

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, January 12, 2021
@ 5:00 PM
McAllen, Texas

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

I.	Approval of December 8, 2020 Facilities Committee Meeting Minutes.....	1 - 10
II.	Review and Recommend Action on Contracting Engineering Services for the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement	11 - 25
III.	Review and Recommend Action on Contracting Mechanical, Electrical, and Plumbing (MEP) Engineering Services for the Regional Center for Public Safety Excellence Additional Chiller Installation.....	26 - 36
IV.	Review and Recommend Action on Proposed Change Order for the Pecan Campus Sand Volleyball Court Sand Replacement.....	37 - 41
V.	Review and Recommend Action on Architectural Fee Adjustment for the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas Project	42 - 44
VI.	Review and Recommend Action on Engineering Fee Adjustment for the Mid Valley Campus Drainage Improvements Phase I and Asphalt Resurfacing of the Northwest Drive	45 - 49
VII.	Review and Recommend Action on Approval of Substantial Completion of the Regional Center for Public Safety Excellence Drainage Improvements at the Cityscape Area	50 - 55
VIII.	Review and Recommend Action on Approval of Final Completion of the Pecan Campus Information Technology Building M Office and Work Space Renovation	56 - 63
IX.	Review and Recommend Action on Approval of Final Completion of the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas.....	64 - 69
X.	Review and Recommend Action on Approval of Final Completion of the Mid Valley Campus Drainage Improvements Phase I and Asphalt Resurfacing for the Northwest Drive	70 - 77

XI.	Update on Status of Unexpended Plant Fund Construction Projects and Renewals & Replacements Projects	78 - 85
-----	--	---------

Approval of Facilities Committee Meetings Minutes

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

1. December 08, 2020 Facilities Committee Meeting

Meeting Minutes

Facilities Committee Meeting

December 08, 2020

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus, McAllen, Texas
Tuesday, December 7, 2020 @ 5:00 PM
MINUTES**

The Facilities Committee Meeting was held on Tuesday, December 8, 2020 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 5:11 p.m. with Mr. Gary Gurwitz presiding.

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

Other Trustees present: Mrs. Victoria Cantú, Mr. Rene Guajardo, and Mr. Danny Guzman.

Members absent: None

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

Approval of Facilities Committee Meetings Minutes

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Paul R. Rodriguez, the Minutes for the November 10, 2020 Facilities Committee Meeting were approved as written. The motion carried.

**Presentation on Artwork on the Entrance Wall at the Regional Center
for Public Safety Excellence**

Administration was pleased to share with the Facilities Committee the artwork installed under direction of the City of Pharr on the entrance wall at the Regional Center for Public Safety Excellence (RCPSE).

During the planning process for the facility, it was agreed the entrance walls would be designated for use by the College and the City of Pharr. The City of Pharr chose to

commemorate the partnerships associated with the RCPSE facility and the importance of public safety work.

The City of Pharr commissioned artist Mrs. Yoli Cantu, owner of McAllen Stained Glass, to create glass art pieces representing the entities involved with the RCPSE, worked with Noble Texas Builders to install the artwork on the north wall of the entry lobby, and covered all costs associated with the installation of the artwork.

South Texas College and the City of Pharr would like to host a live event to commemorate the installation of this beautiful representation of our important partnerships at the RCPSE. Due to the ongoing COVID-19 pandemic, no live gathering can be planned on site at this time; however, an appropriate event will be scheduled in coordination with the City of Pharr as soon as it can be safely accommodated.

The packet included photos of the artwork for the Committee's viewing and information.

No action was requested. This item was presented for the Committee's information.

Update on Status of Wayfinding Signage at the Nursing and Allied Health Campus and Higher Education Center – La Joya

On November 26, 2019, the Board authorized the installation and procurement of the Nursing and Allied Health Campus (NAHC) West Entry Sign, along with the addition of additional vehicular wayfinding signs on the campus. On July 23, 2019, the Board authorized the installation of exterior signage at the Higher Education Center – La Joya (HECLJ).

On October 27, 2020, the Board approved final completion of the NAHC west entry sign. The additional vehicular wayfinding signage that were part of the exterior signage projects at both the NAHC and the HECLJ have been installed and verified by College staff.

Photos of the installed wayfinding signage were provided in the packet for the Committee's review and information.

No action was requested. This item was presented for the Committee's information.

Review and Action as Necessary on Architectural Fee Adjustment for the Pecan Campus Information Technology Building M Office and Work Space Renovation

Approval to amend the current architectural agreement with Boultinghouse Simpson Gates Architects (BSGA) to adjust the architectural fee based on the final construction

cost for the Pecan Campus Information Technology Building M Office and Work Space Renovation project will be requested at the December 15, 2020 Board meeting.

Purpose

Authorization was requested to amend the current architectural agreement with BSGA to adjust their architectural fee based on the final construction cost for the Pecan Campus Information Technology Building M Office and Work Space Renovation.

Scheduling Priority

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

Justification

The Architect was compensated based on a percentage of the Construction Budget, and compensation adjustments may be necessary once the construction costs are finalized.

Background

The current architectural agreement with BSGA for the Pecan Campus Information Technology Building M Office and Work Space Renovation stated an additional fee was required if the final construction cost exceeded the Owner's original budget for the Cost of Work.

The original construction budget in FY 18-19 for the project was \$320,000, and the fee was negotiated at 9.25%, for a total of \$29,600. The architect provided an updated construction cost estimate of \$415,000 during the schematic design phase. The College updated the construction budget to \$420,000 which was included as part of the FY19-20 Unexpended Construction Plant Fund budget. On March 31, 2020, the Board of Trustees approved contracting construction services with Noble Texas Builders, LLC in the amount of \$389,600. The total project was \$389,089, which included a deductive change order of \$511.

BSGA requested an additional fee of \$6,390.73, which would result in an adjusted fee of \$35,990.73. The total revised fee, including the reimbursable expenses of \$925.00, was \$36,915.73, including additional services.

The information is summarized below:

Original Fee:	\$29,600.00
Additional Fee:	6,390.73
Subtotal:	\$35,990.73
Reimbursable Expenses:	925.00
Total Revised Fee	\$36,915.73

Board approval was necessary to amend the current architectural agreement with BSGA to a revised fixed fee of \$36,915.73. No additional costs were anticipated for this project.

Funding Source

Funds for the Pecan Campus Information Technology Building M Office and Work Space Renovation Project 2018-014C were budgeted in the FY 2020-2021 Unexpended Construction Plant Fund.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board to amend the current architectural agreement with BSGA for the Pecan Campus Information Technology Building M Office and Work Space Renovation project to a revised fixed fee of \$36,915.73. The motion carried.

Review and Recommend Action on Approval of Substantial Completion of the Pecan Campus Information Technology Building M Office and Work Space Renovation

Approval of substantial completion of the Pecan Campus Information Technology Building M Office and Work Space Renovation Project will be requested at the December 15, 2020 Board Meeting:

Project		Completion Recommended	Date Received
1.	Pecan Campus Information Technology Building M Office and Work Space Renovation Project No. 2018-014C Architect: Boultinghouse Simpson Gates Architects, Inc. Contractor: Noble Texas Builders, LLC	Substantial Completion Recommended	November 23, 2020

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

College staff visited the site and developed a construction punch list on November 23, 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 Noble Texas Builders, LLC. The original cost approved for this project was \$420,000.

The following table summarizes the current budget status:

Pecan Campus Information Technology Building M Office and Work Space Renovation						
Original Owner's Estimated Construction Budget FY 18-19	Updated Construction Budget FY 19-20	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$320,000.00	\$420,000.00	\$389,600.00	(\$511.00)	\$389,089.00	\$350,250.58	\$38,838.42

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 Pecan Campus Information Technology Building M Office and Work Space Renovation Project as presented. The motion carried.

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

Approval of substantial completion of the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas Project will be requested at the December 15, 2020 Board Meeting:

Project		Completion Recommended	Date Received
1.	Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas Project No. 2019-009C Architect: Rike Ogden Figueroa Alex Architects, Inc. Contractor: Noble Texas Builders, LLC	Substantial Completion Recommended	November 25, 2020

This project 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 noneducational space improvement to relocate Student Services department staff and Cashiers department staff.

College staff visited the site and developed a construction punch list on November 25, 2020. The Certificate of Occupancy and the Substantial Completion form were still pending due to COVID-19 delays, but would be handed out at the Facilities Committee meeting. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by Noble Texas Builders, LLC. The original cost approved for this project was \$246,745.

The following table summarizes the current budget status:

Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$200,000.00	\$246,745.00	\$3,829.00	\$250,574.00	\$186,343.45	\$64,230.55

Enclosed Documents

Photos of the completed work are enclosed for the Committee's review and information.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommend for Board approval at the December 15, 2020 Board meeting, substantial completion of the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas Project, pending receipt of the Certificate of Occupancy and Substantial Completion form. The motion carried.

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

Approval of substantial completion of the Mid Valley Campus Drainage Improvements Phase I and Asphalt Resurfacing for the Northwest Drive Project will be requested at the December 15, 2020 Board Meeting:

Project		Completion Recommended	Date Received
1.	Mid Valley Campus Drainage Improvements Phase I (Project No. 2019-047R) and Asphalt Resurfacing for the Northwest Drive (Project No. 2018-019R) Engineer: Perez Consulting Engineers Contractor: McAllen Multi-Service	Substantial Completion Recommended	November 23, 2020

This project 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 an exterior Renewal & Replacement project to address drainage concerns and maintain a parking lot and drive on campus. The proposed drainage improvements would be critical to avoid potential flooding on campus in preparation for future hurricane or rain events.

College staff visited the site and developed a construction punch list on November 23, 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 McAllen Multi-Service. The original cost approved for this project was \$520,000.

The following table summarizes the current budget status:

Mid Valley Campus Drainage Improvements Phase I and Asphalt Resurfacing for the Northwest Drive					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$520,000.00	\$480,228.00	\$19,151.43	\$499,379.43	\$448,351.14	\$51,028.29

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 Mid Valley Campus Drainage Improvements Phase I and Asphalt Resurfacing for the Northwest Drive 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 provided a design and construction update. This update summarized 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 were 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 5:26 p.m.

