portion of the building) and is sited on the east end of the campus. The building consists of a four story steel frame structure with concrete foundation system. The building roof structure consists of conventional steel joist framing supporting a structural metal roof deck.

b. Recommendations

Based on the age and condition of the existing modified bitumen roof assembly on the west and east portions of the building, a new **roof coating system** consisting of a heavy-bodied, fiber reinforced asphaltic base coat with a high-solids aluminum roof coating over the existing roof system is proposed.

C. STARR COUNTY CAMPUS

1 BUILDING A

a. General Building Description

Building A is composed of a single building and is sited on the north end of the campus. The building consists of a single story steel frame structure with concrete foundation system. The building roof structure consists of conventional steel joist framing supporting a structural metal roof deck.

b. Recommendations

Based on the age and condition of the existing modified bitumen roof assembly, a new **roof coating system** consisting of a heavy-bodied, fiber reinforced asphaltic base coat with a high-solids aluminum roof coating over the existing roof system is proposed.

2 BUILDING B

a. General Building Description

Building B is composed of a single building and is sited on the north end of the campus. The building consists of a single story steel frame structure with concrete foundation system. The building roof structure consists of conventional steel joist framing supporting a structural metal roof deck.

The existing roof system has received a maintenance roof coating application in some areas of the roof. The existing roof coating will require verification prior to installation of new roof coating system to confirm compatibility.

b. Recommendations

Based on the age and condition of the existing modified bitumen roof assembly, a new **roof coating system** consisting of a heavy-bodied, fiber reinforced asphaltic base coat with a high-solids aluminum roof coating over the existing roof system is proposed.

3 BUILDING C

a. General Building Description

Building C is composed of a single building and is sited on the north end of the campus. The building consists of a single story steel frame structure with concrete foundation system. The building roof structure consists of conventional steel joist framing supporting a structural metal roof deck.

The existing roof system has received a maintenance roof coating application in some areas of the roof. The existing roof coating will require verification prior to installation of new roof coating system to confirm compatibility.

b. Recommendations

Based on the age and condition of the existing modified bitumen roof assembly, a new **roof coating system** consisting of a heavy-bodied, fiber reinforced asphaltic base coat with a high-solids aluminum roof coating over the existing roof system is proposed.

4 BUILDING D

a. General Building Description

Building D is composed of a single building and is sited on the north end of the campus. The building consists of a single story and is assumed to be steel frame structure with concrete foundation system. The building roof structure consists of conventional steel joist framing supporting a structural metal roof deck.

b. Recommendations

Based on the age and condition of the existing modified bitumen roof assembly, a new **roof coating system** consisting of a heavy-bodied, fiber reinforced asphaltic base coat with a high-solids aluminum roof coating over the existing roof system is proposed.

5 BUILDING E

a. General Building Description

Building E is composed of a single building and is sited near the center of the campus. The building consists of a two story steel frame structure with concrete foundation system. The building roof structure consists of conventional steel joist framing supporting a structural metal roof deck.

The existing roof system has received a maintenance roof coating application in some areas of the roof. The existing roof coating will require verification prior to installation of new roof coating system to confirm compatibility.

b. Recommendations

Based on the age and condition of the existing modified bitumen roof assembly, a new **roof coating system** consisting of a heavy-bodied, fiber reinforced asphaltic base coat with a high-solids aluminum roof coating over the existing roof system is proposed.

6 BUILDING F

a. General Building Description

Building F is composed of a single building and is sited on the north end of the campus. The building consists of a single story steel frame structure with concrete foundation system. The building roof structure consists of conventional steel joist framing supporting a structural metal roof deck.

The existing roof system has received a maintenance roof coating application in some areas of the roof. The existing roof coating will require verification prior to installation of new roof coating system to confirm compatibility.

b. Recommendations

Based on the age and condition of the existing modified bitumen roof assembly, a new **roof coating system** consisting of a heavy-bodied, fiber reinforced asphaltic base coat with a high-solids aluminum roof coating over the existing roof system is proposed.

7 BUILDING G

a. General Building Description

Building G is composed of a single building and is sited near the center of the campus. The building consists of a single story steel frame structure with concrete foundation system. The building roof structure consists of conventional steel joist framing supporting a structural metal roof deck.

The existing roof system has received a maintenance roof coating application in some areas of the roof. The existing roof coating will require verification prior to installation of new roof coating system to confirm compatibility.

b. **Recommendations**

Based on the age and condition of the existing modified bitumen roof assembly, a new **roof coating system** consisting of a heavy-bodied, fiber reinforced asphaltic base coat with a high-solids aluminum roof coating over the existing roof system is proposed.

8 **BUILDING H**

a. **General Building Description**

Building H is composed of a single building and is sited near the center of the campus. The building consists of a single story steel frame structure with concrete foundation system. The building roof structure consists of conventional steel joist framing supporting a structural metal roof deck.

The existing roof system has received a maintenance roof coating application in some areas of the roof. The existing roof coating will require verification prior to installation of new roof coating system to confirm compatibility.

b. **Recommendations**

Based on the age and condition of the existing modified bitumen roof assembly, a new **roof coating system** consisting of a heavy-bodied, fiber reinforced asphaltic base coat with a high-solids aluminum roof coating over the existing roof system is proposed.

III. **QUALIFICATIONS AND LIMITATIONS**

The information presented in this assessment is a summary of the roof systems observed, our opinion of the general condition of the systems and our recommendations for prioritization of immediate and future work.

The conclusions, recommendations and opinions of cost presented in this assessment are based on a review of available drawings, discussion with key personnel knowledgeable about the campus, our field observations and our experience on similar projects. No material testing of building components or systems was performed nor is it the intent of this assessment to perform engineering calculations to determine the adequacy of the campus' building system designs.

It is not the intent of this assessment to perform an exhaustive study to locate all existing defects. Assessment observations were made by trained professionals, however defects may exist in areas that were inaccessible, not visible or otherwise inadvertently overlooked. Other issues may develop that were not evident at the time the assessment survey was performed. The assessment was performed to identify obvious issues and to determine general costs. The assessment was not intended to provide a detailed analysis of the roof system. Although a standard of care is employed by the professionals performing the assessment, it is possible that conditions may exist that were not discovered during the assessment survey.

The opinions of costs listed in the assessment are current U.S. dollars. The costs listed also allow for a 10% contractor overhead and profit as well as accommodation for the projects' locations. The costs listed do not allow for soft cost for professional fees and equipment nor do the costs allow for an overall contingency cost for the project. The actual costs may vary depending upon the contractors used, the quality of materials used, the extent of work performed simultaneously, the time of the year or if the items are purchased individually or under master purchase contracts.

This assessment has been prepared on behalf of, and exclusively for, the use of South Texas College. No other party shall have any right to rely on any service provided by BEAM Professionals without prior written consent. This assessment and all findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, or be used or relied upon by any other party, in whole or in part, without BEAM Professional's prior written consent.

COST ESTIMATE

I. MID VALLEY CAMPUS

BUILDING D

14,200 square feet roof area x \$7.00 / sf = \$99,400.

BUILDING E

21,200 square feet roof area x \$7.00 / sf = \$148,400.

BUILDING F

22,500 square feet roof area x \$7.00 to \$8.00 / sf = \$157,500 to \$180,000.

BUILDING G

46,800 square feet roof area x \$7.00 to \$8.00 / sf = \$327,600 to \$374,400.

