South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, October 13, 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."

Approval of Facilities Committee Meetings Minutes

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

1. September 8, 2020 Facilities Committee Meeting

Meeting Minutes

Facilities Committee Meeting

September 8, 2020

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

Tuesday, September 8, 2020 @ 4:30 PM

MINUTES

The Facilities Committee Meeting was held on Tuesday, September 8, 2020 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:32 p.m. with Mr. Paul R. Rodriguez presiding.

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

Other Trustees present: Mr. Roy de León

Members absent: None

Also present: Dr. Shirley A. Reed, Mr. Jesus Ramirez, Mrs. Mary Elizondo, Dr. David Plummer, Mr. Ricardo de la Garza, Dr. Jesus Campos, Mr. Eli Ochoa, Ms. Yesenhia Suchil, Mr. Mario Garza, Jr., Mr. Ed Alvarado, Mr. David Perez, and Mr. Andrew Fish.

Approval of Facilities Committee Meetings Minutes

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Minutes for the August 11, 2020 Facilities Committee Meeting were approved as written. The motion carried.

Review and Recommend Action on the Pecan Campus Library Building F Renovation and Expansion Feasibility Study

Review and recommend action on the Pecan Campus Library Building F Renovation and Expansion feasibility study will be requested at the September 22, 2020 Board meeting.

Purpose
The review of the Pecan Campus Library Building F Renovation and Expansion feasibility study will acknowledge the findings and recommendations of the report prepared by the architect.

Justification
The review is needed to provide the Board with information on the possible options.

Background
On June 25, 2019, the Board of Trustees approved ERO Architects (ERO) to evaluate the existing library facility, provide recommendations for renovation and expansion, and prepare design documents.

ERO has reviewed previous reports and plans, and visited the site of the existing library. They have met with various staff, and developed a feasibility study with four (4) options for expanding and renovating the Pecan Campus library. The construction budget for this project is $11.5 million. Below is a summary of the options.

- **Option 1 – South Expansion Full Building Program**
  Features a new Grand Entry Mall that incorporates the library staff's full building program and separates extended hour spaces from the main library functions.
  - Probable Construction Cost $14.01 million
  - Existing Library Space to be Renovated 65,990 sq ft
  - New South Expansion 15,120 sq ft

- **Option 2 – South Expansion Relocates Educational Technologies (E.T.) Department**
  Features a new Grand Entry Mall that separates the Rainbow Room from the main library functions.
  - Probable Construction Cost $11.49 million
  - Existing Library Space to be Renovated 65,990 sq ft
  - New South Expansion 8,000 sq ft

- **Option 3 – North Expansion**
  Features new north façade and enhances the expansion of the view of the library from Pecan Blvd.
  - Probable Construction Cost $11.49 million
  - Existing Library Space to be Renovated 65,990 sq ft
  - New North Expansion 8,000 sq ft

- **Option 4 – South Expansion Preferred Program**
  Features a new Grand Entry Mall that separates the Rainbow Room, extended hours space & makerspace from main library functions.
  - Probable Construction Cost $11.49 million
  - Existing Library Space to be Renovated 65,990 sq ft
  - New South Expansion 8,000 sq ft

The architect's presentation offers four options, and includes a diagram with a mass model, the site plan, a bubble diagram of proposed space use, furniture test fits, describes the space efficiency and seating improvements, program and scope process, and budgets for each of them.

Funding Source

Funds for the Pecan Campus Library Building F Renovation and Expansion Project 2016-018C are budgeted in the Unexpended Construction Plant Fund for use in fiscal year 2020-2021.

Reviewers

The proposed recommendations have been reviewed by staff from the Library & Learning Support Services, Facilities Operations & Maintenance, and Facilities Planning & Construction departments, and Administration.

Enclosed Documents

Enclosed is the presentation from the architect on the four options. Provided under separate cover is the full feasibility study from the architect for the Committee's review and information.

Presenters

Mr. Eli Ochoa from ERO Architects attended the Facilities Committee meeting to present the firm's recommendations to the Committee.

During the presentation, Mr. Gary Gurwitz, Facilities Committee Chairman, noted that the study was conducted to determine whether expansion at the current site was feasible, and if so, to recommend best options for such an expansion. Mr. Gurwitz noted that ERO Architects had clearly determined that expansion of the current library was feasible, and provided four options for the College to consider in such a project.

Mr. Gurwitz then asked whether such an expansion was necessary at this time, and whether the expansion would adequately serve expected reasonable growth at the Pecan Campus.

- Mr. Ochoa and college administration opined that any of the proposed options would adequately serve an enrollment population of approximately 13,000 students at the Pecan Campus, and the current campus population was approximately 10,000.

- Administration further noted that the current facilities were designed to meet that approximate enrollment, and that the Pecan Campus Master Plan projected a maximum campus enrollment, with the planned additional facilities constructed, of 15,000.

Mr. Gurwitz also asked whether the timing was right to undertake such a project, with the impact of COVID-19 causing reduced enrollment and shifting many students to online enrollment.

- Mr. Ochoa stated that the recommended Option #4 would nearly double the current capacity of the Pecan Campus library, and the other three options would actually expand capacity beyond that. Under current pandemic measures, occupancy was limited by a percentage of normal operating occupancy, and Mr. Ochoa observed that the expansion would increase occupancy, and therefore availability to students, under both pandemic measures and during normal operating procedures.

- Administration agreed with Mr. Ochoa that the expansion would provide additional space for student use of the library during the current pandemic health and safety protocols, and would serve well as enrollment stabilized after the pandemic crisis resolved.

Dr. Alejo Salinas, Jr., noted that the project was planned to ensure that the library was adequate for accreditation purposes, and asked about the impact of any delayed construction on compliance.

- Dr. Reed agreed that compliance with accreditation standards was a significant issue. She noted that the accreditation review would likely take positive note that the College had undertaken the feasibility study. She further noted that the reaffirmation visit was scheduled for the week of September 14, 2020, before the next Board meeting, and she anticipated that any specific feedback on the Pecan Campus Library could be related to the Board at the September 22, 2020 Regular Board Meeting.

Dr. David Plummer, Vice President for Information Services, Planning, Performance, and Strategic Initiatives, and Dr. Jesus Campos, Dean of Library and Learning Support Services, provided the following justification to proceed with the renovations as soon as practical:

- The timeline to complete the renovation/expansion is at least 18-24 months out. This aligns with many estimates of when a vaccine will become available which will lead to the end of the pandemic. Administration expects the Pecan campus enrollment to begin rebounding at that time as well and begin to approach pre-pandemic levels. A renovation/expansion during the next 18-24 months would lessen the impact on students as there is expected to be less student traffic on campus during this period of time.

- Funding for this project was previously set aside. ERO architects predict that the cost of construction will rise as well so delaying the project would increase costs and potentially exceed the budget. However, the remaining phases of the project will still provide an opportunity following the schematic design phase before a decision on construction is made.

- While we believe that the library will not impact the current reaffirmation of accreditation, there could be an impact during the 5th year interim review. With the Deaton study and the ERO feasibility study, there is potential that SACSCOC could have a finding if the College has not taken meaningful steps to address the identified issues.

Mr. Paul R. Rodriguez suggested that the Committee postpone making any recommendation for action, and instead asked administration to recommend any action for the Board to consider on September 22, 2020. Mr. Gurwitz agreed with the suggestion.

The Facilities Committee took no action.

Review and Recommend Action on Approval of Schematic Design of the Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs

Approval of schematic design by EGV Architects, Inc. for the Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs project will be requested at the September 22, 2020 Board meeting.

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

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

Justification
There was an anticipated rise in demand for science courses and labs, and more science labs were needed. Coupled with the new requirements for social distancing which imposed limits on the number of students that can occupy a single instruction lab, the conversion of these classrooms into Geology Labs will help to ensure adequate preparation for instruction spaces.

Once schematic design is approved, EGV Architects, Inc. will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC design standards as well as all applicable codes and ordinances. Construction documents will then be issued for solicitation of

construction proposals. Once received, construction proposals will be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Background
On March 31, 2020, the Board of Trustees approved contracting architectural services with EGV Architects, Inc. for this project. The architect has worked with College staff to develop a schematic design to meet the current Science Department needs.

Program Scope
- Convert two (2) classrooms to Geology Labs
  - New science lab tables and lab chairs
  - New electrical service for the lab tables
  - New sheet flooring and wall base
  - New sinks with cabinets
  - New emergency eyewash safety stations
  - New storage cabinets
  - Relocation of projector, screens, and marker boards
  - Repainting the walls
- 1,584 sq ft of space to be renovated

Funding Source
Funds for the Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs Project 2020-008C are budgeted in the Unexpended Construction Plan Fund for available use in fiscal year 2020-2021 in the amount of $135,000 for construction.

Pecan Campus Business and Science Building G Classroom Conversion of Two (2) Classrooms to Geology Labs	
Construction Budget	**Cost**
Budgeted Amount	$135,000.00
Schematic Design Estimated Amount	124,962.26
Variance	**$10,037.74**

Reviewers
The proposed schematic design has been reviewed by Administration and staff and faculty from the Physical Science, Facilities Planning & Construction, and Facilities Operations & Maintenance departments.

Enclosed Documents
EGV Architects, Inc. has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plan, floor plans, a cost estimate, and a fact sheet.

Presenters
EGV Architects, Inc. has developed a schematic presentation describing the proposed design.

Mr. Gary Gurwitz, Committee Chairman, asked whether there was a demand for the lab spaces during the COVID-19 pandemic.

Dr. Reed noted that recent curriculum changes led to increased enrollment in Geology courses, and the labs provided much-needed space for hands-on laboratory experiences as part of those courses.

During the pandemic, the additional lab spaces will be even more vital, as in-person lab sections served reduced numbers of students to allow for social distancing and safety measures.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the proposed schematic design of the Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs project as presented. The motion carried.

Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs

Approval of authorization to proceed with the solicitation of construction services for the Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs project will be requested at the September 22, 2020 Board meeting.

Construction services were necessary to convert two classrooms into Geology labs in Business and Science Building G. Upon approval, documents would be issued for solicitation of construction proposals. Once received, construction proposals would be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval of authorization to proceed with the solicitation of construction services for the Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs as presented. The motion carried.

Review and Recommend Action on Approval of Schematic Design of the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations

Approval of schematic design by Alvarado Architects & Associates, Inc. for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations project will be requested at the September 22, 2020 Board meeting.

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

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

Justification
The storage area and restrooms were part of the original facility when it was purchased in 2008, and minimal renovations or modification have been made since. The restrooms have experienced operational issues in previous years. The restrooms are open to staff, students, and the public and need to be upgraded and modernized to meet current college standards with regards to flooring and wall finishes and restroom fixtures, and to meet state and local codes.

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

Background
On December 10, 2019, the Board of Trustees approved contracting architectural services with Alvarado Architects & Associates, Inc. for this project. On May 26, 2020, the Board approved proceeding with these renovations as a high priority project that was already in progress. The architect has worked with College staff to develop a schematic design to meet the current Kinesiology Department needs.

The scope of work was as follows:

Program Scope

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

Funding Source

Funds for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations Project 2020-002C are budgeted in the Unexpended Construction Plant Fund for available use in fiscal year 2020-2021 in the amount of $122,000 for construction. At the time of publication of the packet, the architect was preparing the construction cost estimate and will provide it at the Facilities Committee meeting.

Mr. Rick De La Garza informed the Committee that the architect estimated $137,500 in construction costs, which leads to a budget deficiency of $15,500. Additional funds were available in the Unexpended Construction Plant Fund for use in fiscal year 2020-2021.

Reviewers

The proposed schematic design was reviewed by staff from the Kinesiology, Facilities Planning & Construction, and Facilities Operations & Maintenance departments, and the Coordinated Operations Council.

Enclosed Documents

Alvarado Architects & Associates, Inc. has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plan, a floor plan, and fact sheet.

Presenters

Alvarado Architects & Associates, Inc. has developed a schematic presentation describing the proposed design.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the proposed schematic design of the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations project as presented. The motion carried.

Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations

Approval of authorization to proceed with the solicitation of construction services for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations project will be requested at the September 22, 2020 Board meeting.

Construction services were necessary to renovate the storage area and restrooms in the Kinesiology areas in West Building C. If solicitation is approved, documents would be issued for solicitation of construction proposals. Once received, construction proposals would be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of authorization to proceed with the solicitation of construction services for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations as presented. The motion carried.

Review and Recommend Action on Approval of Change Order for the Mid Valley Campus Drainage Improvements Phase I and Asphalt Resurfacing of the Northwest Drive

Approval of a proposed change order with McAllen Multi-Service for the Mid Valley Campus Drainage Improvements Phase I and Asphalt Resurfacing of the Northwest Drive project will be requested at the September 22, 2020 Board meeting.

Purpose
The purpose of this change order was to request authorization to approve the associated costs and begin work on the proposed modifications to the construction scope.

Scheduling Priority
This project was submitted as part of the College's Deferred Maintenance Plan. The project was reviewed by the Facilities Planning & Construction and Facilities Operations & Maintenance departments, the President's Cabinet, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project was scheduled as an exterior Renewal & Replacement project to address drainage concerns and maintain the northwest drive. The proposed drainage improvements would be critical to avoid potential flooding on campus in preparation for future hurricane or rain events.

Justification
A change order was required to modify the original project scope due to unforeseen interference with the underground infrastructure.

Background
Existing unforeseen underground infrastructure required modifications to the plans and specifications and resulted in additional scope that required a change order.

The engineer developed plans to modify the existing scope of the new infrastructure improvements. The contractor provided a cost to perform the additional work as described below:

- Rerouting the storm sewer trunk line
- Lowering the 8 electrical conduits
- Encasing the existing electrical lines in steel

Below is a description of the proposed change order item.

Mid Valley Campus Drainage Improvements Phase I and Asphalt Resurfacing of the Northwest Drive			
Proposed Change Order No.	**Item Description and Justification**	**Cost/ Days**	**Funding Source**
1	• **Description:** Rerouting of storm sewer trunk line, lowering of conduits, and encasing electrical lines. Original Contract $480,228.00 Change Order #1 34,163.39 Revised Contract Amount $514,391.39	$34,163.39	Unexpended Plant Fund
Total Proposed Change Order No. 1		$34,163.39	Unexpended Plant Fund

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

Mid Valley Campus Drainage Improvements Phase I and Asphalt Resurfacing of the Northwest Drive Construction Budget with Change Order Proposal	
Construction Contract Amount	$480,228.00
Change Order No. 1	34,163.39
Revised Construction Contract Amount	**$514,391.39**

Original Construction Budget	$520,000.00
Revised Total Construction Cost	514,391.39
Construction Balance	**$5,608.61**

Funding Source
Funds for the Mid Valley Campus Drainage Improvements Phase I Project 2019-047R and Asphalt Resurfacing for the Northwest Drive Project 2018-019R were budgeted in the Renewals & Replacements Fund for available use in fiscal year 2020-2021.

Enclosed Documents
The change order proposal was provided in the packet.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the proposed change order with McAllen Multi-Service in the amount of $34,163.39 for the Mid Valley Campus Drainage Improvements Phase I and Asphalt Resurfacing of the Northwest Drive project as presented. The motion carried.

Review and Recommend Action on Approval of Substantial Completion of the Nursing and Allied Health Campus West Entry Sign

Approval of substantial completion of the Nursing and Allied Health Campus West Entry Sign Project will be requested at the September 22, 2020 Board Meeting:

	Project	Completion Recommended	Date Received
1.	Nursing and Allied Health Campus West Entry Sign Project No. 2019-013C Contractor: Limon Masonry, LLC	Substantial Completion Recommended	August 26, 2020

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

College staff visited the site and developed a construction punch list on August 27, 2020. A Certificate of Substantial Completion was issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by Limon Masonry, LLC. The original cost approved for this project was $58,880.

The following table summarizes the current budget status:

Nursing and Allied Health Campus West Entry Sign					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
$75,000	$58,800	$0	$58,800	$0	$58,800

Enclosed Documents
A copy of the Substantial Completion Certificate and photos were provided in the packet for the Committee's review and information.

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

Review and Recommend Action on Approval of Substantial and Final Completion of the District Wide Exterior Building Lettering

Approval of substantial and final completion of the District Wide Exterior Building Lettering Project will be requested at the September 22, 2020 Board Meeting:

	Project	Completion Recommended	Date Received
1.	District Wide Exterior Building Lettering Project No. 2020-012R	Substantial Completion	August 18, 2020
	Contractor: Fastsigns	Final Completion Recommended	September 4, 2020

This was a renewals & replacements 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 routine exterior improvement to update exterior building lettering to match the current building names of the existing facilities.

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It was recommended that substantial and final completion and release of final payment for this project with Fastsigns be approved.

The original cost approved for this project was in the amount of $48,679.90.

The following table summarizes the current budget status:

District Wide Exterior Building Lettering					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
$50,000.00	$48,679.90	$0	$48,679.90	$46,234.65	$2,445.25

On September 4, 2020, Facilities Planning & Construction staff inspected the site to confirm that all punch list items were completed.

Enclosed Documents
A copy of the Substantial Completion Certificate, the Final Completion Letter, and photos were provided in the packet for the Committee's review and information.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval of substantial and final completion of the District Wide Exterior Building Lettering Project as presented. The motion carried.

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.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:49 p.m.

I certify that the foregoing are the true and correct minutes of the September 8, 2020 Facilities Committee Meeting of the South Texas College Board of Trustees.

_____
Mr. Gary Gurwitz, Presiding

Review and Recommend Action on Authorization to Proceed with Solicitation of Engineering Services for the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement

Approval of authorization to proceed with the publication of a Request for Qualifications (RFQ) to solicit engineering services for the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement project will be requested at the October 27, 2020 Board meeting.