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

Mr. Gary Gurwitz, Presiding

Review and Recommend Action on Contracting Engineering Services for the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement

Approval to contract engineering services for the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement project will be requested at the January 26, 2021 Board meeting.

Purpose

The procurement of an engineer will provide for design services necessary for the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement 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 phase using college design standards and 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.

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 Board of Trustees approved solicitation for design services on October 27, 2020. 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 continue to 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

Solicitation for engineering qualifications began on November 11, 2020 for the purpose of selecting an engineering firm to prepare the necessary plans and specifications for the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement project. A total of seven (7) firms received a copy of the RFQ and a total of three (3) firms submitted their responses on December 1, 2020.

Timeline for Solicitation of Statements of Qualifications	
November 11, 2020	Solicitation of statements of qualifications began.
December 1, 2020	Three (3) statements of qualifications were received.

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.

Reviewers

The Statements of Qualifications have been reviewed by staff from the Facilities Planning and Construction, Operations and Maintenance, and Purchasing departments.

Enclosed Documents

A site plan and photos of the project is enclosed. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

Recommended Action

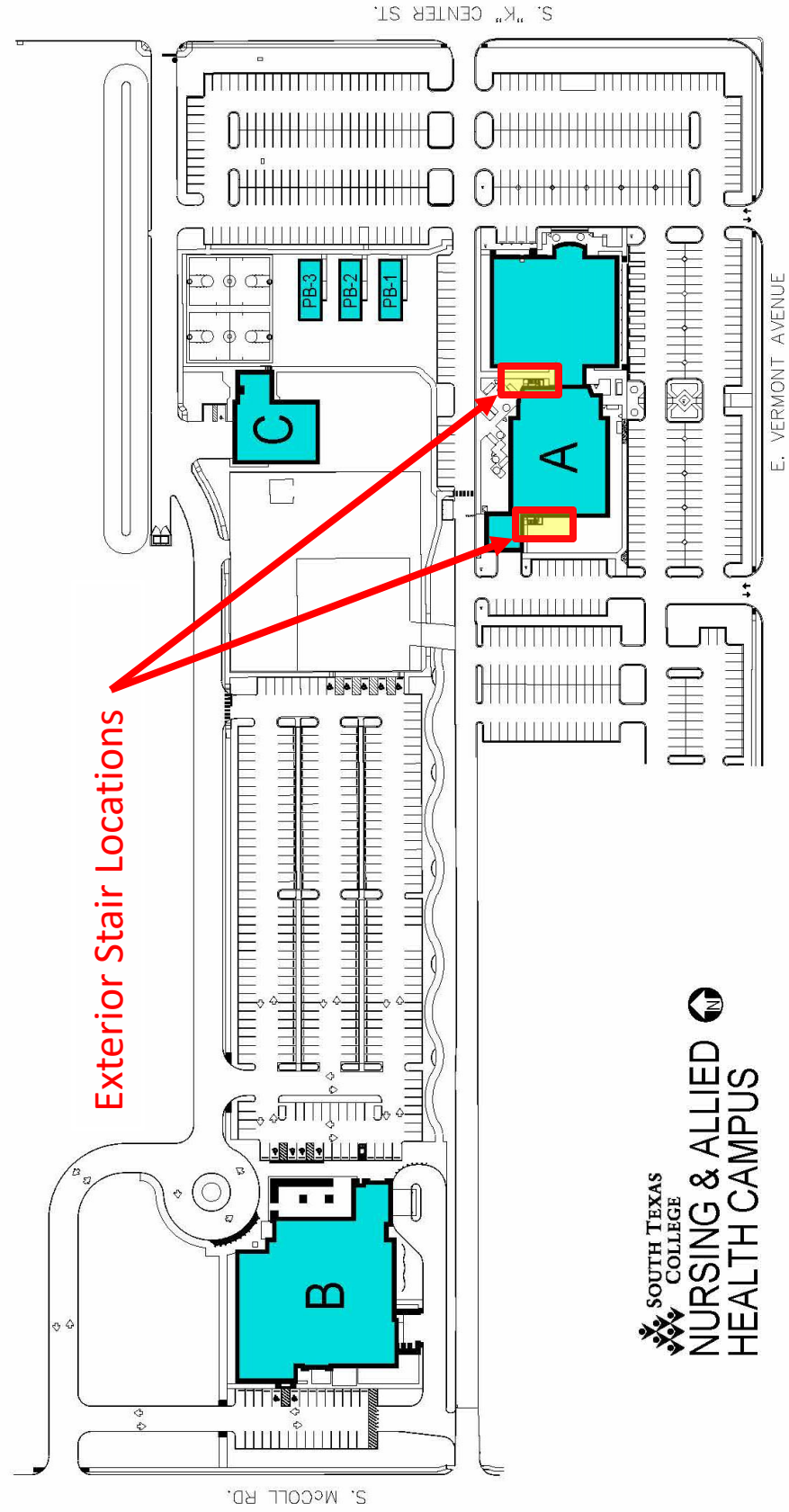
It is requested that the Facilities Committee recommend for Board approval at the January 26, 2021 Board meeting, the contracting of engineering services with **Chanin Engineering, LLC.** for the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement project as presented.



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

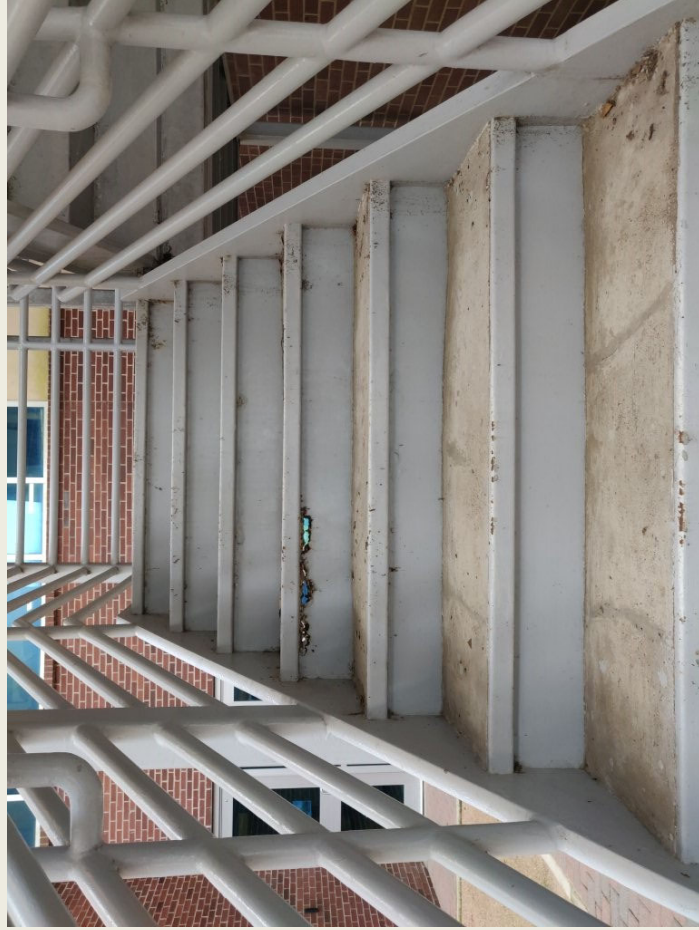


NAHC East Building A Exterior Stairs Repairs and Replacement



Existing Photo
North Stairs

NAHC East Building A Exterior Stairs Repairs and Replacement



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



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	<u>4,000</u>
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.

**SOUTH TEXAS COLLEGE
ENGINEERING SERVICES - STRUCTURAL - NURSING AND ALLIED HEALTH CAMPUS EAST BUILDING A EXTERIOR
STAIRS REPAIR AND REPLACEMENT
PROJECT NO. 20-21-1020**

VENDOR	Amtech Solutions, Inc.	Chanin Engineering, LLC.	Green, Rubiano & Associates
ADDRESS	13601 Preston Rd Ste W1030	400 Nolana Ste H2	1220 W Harrison Ave
CITY/STATE/ZIP	Dallas, TX 75240	McAllen, TX 78504	Harlingen, TX 78550
PHONE	972-690-6044	956-687-9421	956-428-4461
CONTACT	Wahid Manawi	Miguel Chanin	Rolando Rubiano
3.1 Statement of Interest			
3.1.1 Statement of Interest for Project	Stated they are a full service architectural, engineering, and building envelope consulting firm with a long history of client satisfaction.	President stated direct involvement on every project, and indicated that is the backbone to their system of quality control, helps provide innovative and cost-effective designs.	Stated they have over thirty nine (39) years combined engineering experience in the Rio Grande Valley and throughout South Texas.
3.1.2 History and Statistics of Firm	<ul style="list-style-type: none"> - Established in 1982 under the name Amtech Roofing Consultants, Inc. - In 2007 Amtech Roofing Consultants, Inc. became Amtech Building Sciences, Inc. - In 2016, Amtech Building Sciences partnered and became Amtech Solutions, Inc. 	<ul style="list-style-type: none"> - Established in 2006 - Located in McAllen, TX - Have seventeen (17) Employees, including four (4) Licenses Professionals and TDI Appointed Qualified Inspectors, three (3) EIT's and one (1) Graduate Engineer 	<ul style="list-style-type: none"> - Established in 1980, as Green & Associates - Renamed in 2000, as Green, Rubiano & Associates - 13 Full time staff members
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated their staff includes Registered and Licensed Architects and Engineers, Chartered Building Surveyors, Registered Roof and Wall Consultants and Observers, Project Management Professionals, Reserve Specialists and Professional Reserve Analysts and other license professionals including Certified Thermographers.	Indicated they have experience in providing structural engineering services for both New Construction and Renovation work for Educational Facilities.	Indicated that both engineers of the firm have managed numerous projects for building assessments and subsequent repair and renovation designs and construction.
3.1.4 Statement of Availability and Commitment	Did not specifically address this item of information.	Stated they have qualified staff available to assign to the project immediately.	Stated they are immediately available and committed to provide STC with comprehensive project assessment, design, and construction management services.