MID VALLEY CAMPUS SUBTOTAL

104,700 square feet roof area = \$732,900 to \$802,200.

II. NURSING & ALLIED HEALTH CAMPUS

BUILDING A

12,900 square feet roof area x \$7.00 to \$8.00 / sf = \$90,300 to \$103,200.

NURSING & ALLIED HEALTH CAMPUS SUBTOTAL

12,900 square feet roof area = \$90,300 to \$103,200.

III. STARR COUNTY CAMPUS

BUILDING A

6,800 square feet roof area x \$7.00 to \$8.00 / sf = \$47,600 to \$54,400.

BUILDING B

6,600 square feet roof area x \$7.00 / sf = \$46,200.

BUILDING C

14,100 square feet roof area x \$7.00 / sf = \$98,700.

BUILDING D

14,600 square feet roof area x \$7.00 / sf = \$102,200.

BUILDING E

33,300 square feet roof area x \$7.00 to \$8.00 / sf = \$233,100 to \$266,400.

BUILDING F

13,000 square feet roof area x \$7.00 to \$8.00 / sf = \$91,000 to \$104,000.

BUILDING G

8,800 square feet roof area x \$7.00 / sf = \$61,600.

BUILDING H

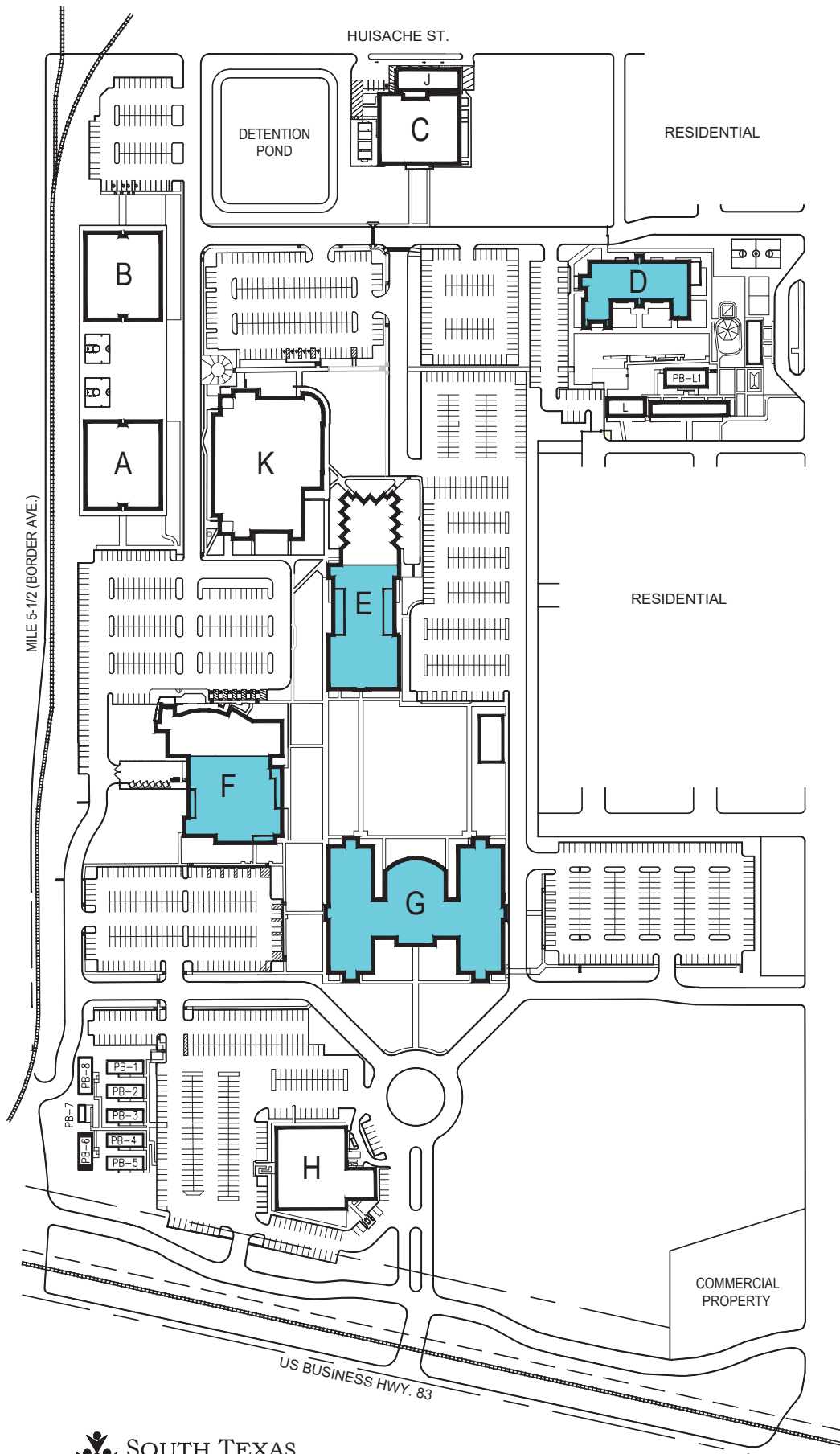
10,900 square feet roof area x \$7.00 to \$8.00 / sf = \$76,300 to \$87,200.