Purpose
The Facilities Committee is asked to recommend approval of the solicitation of engineering services for the exterior stair repairs and replacement at the Dr. Ramiro R. Casso Nursing and Allied Health Campus NAH East Building A.

Justification
Solicitation of an RFQ for engineering services is necessary to procure a design team to prepare all necessary design development drawings and specifications in preparation for construction. Once the statements of qualifications are received, an evaluation team would evaluate the responses using the currently approved procurement process and propose an engineer to the Facilities Committee at a later date.

Scheduling Priority
This project was initiated in 2020 to maintain the safety conditions and code compliance of emergency evacuation routes. It has been reviewed by the Facilities Planning & Construction and Facilities Operations & Maintenance departments. It is scheduled as a routine improvement to repair and replace exterior stairs that are in a deteriorated condition.

Background
The proposed Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement project is part of the College's FY 2020-2021 Renewals and Replacements projects. The project consists of repairing and replacing the exterior stairs on the north side and west side of NAH East Building A. The existing stairs were constructed in 2000 and in need of repairs and/or replacement. The stairs function as part of the emergency exit routes out of the building, and their condition should be updated to ensure they function properly in the case of an emergency.

The total project budget is $169,000 and itemized in the table below:

Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement Total Project Budget	
Budget Item	**Budget Amount**
Construction	$150,000
Design	15,000
Miscellaneous	4,000
Total Project Budget	**$169,000**

Funding Source
Funds for the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement Project 2021-011R are budgeted in the Renewals & Replacements fund for available use in fiscal year 2020-2021.

Enclosed Documents
A site plan and photos of the existing stairs are enclosed for the Committee's review and information.

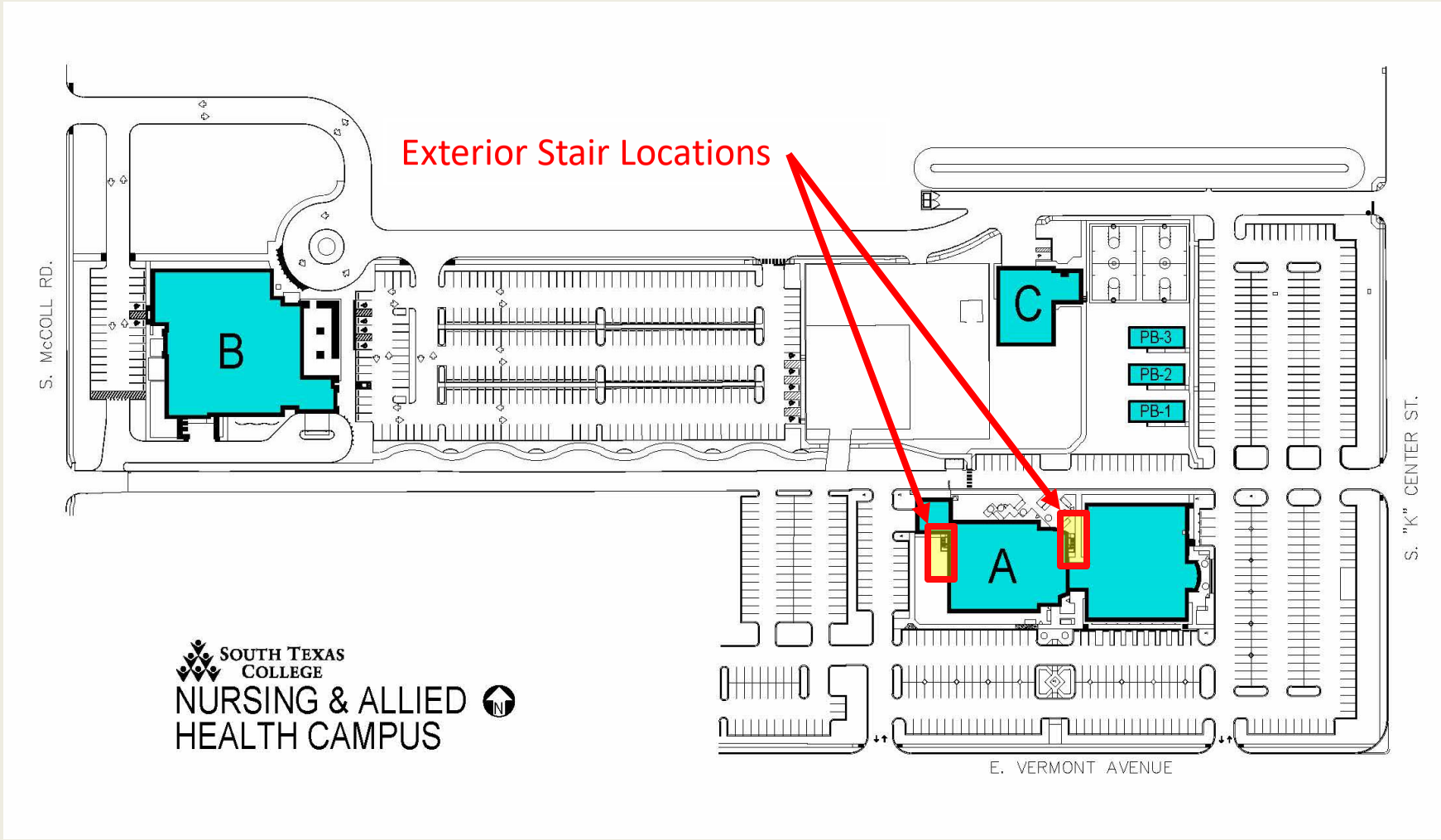
Recommended Action
It is requested that the Facilities Committee recommend for Board approval at the October 27, 2020 Board meeting, the solicitation of engineering services for the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement project as presented.

SOUTH TEXAS COLLEGE

Dr. Ramiro R. Casso Nursing and Allied Health Campus

East Building A Exterior Stairs Repairs and Replacement

NAHC East Building A Exterior Stairs Repairs and Replacement



NAHC East Building A Exterior Stairs Repairs and Replacement

Existing Photo

North Stairs

NAHC East Building A Exterior Stairs Repairs and Replacement

SOUTH TEXAS COLLEGE

Existing Photos

North Side

NAHC East Building A Exterior Stairs Repairs and Replacement

Existing Photo

North Side

NAHC East Building A Exterior Stairs Repairs and Replacement

Existing Photos

West Side

NAHC East Building A Exterior Stairs Repairs and Replacement

Proposed Scope & Budget

SOUTH TEXAS COLLEGE

Scope of work

Repair and replace existing exterior stairs of NAH East Building A.

Estimated Total Project Budget

Construction	$ 150,000
Design	15,000
Miscellaneous	4,000
Total Project Budget	$ 169,000

Funds for the project are available in the FY 20-21 Renewals and Replacement budget. Estimated cost is $169,000.

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Project Fact Sheet
10/9/2020

Project Name:	NAH - Building A Stair Repairs and Replacement			**Project No.**	2021-011R
Funding Source(s):	Renewal & Replacement Fund		**Estimated Budget**	**Actual Expenditures To Date**	**Variance of Original Budget vs. Actual Expenditures To Date**
		Construction:	$ 150,000	$ -	150,000
		Design:	15,000	-	15,000
		Miscellaneous:	4,000	-	4,000
		FFE:	-	-	-
		Technology:	-	-	-
		Total:	**$ 169,000**	**$ -**	**$ 169,000**
Architect/Engineer:	TBD	**Board Approval of Schematic Design**	TBD		
Contractor:	TBD				
STC FPC Project Manager:	Robert Cuellar	**Substantial Completion**	TBD	**Board Acceptance**	TBD
		Final Completion	TBD	**Acceptance**	TBD

Project Description	**Project Scope**
Repair and/or replacement of the existing exterior stairs for Building A due to rust damage and deterioration.	Hire a structural engineer to evaluate the stairs and make a recommendation on how to proceed with repairing them, then proceed with repair work as approved.

Projected Timeline

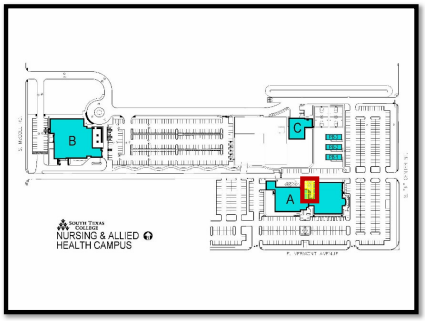
Board Approval of Engineer	Board Approval of Recommendations	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
1/26/2021	3/30/2021	6/22/2021	7/5/2021	9/7/2021	10/7/2021	N/A

Project Calendar of Expenditures by Fiscal Year

Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2020-21	$ -	$ -	$ -	$ -	$ -	$ -
Project Total	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Current Agenda Item

10/13/20 Facilities Committee: Review and Recommend Action on Authorization to Proceed with Solicitation of Engineering Services for the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement



Review and Recommend Action on Authorization to Proceed with Solicitation of Mechanical, Electrical, and Plumbing (MEP) Engineering Services for the Regional Center for Public Safety Excellence Additional Chiller Installation Project

Approval of authorization to proceed with the publication of a Request for Qualifications (RFQ) to solicit mechanical, electrical, and plumbing (MEP) engineering services for the Regional Center for Public Safety Excellence Additional Chiller Installation Project will be requested at the October 27, 2020 Board meeting.

Purpose
The Facilities Committee is asked to recommend approval of the solicitation of MEP engineering services for the additional chiller installation at the Regional Center for Public Safety Excellence.

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

Scheduling Priority
This is a Capital Improvement Project requested by the Facilities Operations and Maintenance department to provide an additional chiller for redundancy of the air conditioning system at the RCPSE, and was reviewed by the Facilities Planning & Construction and Facilities Operations & Maintenance departments. It is scheduled as a non-educational space improvement to provide redundancy to maintain a properly operating air conditioning system in case of the existing chiller becoming inoperative.

Background
The proposed Regional Center for Public Safety Excellence Additional Chiller Installation project is part of the College's FY 2020-2021 Capital Improvement projects. The project consists of installing an additional air-cooled chiller at the RCPSE. The additional chiller has been relocated from the Starr County Campus. The project is pending the installation of electrical, communication, and chilled water piping to make it operational. There is currently only one chiller in operation at the RCPSE. In the case of an issue or outage, an additional chiller is necessary to continue chilled water flow to the air conditioning system.

The total project budget is $170,000 and itemized in the table below:

Regional Center for Public Safety Excellence Additional Chiller Installation Total Project Budget	
Budget Item	**Budget Amount**
Construction	$150,000
Design	15,000
Miscellaneous	5,000
Total Project Budget	**$170,000**

Funding Source
Funds for the Regional Center for Public Safety Excellence Additional Chiller Installation Project 2019-019C are budgeted in the Unexpended Construction Plant fund for available use in fiscal year 2020-2021.

Enclosed Documents
A site plan and photos are enclosed for the Committee's review and information.

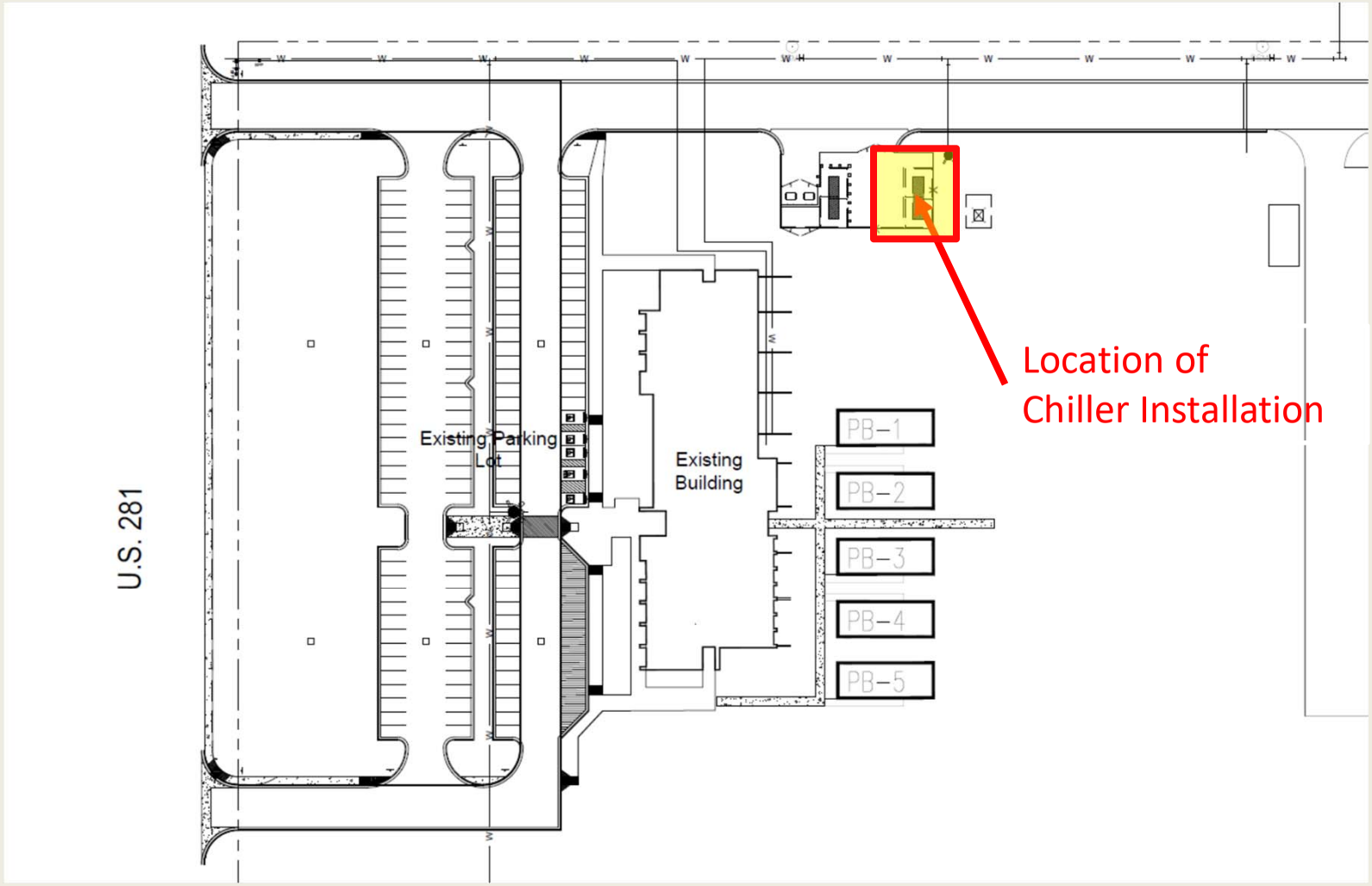
Recommended Action
It is requested that the Facilities Committee recommend for Board approval at the October 27, 2020 Board meeting, the solicitation of MEP engineering services for the Regional Center for Public Safety Excellence Additional Chiller Installation Project as presented.

SOUTH TEXAS COLLEGE

Regional Center for Public Safety Excellence

Chiller Installation

RSPSE Chiller Installation



RCPSE Chiller Installation

Proposed Scope & Budget

Scope of work

Installation of Chilled water lines and electrical service connection to existing chiller

Estimated Total Project Budget

Construction	$ 150,000
Design	15,000
Miscellaneous	5,000
Total Project Budget	$ 170,000

Funds for the project are available in the FY 20-21 Un-expanded – Construction budget. Estimated cost is $170,000.

SOUTH TEXAS COLLEGE

Project Fact Sheet
10/9/2020

Project Name:	RCPSE - Chiller Installation				**Project No.**	2019-019C
Funding Source(s):	Unexpended Plant Fund		**Budget**		**Actual Expenditures To Date**	**Variance of Original Budget vs. Actual Expenditures To Date**
		Construction:	$ 150,000		$ -	$ 150,000
		Design:	15,000		-	15,000
		Miscellaneous:	5,000		-	5,000
		FFE:	-		-	-
		Technology:	-		-	-
		Total:	**$ 170,000**		**$ -**	**$ 170,000**
Architect/Engineer:	TBD	**Board Approval of Schematic Design**	TBD			
Contractor:	TBD					
STC FPC Project Manager:	Robert Cuellar	**Substantial Completion**	TBD		**Board Acceptance**	TBD
		Final Completion	TBD		**Board Acceptance**	TBD

Project Description	**Project Scope**
Design and installation of chilled water lines to the existing chiller	Includes the planning phase for the design of the chilled water installation and electrical service to an existing chiller.

Projected Timeline

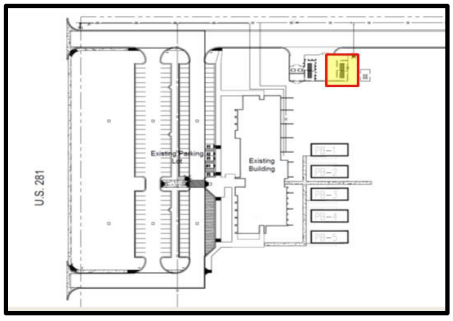
Board Approval of Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
1/26/2021	N/A	4/27/2021	5/10/2021	7/9/2021	8/9/2021	N/A

Project Calendar of Expenditures by Fiscal Year

Fiscal Year	Construction	Design	Misc.	FFE		Tech	Project Total
2020-21	$ -	$ -	$ -	$ -		$ -	$ -
Project Total	**$ -**	**$ -**	**$ -**	**$ -**		**$ -**	**$ -**

Current Agenda Item

10/13/20 Facilities Committee: Review and Recommend Action on Authorization to Proceed with Solicitation of Mechanical, Electrical, and Plumbing (MEP) Engineering Services for the Regional Center for Public Safety Excellence Additional Chiller Installation Project



Review and Recommend Action on Contracting Engineering Services for the District Wide Automatic Door Openers Phase IV

Approval to contract engineering services for the District Wide Automatic Door Openers Phase IV project will be requested at the October 27, 2020 Board meeting.