SOUTH TEXAS COLLEGE
ENGINEERING SERVICES - STRUCTURAL - NURSING AND ALLIED HEALTH CAMPUS EAST BUILDING A EXTERIOR
STAIRS REPAIR AND REPLACEMENT
PROJECT NO. 20-21-1020

VENDOR	Amtech Solutions, Inc.	Chanin Engineering, LLC.	Green, Rubiano & Associates
3.2 Prime Firm			
3.2.1 Resumes of Principals and Key Members	Included resumes for the following: - Ron Erdman - President - Steven Grant - Director of Operations - Sara A. Johnson- Project Manager - Angela Galloway - Project Engineer - Wahid Manawi - Senior Project and Dallas General Manager	Included resumes for the following: - Miguel Chanin - Principal-in-Charge - Hector Ramirez - Principal/Project Manager - Oscar Lopez - Principal/QCQA - Ethny Fantich - Client Executive	Included resumes for the following: - Rolando R. Rubiana - Principal - Heriberto Cavazos - Partner
3.2.2 Project Assignments and Lines of Authority	Lines of authority and assignments within firm are shown in an organization chart that includes five (5) staff members.	Duties and time assignments for each staff member were included.	Lines of authority within the firm are shown in an organization chart which includes estimated time committed for partners and four (4) staff members.
3.2.3 Prime Firm proximity and meeting availability	Did not specifically address this item of information.	Indicated that the firm is approximately sixteen (16) minutes from the McAllen project site.	Indicated they are located in Harlingen, TX and their team are regularly attending to projects in the upper Valley.
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	Did not specifically address this item of information.	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.
3.3 Project Team			
3.3.1 Organization chart with Role of Prime Firm and each consultants firm	Included organization chart	Included organization chart showing prime firm and the following consultants: - EGV Architects, Inc.	Included organization chart that showed all firm staff and which included the following sub-consultants: - Sam Garcia Architect - Architecture - Ethos Engineering - MEP

SOUTH TEXAS COLLEGE
ENGINEERING SERVICES - STRUCTURAL - NURSING AND ALLIED HEALTH CAMPUS EAST BUILDING A EXTERIOR
STAIRS REPAIR AND REPLACEMENT
PROJECT NO. 20-21-1020

VENDOR	Amtech Solutions, Inc.	Chanin Engineering, LLC.	Green, Rubiano & Associates
3.4 Representative Projects			
3.4.1 Minimum of 5 projects firm has worked on	<ul style="list-style-type: none"> - Texas Baptist at University of Texas-Longhorn BSM (\$1,900,000) - Brownsville ISD - Rivera High School Phase B (\$1,678,000) - Tarleton State University Library - Fire Damage Repairs (\$60,000) 	<ul style="list-style-type: none"> - Texas A&M University - McAllen Higher Education Center (\$40 Million) - South Texas College - North Academic Building (\$14.8 Million) - South Texas College - Technology Campus Expansion (\$12 Million) - South Texas College - Pecan Campus Building "H" Renovation (\$500,000) - Texas A&M University - Kingsville, Screen Structure Upgrade at Citrus Center (NA) 	<ul style="list-style-type: none"> - Del Mar College - Engineering and Technology Building Expansion (\$8,850,000) - Texas State Technical College - New Central Chiller Plant (\$7,850,000) - Our Lady of the Lake University - Technology & Success Center (\$13,000) - University of Texas Health Science Center at Houston - Human Services Continuum of Care Campus Peer Review (\$25,130.00) - San Jacinto Community College District - Classroom Building Photovoltaic Solar Array Structural Support Framing (\$38,000)
3.5 References			
3.5.1 References for five (5) projects	<ul style="list-style-type: none"> - Dallas ISD - Procedeo Group - Page Think - Huckabee, Inc. 	<ul style="list-style-type: none"> - Texas A&M University System - Texas Department of Transportation Officials - Edinburg Economic Development Corporation - McAllen ISD - Hidalgo County Precinct 1 	<ul style="list-style-type: none"> - Texas State Technical College Chiller Plant - Our Lady of the Lake University - Cameron County - Idea Public Schools - City of South Padre Island
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.	Indicated their five (5) phases for the project: Initiating, Planning, Executing, Monitoring, and Controlling.	Included their general technical approach which includes the following: Condition Assessments/Evaluation Reports, Building/Bridge Structural Systems Design, Schematic, Design Development, Construction Document, Bidding and Construction Administration Phase.	Included that they have a Principal's hands on approach that will keep the project's progression on schedule and deliver the proper solutions to any issues that may arise. Approach to project: Assessment, Conceptual Design, Preliminary Design and Final Design Phases, Bid Preparation and Evaluation, Construction and Final Project Close-out, and Quality Control
3.6.2 Willingness and ability to expedite services. Ability to supplement production.	Stated they are willing and able to expedite design services and construction administration for the project. Indicated they will not need to supplement production capability in order to meet schedule demands.	Indicated that they will assure the highest quality services and make every effort to ensure the project proceeds on schedule and within budget.	Indicated they are willing and able to expedite design services and construction administration for the project.
TOTAL EVALUATION POINTS	549.8	565.00	561.80
RANKING	3	1	2

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

SOUTH TEXAS COLLEGE
ENGINEERING SERVICES - STRUCTURAL - NURSING AND ALLIED HEALTH CAMPUS EAST
BUILDING A EXTERIOR STAIRS REPAIR AND REPLACEMENT
PROJECT NO. 20-21-1020
EVALUATION SUMMARY

VENDOR	Amtech Solutions, Inc.		Chanin Engineering, LLC.		Green, Rubiano & Associates	
ADDRESS	13601 Preston Rd Ste W1030		400 Nolana Ste H2		1220 W Harrison Ave	
CITY/STATE/ZIP	Dallas, TX 75240		McAllen, TX 78504		Harlingen, TX 78550	
PHONE	972-690-6044		956-687-9421		956-428-4461	
CONTACT	Wahid Manawi		Miguel Chanin		Rolando Rubiano	
3.1 Statement of Interest (up to 100 points)						
3.1.1 Statement of interest on projects including a narrative describing the prime firm's unique qualifications 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) and key professionals	95	92.40	95	95.20	95	95.00
	85		95		95	
	94		94		94	
	93		95		94	
	95		97		97	
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	90	92.00	94	94.40	91	93.20
	89		92		90	
	93		94		95	
	93		95		94	
	95		97		96	
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)	91	91.00	94	94.40	91	93.00
	90		95		95	
	90		91		90	
	90		94		93	
	94		98		96	


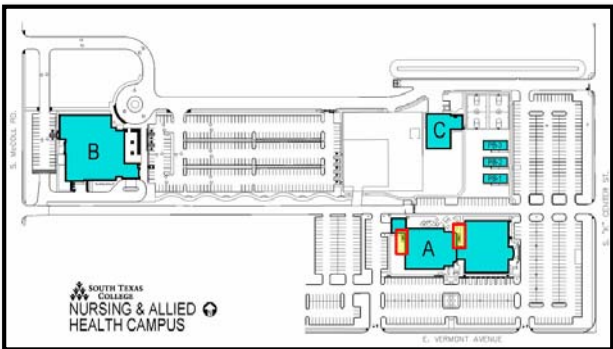
SOUTH TEXAS COLLEGE
ENGINEERING SERVICES - STRUCTURAL - NURSING AND ALLIED HEALTH CAMPUS EAST
BUILDING A EXTERIOR STAIRS REPAIR AND REPLACEMENT
PROJECT NO. 20-21-1020
EVALUATION SUMMARY

VENDOR	Amtech Solutions, Inc.	Chanin Engineering, LLC.	Green, Rubiano & Associates
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.	90	90	90
	91	95	94
	91	93	93
	91	94	94
	95	97	96
	91.60	93.80	93.40
3.5 Five References (up to 100 points)			
3.5.1 Provide references for 5 projects, other than STC, listed in response to Part four, 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	92	92	92
	90	94	95
	89	92	92
	91	95	95
	92	97	95
	90.80	94.00	93.80
3.6 Project Execution (up to 100 points)			
3.6.1 Provide information as part of submission response to assure that Architectural firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Architect is intending to supplement production capability in order to meet schedule demands. 3.6.2 Willingness and ability to expedite services. Ability to supplement production.	91	91	91
	85	91	91
	92	91	92
	94	95	95
	98	98	98
	92.00	93.20	93.40
TOTAL EVALUATION POINTS	549.80	565.00	561.80
RANKING	3	1	2

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

Project Fact Sheet

1/7/2021

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 Gomez	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
1/26/2021	3/30/2021	6/22/2021	7/5/2021
		Substantial Completion Date	Final Completion Date
		9/7/2021	10/7/2021
Project Calendar of Expenditures by Fiscal Year			
Fiscal Year	Construction	Design	Misc.
2020-21	\$ -	\$ -	\$ -
Project Total	\$ -	\$ -	\$ -
Current Agenda Item			
01/12/21 Facilities Committee: Review and Recommend Action on Contracting Engineering Services for the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement			
			

Review and Recommend Action on Contracting Mechanical, Electrical, and Plumbing (MEP) Engineering Services for the Regional Center for Public Safety Excellence Additional Chiller Installation

Approval to contract engineering services for the Regional Center for Public Safety Excellence Additional Chiller Installation project will be requested at the January 26, 2021 Board meeting.

Purpose

The procurement of an engineer will provide for design services necessary for the Regional Center for Public Safety Excellence Additional Chiller Installation 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 phase using college design standards and 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.

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 Board of Trustees approved solicitation for design services on October 27, 2020. 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

Solicitation for engineering qualifications began on November 11, 2020 for the purpose of selecting an engineering firm to prepare the necessary plans and specifications for the Regional Center for Public Safety Excellence Additional Chiller Installation project. A total of nine (9) firms received a copy of the RFQ and a total of five (5) firms submitted their responses on December 1, 2020. One of the responses that was received did not meet the required specifications, and therefore was not evaluated.

Timeline for Solicitation of Statements of Qualifications	
November 11, 2020	Solicitation of statements of qualifications began.
December 1, 2020	Five (5) statements of qualifications were received.

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.

Reviewers

The Statements of Qualifications have been reviewed by staff from the Facilities Planning and Construction, Operations and Maintenance, and Purchasing departments.