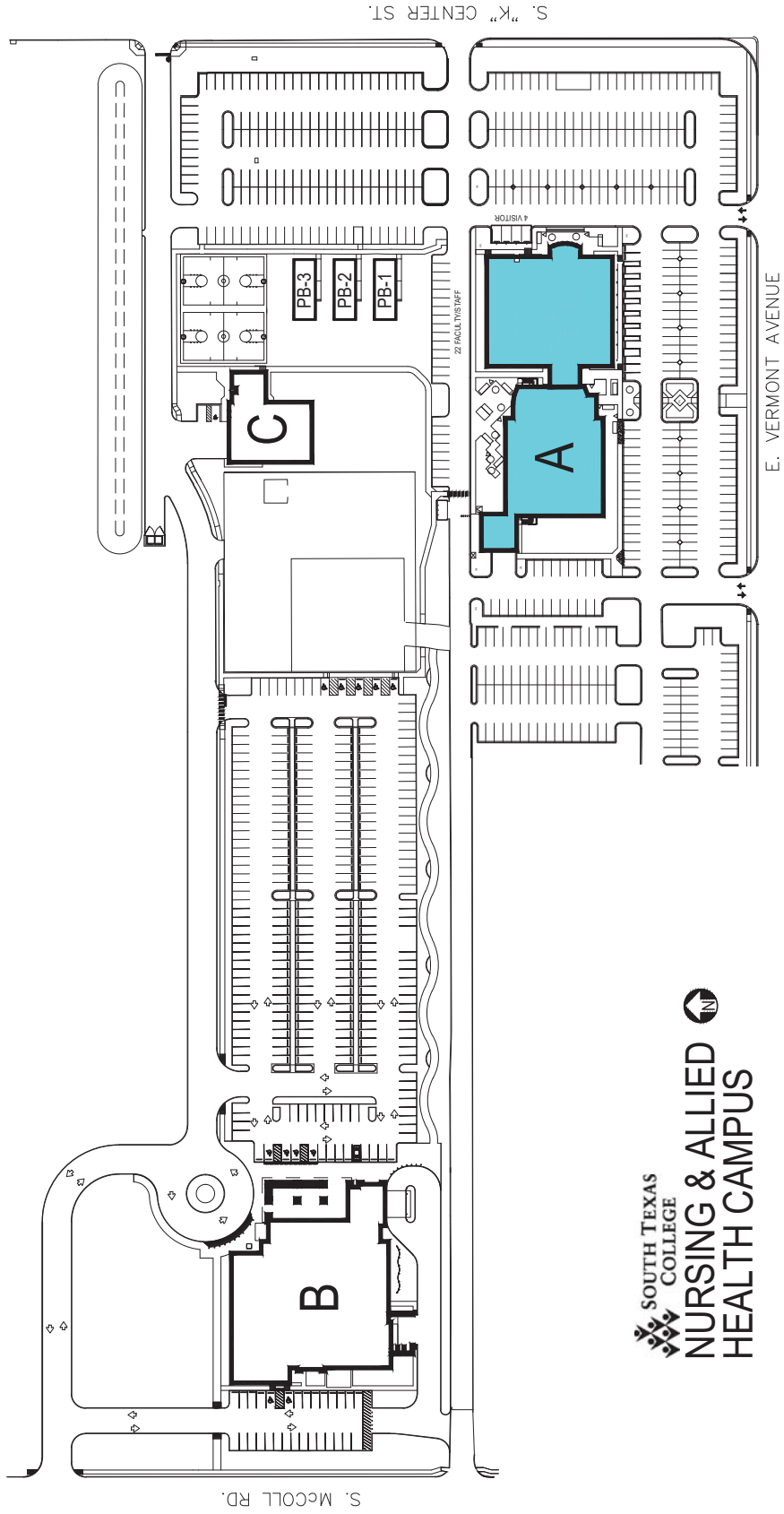
STARR COUNTY CAMPUS SUBTOTAL

108,100 square feet roof area = \$756,700 to \$820,700.

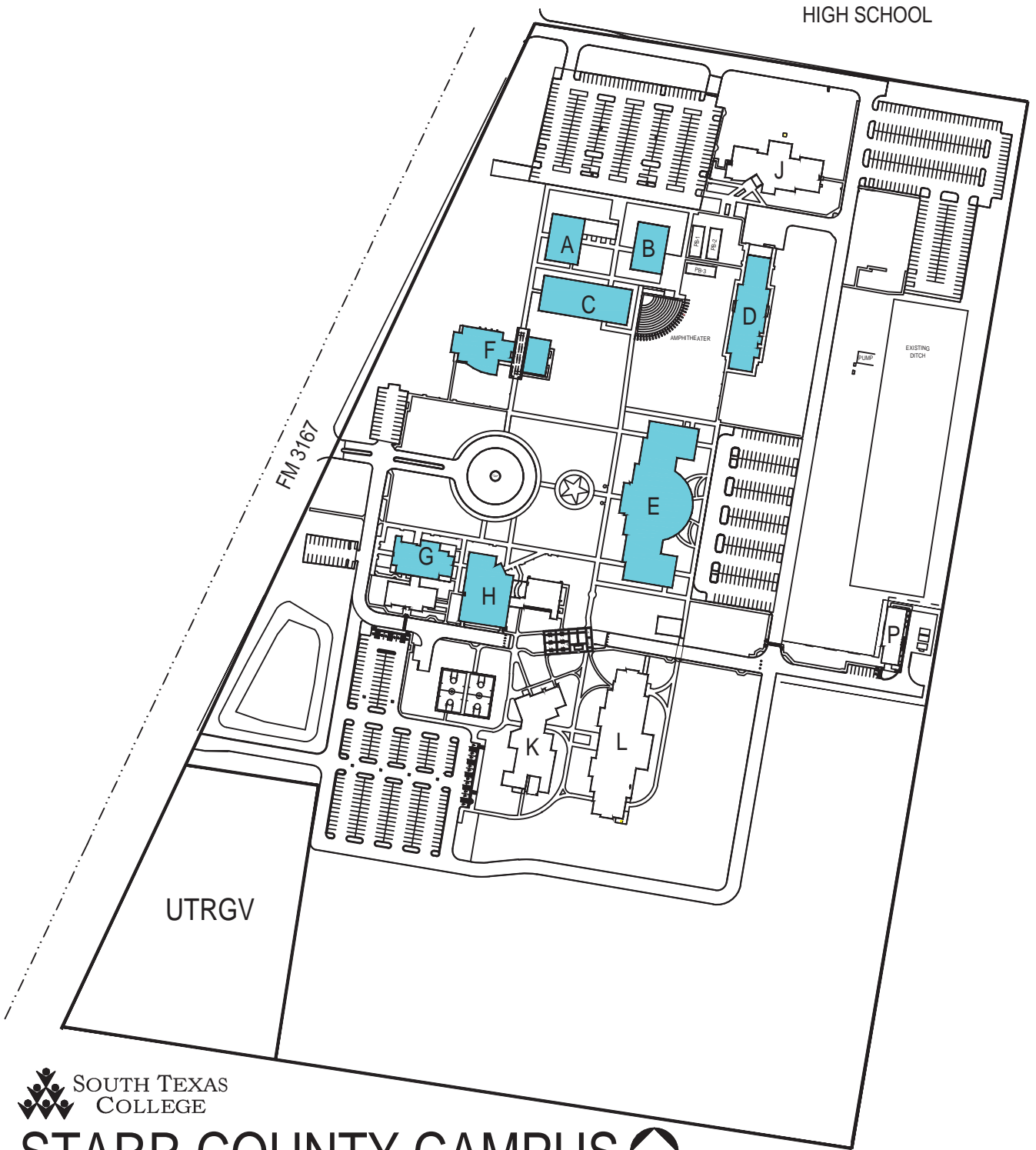
THREE CAMPUS TOTAL

225,700 square feet roof area = \$1,579,900 to \$1,726,100.