Purpose
The procurement of an engineer will provide for design services necessary for the District Wide Automatic Door Openers Phase IV project.

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

Scheduling Priority
This project was initiated to provide various building entrances with accessibility upgrades. It has been reviewed by the Facilities Planning & Construction and Facilities Operations & Maintenance departments, and Administration. This project is scheduled as a necessary improvement to install automatic door openers to improve access to building entrances district wide for users with disabilities, who may have difficulties opening doors, and for assisting safety precautions.

Background
Although not required by current ADA code, automatic door openers have been installed at high traffic building entrances as determined through coordination between the Facilities Operations & Maintenance and Facilities Planning & Construction departments, and the site coordinators. Staff surveyed all campus buildings to determine where the automatic door openers would be most beneficial due to their adjacencies to parking lots and other buildings with high traffic pedestrian use. The installation of these openers improves access for faculty, staff, and students with disabilities or who may have difficulty opening a standard exterior door. The door openers will also minimize surface contacts with door hardware, providing for better safety precautions. The installations have been divided into four phases, three of which have previously been completed. This would be the fourth and final planned phase of the installation of automatic door openers.

Automatic door openers have been installed in three previous phases. Below is a summary of the phases:

Phase 1 – Completion in 2009 for a Total Cost of $70,250		
Campus	**Building**	**Quantity**
Pecan Campus	H	2
	K	2
Mid Valley Campus	E	1
	F	1
	G	1
Nursing and Allied Health Campus	A	2
Technology Campus	A	1
	B	1
Starr County Campus	H	1
	E	2
Total	**13**	

Phase 2 – Completion in 2014 for a Total Cost of $96,500		
Campus	**Building**	**Quantity**
Pecan Campus	A	1
	X	1
	C	1
	L	1
	G	1
	F	1
Mid Valley Campus	G	1
	D	1
	A	1
Technology Campus	A	2
	C	1
Starr County Campus	G	1
	E	2
Total	**15**	

Phase 3 – Completion in 2019 for a Total Cost of $128,000		
Campus	**Building**	**Quantity**
Pecan Campus	Y	2
	V	1
Mid Valley Campus	E	1
	F	1
	K	1
Nursing and Allied Health Campus	B	2
Starr County Campus	G	1
	H	1
	K	3
	L	1
Total	**14**	

The proposed scope of work for the final Phase IV is summarized as follows:

Phase 4 – Budgeted Total of $95,120		
Campus	**Building**	**Quantity**
Pecan Campus	G	2
	M	3
	L	1
Mid Valley Campus	C	1
Nursing and Allied Health Campus	A	1
	B	1
Starr County Campus	C	1
Total	**10**	

Solicitation for engineering qualifications began on February 10, 2020, for the purpose of selecting an engineering firm to prepare the necessary plans and specifications for the District Wide Automatic Door Openers Phase IV Project. A total of eight (8) firms received a copy of the RFQ and a total of four (4) firms submitted their responses on February 27, 2020.

Timeline for Solicitation of Statements of Qualifications

February 10, 2020	Solicitation of statements of qualifications began.
February 27, 2020	Four (4) statements of qualifications were received.

This project was discussed with the Facilities Committee early in the COVID-19 pandemic, and was postponed due to uncertainties about priority and funding. Administration recommends proceeding with the project at this time. These automatic door openers will provide improved accessibility at high traffic areas and will also reduce physical contact required to open these frequently used doors.

The total project budget is $95,120 and itemized in the table below:

District Wide Automatic Door Openers Phase IV Total Project Budget	
Budget Item	**Budget Amount**
Construction	$85,000
Design	8,500
Miscellaneous	1,620
Total Project Budget	**$95,120**

Funding Source
Funds for the District Wide Automatic Door Openers Phase IV Project 2020-019C are budgeted in the Unexpended Construction Plant Fund for FY 2020-2021.

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

Enclosed Documents
Site plans indicating the locations of the automatic door openers is enclosed. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

Recommended Action
It is requested that the Facilities Committee recommend for Board approval at the October 27, 2020 Board meeting, approval to contract engineering services for the District Wide Automatic Door Openers Phase IV with Ethos Engineering as presented.

SOUTH TEXAS COLLEGE
ELECTRICAL ENGINEERING SERVICES FOR - DISTRICT WIDE - AUTOMATIC DOOR OPENERS PHASE IV
PROJECT NO. 19-20-1042

VENDOR	DBR Engineering Consultants, Inc.	Ethos Holistique Holdings, LLC./dba Ethos Engineering	Halff Associates, Inc.	Sigma HN Engineers, PLLC.
ADDRESS	200 S 10th St Ste 901	119 W Van Buren Ave Ste 101	5000 W Military Ste 100	701 S 15th St
CITY/STATE/ZIP	McAllen, TX 78501	Harlingen, TX 78550	McAllen, TX 78503	McAllen, TX 78501
PHONE	956-683-1640	956-230-3435	956-664-0286	956-332-3206
FAX		956-720-0830	956-664-0282	
CONTACT	Hugo Avila	Guillermo Quintanilla	Jose Delgado	Jesus G. Hinojosa
3.1 Statement of Interest				
3.1.1 Statement of Interest for Project	Pointed out the work the firm has provided for STC. Indicated that they can begin work on new projects immediately.	Indicated the firm's highly qualified team has been providing MEP engineering services to higher education for about 20 years. Emphasized their previous work for STC and therefore their familiarity with the campuses and staff.	Indicated that their previous experience with STC, they have demonstrated their commitment to the College and the quality of work.	The firm emphasized the experience of the two principals within the firm. They indicated that STC would be working directly with the two principals and pointed out that the firm's size would be better able to meet the needs in a cost-effective manner.
3.1.2 History and Statistics of Firm	- Providing services since 1972 - 150 staff member in 6 offices in Texas - Offices in Houston, San Antonio, Austin, McAllen, Dallas, El Paso	- 5 Years in Operation - Headquarters Located in Harlingen, TX - 17 Full Time Employees, 4 Professional Engineers - Honored with Engineer of the Year and Consultant of the Year award	- Founded in Dallas in 1950 - McAllen office since 1993 - About 950 total staff - Ranked No 121 in Engineering News-Record Magazine list of top 500 design firms in the United States	- Established in 2012 - Over 20 Years of combined experience - Completed over 300 projects, 57 of which were for Higher Education
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated that in addition to providing MEP services, they offer the following in-house consulting services: Automatic Door Openers Experience, Building Commissioning Services, Low-Voltage Technology & Security Consultants and Fire Protection Engineering.	Stated that they have successfully executed over 250 projects, and are collaborating with several high profile A/E teams across the State. Indicated they have energy efficiency and sustainable designs, as well as client satisfaction have always been their forte, and continue to be their prime focus.	Stated they are a full-service firm with a full range staff including engineers, landscape architects, planners, architects, environmental scientists, surveyors and more.	Stated they have gained familiarity with STC over the course of our careers. To date, they have been personally involved on over 40 projects with STC.

SOUTH TEXAS COLLEGE
ELECTRICAL ENGINEERING SERVICES FOR - DISTRICT WIDE - AUTOMATIC DOOR OPENERS PHASE IV
PROJECT NO. 19-20-1042

VENDOR	DBR Engineering Consultants, Inc.	Ethos Holistique Holdings, LLC./dba Ethos Engineering	Halff Associates, Inc.	Sigma HN Engineers, PLLC.
3.1.4 Statement of Availability and Commitment	Indicated that the firm's design team meets each week to discuss project schedules and allocate staff to meet needs to project.	Indicated that they are available as soon as they are awarded and will make the STC projects their top priority.	Indicated that they are available and committed to providing exceptional client service to STC.	Indicated that firm has the resources to perform work immediately for STC. Listed a staff of seven, including the principals. Stated that they will ensure the necessary resources for the project.
3.2 Prime Firm				
3.2.1 Resumes of Principals and Key Members	Included resumes for the following staff: - Edward Puentes, PE, Partner in Charge - Hugo H. Avila, PE, Project Manager - M. Antonio Leochico, Senior Plumbing Designer - Juan De Dios Chavez, Senior Electrical Designer - Maritza Garza, EIT, Senior Mechanical Designer - T. Joey Beltz, Senior Electrical Designer	Included resumes for the following staff: - Rajesh Kapileshwari, PE, LEED AP, Principal - Guillermo Quintanilla, Principal - Cesar A. Gonzalez, PE, Principal - Mark Power Warren, P.E.	Included resumes for the following staff: - Menton J. Murray III, PE, LEED AP, Principal In Charge - Jose Delgado, PE, RCDD, LEED AP, Project Manager - Jose Gonzalez, PE, Electrical - Jose Silva, Construction Administration - Rudy Juarez QA-QC - Miguel Garcia, Information Technology Systems	Provided resumes for the two principals: - Jesus Gabriel Hinojosa, PE, LEED AP, Principal - Jose Antonio Nicanor, PE, LEED AP, Principal
3.2.2 Project Assignments and Lines of Authority	Listed the assignments for the above named staff and the time commitment each will devote to the project. The partner in charge will commit 40% of his time to project. The others are indicated at 50% time commitment.	Indicated that all four principals will be involved in project. Included an organization chart that shows lines of authority.	Showed percentage time assignments for six named staff members who would be involved in the project.	Indicated a 100% time commitment from both principles for the project and provided the time commitments from the five staff.
3.2.3 Prime Firm's Proximity and ability to respond to unplanned meetings	Stated they will have no issues attending planned meetings on time and they are extremely close proximity to the campuses.	Stated they are available to meet for face-to-face discussions within the hour. Since they have several projects in Hidalgo county, one of the principals or engineers is always in the area.	Indicated their office is located in McAllen and they are available to begin service within 24 Hours of notice to proceed.	Stated they are located in downtown McAllen, and only 2.5 miles away from the Pecan Campus.

SOUTH TEXAS COLLEGE
ELECTRICAL ENGINEERING SERVICES FOR - DISTRICT WIDE - AUTOMATIC DOOR OPENERS PHASE IV
PROJECT NO. 19-20-1042

VENDOR	DBR Engineering Consultants, Inc.	Ethos Holistique Holdings, LLC./dba Ethos Engineering	Halff Associates, Inc.	Sigma HN Engineers, PLLC.
3.2.4 Litigation that could affect firm's ability provide services	Firm states they are not involved in any litigation.	Indicated "Non Applicable" on response to this item.	Stated they can affirm there are no past or present matters which would adversely affect Halff's ability to perform its obligations on any project.	Firm states they are not involved in any litigation.
3.3 Project Team				
3.3.1 Organization chart with Role of Prime Firm and basic Services consultants	Included organization chart with the staff who will be assigned to project. Indicated that no sub-consultants will be used for project.	Included organization chart that showed all firm staff and which included the following sub consultants: - Boultinghouse Simpson Gates Architects - Architect - Green Rubiano & Associates - Structural Engineer - Perez Consulting Engineers - Civil Engineer	Included organization chart with the staff who will be assigned to the project and their roles. Indicated that no sub-consultants will be used for project.	Organization chart was included showing the primary roll of the two principals and the following sub consultants: - CLH Engineering
3.4 Representative Projects				
3.4.1 Minimum of 5 projects firm has worked on	- South Texas College - Mid Valley Campus Health Profession & Science Building ($14.4M) -South Texas College- District Wide Lighting Upgrades ($800,000) - South Texas College - Mid Valley Campus - Central Thermal Plant ($4.4M) - Texas State Technical College - Engineering Building ($3M) - Texas A&M University - McAllen - Multipurpose Academic Facility ($29M)	- South Texas College - District Wide Automatic Door Openers - Phase II ($96,500) - Idea Academy Headquarters ($12,388,000) - South Texas College - District Wide Automatic Door Openers - Phase III ($128,000) - Idea Public Schools - Head Quarter Facility ($11,500,000) - Brownsville ISD - Pace & Porter High School ($660,000) - Los Fresnos CISD - 2015 SECO HVAC Pilot Program at Villarreal Elementary & Los Cuates JHS ($211,900) - Hidalgo ISD - Early College and Kelly Elementary School ($469,700) - Harlingen CISD - HVAC Upgrades at Harlingen High School ($3,107,400) - Cameron County - Renovations at County Jail and Elevator Upgrades at 3 buildings ($908,000) Elevator Upgrades ($940,000)	- UTRGV - Police Station ($1M) -UTRGV - Social Wellness Occupational Therapy Center ($1.9M) - UTRGV - Vaquero Plaza Remodel ($1.8M)	- UTRGV - District Wide Access Control ($500,000) - Edinburg CISD - Secured Entrance Phase IV ($550,000) - La Joya ISD - Irene M. Garcia Middle School HVAC Replacement Phase I ($1.5M) - Harlingen CISD - District Wide Secure Entrances, Additions, & Improvements ($2.3M) - Harlingen CISD - HVAC Improvements at Long and Wilson Elementary Schools ($600,000)

SOUTH TEXAS COLLEGE
ELECTRICAL ENGINEERING SERVICES FOR - DISTRICT WIDE - AUTOMATIC DOOR OPENERS PHASE IV
PROJECT NO. 19-20-1042

VENDOR	DBR Engineering Consultants, Inc.	Ethos Holistique Holdings, LLC./dba Ethos Engineering	Halff Associates, Inc.	Sigma HN Engineers, PLLC.
3.5 References				
3.5.1 References	- Texas State Technical College - Texas A&M University - McAllen - University of Texas at Austin - Texas A&M University - Kingsville - Texas A&M University - San Antonio	- Cameron County - Brownsville ISD - Sharyland ISD - Valley International Airport - Harlingen CISD - Los Fresnos CISD	- Texas State Technical College - City of McAllen - UTRGV - Texas A&M University - Kingsville - Hidalgo County	- La Joya ISD - Edinburg CISD - Brownsville ISD - H21Harlingen CISD - IDEA Public Schools
3.6 Project Execution				
3.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.	Stated that all successful projects begin with an effective project-management approach. They have developed a set of project management tools that would be utilized on proposed projects for STC. Included some examples of how they manage information in order to deliver successful projects with ease.	Included a brief description of their work process and phase scheduling. Stated that the three functions (quality, time, and cost) dictate our work process and project implementation.	Stated that careful planning fosters great project performance which includes project leadership, communication, cost control, cost estimates, project schedule, conflict resolution, and quality assurance/quality control.	Stated that to complete projects within budget we communicate with our clients and visit the job site to clearly define a scope of work. They prepare an engineering cost estimate and establish a budget. The basic elements of effective budget control allow us to provide quality designs, which minimize unanticipated cost in the construction phase such as change orders.
3.6.2 Willingness and ability to expedite services. Ability to supplement production.	Indicated their ability to expedite design services. Stated that they do not foresee any need to supplement production capability, but can do so by utilizing staff from other offices.	Reiterated their commitment to fulfilling their responsibilities in a professional, timely, and reliable manner.	Stated that the McAllen office has the advantage of being able to reach out for assistance from any of their offices, should they need to.	Stated that they are willing and able to expedite services. Pointed to a proven track record for the two principals.
TOTAL EVALUATION POINTS	562.25	575.75	571.00	567.75
RANKING	4	1	2	3

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

SOUTH TEXAS COLLEGE
ELECTRICAL ENGINEERING SERVICES FOR DISTRICT WIDE - AUTOMATIC DOOR OPENERS PHASE IV
PROJECT NO. 19-20-1042
EVALUATION SUMMARY