Enclosed Documents

A site plan of the project is enclosed. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

Recommended Action

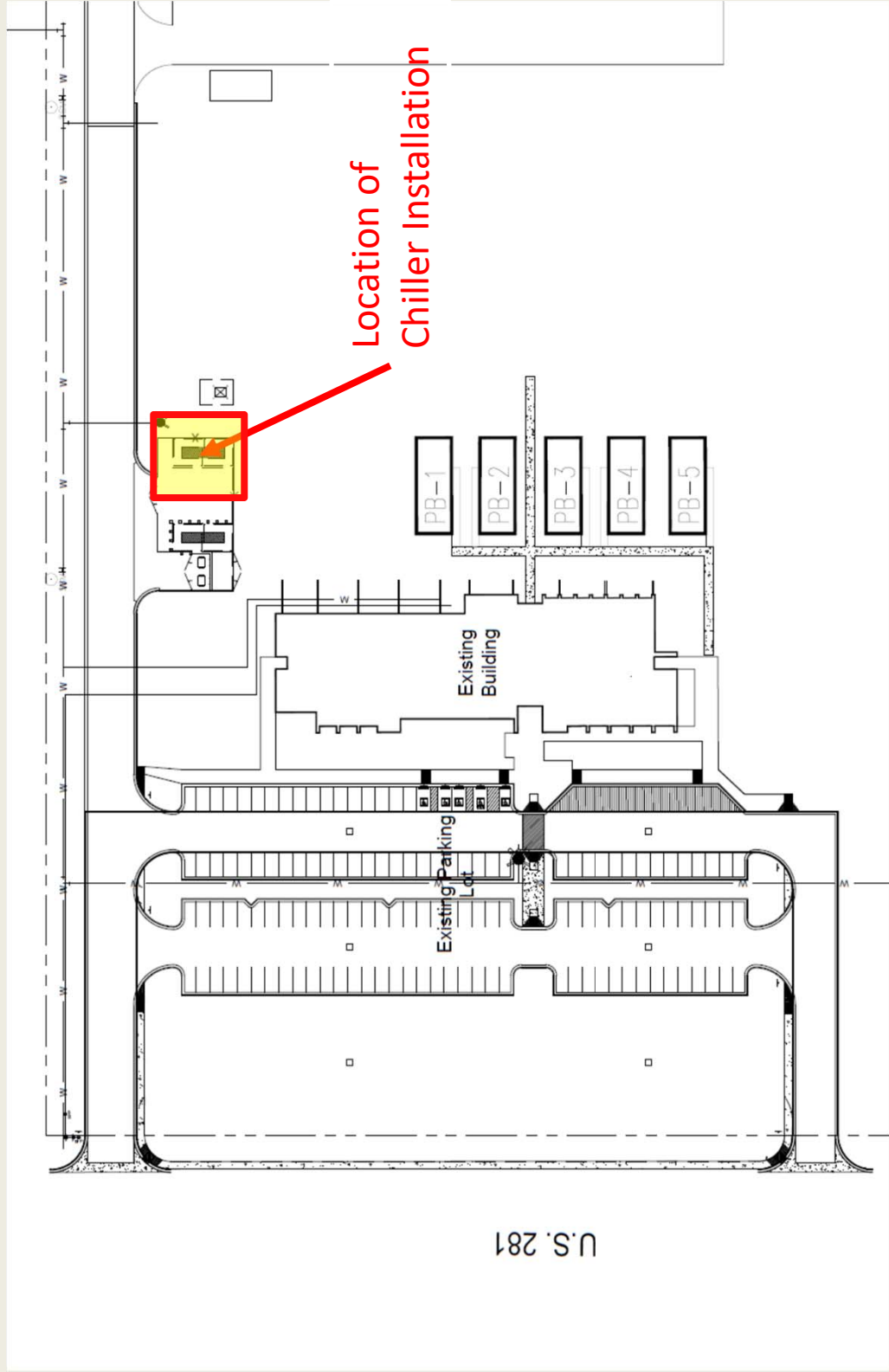
It is requested that the Facilities Committee recommend for Board approval at the January 26, 2021 Board meeting, the contracting of MEP engineering services with **Halff Associates, Inc.** for the Regional Center for Public Safety Excellence Additional Chiller Installation project as presented.



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	<u>5,000</u>
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
ENGINEERING SERVICES - MECHANICAL ELECTRICAL AND PLUMBING (MEP)
REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE - ADDITIONAL CHILLER INSTALLATION
PROJECT NO. 20-21-1021**

VENDOR	DBR Engineering Consultants, Inc.	Ethos Engineering	Halff Associates, Inc.	Sigma HN Engineers, PLLC.	Trinity MEP Engineering
ADDRESS	200 S 10th St Ste 901	119 W Van Buren Ave Ste 101	5000 W Military Ste 100	701 S 15th St	3533 Moreland St Ste A
CITY/STATE/ZIP	McAllen, TX 78501	Harlingen, TX 78550	McAllen, TX 78503	McAllen, TX 78501	Weslaco, TX 78596
PHONE	956-683-1640	956-230-3435	956-664-0286	956-332-3206	956-973-0500
FAX	956-683-1903	956-720-0830	956-664-0282	956-687-5561	
CONTACT	Edward Puentes	Guillermo Quintanilla	Jose Delgado	Jesus G. Hinojosa	Elsa Mares
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.	Indicated they are knowledgeable, experienced, and capable of providing STC with MEP Engineering Services. Stated they have provided MEP services to STC in the past.
3.1.2 History and Statistics of Firm	- Providing services since 1972 - 150+ staff member in six (6) offices in Texas - Offices in Houston, San Antonio, Austin, McAllen, Dallas, and El Paso	- Founded in 2014 - Headquarters located in Harlingen, TX - 17 Full Time Employees, four (4) Registered Engineers - Honored with Engineer of the Year and Consultant of the Year awards	- Founded in Dallas in 1950 - McAllen office since 1993 - About 1,000 total staff - Ranked No. E10 106 in Engineering News - E10 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	- Firm was established in 2008 - Has sixteen (16) employees - Located in Weslaco, TX
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated that are uniquely qualified for this project because of the following: Intimate knowledge of existing systems, Understanding of Existing Challenges, and Experience with STC.	Stated that they have successfully executed over 250 projects, and are collaborating with several high profile A/E teams across the State. Indicated that energy efficiency and sustainable designs, as well as client satisfaction have always been our forte, and continue to be our 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.	Stated that the company is composed of enthusiastic employees who love what they do, have access to the best technology and software and produce first-rate work for customers.
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 six, including the principals. Stated that they will ensure the necessary resources for the project.	Indicated they are composed of 14 valuable and eager employees. Stated they can work quickly and efficiently to have a fast turnaround when need be.

**SOUTH TEXAS COLLEGE
ENGINEERING SERVICES - MECHANICAL ELECTRICAL AND PLUMBING (MEP)
REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE - ADDITIONAL CHILLER INSTALLATION
PROJECT NO. 20-21-1021**

VENDOR	DBR Engineering Consultants, Inc.	Ethos Engineering	Half Associates, Inc.	Sigma HN Engineers, PLLC.	Trinity MEP Engineering
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 - M. Antonio Leochico, Senior Plumbing Designer - T. Joey Beltz, Senior Electrical Designer - Maritza Garza, EIT, Senior Mechanical Designer - Juan de Dios Chavez, Senior Electrical Designer	Included resumes for the following staff: - Rajesh Kapileshwari, PE, LEED AP, Principal - Guillermo Quintanilla, Principal - Cesar 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 - Robert Tijerina, PE, Mechanical Lead - Jose Gonzalez, PE, Electrical Lead - Jose Silva, Construction Administration - Gabriel Benavides Jr., PE, QA/QC Manger - Kyle Hunter, PE, LEED AP, Deputy Project Manger - Miguel Chanin, PE, Structural Lead	Provided resumes for the two principals: - Jesus Gabriel Hinojosa, PE, LEED AP, Principal - Jose Antonio Nicanor, PE, LEED AP, Principal	Provided resumes for the following staff: - Leonardo Muñoz, PE, RME, CEO/President - Fidencio Alvarado, Lead Project Manager/Senior Electrical Designer
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.	Showned percentage time assignments for eight 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.	Stated that are committed to provide 100% of our time and attention to this project in order to meet the scheduled milestones.
3.2.3 Prime Firm's Proximity and ability to respond to unplanned meetings	Stated they are about 6 miles away and approximately 15 minutes away from the project site.	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 on Military Hwy near STC Technology Campus.	Stated they are located in downtown McAllen, and only 6 miles away from the Regional Center for Public Safety Excellence Campus.	Stated they are located in Weslaco, TX and are available to respond to planned and/or unexpected meetings.
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.	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Indicated "Non Applicable" on response to this item.
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.	Organization chart was included showing the primary roll of the two principals and the following sub consultants: - CLH Engineering	Included organization chart with the staff who will be assigned to the project and their roles.