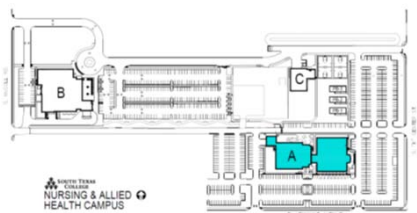


 SOUTH TEXAS
 COLLEGE
**NURSING & ALLIED
 HEALTH CAMPUS**



STARR COUNTY CAMPUS

Project Fact Sheet

8/6/2020

Project Name: District Wide - Deferred Maintenance of Roofs		Project No. 2019-030R					
Funding Source(s): Renewals & Replacements Fund			<u>Original Budget</u>		<u>Actual Expenditures To Date</u> <u>Variance of Original Budget vs. Actual Expenditures To Date</u>		
	Construction:	\$ 1,880,000	\$ -	\$ 1,880,000			
	Design:	188,000	12,600	175,400			
	Miscellaneous:	15,000	-	15,000			
	FFE: Technology:	- -	- -	- -			
Total:	\$ 2,083,000	\$ 12,600	\$ 2,070,400				
Architect: BEAM Professionals, a PBK Company			Board Approval of Schematic Design		TBD		
Contractor: TBD							
STC FPC Project Manager: Martin Villarreal			Substantial Completion		TBD		
					Board Acceptance TBD		
			Final Completion		TBD		
						Board Acceptance TBD	
Project Description			Project Scope				
Maintenance of 13 roofs for various buildings at Mid Valley Campus, Nursing and Allied Health Campus, and Starr County Campus due to roofs reaching their life expectancy of 20 years.			Workforce Center Building D, Library Building E, Student Union Building F, North Academic Building G, at Mid Valley Campus, NAH West & Simulation Center Building B at Nursing and Allied Health Campus, and Administration/Bookstore Building A, Center for Learning Excellence Building B, North Academic Building C, Workforce Center Building D, South Academic Building E, Cultural Arts Center Building F, Student Services Building G, Student Activities Center Building H at Starr County Campus.				
Projected Timeline							
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In	
5/30/2019	8/25/2020	11/24/2020	1/15/2021	6/25/2021	7/25/2021	N/A	
Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total	
2018-19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2019-20	\$ -	\$ 12,600	\$ -	\$ -	\$ -	\$ 12,600	
Project Total	\$ -	\$ 12,600	\$ -	\$ -	\$ -	\$ 12,600	
Current Agenda Item							
<p>8/11/20 Facilities Committee: Review and Recommend Action on Architect's Recommendations for Evaluation of the Deferred Maintenance of District Wide Roofs at Mid Valley Campus, Dr. Ramiro R. Casso Nursing and Allied Health Campus, and Starr County Campus</p> <p>8/11/20 Facilities Committee: Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Deferred Maintenance of District Wide Roofs at Mid Valley Campus, Dr. Ramiro R. Casso Nursing and Allied Health Campus, and Starr County Campus</p>							
  							

Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Deferred Maintenance of District Wide Roofs at Mid Valley Campus, Dr. Ramiro R. Casso Nursing and Allied Health Campus, and Starr County Campus

Approval of authorization to proceed with the solicitation of construction services for the Deferred Maintenance of District Wide Roofs at Mid Valley Campus, Dr. Ramiro R. Casso Nursing and Allied Health Campus, and Starr County Campus Project will be requested at the August 25, 2020 Board meeting.

On August 25, 2020, the Board of Trustees will be asked to accept the architect's recommendations for the project. If accepted, BEAM Professionals, a PBK Company, will then proceed with design development drawings and specifications in preparation for the construction documents phase using College design standards as well as all applicable codes and ordinances. Upon the architect's completion of the construction documents, the documents can be issued for solicitation of construction proposals. Once received, construction proposals will be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the August 25, 2020 Board meeting, authorization to proceed with the solicitation of construction services for the Deferred Maintenance of District Wide Roofs at Mid Valley Campus, Dr. Ramiro R. Casso Nursing and Allied Health Campus, and Starr County Campus Project as presented.

Review and Recommend Action on Approval of Final Completion of the Pecan Campus Student Activities Building H Renovation for the Culinary Arts

Approval of final completion of the Pecan Campus Student Activities Building H Renovation for Culinary Arts Project will be requested at the August 25, 2020 Board Meeting:

	Project	Completion Recommended	Date Received
1.	Pecan Campus Student Activities Building H Renovation for Culinary Arts Project No. 2018-023C Architect: EGV Architects, Inc. Contractor: Noble Texas Builders	Final Completion Recommended	August 7, 2020

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 was scheduled as an educational space improvement to renovate and expand the previously existing kitchen for use by the Culinary Arts program.

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with Noble Texas Builders be approved. The original cost approved for this project was \$600,000.

The following chart summarizes the above information:

Pecan Campus Student Activities Building H Renovation for Culinary Arts					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$600,000.00	\$555,000.00	\$46,423.00	\$601,423.00	\$569,964.85	\$31,458.15

On August 7, 2020, EGV Architects, Inc. verified that all punch list items were completed.

Enclosed Documents

A copy of the final completion letter is enclosed for the Committee’s review and information.

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the August 25, 2020 Board meeting, final completion and release of final payment of \$31,458.15 to Noble Texas Builders for the Pecan Campus Student Activities Building H Renovation for Culinary Arts Project as presented.



August 7, 2020

South Texas College
Mr. Ricardo De La Garza, Director of
Facilities Planning and Construction
P. O. Box 9701
McAllen, TX 78501

Re: South Texas College Pecan Campus Building H Renovation for Culinary Arts

Dear Mr. De La Garza,

To the best of our knowledge, all work has been performed as per manufacturer's specifications. Noble Texas Builders has completed the punch list items. We recommend release of final payment to Noble Texas Builders for the above referenced project once the closing documents have been submitted.

If you have any questions please call at (956) 843-2987.

Sincerely,



A handwritten signature in blue ink, appearing to read 'E. Vela', is written over a white background.

Eduardo G. Vela, Architect

XC: Noble Texas Builders

Project Fact Sheet

8/6/2020

Project Name: Pecan Campus - Building H Renovation for Culinary Arts		Project Nos. 2018-023C				
Funding Source(s): Unexpended Plant Fund	Total Project Budget		Actual Expenditures To Date		Variance of Project Budget vs. Actual Expenditures To Date	
	Construction:	\$ 600,000	\$ 574,640	\$ 25,360		
	Design:	60,000	48,296	11,704		
	Miscellaneous:	25,000	5,590	19,410		
	FFE:	225,000	17,524	207,476		
Technology:	48,000	2,373	45,627			
Total:	\$ 958,000	\$ 648,422	\$ 309,578			
Engineer: EGV Architects	Board Approval of Schematic Design 5/30/2019					
Contractor: Noble Texas Builders						
STC FPC Project Manager: Martin Villarreal	Substantial Completion 6/26/2020		Board Acceptance 7/28/2020			
	Final Completion TBD		Board Acceptance TBD			
Project Description			Project Scope			
Redesign of the previously existing cafeteria and kitchen spaces to be used for the Culinary Arts program.			Demolish existing walls and infrastructure, renovation of walls, flooring, ceiling, interior finishes, installation some of kitchen equipment, and adding electrical, data, and HVAC infrastructure for a 4,604 sq. ft. space.			
Projected Timeline						
Board Approval of Architect 7/24/2018	Board Approval of Schematic Design 5/30/2019	Board Approval of Contractor 11/26/2019	Construction Start Date 1/23/2020	Substantial Completion Date 6/26/2020	Final Completion Date 7/28/2020	FFE Completion of Move In 8/28/2020
Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2017-18	\$ -	\$ -	\$ 586	\$ -	\$ -	\$ 586
2018-19	-	38,997	1,785	-	-	\$ 40,782
2019-20	574,640	9,298	3,219	17,524	2,373	\$ 607,054
Project Total	\$ 574,640	\$ 48,296	\$ 5,590	\$ 17,524	\$ 2,373	\$ 648,422
Current Agenda Item						
8/11/20 Facilities Committee: Review and Recommend Action on Approval of Final Completion of the Pecan Campus Student Activities Building H Renovation for Culinary Arts						
						

Review and Recommend Action on Approval of Final Completion of the Mid Valley Campus Existing Thermal Plant Demolition

Approval of final completion of the Mid Valley Campus Existing Thermal Plant Demolition Project will be requested at the August 25, 2020 Board Meeting:

	Project	Completion Recommended	Date Received
1.	Mid Valley Campus Existing Thermal Plant Demolition Project No. 2017-012C Architect: ROFA Architects, Inc. Contractor: R.L. Abatement, Inc.	Final Completion Recommended	August 3, 2020

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.

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with R.L. Abatement, Inc. be approved. The original cost approved for this project was \$67,200.