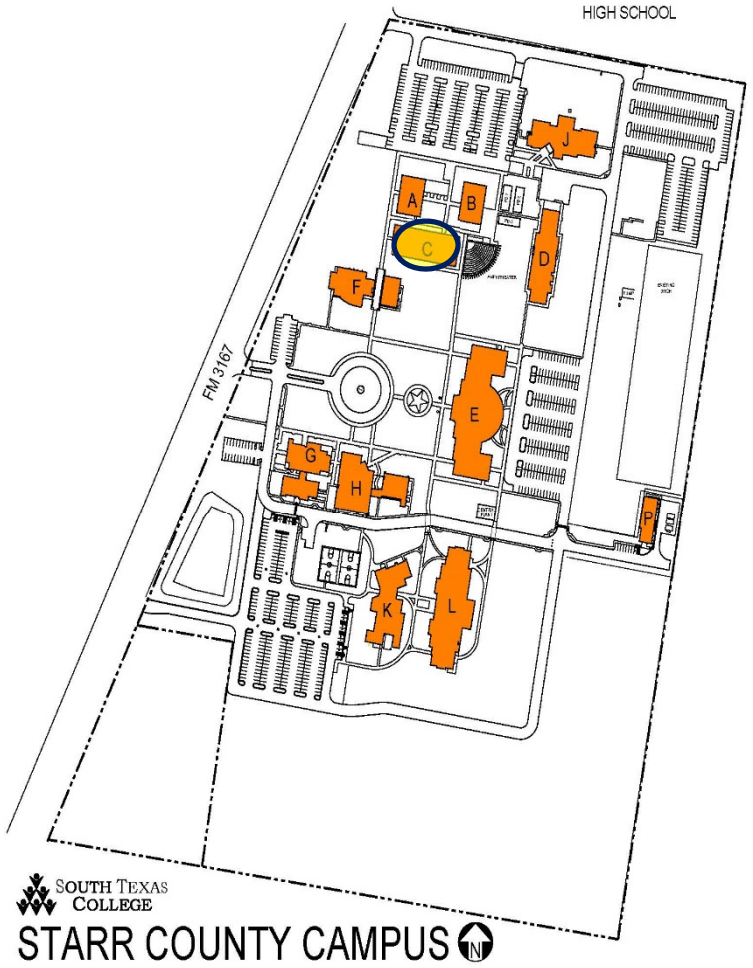
VENDOR	DBR Engineering Consultants, Inc.		Ethos Holistique Holdings, LLC./dba Ethos Engineering		Halff Associates, Inc.		Sigma HN Engineers, PLLC.	
ADDRESS	200 S 10th St Ste 901		119 W Van Buren Ave Ste 101		5000 W Military Ste 100		701 S 15th St	
CITY/STATE/ZIP	McAllen, TX 78501		Harlingen, TX 78550		McAllen, TX 78503		McAllen, TX 78501	
PHONE	956-683-1640		956-230-3435		956-664-0286		956-332-3206	
FAX			956-720-0830		956-664-0282			
CONTACT	Hugo Avila		Guillermo Quintanilla		Jose Delgado		Jesus G. Hinojosa	
3.1 Statement of Interest (up to 100 points)								
3.1.1 Statement of interest on projects 3.1.2 Firm History including credentials 3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project 3.1.4 Availability and commitment of firm and its principal(s), its consultants and key professionals	90 85 97 96	92.00	96 90 97 95	94.50	97 91 97 96	95.25	96 88 97 95	94.00
3.2 Prime Firm (up to 100 points)								
3.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm 3.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s). 3.2.3 Prime Firm proximity and meeting availability 3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC.	98 95 97 95	96.25	94 98 98 96	96.50	93 95 97 95	95.00	94 95 97 95	95.25
3.3 Project Team (up to 100 points)								
3.3.1 Organizational chart showing, the roles of the prime firm and each consultant firm or individual included. --Identify the consultant and provide a brief history about the consultant --Describe the consultant's proposed role in the project and its related project experience --List a project(s) that the prime firm and the consultant have worked together on during the last five years --Provide a statement of the consultant's availability for the projects(s) --Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the projects(s) 3.3.2 provide an organizational chart showing the roles of the prime firm and each specialized consultant firm(s) or individual(s) to be included if any. --Identify the consultant and provide a brief history about the consultant and their area of design expertise --Describe the consultant's proposed role in the project --List (3) projects the consultant has worked on during the last 5 years which best describe the firm's design expertise --List a project(s) that the prime firm and the specialized consultant have worked together on during the last 5 years --Provide a statement of the consultant's availability for the project --Provide resumes giving the experience and expertise of principals and key professionals members for the consultant who will be assigned to the project	90 96 97 94	94.25	93 98 97 95	95.75	93 96 97 94	95.00	94 97 97 94	95.50
3.4 Representative Projects (up to 100 points)								
3.4.1 Specific data on 5 projects the prime firm provided or is providing professional services in an educational setting --Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise	94 94 97 95	95.00	93 96 97 96	95.50	90 93 97 94	93.50	90 92 96 95	93.25
3.5 Three References (up to 100 points)								
3.5.1 Provide references for 5 projects, other than STC, listed in response to Part four, 3.4.1. The references shall include: --Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number and email address	85 89 95 92	90.25	97 97 97 96	96.75	97 96 96 95	96.00	96 96 96 94	95.50
3.6 Project Execution (up to 100 points)								
3.6.1 Provide a summary of your approach to the project that addresses key elements such as your interaction with STC staff, management of the different phases of the project, how you maintain quality control, and final project close-out. 3.6.2 Provide information as part of submission response to assure that Architectural firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Architect is intending to supplement production capability in order to meet schedule demands.	96 90 97 95	94.50	98 96 97 96	96.75	98 95 97 95	96.25	96 89 97 95	94.25
TOTAL EVALUATION POINTS	562.25		575.75		571.00		567.75	
RANKING	4		1		2		3	

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

SOUTH TEXAS COLLEGE

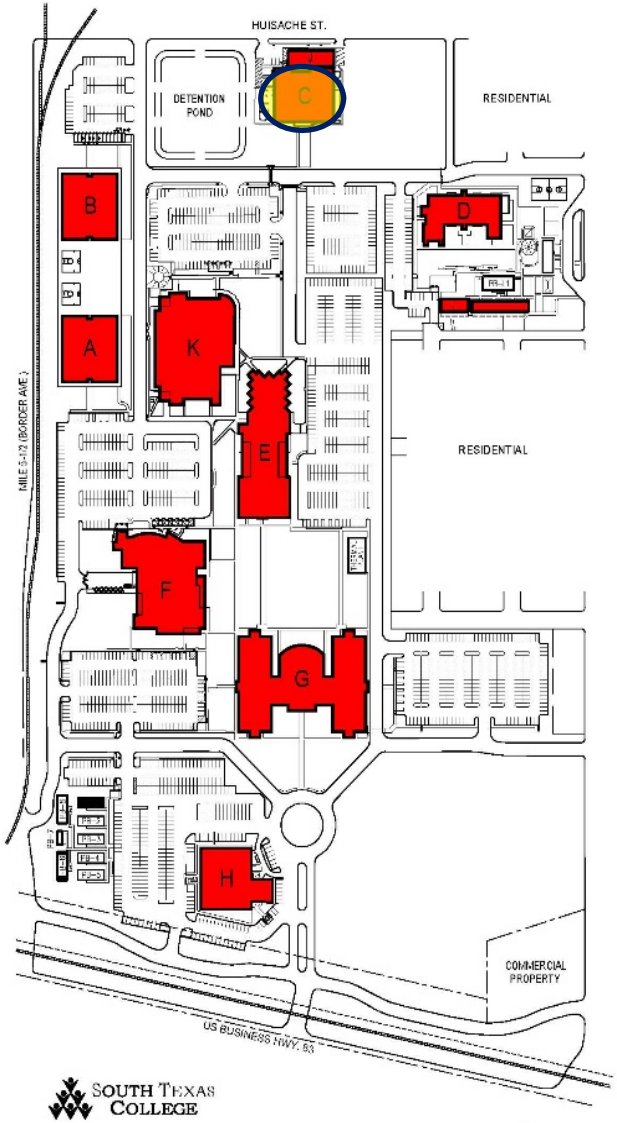
District Wide Automatic Door Openers

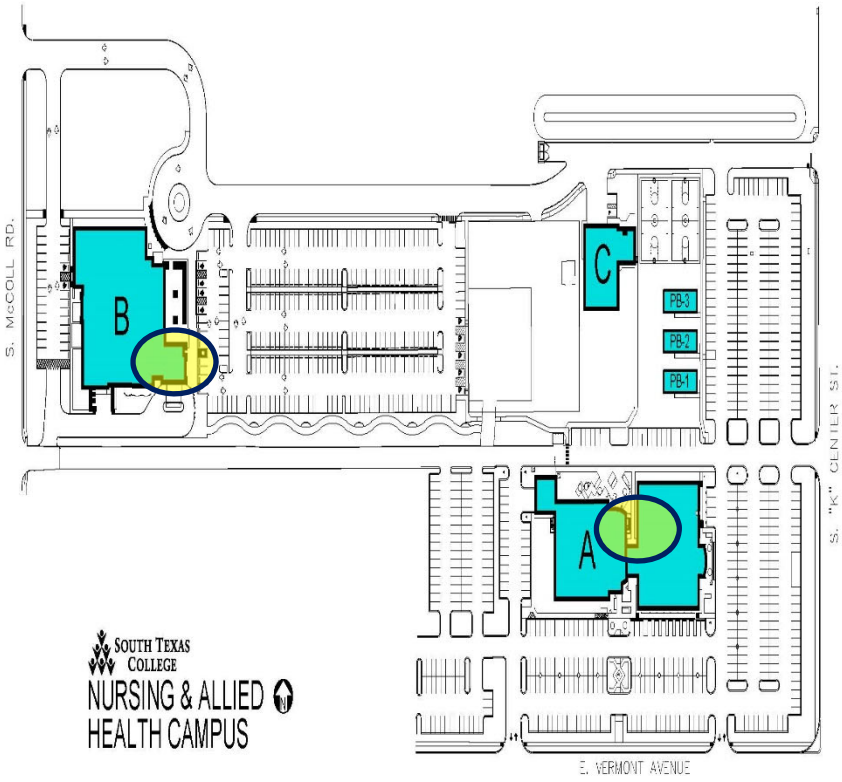
Project Proposed Site / Location



Project Proposed Site / Location

SOUTH TEXAS COLLEGE





District Wide
Automatic Door Openers Phase IV
Proposed Scope & Budget

SOUTH TEXAS COLLEGE

Requested By

Facilities Planning & Construction Department

Scope of work

1. Provide automatic door openers, including hardware, electrical, and installation, to main entrances district wide remaining to have improved accessibility for students and staff.

A total of ten (10) locations are needed to complete this project.

Estimated Total Project Budget

Construction	$ 85,000
Design	8,500
Miscellaneous	1,620
FFE	-
Total Project Budget	**$ 95,120**

SOUTH TEXAS COLLEGE

Project Fact Sheet
10/9/2020

Project Name:	District Wide - Automatic Door Openers Phase IV			**Project No.**	2020-019C
Funding Source(s):	Unexpended Plant Fund		**Original Budget**	**Actual Expenditures To Date**	**Variance of Original Budget vs. Actual Expenditures To Date**
		Construction:	$ 85,000	$ -	$ 85,000
		Design:	-	-	-
		Miscellaneous:	-	-	-
		FFE:	-	-	-
		Technology:	-	-	-
		Total:	**$ 85,000**	**$ -**	**$ 85,000**
Architect:	TBD	**Board Approval of Schematic Design**	N/A		
Contractor:	TBD				
STC FPC Project Manager:	Roberto Cuellar	**Substantial Completion**	TBD	**Board Acceptance**	TBD
		Final Completion	TBD	**Board Acceptance**	TBD

Project Description	**Project Scope**
Provide automatic door openers district wide to main entrances to assist with easier accessibility for students and staff.	Add ten (10) automatic door openers district wide to the Pecan, Mid Valley, Nursing & Allied Health, and Starr County campuses to complete the final phase for this project.

Projected Timeline

Board Approval of Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
5/26/2020	N/A	TBD	TBD	TBD	TBD	N/A

Project Calendar of Expenditures by Fiscal Year

Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2020-21	$ -	$ -	$ -	$ -	$ -	$ -
Project Total	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Current Agenda Item

10/13/20 Facilities Committee: Review and Recommend Action on Contracting Engineering Services for the District Wide Automatic Door Openers Phase IV

Mid-Valley

Nursing & Allied Health

Pecan Campus

Starr County Campus

Review and Action as Necessary on Acceptance of the Regional Center for Public Safety Excellence Evaluation of Existing Site Drainage Conditions Report and Authorization to Proceed with Design of Recommended Drainage Improvements

Approval of acceptance of the Regional Center for Public Safety Excellence (RCPSE) Evaluation of Existing Site Drainage Conditions Report and authorization to proceed with design of the recommended drainage improvements will be requested at the October 27, 2020 Board meeting.

Purpose
The acceptance of the RCPSE Evaluation of the Existing Drainage Conditions Report will acknowledge the findings and recommendations of the report prepared by Perez Consulting Engineers, LLC (PCE). The authorization to proceed with design of the recommended drainage improvements is needed to allow the engineer to move forward with design work for addressing the recommendations in the report.

Scheduling Priority
This is a Renewals & Replacements Project initiated in 2019 to address the drainage conditions at the RCPSE, and has been reviewed by the Facilities Planning & Construction and Facilities Operations & Maintenance departments, Administration, and the Board of Trustees. It is scheduled as a high priority improvement to maintain properly functioning facilities and mitigate the risk of property damage or loss.

Background
On August 27, 2019, the Board approved contracting engineering services with PCE to evaluate the site drainage conditions, make recommendations for improving the drainage conditions, and develop construction documents.

PCE has completed the Hydrologic and Hydraulics (H&H) Report and will be presenting their findings at the Facilities Committee meeting. The report includes an evaluation of the adequacy of the existing site drainage and detention, and recommendations for improvements to site drainage. Findings in the report are summarized below:

- The existing underground storm sewer has been found to be adequate with the exception of three (3) culverts, but those culverts are currently being addressed with the ongoing Cityscape construction improvements.

- The existing detention facilities have been found to have an inadequate capacity. Hidalgo County Drainage District No. 1 (HCDD1) requires a storage volume of 7.29 acre-feet to satisfy existing conditions, and the existing detention pond has a storage volume of 5.43 acre-feet. Upon completion of the Cityscape construction improvements the detention storage volume will be increased to 5.63 acre-feet, but additional detention storage volume will still be needed at the RCPSE. The proposed options would meet this additional need.

Recommendations in the report are summarized below:

- A new drainage outfall into the HCDD1 drainage ditch, which ultimately discharges into the Main Floodway, will be required as the campus continues to develop in order to provide the required discharge to accommodate the ultimate buildout of the campus master plan. An additional outfall would decrease the required detention volume as more water is able to be discharged.
- Improving detention facilities to meet detention volume requirements from HCDD1, and accommodate future growth at the RCPSE. As more facilities are added to the RCPSE site, such as the future target range, the requirements for drainage and detention volume increase. The maximum required capacity would be reached upon completion of the master plan, as summarized in Option 4.

Options for Detention Facilities Improvements
PCE has identified the following options to address current and/or future detention volume requirements:

Options to Address Current Detention Volume Requirements

The Following options, 1 and 1A, are provided to meet current facility requirements for detention volume. They are the most immediate and cost-effective options to meet current needs. Additional outfall required to support future expansion is not included in these options.

Option 1: Increase current detention volume to 7.63 Acre-Feet

- Meets 50-Year Flood levels, minimum HCCD1 requirement for current facilities.

Engineer's Opinion of Probable Cost: $66,380

Option 1A: Increase current detention volume to 8.12 Acre-Feet

- Meets 100-Year Flood levels, exceeding HCCD1 minimum requirement for current facilities.
- PCE recommends this option, due to two recent storm events above the 100-year storm level.

Engineer's Opinion of Probable Cost: $84,290

Options to Address Future Detention Volume Requirements

The following options, 2, 3, and 4, are provided to identify future facility requirements for site drainage.

- Each option would include increasing the drainage discharge to adjacent systems with the installation of an additional drainage outfall.
- The new drainage outfall would reduce required detention volume requirements.
- The detention volume of existing detention ponds and new conveyance swales would safely exceed the 100-Year Flood levels.

Option 2: Installation of New Drainage Outfall

- The new outfall would connect with existing detention ponds via constructing a new conveyance swale.

Engineer's Opinion of Probable Cost: $268,000

Option 3: Installation of New Drainage Outfall and connection to proposed Target Range site

- Option 2, plus drainage support system for the proposed Target Range project.

Engineer's Opinion of Probable Cost: $341,860

Option 4: Installation of New Drainage Outfall and Drainage Support for Full Master Plan

- Option 2, plus drainage support systems for all future facilities proposed under the Master Plan.

Engineer's Opinion of Probable Cost: $875,040

Administration Recommendation
Based on the recommendations in the report, staff recommends to proceed with Option 1A for the design of construction documents for the recommended site drainage improvements. Additionally, staff recommends using the remaining options contained in the report as the basis for future phases of drainage improvements, to be implemented as necessary as the College constructs more of the RCPSE master plan.

While Option 1A would provide for detention volume in excess of minimum requirements, upon the installation of additional drainage outfall, the detention ponds would be incorporated into future site development and would continue to provide valuable detention volume in the event of heavy flooding.

Project Timeline

- PCE approved as engineer of record to evaluate drainage conditions, make recommendations, and design construction documents
- Approval of recommended drainage improvement options
- Engineer to develop construction documents for the improvements
- Solicitation for construction services for the improvements

Funding Source
Funds for the RCPSE Site Drainage Improvements Conditions Project 2020-022C are budgeted in the Unexpended Plant Fund budget for FY 2020-2021.

Enclosed Documents
An executive summary and a presentation are enclosed for the Committee's review and information.

Presenters
David Perez of Perez Consulting Engineers, LLC will be at the meeting to present the findings of the report and respond to questions from the Committee.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the October 27, 2020 Board meeting, acceptance of the Regional Center for Public Safety Excellence (RCPSE) Evaluation of Existing Site Drainage Conditions Report prepared by Perez Consulting Engineers, LLC and authorization to proceed with design of Option 1A drainage improvements as recommended by administration.

EXECUTIVE SUMMARY

A hydrology and hydraulics study of the existing campus drainage facilities at the South Texas College Regional Center for Public Safety Excellence in Pharr, Texas was conducted to determine the adequacy of the existing drainage system including the drainage system detention capacities, and to develop a plan for drainage improvements for the Campus Master Plan's future development.

The storm sewer drainage system study and evaluation in this Report includes the following:

- Hydraulic evaluation of the existing underground storm sewer systems as illustrated in Figure 9, and
- Existing Detention Facilities as illustrated in Figure 9, and
- Recommendations for additional underground storm sewer system improvements to accommodate the master plan buildout as illustrated in Figure 14A, and
- Recommendations for additional Storm Water Detention Facilities to meet the minimum Hidalgo County Drainage District No. 1 requirements for both the existing and ultimate "Master Plan" buildout conditions as illustrated in five options with associated project costs. (Storm Water Detention Options 1 & 1A are illustrated in Figure 15; Option 2 is illustrated in Figure 16, Option 3 is illustrated in Figure 17 and ultimate buildout Option 4 as illustrated in Figure 18 of the Report.)