SOUTH TEXAS COLLEGE
ENGINEERING SERVICES - MECHANICAL ELECTRICAL AND PLUMBING (MEP)
REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE - ADDITIONAL CHILLER INSTALLATION
PROJECT NO. 20-21-1021

VENDOR	DBR Engineering Consultants, Inc.	Ethos Engineering	Halfff Associates, Inc.	Sigma HN Engineers, PLLC.	Trinity MEP Engineering
3.4 Representative Projects					
3.4.1 Minimum of 5 projects firm has worked on	- South Texas College - Mid Valley Campus - Central Thermal Plant (\$4.4M) -South Texas College-Regional Center for Public Safety Excellence (\$4,499,426) - Texas A&M University - Kingsville - HEF Central Plant Chilled Water Pumps (\$254,272) - UTRGV - Hydronic Boiler Replacement at Multiple buildings (\$250,000) - Mission ISD - Chiller Replacements at Multiple Campuses (\$235,000)	- Sharyland ISD - North Junior High Chiller Replacement (\$350,000) - South Texas ISD - Med High HVAC Upgrades (\$987,000) - Cameron County Precincts - Levee Building Chiller and Elevator Upgrades (\$743,000) - HHSS HVAC Upgrades PH I &II (\$1,138,480) - UTRGV ITT and Visual Arts Chiller Replacement (\$250,000)	-Texas State Technical College-Central Chiller Plant Upgrade (\$100,000) - South Texas College - Pecan Campus Thermal Plant Expansion (\$4.25M) - South Texas College - Nursing and Allied Health Center New Thermal Plant (\$3.1M) - UTRGV - Backup Chiller and Emergency Generator (\$500,000) - City of Brownsville - Police Department Chiller Improvements (\$336,000)	- La Joya ISD - Jimmy Carter Early College High School Chiller Replacement (\$510,000) - Edinburg CISD - Information Technology Complex Network Operations Center Chiller Replacement (\$220,000) - Edinburg CISD - High School condenser Water Piping Retrofit (\$504,000) - Harlingen CISD - HVAC Improvements at Long and Wilson Elementary Schools (\$587,000) - Brownsville ISD - Chiller Replacement and HVAC Improvements at Keller, Ortiz, Stell, and Brite (\$1.2M) - Brownsville ISD - Pullam Elementary Chiller Replacement (\$90,000) - South Texas College - Starr County Campus Thermal Plant (\$5.3M)	- La Joya ISD - Rosendo Benavides Elementary School (\$1,223,000) - Laredo United ISD - Henry B. Zachry Elementary School (\$18,000,000) - Laredo United ISD - New Elementary No. 27 (\$14,200,000) - Mercedes ISD - Mercedes High School (N/A) - Mercedes ISD - Travis Elementary, Hinojosa Elementary, & JFK Elementary (N/A) - Mission CISD - Mission Early College High School (\$14,000,000)
3.5 References					
3.5.1 References	- Texas A&M University - McAllen - Texas A&M University - Kingsville - University of Texas Rio Grande Valley - University of Texas at Austin - Texas State Technical College	- Cameron County - University of Texas Rio Grande Valley - Sharyland ISD - Harlingen CISD - Los Fresnos CISD	- Texas State Technical College - McAllen ISD -University of Texas Rio Grande Valley - Texas A&M University -Kingsville - Hidalgo County	- La Joya ISD - IDEA Public Schools -Edinburg CISD -Brownsville ISD -Harlingen CISD	- Weslaco ISD - PSJA ISD - Carrizo Springs ISD - ROFA Architects - NK Architects - EGV Architects - Jim Hogg County ISD
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 identifying tasks, developing time frames, implementing strategies, developing project phases, and providing quality assurance.	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.	Stated that their objective is to understand the vision of the architect or owner and to then design their MEP systems to operate efficiently and effectively with the building. Also, included the company services phases.
3.6.2 Willingness and ability to expedite services. Ability to supplement production.	Indicated their willing and able 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 the project, including commitment by their sub consultants.	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.	Indicated their willingness and ability to expedite design services.
TOTAL EVALUATION POINTS	560.00	557.40	568.60	558.00	****
RANKING	2	4	1	3	****

**** The vendor did not submit all the required forms; therefore not evaluated
The Director of Purchasing has reviewed all the responses and evaluations completed.

**SOUTH TEXAS COLLEGE
ENGINEERING SERVICES - MECHANICAL, ELECTRICAL, AND PLUMBING (MEP)
REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE - ADDITIONAL CHILLER INSTALLATION
PROJECT NO. 20-21-1021
EVALUATION SUMMARY**

VENDOR	DBR Engineering Consultants, Inc.	Ethos Engineering	Half 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	956-683-1903	956-720-0830	956-664-0282	956-687-5561
CONTACT	Edward Puentes	Guillermo Quintanilla	Jose Delgado	Jesus G. Hinojosa
3.1 Statement of Interest (up to 100 points)				
3.1.1 Statement of interest on projects	95	92	95	93
3.1.2 Firm History including credentials	93	90	95	90
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	95	96	95	90
3.1.4 Availability and commitment of firm and its principal(s), its consultants and key professionals	92	95	96	95
	92	92	94	93
	93.40	93.00	95.00	92.20
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	95	93	95	95
	95	95	96	95
3.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s).	93	94	94	93
3.2.3 Prime Firm proximity and meeting availability	93	96	95	94
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC.	92	92	94	92
	93.60	94.00	94.80	93.80
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.	95	94	95	90
--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	96	95	96	95
--Provide a statement of the consultant's availability for the project(s)				
--Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project(s)				
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.	91	90	91	90
--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	93	95	95	94
--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	92	91	95	91
	93.40	93.00	94.40	92.00
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	94	94	95	93
--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.	96	95	96	95
	94	95	95	94
	95	95	96	94
	93	92	94	90
	94.40	94.20	95.20	93.20

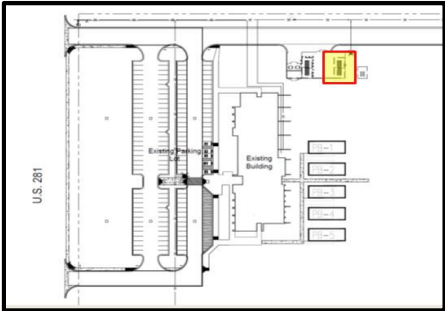

**SOUTH TEXAS COLLEGE
ENGINEERING SERVICES - MECHANICAL, ELECTRICAL, AND PLUMBING (MEP)
REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE - ADDITIONAL CHILLER INSTALLATION
PROJECT NO. 20-21-1021
EVALUATION SUMMARY**

VENDOR	DBR Engineering Consultants, Inc.	Ethos Engineering	Halff Associates, Inc.	Sigma HN Engineers, PLLC.
3.5 Five References (up to 100 points)				
3.5.1 Provide references for 5 projects, other than STC, listed in response to Part four, 3.4.1. The references shall include: --Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number and email address	91	90	95	95
	89	80	96	96
	90	88	91	92
	94	92	95	93
	91	91	94	90
	91.00	88.20	94.20	93.20
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.	95	95	95	95
	94	96	95	93
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.	94	94	95	93
	96	98	98	95
	92	92	92	92
	94.20	95.00	95.00	93.60
TOTAL EVALUATION POINTS	560.00	557.40	568.60	558.00
RANKING	2	4	1	3

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

Project Fact Sheet

1/6/2021

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: Martin Villarreal	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
1/26/2021	N/A	7/27/2021	9/15/2021
		Substantial Completion Date	Final Completion Date
		11/18/2021	12/18/2021
FFE Completion of Move In			
N/A			
Project Calendar of Expenditures by Fiscal Year			
Fiscal Year	Construction	Design	Misc.
2020-21	\$ -	\$ -	\$ -
Project Total	\$ -	\$ -	\$ -
Current Agenda Item			
01/12/21 Facilities Committee: Review and Recommend Action on Contracting Mechanical, Electrical, and Plumbing (MEP) Engineering Services for the Regional Center for Public Safety Excellence Additional Chiller Installation			
<div style="display: flex; justify-content: space-around;">   </div>			

Review and Recommend Action on Proposed Change Order for the Pecan Campus Sand Volleyball Court Sand Replacement

Approval of a proposed change order with Limon Masonry for the Pecan Campus Sand Volleyball Court Sand Replacement project will be requested at the January 26, 2021 Board meeting.

Purpose

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

Scheduling Priority

This project was initiated in 2020 to remediate an existing project that has been reviewed by the FPC department, the President's Cabinet, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project is scheduled as an educational space improvement to remove and replace the existing sand material at the sand volleyball courts.

Justification

Modifications to the scope are required to ensure the prevention of damage to the rubberized safety surface around the perimeter of the volleyball courts.

Background

The construction drawings for this project called for an exposed concrete curb to be installed around the perimeter to prevent damage to the rubberized safety surface. The original contractor did not adhere to the original architectural specifications by extending the rubberized surface over the concrete curb and as a result, damage can be caused to the rubberized material from lawn maintenance equipment. The architect recommends lowering the existing grade around the perimeter of the court by six (6) inches which would allow for proper maintenance of the grass surrounding the volleyball court's rubberized material perimeter surface.

The balance of funds from the original FY 19-20 budget was \$15,282, and the additional FY 20-21 budget is \$43,000, which totals to a combined budget of \$58,282. The current contractor's contract approved by the Board is \$48,200.

Below is a summary of the project construction budget.

Pecan Campus Sand Volleyball Court Sand Replacement Construction Budget	
FY 19-20 Budget Balance	\$15,282
FY 20-21 Construction Budget	43,000
Total Construction Budget Amount	\$58,282

Below is a description of the proposed change order item.

Pecan Campus Sand Volleyball Courts Sand Replacement			
Proposed Change Order No.	Item Description and Justification	Cost/ Days	Funding Source
2	<ul style="list-style-type: none"> Description: Lowering existing grade around the perimeter by six inches. 	\$9,975 21 days*	Unexpended Plant Fund
Total Proposed Change Order No. 2		\$9,975 21 days*	Unexpended Plant Fund

***Additional days will start after approval of change order**

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

Pecan Campus Sand Volleyball Court Sand Replacement Construction Budget with Change Order Proposal	
Construction Contract Amount	\$48,200
Change Order No. 2 Proposal: Lowering of existing grade	9,975
Revised Construction Contract Amount	\$58,175

Project Completion Timeline	
Substantial Completion Date:	10/6/2020
Additional time for this work will be increased by:	21 days
Final Completion Date:	02/17/2021*

***Additional days will start after approval of change order**

Funding Source

Funds for Pecan Campus Sand Volleyball Court Sand Replacement Project 2016-014C1 are budgeted in the Unexpended Construction Plant Fund for available use in fiscal year 2020-2021.

Enclosed Documents

The proposed change order #2 is enclosed.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the January 26, 2021 Board meeting, the proposed change order with Limon Masonry in the amount of \$9,975 and twenty-one (21) additional days for the Pecan Campus Sand Volleyball Court Sand Replacement project as presented.

SECOND CONSTRUCTION CHANGE ORDER

Contractor: Limon Masonry, LLC

Owner: South Texas College

Contract Date: June 29, 2020

Location of Project: Pecan Campus Sand Volleyball Courts – Sand Replacement (RFP 19-20-1046)

Scope of Work Change

Original Scope of Work: Perform all of the work as shown on the drawings and as described in the specifications entitled “Pecan Campus Sand Volleyball Courts – Sand Replacement RFP 19-20-1046.”