The following chart summarizes the above information:

Mid Valley Campus Existing Thermal Plant Demolition					
Revised Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
\$67,200	\$33,000	\$0	\$33,000	\$31,350	\$1,650

On August 3, 2020, the architect inspected the site to confirm that all punch list items were completed.

Enclosed Documents

A copy of the final completion letter is enclosed for the Committee’s review and information.

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the August 25, 2020 Board meeting, final completion and release of final payment of \$1,650 to R.L. Abatement, Inc. for the Mid Valley Campus Existing Thermal Plant Demolition Project as presented.

August 3, 2020

Mr. Ricardo de la Garza, Associate AIA
Director of Facilities, Planning & Construction
South Texas College
P.O. Box 9701
McAllen, Tx 78501

Re: Mid-Valley Campus Existing Thermal Plant Demolition Project (RFP: 19-20-1031)

STATEMENT OF FINAL COMPLETION

I, the undersigned Architect of the above designated project, do hereby state that:

1. The construction provided for pursuant to CONTRACT DOCUMENTS including all approved amendments and Change Orders, hereafter called the WORK between the OWNER and CONTRACTOR has been completed and to the best of my knowledge and belief, is in substantial compliance with the provisions of the CONTRACT DOCUMENTS.
2. The final payment authorized hereto and made a part hereof is a complete and accurate summary of the WORK performed in accordance with the CONTRACT DOCUMENTS.
3. The total cost of the WORK as completed is \$33,000.00.


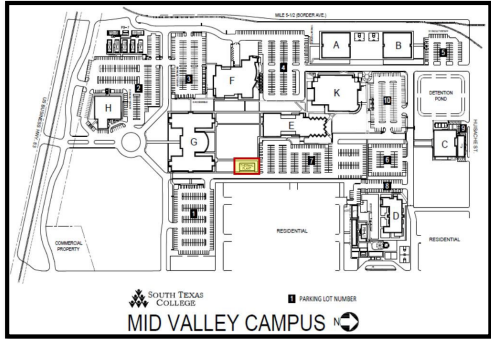
I recommend, under the provisions of the CONTRACT DOCUMENTS, that the WORK be accepted, and that the final payment be made.



Luis A. Figueroa, AIA

The CONTRACTOR shall guarantee materials and equipment furnished and construction performed by providing a PERFORMANCE BOND which shall remain in full force and effect for a period of one year from date of acceptance by OWNER.

Project Fact Sheet 8/5/2020

Project Name: Mid Valley Campus - Thermal Plant Demolition		Project No. 2017-012C				
Funding Source(s): Unexpended Plant Fund			<u>Original Budget</u>	<u>Revised Budget</u>	<u>Actual Expenditures To Date</u>	<u>Variance of Revised Budget vs. Actual Expenditures To Date</u>
	Construction:	\$ 160,000	\$ 67,200	\$ 31,350	\$ 35,850	
	Design:	16,000	8,000	4,163	3,838	
	Miscellaneous:	4,812	3,200	1,422	1,778	
	FFE:	-	-	-	-	
	Technology:	6,000	4,000	-	4,000	
Total:	\$ 186,812	\$ 82,400	\$ 36,934	\$ 45,466		
Architect: Rike Ogden Figueroa Allex Architects, Inc.	Contractor: R. L. Abatement, Inc.		Board Approval of Schematic Design N/A			
STC FPC Project Manager: Samuel Saldana		Substantial Completion TBD		Board Acceptance TBD		
		Final Completion TBD		Board Acceptance TBD		
Project Description			Project Scope			
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 and landscaped.			
Projected Timeline						
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
10/30/2018	8/27/2019	3/31/2020	6/4/2020	6/26/2020	7/26/2020	N/A
Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2018-19		\$ 833	\$ 1,012	\$ -	\$ -	\$ 1,844
2019-20	\$ 31,350	\$ 3,330	\$ 915			\$ 35,595
Project Total	\$ 31,350	\$ 4,163	\$ 1,926	\$ -	\$ -	\$ 37,439
Current Agenda Item						
8/11/20 Facilities Committee: Review and Recommend Action on Approving Final Completion of the Mid Valley Campus Existing Thermal Plant Demolition						
						

Review and Recommend Action on Renewal of Lease Agreement with El Milagro Clinic and the City of McAllen for Use of the El Milagro Clinic Parking Lot

Approval of renewal of the lease agreement with El Milagro Clinic and the City of McAllen for use of the El Milagro Clinic Parking Lot by South Texas College will be requested at the August 25, 2020 Board meeting.

Purpose

Authorization is being requested to renew the current lease agreement to continue providing parking at the Nursing and Allied Health Campus adjacent to the El Milagro Clinic.

Justification

The continuation of this lease is needed to provide eighty (80) parking spaces at the Nursing and Allied Health Campus.

Background

On September 25, 2018, the Board approved the lease agreement with the El Milagro Clinic and the City of McAllen to use the parking lot adjacent to the El Milagro Clinic. The current license agreement will expire on October 20, 2020, and allows for one 24-month renewal at a cost of \$1,250 annually. The South Texas College Nursing and Allied Health staff would like to continue to use this parking facility.

Staff recommends approval to renew the lease agreement as noted below.

Facility	Initial Term	Optional Renewal	Lease Cost
El Milagro Clinic 80-space Parking Lot	10/21/2018 – 10/20/2020	10/21/2020 – 10/20/ 2022	\$1,250 per year

Funding Source

Funds for these expenditures are budgeted in the facility lease budget for FY 2020-2021.

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the August 25, 2020 Board meeting, renewal of the lease agreement with El Milagro Clinic and the City of McAllen for use of the El Milagro Clinic Parking Lot by South Texas College for the period of October 21, 2020 to October 20, 2022 as presented.

Review and Recommend Action on Annual Facility Usage Agreements

Approval of the FY 2020 – 2021 annual facility usage agreements for use by the kinesiology program will be requested at the August 25, 2020 Board meeting.

Purpose

Approval of annual facility usage agreements for various locations that host student instruction will be requested for FY 2020 – 2021.

Justification

Various locations are needed to accommodate the Kinesiology program courses offered at South Texas College. The facilities needed are course specific (ex. golf, swimming, tennis, weight training, etc.).

Background

Below is a list of facilities which are leased on an annual basis and used for various instructional purposes. The facilities will provide for Weight Training, Bowling, Golf, Basketball, Volleyball, Swimming, Softball, Soccer, Flag Football, and Tennis courses in the Kinesiology Program for the fall 2020, spring 2021, and summer 2021. In FY 2019 - 2020 a total of 1,590 students enrolled in kinesiology courses and a Physical Education Special Activity fee of \$55 was charged per student for each course taken. A total of \$21,561.84 was spent on facility usage fees in FY 2019 - 2020. The following are facilities at which kinesiology courses may be offered.

- City of McAllen
 - Boys and Girls Club Othal Brand Center
 - Boys and Girls Club Roney Center
 - Boys and Girls Club Pool
 - Las Palmas Park
 - Los Encinos Park Tennis Courts
 - Municipal Baseball Complex
 - Municipal Pool
 - Palm View Golf Course
 - Parks and Recreation Bicentennial Soccer Field
 - Westside Park
- City of Mission
 - Bannworth Park
 - Parks & Recreation North Side Pool
- City of Weslaco
 - Weslaco City Park
 - Harlon Block Park (Weslaco, TX)
- Flamingo Bowl (McAllen, TX)
- McAllen ISD – McHi Tennis Courts

Funding Source

Funds have been budgeted in the proposed FY 2020 - 2021 Physical Education Facility Rental budget.