A. Existing underground storm sewer systems

The existing storm sewer systems within the campus are divided into 3 drainage areas (Figure 7) that function and operate independently, but all ultimately drain into Hidalgo County Drainage District No. 1 (HCDD No. 1) Structure Lateral 82 drain ditch and then ultimately discharges into the Main Floodway. These three drainage areas each contain sub drainage areas as illustrated in Figure 8 and have been used in this Report to determine the required system capacity for a 10-Year Storm (City of Pharr Guideline). Figure 9 illustrates the results of this analysis which found all existing underground storm sewer to be adequate except for three (3) existing culverts in the Cityscape area. Current ongoing construction improvements to the Cityscape area will improve these three culverts to be of adequate capacity by diverting runoff away from the paved area.

B. Existing Detention Facilities

The existing Detention Facilities were analyzed for compliance with Hidalgo County Drainage District No. 1 detention policy requirement of storing a 50-Year design storm and allowing the release of a 10-Year undeveloped flow. The campus currently has one detention pond having storage volume of approximately 5.43 Acre-Feet. The HCDD No. 1 Policy however requires a storage volume of 7.29 Acre-Feet to satisfy existing conditions. This Report finds the existing campus detention facility to be of inadequate capacity by approximately 1.86 Acre-feet as illustrated in Figure 13.

C. Recommended Underground storm sewer systems to accommodate campus master plan

Figure 14A illustrates the recommended culverts to accommodate the drainage requirements for the ultimate buildout of the campus master plan. These improvements are recommended to be implemented as needed as the campus continues to develop. A new drainage outfall into the HCDD No. 1 ditch will be required as campus continues to develop in order provide the required discharge of 66.5 cubic feet per second (c.f.s.), as allowed by the HCDD No. 1 Drainage Policy.

D. Recommended Detention Facilities Improvements

The following represent required detention facility improvements to meet the minimum HCDD No. 1 Drainage Policy as well as recommended options.

1. **Option 1** - Table below summarizes Options 1 & 1A. Option 1 satisfies HCDD minimum detention policy of a 50-year storm and Option 1A recommends the detention storage of a 100-year storm due to existing outfall containing a flap valve which has the potential to be closed during a consectuive rain event.

Existing Conditions	Option 1	**Option 1A (Recommended)**
Existing Detention Volume	Required 50-Year Detention Volume (HCDD)	**Recommended 100-Year Detention Volume**
5.43 Acre-Feet	7.3 Acre-Feet	**8.12 Acre-Feet**
Opinion of Probable Project Cost	$66,380	**$84,920**

2. Option 2- This option requires the installation of a new outfall into the county ditch that will put in place the needed outfall for the Future Target Range Building. The estimated opinion of probable project cost for this option is: $268,000.

Existing Detention Volume	Required 50-Year Detention Volume (HCDD)	100-Year Detention Volume	**Option 2 As Proposed Including addition of new outfall**
5.63 Acre-Feet (including Cityscape Improvements)	3 Acre-Feet	3.12 Acre-Feet	**~7.6 Acre-Feet**
Opinion of Probable Project Cost			**$268,000**

3. Option 3- This option requires the installation of a new outfall into the county ditch that will put in place the needed outfall for the Future Target Range Building as well as construct the drainage swale north up to the proposed Target Range Building. The estimated opinion of probable project cost for this option is: $341,860.

Existing Detention Volume (including Cityscape Improvements)	Required 50-Year Detention Volume (HCDD)	100-Year Detention Volume	**Option 3 As Proposed Including addition of new outfall and extending swale to Future Target Range Building**
5.63 Acre-Feet (including Cityscape Improvements)	3 Acre-Feet	3.12 Acre-Feet	**~8.9 Acre-Feet**
Opinion of Probable Project Cost			**$341,860**

4. Option 4- This option illustrates the ultimate buildout opinion of probable cost to accommodate the campus master plan. It is recommended to implement this option as needed as the campus develops and not recommended to be implemented at this time. The estimated opinion of probable project cost for this Option is $875,040.

Existing Detention Volume (including Cityscape Improvements)	Required 50-Year Detention Volume (HCDD)	100-Year Detention Volume	**Option 4 Ultimate Buildout campus master plan**
5.63 Acre-Feet (including Cityscape Improvements)	3 Acre-Feet	3.12 Acre-Feet	**~20 Acre-Feet**
Opinion of Probable Project Cost			**$875,040**

SOUTH TEXAS COLLEGE
HYDROLOGIC AND HYDRAULICS STUDY

REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE (PHARR, TEXAS)

Prepared For:

SOUTH TEXAS COLLEGE

South Texas College
McAllen, Texas 78501

Prepared By:

PCE Perez Consulting Engineers

PCE - Perez Consulting Engineers
Civil Engineering Consultants
808 Dallas Ave.
McAllen, Texas 78501
TX Registered Engineering Firm F-2158

BACKGROUND

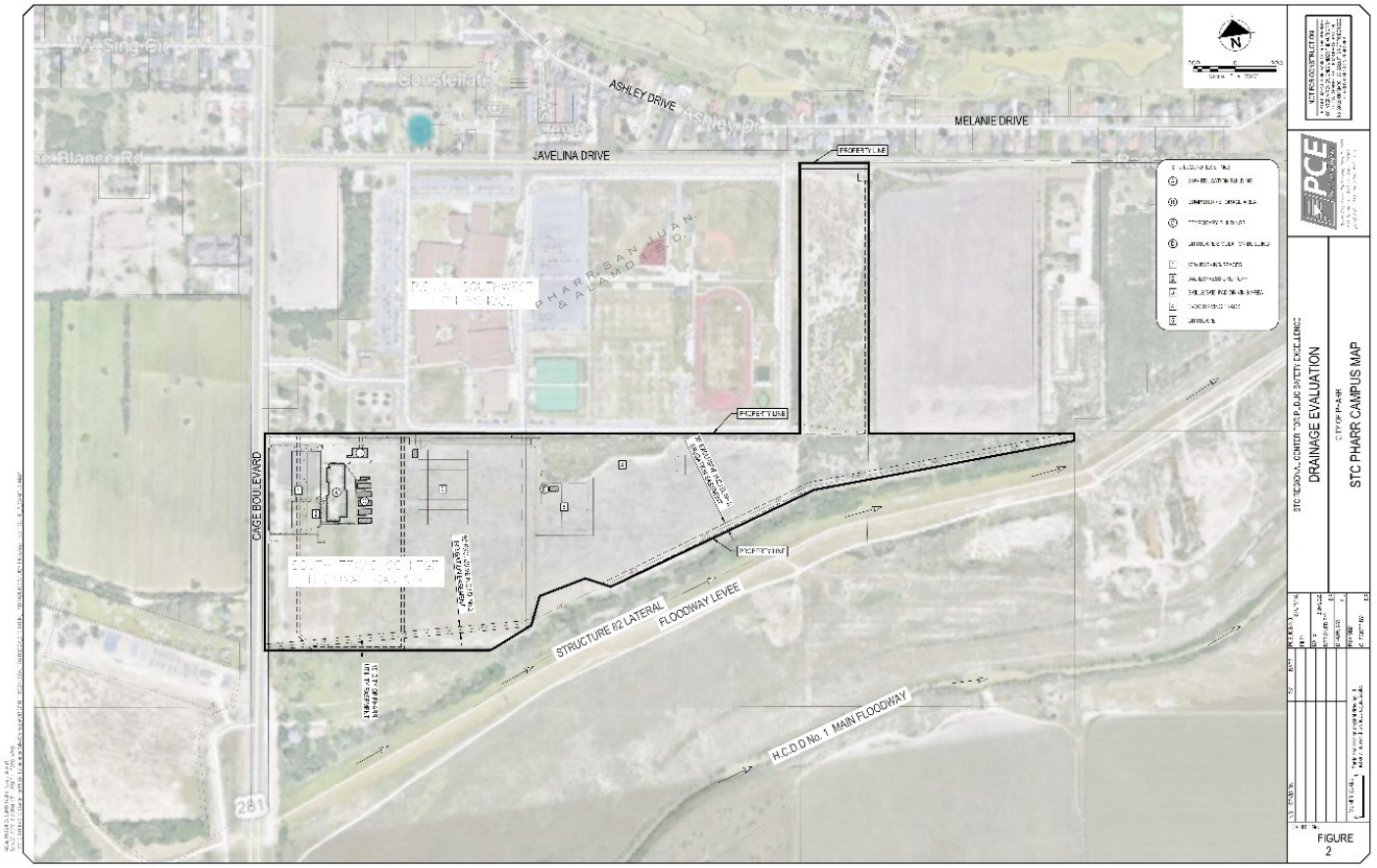
- STC hired PCE to perform a drainage study of the South Texas College Regional Center for Public Safety Excellence Campus to evaluate existing conditions and recommend improvements for future development.

- July 2020 Hurricane Hanna Storm Event Flooded a portion of the "Cityscape".

- PCE performed a Hydraulic and Hydrologic Study and submitted to STC on 9-30-2020. Findings will be presented in this presentation.

- October 2020 Cityscape Reconstruction and Add Alternates Construction begins

EXISTING CAMPUS MAP - FIGURE 2



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PROJECT OVERVIEW – STUDY LIMITS – FIGURE 4

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CAMPUS MASTER PLAN - FIGURE 3

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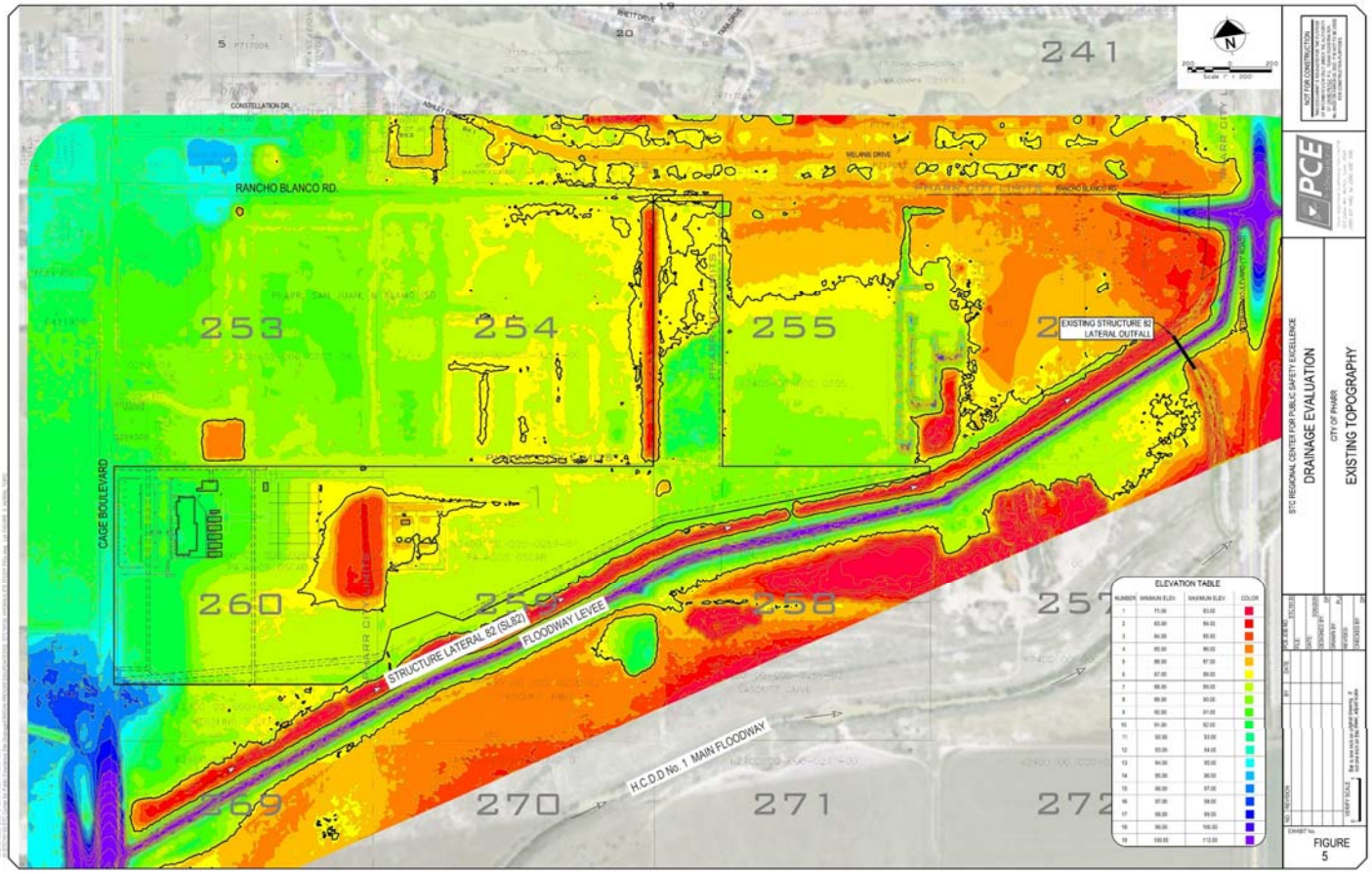
EXISTING SURVEY TOPOGRAPHY - FIGURE 5



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FEMA FLOOD ZONE MAP - FIGURE 6

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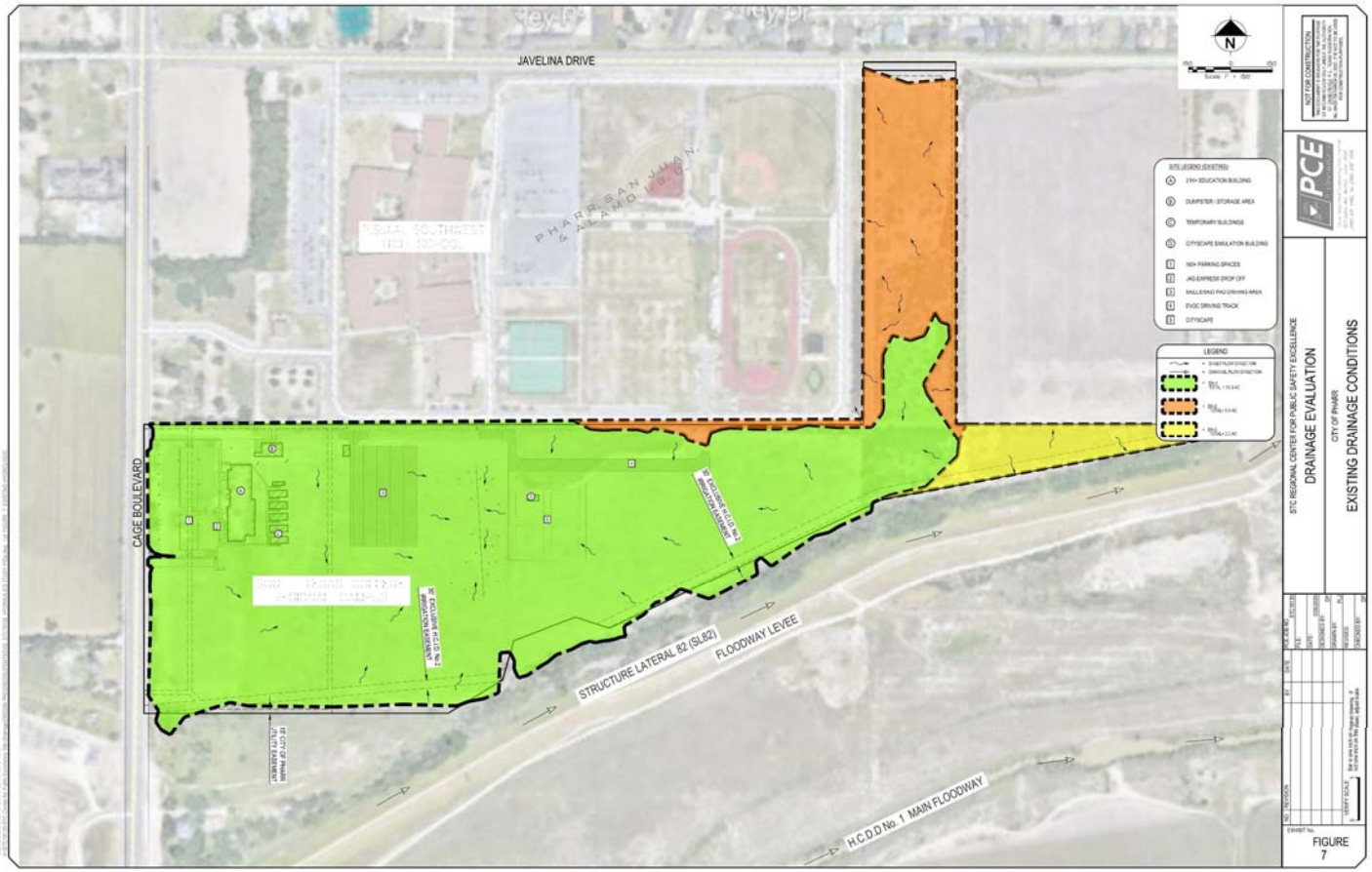
EXISTING DRAINAGE CONDITIONS - FIGURE 7