Addition to Original Scope of Work: As described in Proposal Request 002, dated October 22, 2020, which is attached hereto as Exhibit A.

Contract Time Change

Date of Completion as Modified by the Construction Change Order: October 16, 2020.

Second Modification of Date of Completion: Within twenty-one (21) days following the issuance of this Second Construction Change Order.

Contract Sum Change

Original Contract Sum: \$48,200.00

Additional Amount Payable: \$9,975.00

New Contract Sum: \$58,175.00

We hereby agree to fulfill the changes set forth above.

Contractor: Limon Masonry, LLC

Owner: South Texas College

Rolando Leal, Director of Operations
Date: _____

South Texas College President
Date: _____



Pecan Campus Sand Volleyball Sand Replacement



Southeast View

Project Fact Sheet

1/7/2021

Project Name: Pecan Campus - Sand Volleyball Courts Sand Replacement		Project No. 2019-004C1						
Funding Source(s): Unexpended Plant Fund		Original Budget FY 19-20 Construction: \$ 15,282.00 Design: \$ 1,200.00 Miscellaneous: \$ 3,800.00 FFE: \$ - Technology: \$ - Total: \$ 20,282.00	Original Budget FY 20-21 Construction: \$ 43,000.00 Design: \$ 1,000.00 Miscellaneous: \$ 450.00 FFE: \$ - Technology: \$ - Total: \$ 44,450.00	Revised Combined Budget \$ 58,282.00 \$ 2,200.00 \$ 4,250.00 \$ - \$ - Total: \$ 64,732.00	Actual Expenditures To Date \$ 43,380.00 \$ 6,800.00 \$ 1,299.17 \$ - \$ - Total: \$ 51,479.17	Variance of Revised Budget vs. Actual Expenditures To Date \$ 14,902.00 \$ (4,600.00) \$ 2,950.83 \$ - \$ - Total: \$ 13,252.83	Variance of Original Budget vs. Actual Expenditures To Date \$ 14,902.00 \$ (4,600.00) \$ 2,950.83 \$ - \$ - Total: \$ 13,252.83	
	Architect: Alvarado Architects & Associates, Inc.	N/A						
	Contractor: Limon Masonry, LLC							
	STC FPC Project Manager: David Valdez	Board Approval of Schematic Design Substantial Completion 10/6/2020 Board Acceptance 10/20/2020 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	7/15/2020		10/6/2020	TBD	N/A	
Project Calendar of Expenditures by Fiscal Year								
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total		
2018-19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
2019-20	\$ 15,282.00	\$ 6,800.00	\$ 1,299.17	\$ -	\$ -	\$ 23,381.17		
2020-21	\$ 28,098.00	\$ -	\$ -	\$ -	\$ -	\$ 28,098.00		
Project Total	\$ 43,380.00	\$ 6,800.00	\$ 1,299.17	\$ -	\$ -	\$ 51,479.17		
Current Agenda Item								
01/12/21 Facilities Committee: Review and Recommend Action on Proposed Change Order for the Pecan Campus Sand Volleyball Court Sand Replacement								
								

Review and Action as Necessary on Architectural Fee Adjustment for the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas Project

Approval to amend the current architectural agreement with Rike Ogden Figueroa Allex Architects (ROFA) to adjust the architectural fee based on the final construction cost for the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas project will be requested at the January 26, 2021 Board meeting.

Purpose

Authorization is requested to amend the current architectural agreement with ROFA to adjust their architectural fee based on the final construction cost for the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas.

Scheduling Priority

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

Justification

The Architect is compensated based on a percentage of the Construction Budget, and compensation adjustments may be necessary once the construction costs are finalized.

Background

The current architectural agreement with ROFA for the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas states an additional fee is required if the final construction cost exceeds the Owner's original budget for the Cost of Work.

The original construction budget in FY 18-19 for the project was \$200,000, and the fee was negotiated at 9.25%, for a total of \$18,500. The architect provided an updated construction cost estimate of \$210,840 during the schematic design phase. On April 28, 2020, the Board of Trustees approved contracting construction services with Noble Texas Builders, LLC in the amount of \$246,745 after additional negotiations. The total project cost is \$250,134 which includes all added change orders of \$3,389. The College updated the construction budget to \$256,845 which was included as part of the FY20-21 Unexpended Construction Plant Fund budget.

ROFA is requesting an additional fee of \$4,637.40, which would result in an adjusted fee of \$23,137.40. The total revised fee, including the reimbursable expenses of \$940.00, is \$24,077.40, including additional services.

The fee information is summarized below:

Original Fee:	\$18,500
Additional Fee:	\$4,637.40
Subtotal:	\$23,137.40
Reimbursable Expenses:	\$940.00
Total Revised Fee	\$24,077.40

Board approval is necessary to amend the current architectural agreement with ROFA to a revised fixed fee of \$24,077.40. No additional costs are anticipated for this project.

Funding Source

Funds for the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas Project 2019-009C are budgeted in the FY 2020-2021 Unexpended Construction Plant Fund.

The design budget for this project is \$24,275. The total revised fee is within the budgeted amount.

Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas Design Budget	
Budget Item	Budget Amount
Design Budget	\$24,275.00
Total Revised Fee	24,077.40
Design Budget Variance	\$197.60

Enclosed Documents

A detailed breakdown of the fee adjustment is enclosed.

Recommendation

It is requested that the Facilities Committee recommend for Board approval at the January 26, 2021 Board meeting, to amend the current architectural agreement with ROFA for the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas project to a revised fixed fee of \$24,077.40.

Rike Ogden Figureroa
Alex Architects, Inc.
Mid Valley Campus
Building F Student
Services Renovation

Approved Construction Cost:	\$246,745.00
Add Change Orders	3,389.00
Total Adjusted Cost of Work:	\$250,134.00
Fee Percent:	9.25%
Adjusted Contract Fee:	\$23,137.40

Original Contract Fee:	\$18,500.00
Additional Fee Requested	4,637.40
Adjusted Contract Fee:	\$23,137.40
Reimbursable Expenses	940.00
Total Adjusted Fee:	\$24,077.40

*Total Original Fee: \$18,500.00

Total Original Fee:		\$18,500.00
Additional Fee Requested	4,637.40	
Reimbursable Expenses	<u>940.00</u>	
Net Fee Adjustment:		5,577.40
Total Adjusted Fee:		<u>\$24,077.40</u>

Review and Action as Necessary on Engineering Fee Adjustment for the Mid Valley Campus Drainage Improvements Phase I and Asphalt Resurfacing of the Northwest Drive

Approval to amend the current engineering agreement with Perez Consulting Engineers (PCE) to adjust the engineering fee based on the final construction cost for the Mid Valley Campus Drainage Improvements Phase I and Asphalt Resurfacing of the Northwest Drive projects will be requested at the January 26, 2021 Board meeting.

Purpose

Authorization is requested to amend the current engineering agreement with PCE to adjust their engineering fee based on the final construction cost for the Mid Valley Campus Drainage Improvements Phase I and Asphalt Resurfacing of the Northwest Drive.

Scheduling Priority

This project was submitted as part of the College's Deferred Maintenance Plan. The project has been 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 is scheduled as an exterior Renewal & Replacement project to address drainage concerns and maintain a parking lot and drive on campus. The proposed drainage improvements would be critical to avoid potential flooding on campus in preparation for future hurricane or rain events.

Justification

The Engineer is compensated based on a percentage of the Construction Budget, and compensation adjustments may be necessary once the construction costs are finalized.

Background

The current engineering agreement with PCE for the Mid Valley Campus Drainage Improvements Phase I and Asphalt Resurfacing of the Northwest Drive states an additional fee is required if the final construction cost exceeds the Owner's original budget for the Cost of Work.

Mid Valley Campus Drainage Improvements Phase I

The original construction budget in FY 19-20 for the project was \$290,000.00, and the fee was negotiated as the greater of \$23,370.00 or 8% of final construction costs. On April 28, 2020, the Board of Trustees approved contracting construction services with McAllen Multi-Service in the amount of \$371,375.00 after additional negotiations. The total project cost is \$378,244.43 which includes increases from change orders in the amount of \$6,869.43. The College updated the construction budget to \$371,375.00 which was included as part of the FY20-21 Renewals & Replacements Fund budget.

PCE is requesting an additional fee of \$6,879.55, which would result in an adjusted fee of \$30,259.55. The total revised fee, including the reimbursable expenses of \$2,000.00, is \$32,259.55, including additional services.

The fee information for the Drainage Improvements Phase I is summarized below:

Original Fee:	\$23,380.00
Additional Fee:	6,879.55
Subtotal:	\$30,259.55
Reimbursable Expenses:	2,000.00
Total Revised Fee	\$32,259.55

Board approval is necessary to amend the current engineering agreement with PCE to a revised fixed fee of \$32,259.55. No additional costs are anticipated for this project.

Mid Valley Campus Asphalt Resurfacing of the Northwest Drive

The original construction budget in FY 19-20 for the project was \$180,000.00, and the fee was negotiated as the greater of \$8,500.00 or 8% of final construction costs. On April 28, 2020, the Board of Trustees approved contracting construction services with McAllen Multi-Service in the amount of \$108,853.00 after additional negotiations. The total project cost is \$121,135.00, which includes increases from change orders in the amount of \$12,282.00. The College updated the construction budget to \$110,000.00 which was included as part of the FY20-21 Renewals & Replacements Fund budget.

PCE is requesting an additional fee of \$1,190.80, which would result in an adjusted fee of \$9,690.80. The total revised fee, including the reimbursable expenses of \$2,475.00, is \$12,165.80, including additional services.

The fee information for the Asphalt Resurfacing of the Northwest Drive is summarized below:

Original Fee:	\$8,500.00
Additional Fee:	1,190.80
Subtotal:	\$9,690.80
Reimbursable Expenses:	2,475.00
Total Revised Fee	\$12,165.80

Board approval is necessary to amend the current engineering agreement with PCE to a revised fixed fee of \$12,165.80. No additional costs are anticipated for this project.