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the August 25, 2020 Board meeting, the FY 2020 – 2021 annual facility usage agreements for use by the kinesiology program as presented.

Update on Status of Unexpended Plant Fund Construction Projects 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, including a categorization based on priority. 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 August 2020

Total Project Budget Summary	FY20 Unexpended Plant Fund	FY20 Renewals & Replacements Fund
Total Construction Project Budget	\$ 17,037,045	\$ 7,624,000
Previous Approved Projects (Sept. 2019 - July 2020)	(6,502,925)	(1,582,400)
Proposed Projects for the Month of August 2020	-	(2,083,000)
Total Project Budget Balance	\$ 10,534,121	\$ 3,958,600

Project Reference #	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
Board Approved on September 24, 2019			
2020-002C	Pecan Plaza West Bldg C. Kinesiology Renovation	\$ 143,800	\$ -
2020-005C	Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction	224,200	-
2019-014C	Starr County Campus Workforce Center Building D Welding Lab Expansion	230,000	-
2017-016R	Pecan Campus Arbor Brick Column Repairs & Replacement	-	221,000
Total Board Approved for the Month of September 2019		\$ 598,000	\$ 221,000
Board Approved on October 29, 2019			
2020-014R	Pecan Campus Information Technology Building M Generator Replacement	-	\$ 280,000
2016-011C	Technology Campus Advanced Technical Careers Building B Automotive Lab Exhaust System	111,600	-
2018-009C	Nursing and Allied Health Campus East Building A Center for Learning Excellence/Student Success Center Renovations (CO)	214,256	-
2019-031R	District Wide Marker Board Replacement (CO)	-	201,000
Total Board Approved for the Month of October 2019		\$ 325,856	\$ 481,000

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

Project Reference #	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
Board Approved on November 26, 2019			
2020-020C	Renovation and Expansion of the Existing Pecan Campus Library Building F	\$ 1,448,500	\$ -
2019-006C	Nursing and Allied Health Campus East Building A Student Services Renovation (CO)	420,000	-
2018-020C	Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation (CO)	220,500	-
2018-023C	Pecan Campus Student Activities Building H Renovation for Culinary Arts (CO)	923,700	-
2019-013C	Nursing and Allied Health Campus West Entry Campus Sign	76,000	-
Total Board Approved on November 26, 2019		\$ 3,088,700	\$ -
Board Approved on December 10, 2019			
2020-008C	Pecan Campus Business and Science Building G Conversion of Two Classrooms to Geology Labs	\$ 199,500	\$ -
2020-002C	Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations	143,800	-
2020-005C	Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction	224,200	-
2019-014C	Starr County Campus Workforce Center Building D Welding Lab Expansion	228,200	-
2017-016R	Pecan Campus Arbor Brick Columns Repair and Replacement (CO)	-	221,000
2016-020R	Technology Campus Concrete Floor Repairs in Advanced Technical Careers Building B	-	84,900
2019-018C	Portable Buildings Civil Infrastructure at the Regional Center for Public Safety Excellence	491,033	-
Total Board Approved on December 10, 2019		\$ 1,286,733	\$ 305,900
Board Approved on March 31, 2020			
2018-014C	Pecan Campus Information Technology Building M Office and Work Space Renovation (CO)	\$ 551,840	\$ -
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
Total Board Approved on March 31, 2020		\$ 967,740	\$ 50,000
Board Approved on April 28, 2020			
2019-047R	Mid Valley Campus Drainage Improvements Phase I	\$ -	\$ 333,500
2018-019R	Mid Valley Campus Northwest Drive		191,000
Total Board Approved on April 28, 2020		\$ -	\$ 524,500

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

Project Reference #	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
Board Approved on June 23, 2020			
2019-0041C1	Pecan Campus Sand Volleyball Courts Sand Replacement	\$ 60,500	\$ -
Total Board Approved on June 23, 2020		\$ 60,500	\$ -
Board Approved on July 28, 2020			
2019-015C	Regional Center for Public Safety Excellence Target Range (only includes design budget)	\$ 87,406	\$ -
2020-022C1	Regional Center for Public Safety Excellence Drainage Improvement at the Cityscape Area	87,990	-
Total Board Approved on July 28, 2020		\$ 175,396	\$ -
Pending Board Approval on August 25, 2020			
2019-030R	Deferred Maintenance of District Wide Roofs at Mid Valley Campus, Dr. Ramiro R. Casso Nursing and Allied Health Campus, and Starr County Campus	\$ -	\$ 2,083,000
Total Pending Board Approval on August 25, 2020		\$ -	\$ 2,083,000

Current Total Project Budget	\$ 6,502,925	\$ 3,665,400
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South Texas College
 Unexpended Plant Fund - Capital Improvement Projects (CIP)
 Project Status
 FY 2019 - 2020

#	Projects	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY1920 Budget	Priority Status	Upcoming Board Meeting Item	Architect/ Engineering Firm	Contractor	
Pecan Campus																			
1	Sand Volleyball Courts					•					\$ 113,008	\$ 91,879	\$ 21,129	\$ 22,659	High	N/A	Alvarado Architects & Assoc.	NM Contracting, LLC (Terminated)	
	Sand Volleyball Courts - Sand Replacement					•					\$ -	\$ 7,390	\$ (7,390)	\$ -	High	October 2020	Substantial Completion	Alvarado Architects & Assoc.	Limon Masonry
2	Library Building F Renovation and Expansion			•							\$ 1,466,000	\$ 129,781	\$ 1,336,219	\$ 1,448,500	Medium	September 2020	Approval of Feasibility Study	ERO Architects	TBD
3	Student Activities Center Building H Cafeteria Renovations						•				\$ 957,600	\$ 648,422	\$ 309,178	\$ 923,700	High	August 2020	Final Completion	EGV Architects	Noble Texas Builders
4	Information Technology Building M Office and Work Space Renovation					•					\$ 575,295	\$ 28,703	\$ 546,592	\$ 551,840	High	November 2020	Substantial Completion	Boultinghouse Simpson Gates Architects	Noble Texas Builders
5	Student Activities Center Building H West Elevation Modifications	•									\$ 183,750	\$ -	\$ 183,750	\$ 183,750	Low	TBD	TBD	TBD	TBD
6	Cooling Tower Screen Upgrades	•									\$ 322,573	\$ -	\$ 322,573	\$ 309,375	Low	TBD	TBD	TBD	TBD
7	Site Improvements to North Pecan Campus	•									\$ 37,000	\$ -	\$ 37,000	\$ 37,000	Low	TBD	TBD	TBD	TBD
8	Park & Ride Portable Renovation and Fence Enclosure for College Vehicles	•									\$ 118,000	\$ -	\$ 118,000	\$ 118,000	Low	TBD	TBD	TBD	TBD
9	Athletic Field Fence Enclosure								•		\$ -	\$ 84,508	\$ -	Completed	Completed	N/A	N/A	NM Contracting, LLC	
11	Business and Science Building G Classroom Renovation			•							\$ 333,000	\$ 703	\$ 332,297	\$ 333,000	Medium	September 2020	Schematic Design	EGV Architects	TBD
12	Entry Monument Sign	•									\$ 103,000	\$ -	\$ 103,000	\$ 103,000	Low	TBD	N/A	TBD	TBD
Pecan Plaza																			
13	Building C Kinesiology Renovation			•							\$ 143,800	\$ 2,897	\$ 140,903	\$ 143,800	Medium	September 2020	Schematic Design	Alvarado Architects & Assoc.	TBD
Mid-Valley Campus																			
14	Thermal Plant Renovation (Demolition)							•			\$ 186,812	\$ 35,595	\$ 151,217	\$ 184,300	High	August 2020	Final Completion	ROFA Architects	R.L. Abatement, Inc.
15	East Loop Drive	•									\$ 214,200	\$ -	\$ 214,200	\$ 214,200	Low	TBD	TBD	TBD	TBD
16	Student Services Building F Renovation					•					\$ 355,000	\$ 37,257	\$ 317,743	\$ 348,700	High	October 2020	Substantial Completion	ROFA Architects	Noble Texas Builders
17	Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction			•							\$ 224,200	\$ 2,008	\$ 222,192	\$ 224,200	Medium	November 2020	Schematic Design	The Warren Group Architects	TBD