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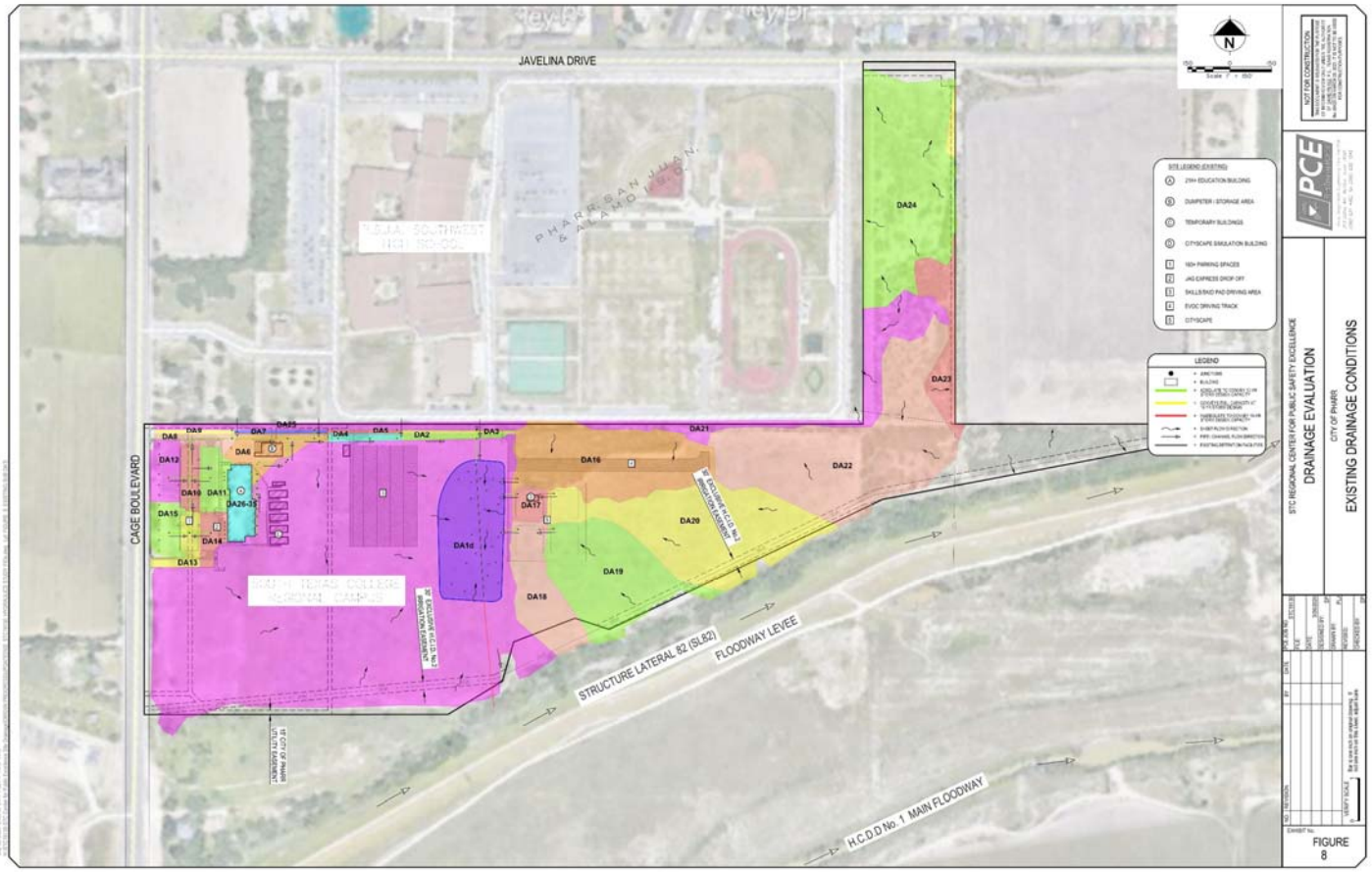
EXISTING DRAINAGE CONDITIONS CONT…, - FIGURE 8



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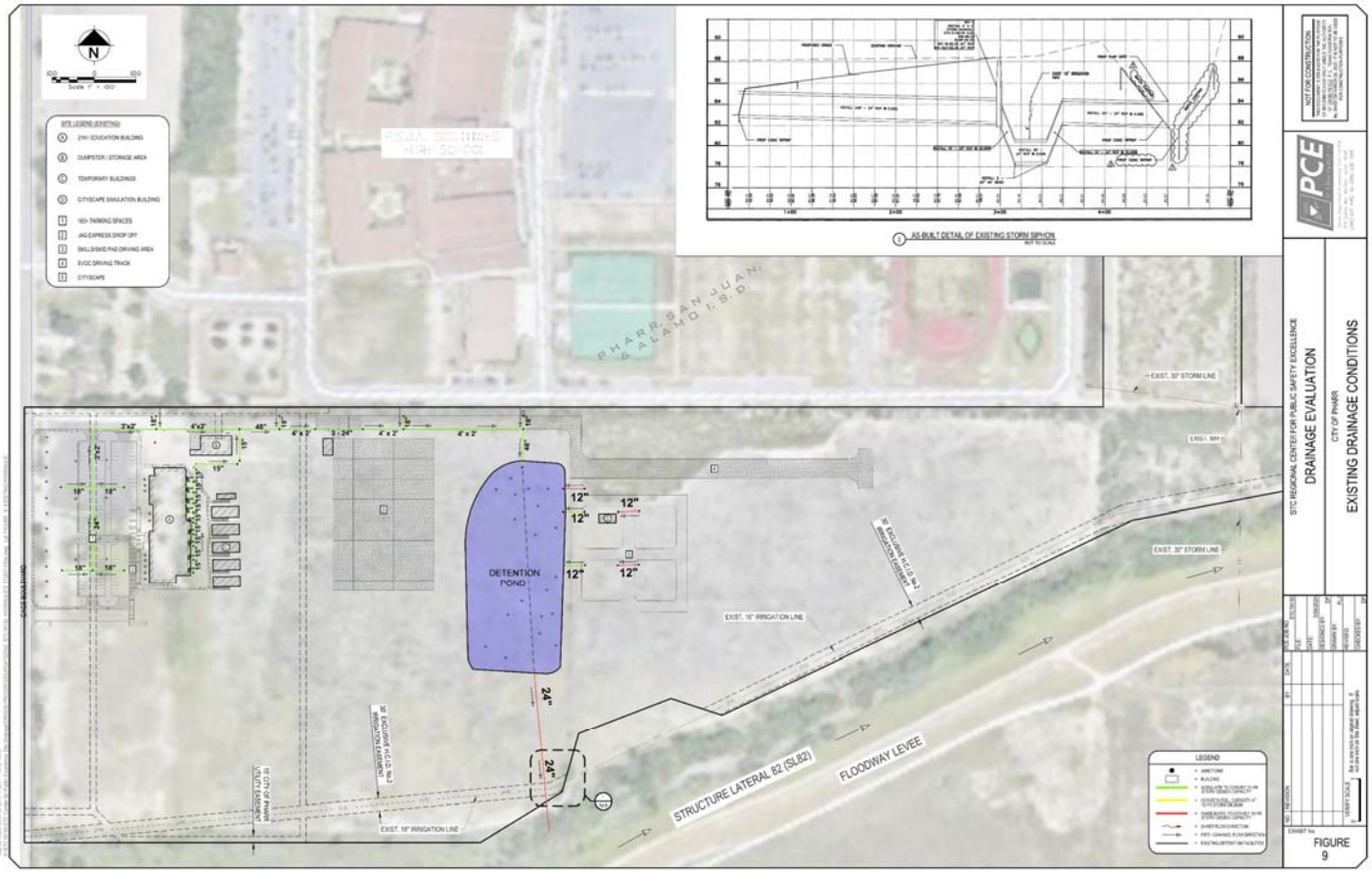
EXISTING HYDRAULIC RESULTS AND DETENTION FACILITY - FIGURE 9



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EXISTING DETENTION FACILITIES INCLUDING CITYSCAPE IMPROVEMENTS - FIGURE 13

Required Detention Storage Volumes			Current Detention Volumes
Scenario	50-yr (required)	100-yr	existing
Existing Conditions	7.29	8.12	5.43
Existing Conditions with City Scape Swales	7.29	8.12	5.63

NOTE: All values are in ACRE-FT unless otherwise specified.

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HISTORICAL RAIN DATA – FIGURES 10 & 11

Figure 10-June 2018 Flood

Figure 11- Hanna Rain Event

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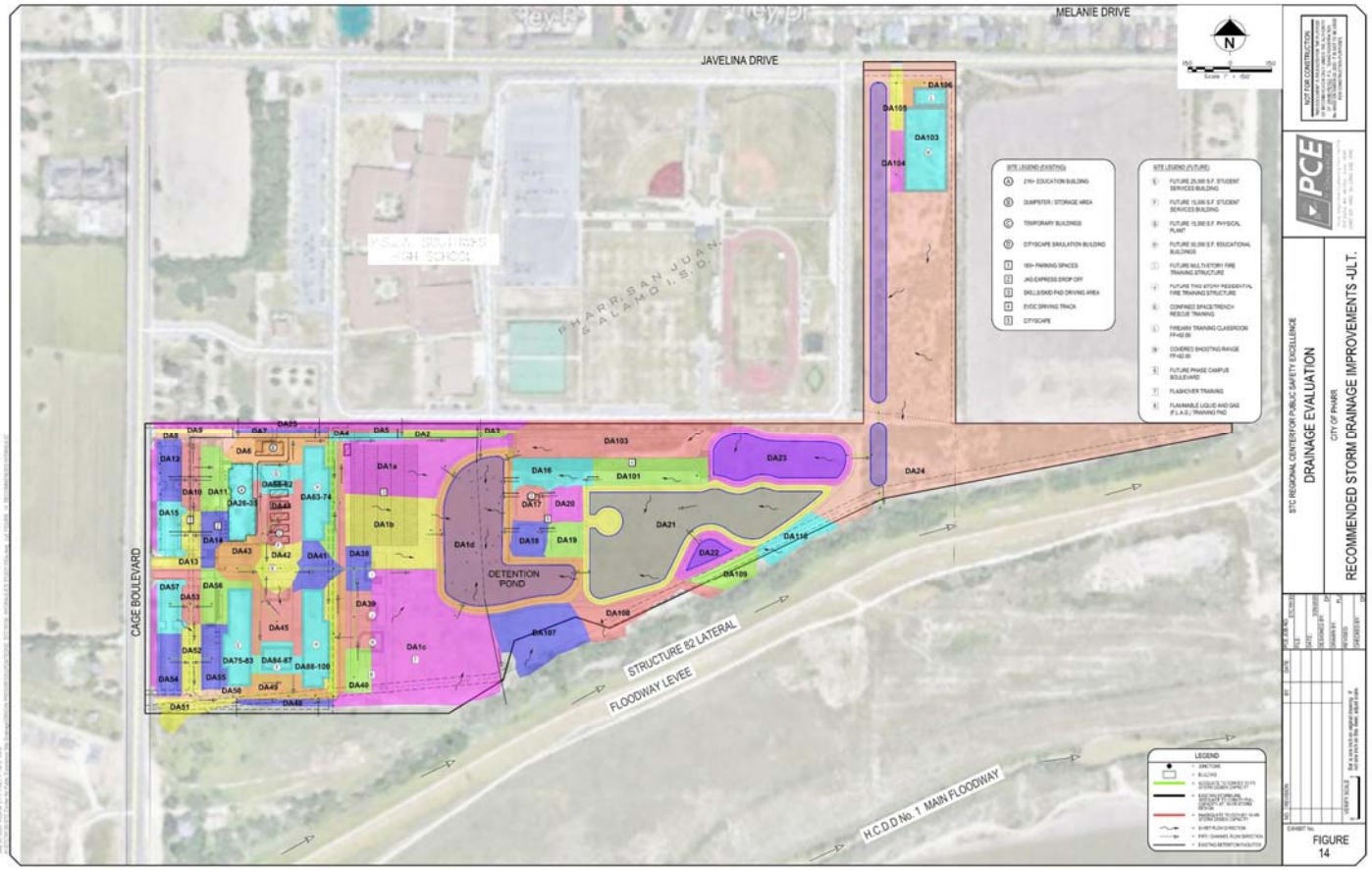
RECOMMENDED DRAINAGE IMPROVEMENTS – FIGURE 14



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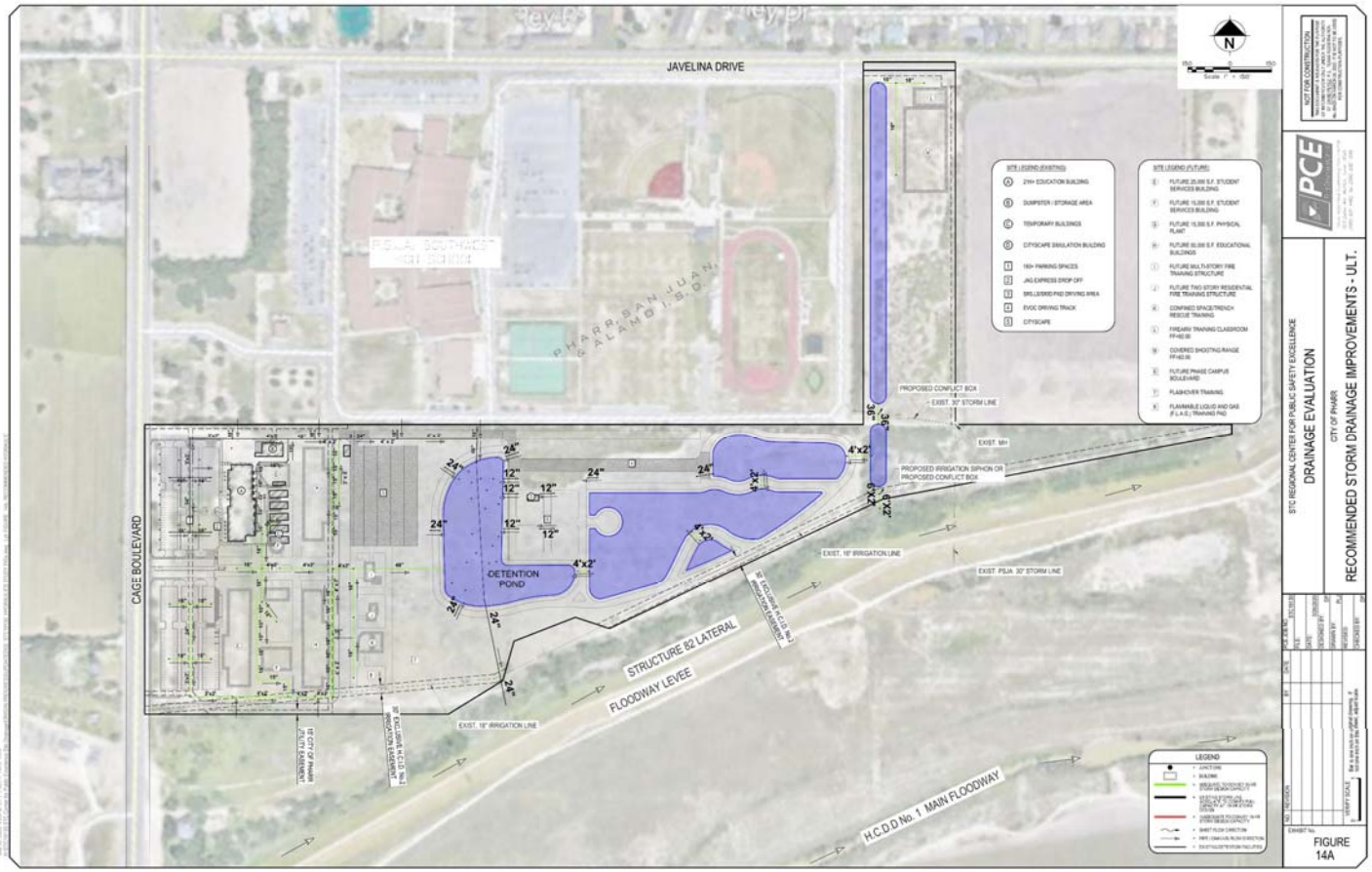
RECOMMENDED DRAINAGE IMPROVEMENTS- FIGURE 14A



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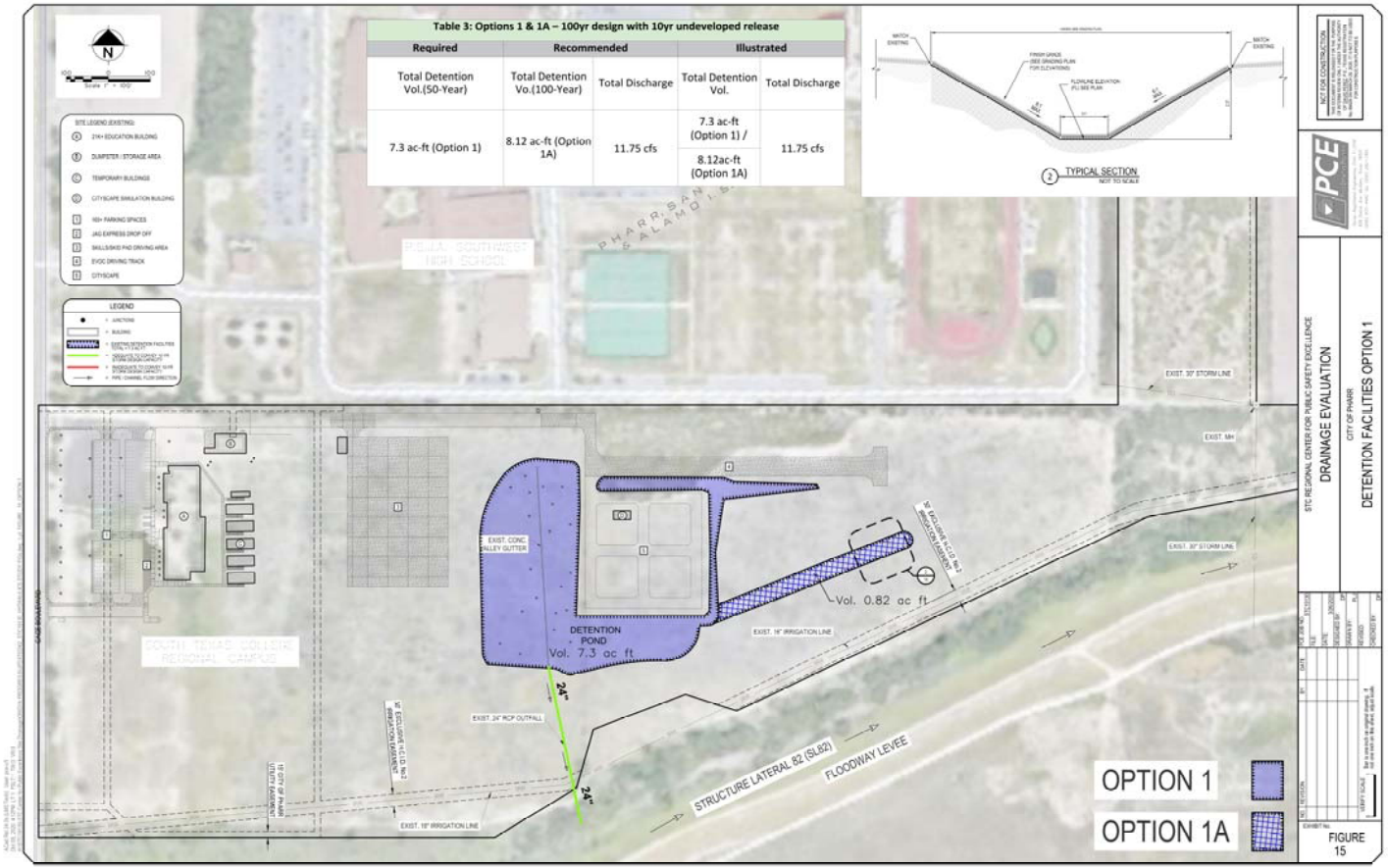
RECOMMENDED IMPROVEMENTS OPTIONS 1 & 1A – FIGURE 15