Funding Source

Funds for the Mid Valley Campus Drainage Improvements Phase I Project 2019-047R and the Asphalt Resurfacing of the Northwest Drive Project 2018-019R are budgeted in the FY 2020-2021 Renewals & Replacements Fund.

The design budget for the Mid Valley Campus Drainage Improvements Phase I project is \$27,500.00. Additional funds are available in the FY 2020-2021 project budget to cover the shortfall.

Mid Valley Campus Drainage Improvements Phase I Design Budget	
Budget Item	Budget Amount
Design Budget	\$27,500.00
Total Revised Fee	32,259.55
Design Budget Variance	(\$4,759.55)

The design budget for the Asphalt Resurfacing of the Northwest Drive project is \$10,975.00. Additional funds are available in the FY 2020-2021 project budget to cover the shortfall.

Mid Valley Campus Asphalt Resurfacing of the Northwest Drive Design Budget	
Budget Item	Budget Amount
Design Budget	\$10,975.00
Total Revised Fee	12,165.80
Design Budget Variance	(\$1,190.80)

Recommendation

It is requested that the Facilities Committee recommend for Board approval at the January 26, 2021 Board meeting, to amend the current engineering agreements with PCE for the Mid Valley Campus Drainage Improvements Phase I project to a revised fixed fee of \$32,259.55, and for the Mid Valley Campus Asphalt Resurfacing of the Northwest Drive project to a revised fixed fee of \$12,165.80.

Project Name: Drainage Improvements Phase I

Surveying Services	2,000	Original Contract Fee:	\$23,370.00
		Additional Fee Requested	7,198.43
		Adjusted Contract Fee:	\$30,568.43
		Surveying Services	2,000.00
Total Original Fee:	\$25,370.00	Total Adjusted Fee:	\$32,568.43

Total Original Fee:		\$23,370.00
Additional Fee Requested	7,198.43	
Surveying Services	<u>2,000.00</u>	
Net Fee Adjustment:	9,198.43	
Total Adjusted Fee:		<u>\$32,568.43</u>

Perez Consulting Engineers - Fee Adjustment Summary
Mid Valley Campus NorthWest Drive

Company Name:	Perez Consulting Engineers		
Campus:	Mid Valley Campus		
Project Name:	NorthWest Drive		
Original Construction Budget:	\$180,000.00	Approved Construction Cost: sum of all Change Orders	\$108,853.00 <u>12,282.00</u>
		Total Adjusted Cost of Work:	<u>\$121,135.00</u>
		Fee Percent:	8.00%
*Original Fee	<u>\$8,500.00</u>	Adjusted Contract Fee:	<u>\$9,690.80</u>
Surveying Services	\$2,475.00	Original Contract Fee:	\$8,500.00
		Additional Fee Requested	<u>1,190.80</u>
		Adjusted Contract Fee:	<u>\$9,690.80</u>
		Surveying Services	<u>2,475.00</u>
Total Original Fee:	\$10,975.00	Total Adjusted Fee:	<u>\$12,165.80</u>
*not to exceed the greater of \$8,500 or 8% of Construction cost			
Total Original Fee:	\$8,500.00		
Additional Fee Requested	1,190.80		
Surveying Services	<u>2,475.00</u>		
Net Fee Adjustment:		3,665.80	
Total Adjusted Fee:		<u>\$12,165.80</u>	

**Review and Recommend Action on Approval of Substantial Completion of the
Regional Center for Public Safety Excellence Drainage Improvements at the
Cityscape Area**

Approval of substantial completion of the Regional Center for Public Safety Excellence Drainage Improvements at the Cityscape Area Project will be requested at the January 26, 2021 Board Meeting:

Project		Completion Recommended	Date Received
1.	Regional Center for Public Safety Excellence Drainage Improvements at the Cityscape Area Project No. 2020-022C1 Engineer: Perez Consulting Engineers Contractor: Noble Texas Builders, LLC	Substantial Completion Recommended	January 4, 2021

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 was scheduled as an educational space improvement to provide a realistic urban driving environment on which law enforcement students can train.

College staff visited the site and developed a construction punch list on January 4, 2021. A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by Noble Texas Builders, LLC. The original cost approved for this project was \$87,989.50.

The following table summarizes the current budget status:

Regional Center for Public Safety Excellence Drainage Improvements at the Cityscape Area					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$88,000.00	\$87,989.50	\$0	\$87,989.50	\$20,752.27	\$67,237.23

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 January 26, 2021 Board meeting, substantial completion of the Regional Center for Public Safety Excellence Drainage Improvements at the Cityscape Area Project as presented.

Regional Center for Public Safety Excellence Drainage Improvements at the Cityscape Area



Rock Riprap to Detention Pond

Regional Center for Public Safety Excellence Drainage Improvements at the Cityscape Area



Asphalt Access Drive to Cityscape

Regional Center for Public Safety Excellence Drainage Improvements at the Cityscape Area



Asphalt Drive at the Cityscape

Substantial Completion Acceptance

Project Name: RCPSE - Cityscape Remediation

Project No.: STC19130

Owner: South Texas College

Contractor: Noble Texas Builders

A/E Firm: Perez Consulting Engineers

Scope of Work Covered by This Acceptance:

Effective Date of Acceptance: January 4th, 2021

This constitutes the Owner's acceptance for Beneficial Occupancy: Yes



No



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

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

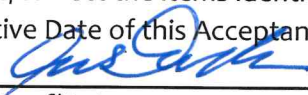
The Owner and A/E will continue to inspect the entire project, including the work accepted herein, until final completion and acceptance of all elements of the work. This inspection will cover such defects as may have been overlooked as well as the items currently remaining on the punch list (s). The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

The **Contractor** shall complete/correct the items identified on the punch list(s) within

30

Calendar days from the Effective Date of this Acceptance.

Noble Texas Builders



Printed Name and Title

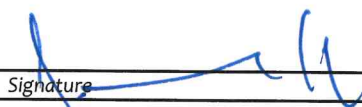
Signature

1-6-21

Date

The **Architect/Engineer** agrees that the Work noted in this Acceptance is sufficiently complete to be used as intended.

Perez Consulting engineers



Printed Name and Title

Signature

1-6-21

Date

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

South Texas College

Printed Name and Title


Signature

Date



Project Fact Sheet

1/7/2021

Project Name: RCPSE - Cityscape Remediation		Project No. 2020-022C1				
Funding Source(s): Unexpended Plant Fund	Estimated Budget		Actual Expenditures To Date \$ 20,752.27			
	Construction:	\$ 88,000.00	\$ 67,247.73			
	Design:	\$ 23,500.00	23,500.00			
	Miscellaneous:	\$ 18,000.00	18,000.00			
	FFE:	\$ -	-			
	Technology:	\$ -	-			
Total: \$ 129,500.00		\$ 20,752.27	\$ 108,747.73			
Architect/Engineer: Perez CE	Board Approval of Schematic Design NA					
Contractor: Noble Texas Builders						
STC FPC Project Manager: Roberto S Gomez	Substantial Completion	TBD	Board Acceptance TBD			
	Final Completion	TBD	Board Acceptance TBD			
Project Description		Project Scope				
Consulting engineer to evaluate existing cityscape drainage and propose drainage improvements.		Reconstruction of cityscape and drive subgrade, flexbase and asphalt. Raise cityscape by six inches. Install edg curb, swales, and rip-rap.				
Projected Timeline						
Board Approval of Engineer	Board Approval of Schematic Design	Board Approval of Contractor	FFE Completion of Move In			
8/27/2019	NA	NA	NA			
Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2020-21	\$ 20,752.27					\$ 20,752.27
Project Total	\$ 20,752.27	\$ -	\$ -	\$ -	\$ -	\$ 20,752.27
Current Agenda Item						
01/12/21 Facilities Committee: Review and Recommend Action on Approval of Substantial Completion of the Regional Center for Public Safety Excellence Drainage Improvements at the Cityscape Area						
						

Review and Recommend Action on Approval of Final Completion of the Pecan Campus Information Technology Building M Office and Work Space Renovation

Approval of final completion of the Pecan Campus Information Technology Building M Office and Work Space Renovation Project will be requested at the January 26, 2021 Board Meeting:

Project		Completion Recommended	Date Received
1.	Pecan Campus Information Technology Building M Office and Work Space Renovation Project No. 2018-014C Architect: Boultinghouse Simpson Gates Architects, Inc. Contractor: Noble Texas Builders, LLC	Final Completion Recommended	January 5, 2021

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 was scheduled as a non-educational space improvement to accommodate staff from the Institutional Research & Effectiveness and Research & Analytical Services Departments that will be relocated from the Pecan Plaza Human Resources Building A.

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with Noble Texas Builders be approved. The original contractor's cost approved for this project was \$389,600.00.

The following chart summarizes the above information:

Pecan Campus Information Technology Building M Office and Work Space Renovation						
Original Owner's Estimated Construction Budget FY 18-19	Updated Construction Budget FY 19-20	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$320,000.00	\$420,000.00	\$389,600.00	(\$511.00)	\$389,089.00	\$366,634.40	\$22,454.60

On January 5, 2021, Boultinghouse Simpson Gates Architects, Inc. verified that all punch list items were completed.

Enclosed Documents

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

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the January 26, 2021 Board meeting, final completion and release of final payment of \$22,454.60 to Noble Texas Builders for the Pecan Campus Information Technology Building M Office and Work Space Renovation Project as presented.