South Texas College
 Unexpended Plant Fund - Capital Improvement Projects (CIP)
 Project Status
 FY 2019 - 2020

#	Projects	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY1920 Budget	Priority Status	Upcoming Board Meeting Item	Architect/ Engineering Firm	Contractor	
Technology Campus																			
18	Automotive Lab Exhaust System		•								\$ 111,600	\$ 879	\$ 110,721	\$ 111,600	Low	TBD	Ethos Engineering	TBD	
19	A & Advanced Technical Careers Building B Renovation		•								\$ 1,323,050	\$ 820	\$ 1,322,230	\$ 1,321,250	Medium	December 2020	Master Plan Acceptance	EGV Architects	TBD
20	Shipping and Receiving Bldg D Office Renovation								•		\$ 12,000	\$ 35,955	\$ (23,955)	Completed	Completed	N/A	N/A	N/A	
21	Site Improvements	•									\$ 57,000	\$ -	\$ 57,000	\$ 57,000	Low	TBD	TBD	TBD	
Dr. Ramiro R. Casso Nursing & Allied Health Campus																			
22	East Building A Student Success Center Renovation								•		\$ 262,806	\$ 256,094	\$ 6,712	Completed	Completed	N/A	Boultinghouse Simpson Gates Architects	TriGen Construction	
23	East Building A Student Services Renovation					•					\$ 427,500	\$ 21,346	\$ 406,154	\$ 420,000	High	December 2020	Substantial Completion	Gignac Architects	TBD
24	West Entry Campus Sign					•					\$ 76,000	\$ 820	\$ 75,180	\$ 76,000	High	September 2020	Substantial Completion	N/A	Limon Masonry
Starr County Campus																			
25	Student Services Building G Renovation					•					\$ 225,000	\$ 11,903	\$ 213,097	\$ 220,500	High	December 2020	Substantial Completion	Gignac Architects	TBD
26	Cultural Arts Center Building F Renovation	•									\$ 163,000	\$ -	\$ 163,000	\$ 163,000	Low	TBD	TBD	TBD	
27	Workforce Center Building D Welding Expansion			•							\$ 230,000	\$ 820	\$ 229,180	\$ 228,200	Medium	November 2020	Schematic Design	Gignac Architects	TBD
Regional Center for Public Safety Excellence																			
28	Target Range - STC		•								\$ 634,312	\$ 3,487	\$ 630,825	\$ 634,312	Low	December 2020	Schematic Design	PBK Architects	TBD
29	Target Range - Grant		•								\$ 1,902,939	\$ 10,462	\$ 1,892,477	\$ 1,902,939	Low	N/A		PBK Architects	TBD
30	Canopy for Safety Training Vehicles	•									\$ 103,500	\$ -	\$ 103,500	\$ 103,500	Low	TBD	TBD	TBD	
31	Canopy for Students/Instructors	•									\$ 285,000	\$ -	\$ 285,000	\$ 285,000	Low	TBD	TBD	TBD	
32	Portables								•		\$ 1,000,000	\$ 868,994	\$ 131,006	Completed	Completed	N/A	Dannenbaum Engineering (Civil) DBR Engineering (MEP) SSP (Landscape)	Roth Excavating (Civil) Metro Electric (MEP) Southern Landscapes (Landscape & Irrigation)	
33	Fire Training Area	•									\$ 582,100	\$ -	\$ 582,100	\$ 582,100	Low	TBD	TBD	TBD	
34	Running and Exercise Track	•									\$ 219,500	\$ -	\$ 219,500	\$ 285,000	Low	TBD	TBD	TBD	
35	Additional Parking Lot	•									\$ 300,600	\$ -	\$ 300,600	\$ 491,032	Low	TBD	TBD	TBD	
36	Site Drainage Improvements					•					TBD	\$ 24,630	TBD	\$ -	Low	September 2020	Approval of Drainage Study	Perez Consulting Engineers	TBD
37	Chiller Relocation		•								TBD	\$ -	TBD	Project not budgeted within FY1920 budget	Low	TBD	TBD	TBD	

South Texas College
 Unexpended Plant Fund - Capital Improvement Projects (CIP)
 Project Status
 FY 2019 - 2020

#	Projects	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY1920 Budget	Priority Status	Upcoming Board Meeting Item	Architect/Engineering Firm	Contractor
Higher Education Center La Joya																		
38	Exterior Building and Wayfinding Signage					•					\$ 52,000	\$ 15,600	\$ 36,400	\$ 52,000	High	N/A	N/A	Fast Signs
District Wide																		
39	Land	N/A									\$ 3,000,000	\$ -	\$ 3,000,000	\$ 3,000,000	N/A	N/A	N/A	N/A
40	Renovation and Contigincies	N/A									\$ 847,000	\$ -	\$ 847,000	\$ 847,000	N/A	N/A	N/A	TBD
41	Outdoor Furniture	•									\$ 25,000	\$ -	\$ 25,000	\$ 25,000	N/A	N/A	N/A	NM Contracting, LLC
42	Facility Signage			•							\$ 50,000	\$ -	\$ 50,000	\$ 50,000	N/A	N/A	N/A	TBD
43	Removal of Existing Trees								•		\$ 25,900	\$ -	\$ 25,900	\$ 25,900	N/A	N/A	N/A	Total Lawn Care, LLC
44	Facilities Condition Assessment	•									\$ 50,000	\$ -	\$ 50,000	\$ 50,000	N/A	N/A	TBD	TBD
45	Automatic Doors Phase IV	•									\$ 96,000	\$ 879	\$ 95,121	\$ 96,000	Low	N/A	TBD	TBD
46	Campus Master Plan	•									\$ 375,000	\$ -	\$ 375,000	\$ 375,000	N/A	N/A	TBD	N/A
47	Fence Enclosures	•									\$ 36,000	\$ -	\$ 36,000	\$ 36,000	Low	N/A	TBD	TBD
Totals		18	5	6	0	9	1	1	0	6								

South Texas College
Renewal and Replacement Projects
Project Status
FY 2019 - 2020