OPTION 1
Enlarge Existing Detention Pond to Meet Minimum HCDD No. 1 Requirements of a 50-YR Storm ($66,380)

OPTION 1A
Enlarge Existing Detention Pond to Meet Minimum HCDD No. 1 Requirements of a 100-YR Storm ($84,920)

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RECOMMENDED IMPROVEMENTS – OPTION 2 – FIGURE 16

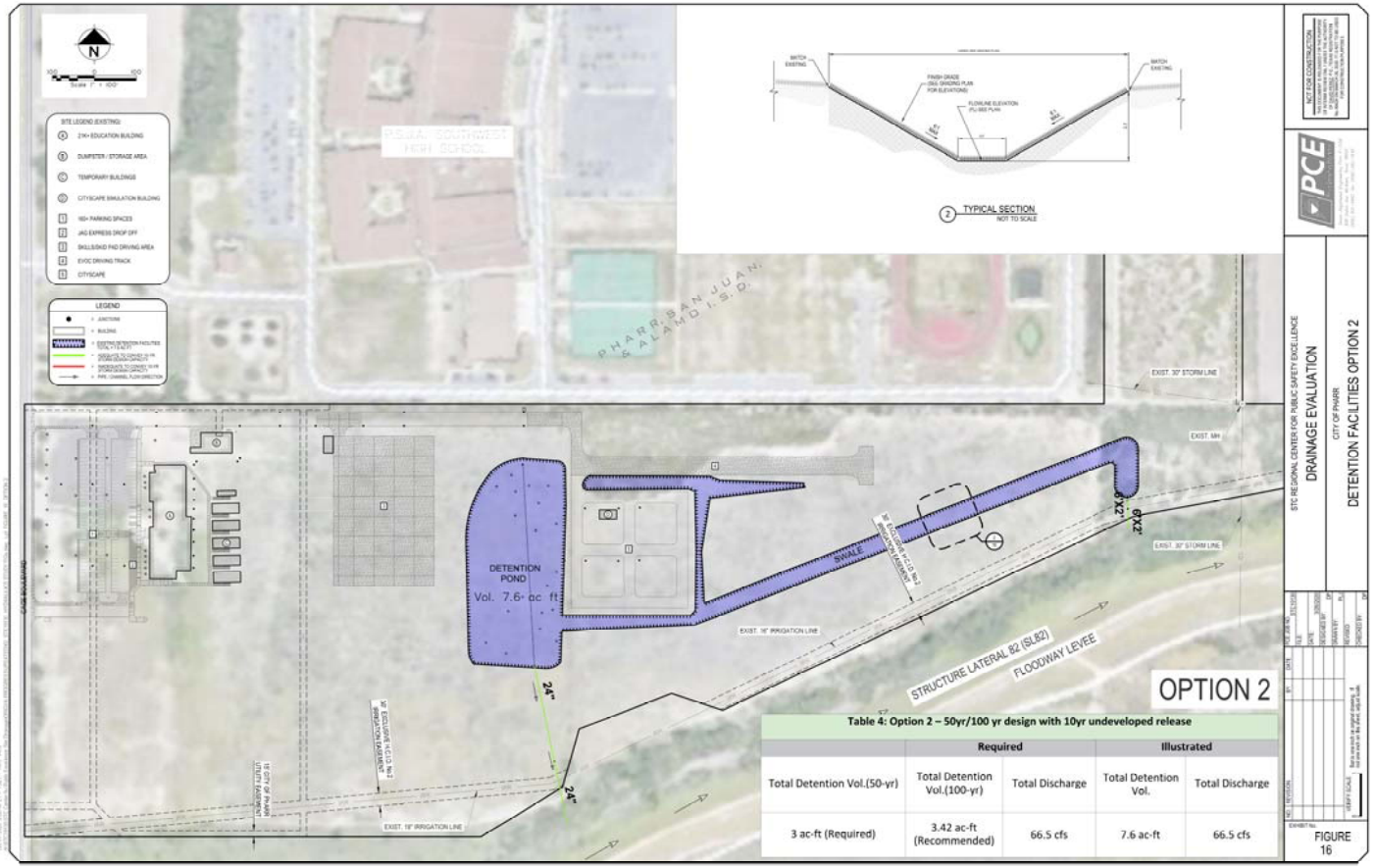


Table 4: Option 2 – 50yr/100 yr design with 10yr undeveloped release

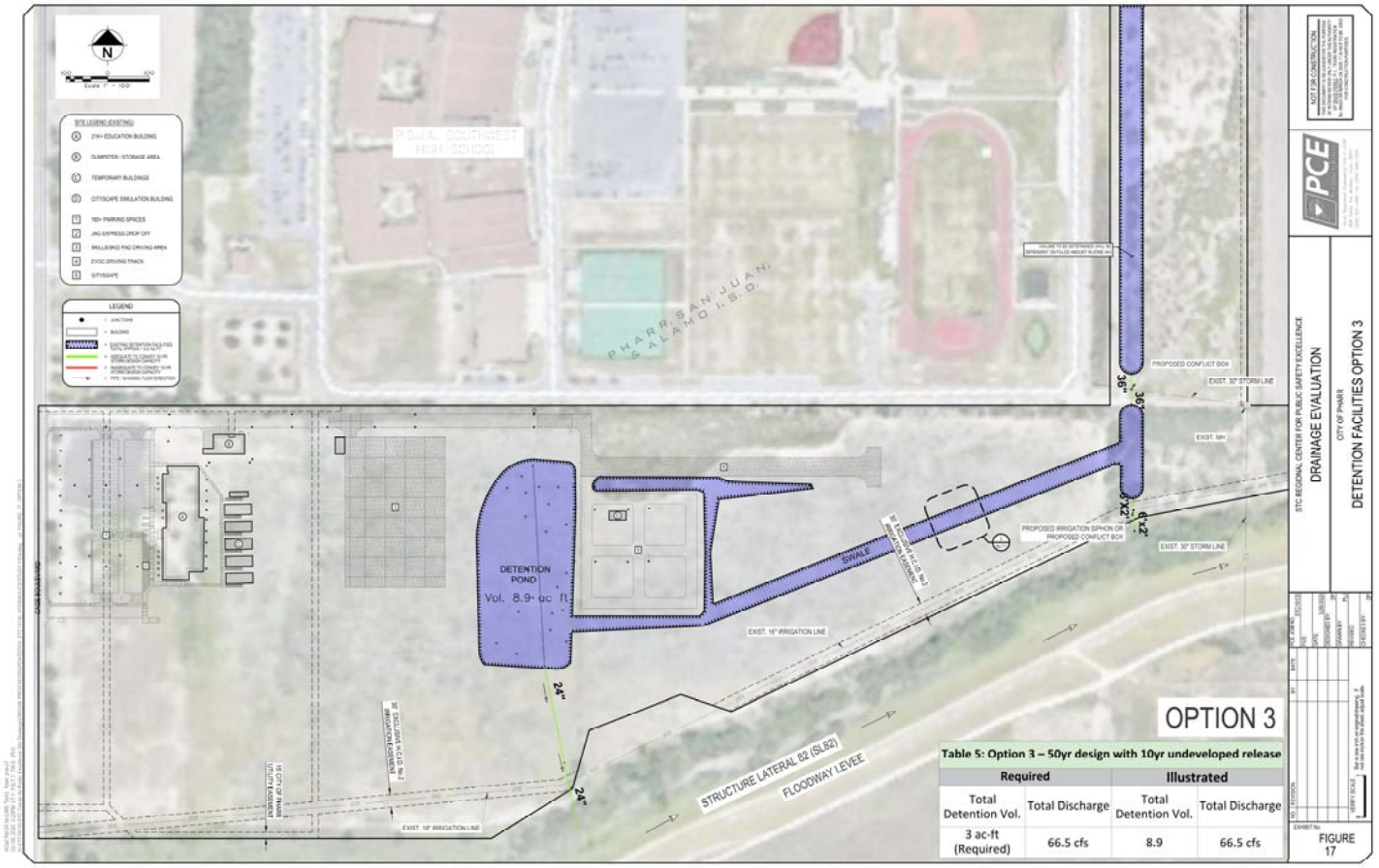
	Required		Illustrated	
Total Detention Vol.(50-yr)	Total Detention Vol.(100-yr)	Total Discharge	Total Detention Vol.	Total Discharge
3 ac-ft (Required)	3.42 ac-ft (Recommended)	66.5 cfs	7.6 ac-ft	66.5 cfs

OPTION 2

Addition of new outfall that will satisfy ultimate buildout ($268,000)

SOUTH TEXAS COLLEGE

RECOMMENDED IMPROVEMENTS OPTION 3 – FIGURE 17



OPTION 3

Addition of new outfall that will satisfy ultimate buildout and include swale to future Target Range Building ($341,860)

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RECOMMENDED IMPROVEMENTS OPTION 4 – FIGURE 18

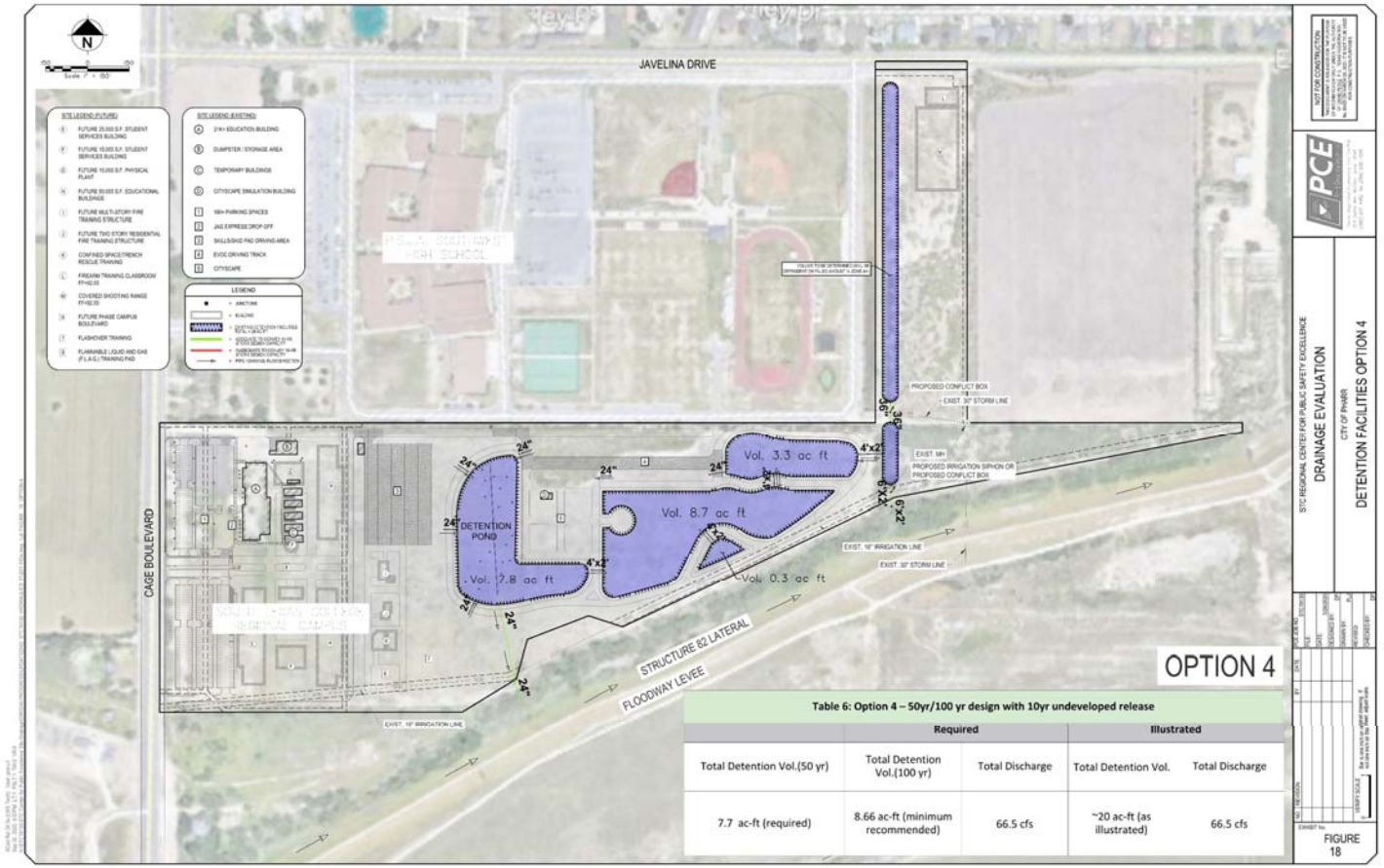


Table 6: Option 4 – 50yr/100 yr design with 10yr undeveloped release

	Required		Illustrated	
Total Detention Vol.(50 yr)	Total Detention Vol.(100 yr)	Total Discharge	Total Detention Vol.	Total Discharge
7.7 ac-ft (required)	8.66 ac-ft (minimum recommended)	66.5 cfs	~20 ac-ft (as illustrated)	66.5 cfs

OPTION 4
Ultimate Buildout of detention facilities ($875,040)

SOUTH TEXAS COLLEGE

QUESTIONS??

Review and Recommend Action on Approval of Substantial Completion of the Pecan Campus Sand Volleyball Court Sand Replacement

Approval of substantial completion of the Pecan Campus Sand Volleyball Court Sand Replacement Project will be requested at the October 27, 2020 Board Meeting:

	Project	Completion Recommended	Date Received
1.	Pecan Campus Sand Volleyball Court Sand Replacement Project No. 2016-014C1 Contractor: Limon Masonry, LLC	Substantial Completion Recommended	October 6, 2020

This project 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 an educational space improvement to remove and replace the existing sand material at the sand volleyball courts.

College staff visited the site and developed a construction punch list on October 7, 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 Limon Masonry, LLC. The original cost approved for this project was $48,200.

The following table summarizes the current budget status:

Pecan Campus Sand Volleyball Court Sand Replacement					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
$50,000	$48,200	$0*	$48,200	$15,282	$32,918

*Pending change proposal from contractor

Enclosed Documents
A copy of the Substantial Completion Certificate and photos are enclosed for the Committee's review and information.

Recommended Action
It is recommended that the Facilities Committee recommend for Board approval at the October 27, 2020 Board meeting, substantial completion of the Pecan Campus Sand Volleyball Court Sand Replacement Project as presented.

Pecan Campus Sand Volleyball Court Sand Replacement

AIA® Document G704™ – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)* South Texas College - Pecan Campus Sand Volleyball Courts Sand Replacement McAllen, Texas	**CONTRACT INFORMATION:** Contract For: General Construction Date: June 29, 2020	**CERTIFICATE INFORMATION:** Certificate Number: 002 Date: October 06, 2020
OWNER: *(name and address)* South Texas College (STC) 3201 West Pecan Boulevard McAllen, Texas 78501	**ARCHITECT:** *(name and address)* Alvarado Architects & Associates, Inc. 307 South Main Street Donna, Texas 78537	**CONTRACTOR:** *(name and address)* Limon Masonry, LLC 614 E. Frontage Road Alamo, Texas 78516

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.
(Identify the Work, or portion thereof, that is substantially complete.)
Establishing Substantial Completion for the South Texas College (STC) Pecan Campus - Sand Volleyball Courts Sand Replacement project.

Alvarado Architects & Associates, Inc. **ARCHITECT** *(Firm Name)*	**SIGNATURE**	Erasmo D. Alvarado, Jr. AIA, President **PRINTED NAME AND TITLE**	October 06, 2020 **DATE OF SUBSTANTIAL COMPLETION**

WARRANTIES
The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:
(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)
Warranty shall continue for eighteen (18) months from October 06, 2020 to April 06, 2021

WORK TO BE COMPLETED OR CORRECTED
A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:
(Identify the list of Work to be completed or corrected.)
Reference attached Punchlist from Alvarado Architects & Associates, Inc. dated October 07, 2020 (2 Pages)
Reference attached Punchlist from South Texas College (STC) dated October 07, 2020 (1 Page)

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within Thirty (30) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: $5,000.00

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:
(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

Limon Masonry, LLC **CONTRACTOR** *(Firm Name)*	**SIGNATURE**	Rolando Leal, Director of Operations **PRINTED NAME AND TITLE**	**DATE**
South Texas College (STC) **OWNER** *(Firm Name)*	**SIGNATURE**	Dr. Shirley A. Reed, M.B.A., Ed. D, President **PRINTED NAME AND TITLE**	**DATE**

SOUTH TEXAS COLLEGE

Project Fact Sheet
10/8/2020

Project Name:	Pecan Campus - Sand Volleyball Courts Sand Replacement			**Project No.**	2019-004C1
Funding Source(s):	Unexpended Plant Fund		**Original Budget**	**Actual Expenditures To Date**	**Variance of Original Budget vs. Actual Expenditures To Date**
		Construction:	$ 50,000	$ 15,282	$ 34,718
		Design:	5,000	6,800.00	(1,800)
		Miscellaneous:	3,500	1,299.17	2,201
		FFE:	-	-	-
		Technology:	-	-	-
		Total:	**$ 58,500**	**$ 23,381**	**$ 35,119**
Architect/Engineer:	Alvarado Architects & Associates, Inc.	**Board Approval of Schematic Design**	N/A		
Contractor:	TBD				
STC FPC Project Manager:	David Valdez	**Substantial Completion**	10/13/2020	**Board Acceptance**	10/27/2020
		Final Completion	TBD	**Board Acceptance**	TBD

Project Description	**Project Scope**
Removal and Replacement of sand material.	Project includes the removal and replacement of the sand material within the existing sand volleyball courts.

Projected Timeline

Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
N/A	N/A	6/23/2020	8/13/2020	10/6/2020	TBD	N/A

Project Calendar of Expenditures by Fiscal Year

Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2019-20	$ 15,282	$ 6,800	$ 1,299	$ -	$ -	**$ 23,381**
Project Total	**$ 15,282**	**$ 6,800**	**$ 1,299**	**$ -**	**$ -**	**$ 23,381**

Current Agenda Item

10/13/20 Facilities Committee: Review and Recommend Action on Contracting Construction Services for the Pecan Campus Sand Volleyball Courts Sand Replacement

Review and Recommend Action on Approval of Final Completion of the Nursing and Allied Health Campus West Entry Sign

Approval of final completion of the Nursing and Allied Health Campus West Entry Sign Project will be requested at the October 27, 2020 Board Meeting:

	Project	Completion Recommended	Date Received
1.	Nursing and Allied Health Campus West Entry Sign Project No. 2019-013C Contractor: Limon Masonry, LLC	Final Completion Recommended	September 24, 2020

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

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 Limon Masonry, LLC be approved. The original cost approved for this project was $58,800.

The following chart summarizes the above information:

Nursing and Allied Health Campus West Entry Sign					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Final Project Cost	Previous Amount Paid	Remaining Balance
$75,000	$58,800	$0	$58,800	$55,860	$2,940

On September 24, 2020, College staff 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 October 27, 2020 Board meeting, final completion and release of final payment of $2,940 to Limon Masonry, LLC for the Nursing and Allied Health Campus West Entry Sign Project as presented.

Nursing and Allied Health Campus West Entry Sign

SOUTH TEXAS COLLEGE

P.O. BOX 9701
McAllen, TX 78502-9701

Facilities Planning & Construction
3200 W. Pecan Blvd. • McAllen, TX 78501

(956) 872-3737
(956) 872-3747

September 24, 2020

South Texas College
3200 W. Pecan Blvd., Bldg N. Suite 179
McAllen, TX 78501

Re: RFP 19-20-1037 STC Nursing & Allied Health Campus – West Entry Campus Sign

STC Facilities Planning and Construction recommends Final Completion of the STC Nursing & Allied Health Campus – West Entry Campus Sign and recommends release of final payment, pending review of closeout documents by STC Facilities Planning and Construction Department.

If you have any questions, please contact our office.

Sincerely,

Rick de la Garza, Director
Facilities Planning & Construction
3200 W. Pecan Blvd., Bldg. N. Suite 179
McAllen, TX 78501
Phone: 956-872-3737
Fax: 956-872-3747

SOUTH TEXAS COLLEGE

Project Fact Sheet
10/9/2020

Project Name:	Nursing and Allied Health Campus - West Entry Campus Sign			**Project No.**	2019-013C
Funding Source(s):	Unexpended Plant Fund		**Original Budget**	**Actual Expenditures To Date**	**Variance of Original Budget vs. Actual Expenditures To Date**
		Construction:	$ 75,000	$ 55,860	$ 19,140
		Design:	-		-
		Miscellaneous:	1,000	820	180
		FFE:	-		-
		Technology:	-		-
		Total:	**$ 76,000**	**$ 56,680**	**$ 19,320**
Architect:	N/A	**Board Approval of Schematic Design**	11/26/2019		
Contractor:	Limon Masonry, LLC.				
STC FPC Project Manager:	David Valdez	**Substantial Completion**	8/26/2020	**Board Acceptance**	9/22/2020
		Final Completion	9/24/2020	**Board Acceptance**	10/27/2020

Project Description	**Project Scope**
The installation of an monument sign at the main entrance to campus.	Installation of a pre-fabricated metal sign with it's associated masonry.

Projected Timeline

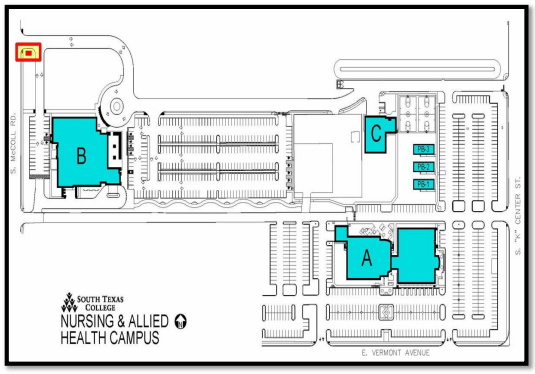
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
N/A	11/26/2019	3/31/2020	4/15/2020	8/26/2020	9/24/2020	N/A

Project Calendar of Expenditures by Fiscal Year

Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2019-20	$ 55,860	$ -	$ 820	$ -	$ -	**$ 56,680**
Project Total	**$ 55,860**	**$ -**	**$ 820**	**$ -**	**$ -**	**$ 56,680**

Current Agenda Item

10/13/20 Facilities Committee: Review and Recommend Action on Approval of Final Completion of the Nursing and Allied Health Campus West Entry Campus Sign



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 2020 - 2021
As of October 8, 2020

Total Project Budget Summary	FY21 Unexpended Plant Fund	FY21 Renewals & Replacements
Total Construction Project Budget	$ 10,982,474	$ 4,883,890
Previously Approved Projects for September 2020	(410,238)	(302,919)
Proposed Projects for the Month of October 2020	(265,120)	(169,000)
Total Project Budget Balance	**$ 10,307,116**	**$ 4,411,971**

Project Reference #	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
Board Approved on September 22, 2020			
2020-008C	Pecan Campus Business and Science Building G Classroom Conversion of Two (2) Classrooms to Geology Labs - CO	$ 267,700	$ -
2020-002C	Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations	142,538	-
2019-047R	Mid Valley Campus Drainage Improvements Phase I - CO	-	302,919
2018-019R	Asphalt Resurfacing for the Northwest Drive - CO	-	92,971
Total Board Approved on September 22, 2020		**$ 410,238**	**$ 302,919**
Pending Board Approval on October 27, 2020			
2021-011R	Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement	$ -	$ 169,000
2019-019C	Regional Center for Public Safety Excellence Additional Chiller Installation Project	170,000	-
2020-019C	District Wide Automatic Door Openers Phase IV	95,120	-
2020-022C	Regional Center for Public Safety Excellence Site Drainage Improvements Conditions	356,255	-
Total Pending Board Approval on October 27, 2020		**$ 265,120**	**$ 169,000**

Current Total Project Budget	**$ 675,358**	**$ 471,919**

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

South Texas College
Unexpended Plant Fund - Capital Improvement Projects (CIP)
Project Status
FY 2020 - 2021

#	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	FY2021 Budget	Priority Status	Upcoming Board Meeting Item		Architect/ Engineering Firm	Contractor
Pecan Campus																			
1	Business and Science Building G Classroom Renovation			●							$ 275,003	$ 3,438	$ 271,565	$ 267,700	High	**January 2021**	Approval of Construction Services	EGV Architects	TBD
2	Sand Volleyball Courts					●					$ 113,008	$ 91,879	$ 21,129	$ -	High	**N/A**		Alvarado Architects & Assoc.	NM Contracting, LLC (Terminated)
3	Sand Volleyball Courts - Sand Replacement					●					$ 43,711	$ 23,381	$ 20,330	$ 44,450	High	**November 2020**	Substantial Completion	Alvarado Architects & Assoc.	Limon Masonry
4	Library Building F Renovation and Expansion			●							$ 1,572,047	$ 129,781	$ 1,442,266	$ 1,442,266	High	**December 2020**	Approval of Scematic Design	ERO Architects	TBD
5	Information Technology Building M Office and Work Space Renovation					●					$ 624,445	$ 227,757	$ 396,688	$ 499,435	High	**November 2020**	Substantial Completion	Boultinghouse Simpson Gates Architects	Noble Texas Builders
6	Student Services Building K Renovations	●									$ 26,200	$ -	$ 26,200	$ 26,200	Medium	**TBD**	TBD	TBD	N/A
Pecan Plaza																			
7	West Building C Kinesiology Renovation			●							$ 36,909	$ 4,544	$ 32,365	$ 142,538	High	**January 2021**	Approval of Construction Services	Alvarado Architects & Assoc.	TBD
8	Human Resources Building A Renovation	●									$ 141,000	$ -	$ 141,000	$ 141,000	Medium	**TBD**	TBD	TBD	TBD
9	Human Resources Building A Entry Court Yard Improvements	●									$ 16,000	$ -	$ 16,000	$ 16,000	High	**TBD**	TBD	TBD	TBD
Mid-Valley Campus																			
10	Student Union Building F Renovation					●					$ 389,224	$ 102,040	$ 287,184	$ 308,666	High	**November 2020**	Substantial Completion	ROFA Architects	Noble Texas Builders
11	Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction			●							$ 224,200	$ 2,008	$ 222,192	$ 223,200	High	**December 2020**	Schematic Design	The Warren Group Architects	TBD
Technology Campus																			
12	Emerging Technologies Building A & Advanced Technical Careers Building B Renovation		●								$ 151,320	$ 820	$ 150,500	$ 150,500	High	**December 2020**	Master Plan Acceptance	EGV Architects	TBD
Dr. Ramiro R. Casso Nursing & Allied Health Campus																			
13	East Building A Student Services Renovation					●					$ 396,616	$ 21,346	$ 375,270	$ 375,270	High	**December 2020**	Substantial Completion	Gignac Architects	Holchemont
14	West Entry Campus Sign							●			$ 80,353	$ 56,680	$ 23,673	$ 60,000	High	**October 2020**	Final Completion	N/A	Limon Masonry
Starr County Campus																			
15	Student Services Building G Renovation					●					$ 247,380	$ 13,018	$ 234,362	$ 236,500	High	**November 2020**	Substantial Completion	Gignac Architects	Holchemont
16	Workforce Center Building D Welding Expansion			●							$ 230,820	$ 820	$ 230,000	$ 230,000	Low	**November 2020**	Schematic Design	Gignac Architects	TBD

South Texas College
Unexpended Plant Fund - Capital Improvement Projects (CIP)
Project Status
FY 2020 - 2021

#	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	FY2021 Budget	Priority Status	Upcoming Board Meeting Item		Architect/ Engineering Firm	Contractor
Regional Center for Public Safety Excellence																			
17	Target Range - STC		●								$ 296,092	$ 14,780	$ 281,312	$ 291,972	High	**December 2020**	Schematic Design	PBK Architects	TBD
18	Canopy for Safety Training Vehicles	●									$ 285,500	$ -	$ 285,500	$ 285,500	Low	**TBD**	TBD	TBD	TBD
19	Canopy for Students/Instructors	●									$ 247,000	$ -	$ 247,000	$ 247,000	Low	**TBD**	TBD	TBD	TBD
20	Fire Training Area	●									$ 443,600	$ -	$ 443,600	$ 443,600	Low	**TBD**	TBD	TBD	TBD
21	Site Drainage Improvements			●							$ 380,885	$ 24,630	$ 356,255	$ 356,255	High	**September 2020**	Approval of Drainage Study	Perez Consulting Engineers	TBD
22	Chiller Installation		●								$ 170,000	$ -	$ 170,000	$ 170,000	High	**TBD**	TBD	TBD	TBD
23	Cityscape Remediation					●					$ 129,500	$ -	$ 129,500	$ 129,500	High	**July 2020**	Approval of additional construction services	TBD	TBD
Higher Education Center La Joya																			
24	Exterior Building and Wayfinding Signage (Wayfinding Signage Only)					●					$ 59,144	$ 6,424	$ 52,721	$ 36,400	High	**N/A**		N/A	Innerface Architectural Signage
2																			
25	Land	N/A									$ 3,000,000	$ -	$ 3,000,000	$ 3,000,000	N/A	**N/A**		N/A	N/A
26	Renovation and Contigincies	N/A									$ 659,296	$ 22,594	$ 636,703	$ 659,296	N/A	**N/A**		N/A	TBD
27	Outdoor Furniture	●									$ 25,000	$ -	$ 25,000	$ 25,000	N/A	**N/A**		N/A	TBD
28	Facility Signage			●							$ 49,632	$ -	$ 49,632	$ 49,632	N/A	**N/A**		N/A	Fast Signs
29	Removal of Existing Trees	●									$ 24,687	$ -	$ 24,687	$ 24,687	N/A	**N/A**		N/A	TBD
30	Automatic Doors Phase IV	●									$ 95,120	$ -	$ 95,120	$ 95,120	Medium	**N/A**		TBD	TBD
31	Campus Master Plan	●									$ 375,000	$ -	$ 375,000	$ 375,000	N/A	**N/A**		TBD	N/A
Totals		**12**	**3**	**6**	**0**	**8**	**1**	**0**	**0**	**1**									

South Texas College
Renewal and Replacement Projects
Project Status
FY 2020 - 2021

#	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	FY2021 Budget	Priority Status	Upcoming Board Meeting Item		Architect/ Engineering Firm	Contractor
Mid Valley Campus																			
1	Resurfacing Northwest Drive					●					$ 128,132	$ 11,134	$ 116,998	$ 92,971	High	**November 2020**	Substantial Completion	PCE Consultants	McAllen Multi Services
2	Drainage Improvements Phase I					●					$ 459,202	$ 218,862	$ 240,340	$ 302,919	High	**November 2020**	Substantial Completion	PCE Consultants	McAllen Multi Services
3	Roofing Replacement			●							$ 951,000	$ 4,308	$ 946,692	$ 947,123	High	**December 2020**	Approval of Schematic Design	Beam Professionals	TBD
Dr. Ramiro R. Casso Nursing & Allied Health Campus																			
4	NAH East Building A Westside Elevators Refurbishment					●					$ 159,000	$ -	$ 159,000	$ 159,000	Medium	**January 2021**	Approval of Substantial Completion	N/A	Oracle Elevator
5	NAH East Building A Roofing Replacement			●							$ 166,077	$ 1,077	$ 165,000	$ 165,108	High	**January 2021**	Approval of Schematic Design	BEAM Professionals	TBD
6	NAH East Building A Data Cabling Infrastructure Replacement									●	$ 161,677	$ 146,677	$ 15,000	$ 15,000	Low	**TBD**	TBD	N/A	TBD
7	NAH East Building A Exterior Stair Repairs and Replacement		●								$ 169,000	$ -	$ 169,000	$ 169,000	High	**October 2020**	Authorization to Solicit for Design Services	TBD	TBD
Starr County Campus																			
8	Roofing Replacement			●							$ 832,323	$ 8,615	$ 823,708	$ 824,569	High	**January 2021**	Approval of Schematic Design	Beam Professionals	TBD
District Wide																			
9	Irrigation System Controls Upgrade				●						$ 143,685	$ 72,485	$ 71,200	$ 71,200	Low	**TBD**		N/A	Aqua Tech
10	Fire Alarm Panel Replacement/Upgrade				●						$ 182,500	$ -	$ 182,500	$ 40,000	Low	**TBD**		N/A	TBD
11	Interior LED Lighting Upgrade				●						$ 219,950	$ 109,950	$ 110,000	$ 110,000	Low	**TBD**		N/A	TBD
12	Ext Walkway LED Lighting Upgrade Ph I				●						$ 49,000	$ -	$ 49,000	$ 49,000	Low	**TBD**		N/A	TBD
13	Interior Controls Upgrade				●						$ 76,500	$ 17,049	$ 59,451	$ 76,500	Low	**TBD**		N/A	TBD
14	Floor Replacement			●							$ 532,042	$ 28,042	$ 504,000	$ 504,000	Medium	**October 2020**	Color Selections	N/A	TBD
15	HVAC Upgrades				●						$ 660,000	$ -	$ 660,000	$ 660,000	Low	**TBD**		N/A	TBD
16	Exterior Lighting Upgrade				●						$ 279,000	$ -	$ 279,000	$ 279,000	Low	**TBD**		N/A	TBD
17	Keyless Entry Access Upgrades				●						$ 39,626	$ 14,626	$ 25,000	$ 25,000	Low	**TBD**		N/A	ADI
18	Renewals & Replacements	N/A									$ 151,000	$ -	$ 151,000	$ 151,000	N/A	**N/A**		N/A	N/A
19	Water Tower Logo Replacments		●								$ 80,000	$ -	$ 80,000	$ 80,000	N/A	**TBD**		N/A	TBD
Totals		**0**	**1**	**4**	**8**	**3**	**0**	**0**	**0**	**1**									