#	Projects	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY1920 Budget	Priority Status	Upcoming Board Meeting Item	Architect/ Engineering Firm	Contractor	
Pecan Campus																			
1	Arbor Brick Column Repairs & Replacement									•	\$ 241,594	\$ 171,033	\$ 70,561	\$ 221,000	High	July 2020	Final Completion	Solorio Engineering	Limon Masonry
2	Ann Richards Administration Building X Data Cabling Infrastructure Replacement									•	\$ 101,967	\$ 11,967	\$ 90,000	Completed	Completed	N/A	N/A	Telepro Communications	
3	South Academic Building J Data Cabling Infrastructure Replacement									•	\$ 406,684	\$ 298,053	\$ 108,631	Completed	Completed	N/A	N/A	Telepro Comms. and Bridgenet Comms.	
4	Ann Richards Administration Building A Data Cabling Infrastructure Replacement	•									\$ 80,000	\$ -	\$ 80,000	\$ 80,000	Low	TBD	N/A	TBD	
5	Art Building B Data Cabling Infrastructure Replacement	•									\$ 40,000	\$ -	\$ 40,000	\$ 40,000	Low	TBD	N/A	TBD	
6	Student Activities Center Building H Data Cabling Infrastructure Replacement	•									\$ 150,000	\$ -	\$ 150,000	\$ 150,000	Low	TBD	N/A	TBD	
7	Information Technology Building M Generator Replacement		•								\$ 280,000	\$ 820	\$ 279,180	\$ 280,000	Low	December 2020	Approval of Construction Services	Half Associates	TBD
8	Reseeding and Regrading of Athletic Fields		•								\$ 125,000	\$ -	\$ 125,000	\$ 125,000	Low	TBD	N/A	TBD	
Mid Valley Campus																			
9	Resurfacing Parking Lot #3	•									\$ 57,000	\$ 11,174	\$ 45,826	\$ 57,000	Low	TBD		PCE Consultants	TBD
10	Resurfacing Parking Lot #7	•									\$ 106,000	\$ -	\$ 106,000	\$ 106,000	Low	TBD		TBD	TBD
11	Resurfacing Northwest Drive					•					\$ 191,000	\$ 10,805	\$ 180,195	\$ 191,000	High	October 2020	Substantial Completion	PCE Consultants	McAllen Multi Services
12	Roofing Replacement			•							\$ 951,000	\$ 3,877	\$ 947,123	\$ 951,000	Low	August 2020	Approval of Roof Assessment Report	Beam Professionals	TBD
13	Drainage Improvements Phase I					•					\$ 334,203	\$ 71,959	\$ 262,244	\$ 333,500	High	October 2020	Substantial Completion	PCE Consultants	McAllen Multi Services
Technology Campus																			
14	Advanced Technical Careers Building B Concrete Floor Repair									•	\$ 95,207	\$ 93,267	\$ 1,940	\$ 95,207	Completed	N/A		CLH Engineering	5 Star Construction
Dr. Ramiro R. Casso Nursing & Allied Health Campus																			
15	NAH East Building A West Side Window Waterproofing			•							\$ 65,000	\$ -	\$ 65,000	\$ 65,000	Low	TBD		TBD	TBD
16	NAH East Building A Westside Elevators Refurbishment				•						\$ 159,000	\$ -	\$ 159,000	\$ 159,000	Medium	September 2020	Approval of Construction Services	N/A	Oracle Elevator
17	NAH East Building A Roofing Replacement			•							\$ 280,000	\$ 969	\$ 279,031	\$ 280,000	Low	August 2020	Approval of Roof Assessment Report	BEAM Professionals	TBD
18	NAH Resurfacing Parking Lot #1									•	\$ -	\$ 125,650	\$ -	Completed	Completed	N/A		R. Gutierrez Engineering	Gonzalez Enterprises, LLC
19	NAH East Building A Analog to Digital Conversion		•								\$ 500,000	\$ -	\$ 500,000	\$ 500,000	Low	N/A		N/A	TBD
20	NAH East Building A Data Cabling Infrastructure Replacement					•					\$ 150,000	\$ -	\$ 150,000	\$ 150,000	Low	N/A		N/A	TBD

South Texas College
Renewal and Replacement Projects
Project Status
FY 2019 - 2020

#	Projects	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY1920 Budget	Priority Status	Upcoming Board Meeting Item	Architect/ Engineering Firm	Contractor	
Starr County Campus																			
21	Starr Repaint Stucco Buildings	●									\$ 90,400	\$ -	\$ 90,400	\$ 90,400	Low	TBD	TBD	TBD	
22	Roofing Replacement			●							\$ 852,000	\$ 7,323	\$ 844,677	\$ 852,000	Low	August 2020	Approval of Roof Assessment Report	Beam Professionals	TBD
23	Administration/Bookstore Building A Data Cabling Infrastructure Replacement	●									\$ 40,000	\$ -	\$ 40,000	\$ 40,000	Low	TBD	N/A	TBD	
24	Center for Learning Excellence Building B Data Cabling Infrastructure Replacement	●									\$ 40,000	\$ -	\$ 40,000	\$ 40,000	Low	TBD	N/A	TBD	
25	North Academic Building C Data Cabling Infrastructure Replacement	●									\$ 40,000	\$ -	\$ 40,000	\$ 40,000	Low	TBD	N/A	TBD	
District Wide																			
26	Marker Boards Replacement	●									\$ 327,372	\$ 7,202	\$ 320,170	\$ 200,000	Medium	TBD	N/A	TBD	
27	Irrigation System Controls Upgrade				●						\$ 77,100	\$ 72,485	\$ 4,615	\$ 76,200	Low	TBD	N/A	Aqua Tech	
28	Fire Alarm Panel Replacement/Upgrades				●						\$ 219,463	\$ -	\$ 219,463	\$ 40,000	Low	TBD	N/A	TBD	
29	Interior LED Lighting Upgrade				●						\$ 309,862	\$ 109,950	\$ 199,912	\$ 200,000	Low	TBD	N/A	TBD	
30	Ext Walkway LED Lighting Upgrade Ph I				●						\$ 61,489	\$ -	\$ 61,489	\$ 49,000	Low	TBD	N/A	TBD	
31	Interior Controls Upgrade				●						\$ 115,669	\$ -	\$ 115,669	\$ 84,000	Low	TBD	N/A	TBD	
32	Floor Replacement	●									\$ 571,367	\$ 28,042	\$ 543,325	\$ 504,000	Low	September 2020	Color Selections	N/A	TBD
33	Restroom Fixtures Replacement & Upgrade				●						\$ 38,143	\$ -	\$ 38,143	\$ 25,000	Low	TBD	N/A	TBD	
34	Water Heater Replacement & Upgrade				●						\$ 30,387	\$ 8,001	\$ 22,386	\$ 20,000	Low	TBD	N/A	Grainger & Ferguson Enterprises	
35	HVAC Upgrades				●						\$ 710,327	\$ -	\$ 710,327	\$ 660,000	Low	TBD	N/A	TBD	
36	Exterior Lighting Upgrade				●						\$ 324,912	\$ -	\$ 324,912	\$ 279,000	Low	TBD	N/A	TBD	
37	Keyless Entry Access Upgrades				●						\$ 69,315	\$ 14,626	\$ 54,689	\$ 50,000	Low	TBD	N/A	ADI	
38	Exterior Building Lettering					●					\$ -	\$ 820	\$ (820)	\$ 150,000	Low	September 2020	Substantial Completion	N/A	Fastsigns
39	Renewals & Replacements	N/A									\$ 150,000	\$ -	\$ 150,000	\$ 150,000	N/A	N/A			
Totals		11	3	4	11	4	0	0	0	5									