Pecan Campus Information Technology Building M Office and Work Space Renovation



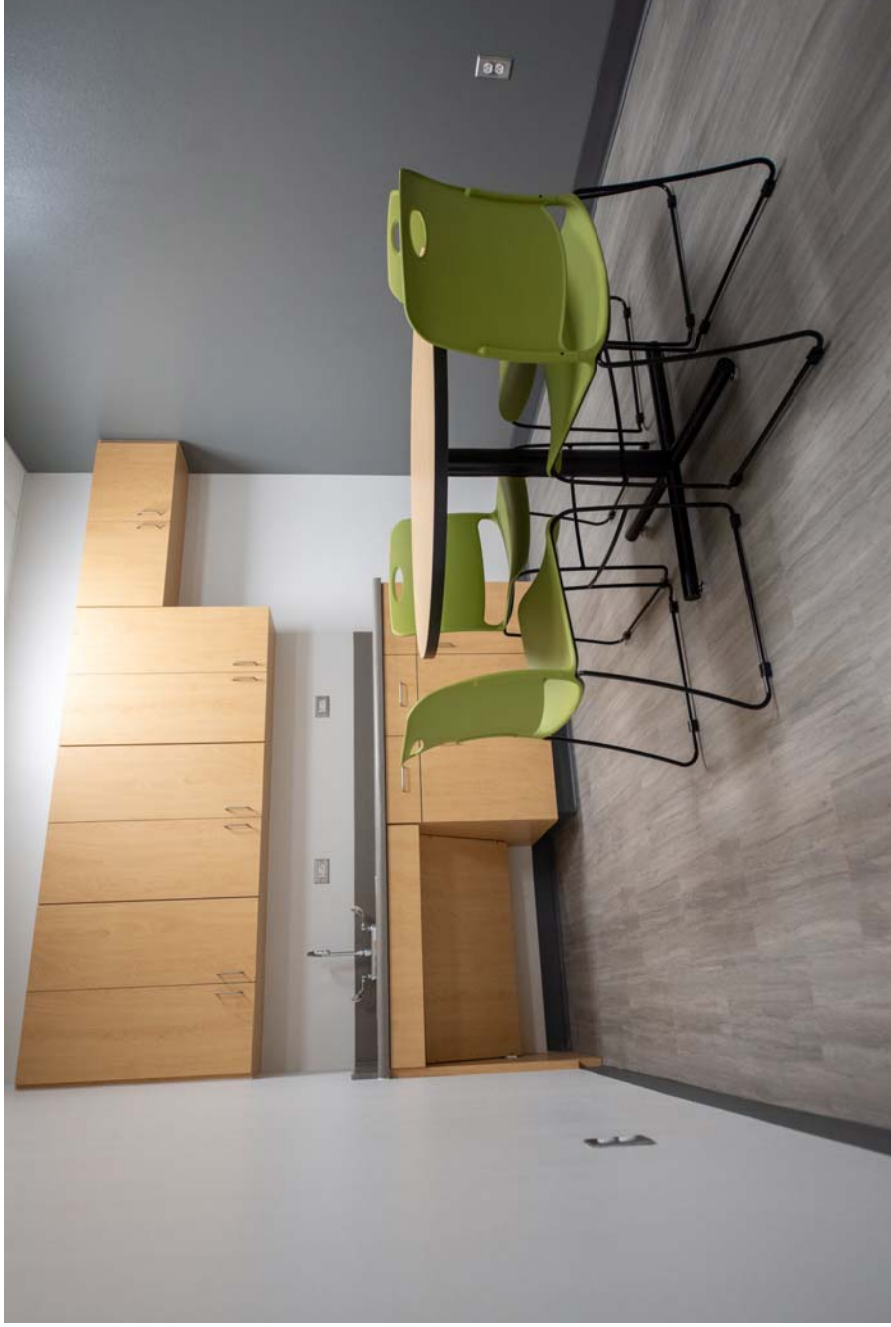
Entrance

Pecan Campus Information Technology Building M Office and Work Space Renovation



Reception Lobby Area

Pecan Campus Information Technology Building M Office and Work Space Renovation



Break Room

Pecan Campus Information Technology Building M Office and Work Space Renovation



Conference Room



1-5-2021

Mr. Rick de la Garza
Director of Facilities Planning and Construction
South Texas College
P.O. Box 9701
McAllen, Tx. 78502-9701

Re: Final Completion for STC Pecan Campus Building M Office and Workspace Renovation
#19-20-1029

Mr. De la Garza,

As of January 5th, 2021, with one exception, Noble Texas Builders has completed construction and has addressed all punch list items for the South Texas College Information Technology Building M Office and Workspace Renovation project. The one exception is the matching of a very small amount of new VCT flooring in the existing corridors in front of the two entrances. This VCT flooring is still pending.

To the best of my knowledge, the work has been performed in accordance with the Contract Documents and I recommend final acceptance.

If you have any questions or need any additional information, please don't hesitate to call me.

Sincerely,



A handwritten signature in blue ink, appearing to read "John Gates, AIA". The signature is stylized and fluid.

John Gates, AIA
Boultinghouse Simpson Gates Architects

cc: ncl/file

Project Fact Sheet

1/7/2021

Project Name: Pecan Campus - Building M Office and Work Space Renovation		Project No. 2018-014C	
Funding Source(s): Unexpended Plant Fund		<u>Original Budget</u>	<u>Revised Budget</u> <u>Actual Expenditures To Date</u> <u>Variance of Revised Budget vs. Actual Expenditures To Date</u> <u>Variance of Original Budget vs. Actual Expenditures To Date</u>
	Construction:	\$ 320,000	\$ 389,089 \$ 366,634.40 \$ 22,455 \$ (46,634.40)
	Other Construction Costs:	-	- 17,741.11 (17,741) (17,741.11)
	Design:	32,400	42,000 27,683.40 14,317 4,716.60
	Miscellaneous:	4,860	5,755 4,098.12 1,657 761.88
	FFE:	45,000	80,000 9,887.30 70,113 35,112.70
	Technology:	27,540	27,540 36,621.62 (9,082) (9,081.62)
Total:	\$ 429,800	\$ 544,384 \$ 462,665.95 \$ 81,718 \$ (32,865.95)	
Architect: BSG Architects	Board Approval of Schematic Design 5/28/2019 Substantial Completion 11/23/2020 Board Acceptance 12/15/2020 Final Completion 1/5/2021 Board Acceptance TBD		
Contractor: Noble Texas Builders, LLC.			
STC FPC Project Manager: Martin Villarreal			
Project Description		Project Scope	
The project will consist of renovating four (4) classrooms in Information Technology Building M into office spaces and a conference room for use by IS&P.		Demolish existing walls and infrastructure, renovation of walls, flooring, ceiling, and interior finishes, and adding electrical, data, and HVAC infrastructure for a 4,222 sq. ft. space.	
Projected Timeline			
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date
12/13/2018	5/28/2019	3/31/2020	6/30/2020
		Substantial Completion Date	Final Completion Date
		11/23/2020	1/5/2020
Project Calendar of Expenditures by Fiscal Year			
Fiscal Year	Construction	Design	Misc.
2018-19	\$ -	\$ 22,200.00	\$ 2,749.35
2019-20	\$ 195,050.90	\$ 5,483.40	\$ 1,348.77
2020-21	\$ 189,324.61	\$ -	\$ -
Project Total	\$ 384,375.51	\$ 27,683.40	\$ 4,098.12
			\$ 9,887.30
			\$ 36,621.62
			\$ 462,665.95
Current Agenda Item			
01/12/21 Facilities Committee: Review and Recommend Action on Approval of Final Completion of the Pecan Campus Information Technology Building M Office and Work Space Renovation			
			

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

Approval of final completion of the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas Project will be requested at the January 26, 2021 Board Meeting:

Project		Completion Recommended	Date Received
1.	Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas Project No. 2019-009C Architect: Rike Ogden Figueroa Alex Architects, Inc. Contractor: Noble Texas Builders, LLC	Final Completion Recommended	January 6, 2021

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 a noneducational space improvement to relocate Student Services department staff and Cashiers department staff.

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with Noble Texas Builders be approved. The original contractor's cost approved for this project was \$246,745.00.

The following chart summarizes the above information:

Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$200,000.00	\$246,745.00	\$3,829.00	\$250,574.00	\$237,627.30	\$12,946.70

On January 6, 2021, Rike Ogden Figueroa Alex Architects, Inc. verified that all punch list items were completed.

Enclosed Documents

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

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the January 26, 2021 Board meeting, final completion and release of final payment of \$12,946.70 to Noble Texas Builders for the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas Project as presented.

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



Exterior View

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



Exterior View

January 6, 2021

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

Re: Mid-Valley Campus Student Services Building Renovation Project (RFP: 19-20-1030)

STATEMENT OF FINAL COMPLETION

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

1. The construction provided for pursuant to CONTRACT DOCUMENTS including all approved amendments and Change Orders, hereafter called the WORK between the OWNER and CONTRACTOR has been completed and to the best of my knowledge and belief, is in substantial compliance with the provisions of the CONTRACT DOCUMENTS.
2. The final payment authorized hereto and made a part hereof is a complete and accurate summary of the WORK performed in accordance with the CONTRACT DOCUMENTS.
3. The total cost of the WORK as completed is \$250,134.00.


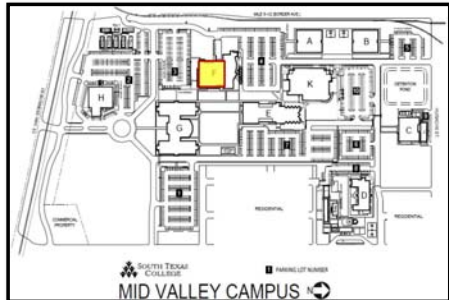
I recommend, under the provisions of the CONTRACT DOCUMENTS, that the WORK be accepted, and that the final payment be made.



Luis A. Figueroa, AIA

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

Project Fact Sheet 1/7/2021

Project Name: MV Campus - Student Union Building F Renovation		Project No. 2019-009C				
Funding Source(s): Unexpended Plant Fund		Original Budget	Contracted Budget	Actual Expenditures To Date	Variance of Contracted Budget vs. Actual Expenditures To Date	Variance of Original Budget vs. Actual Expenditures To Date
	Construction:	\$ 200,000	\$250,134.00	\$237,627.30	\$12,506.70	(\$37,627.30)
	Design:	20,000	24,077.40	15,133.00	8,944.40	4,867.00
	Miscellaneous:	5,000	2,751.60	2,503.18	248.42	2,496.82
	FFE:	80,000	-	-	-	80,000.00
	Technology:	50,000	-	12,943.32	(12,943.32)	37,056.68
	Total:	\$ 355,000	\$276,963.00	\$268,206.80	\$66,274.05	\$86,793.20
Architect: Rike Ogden Figueroa Allex Architects, Inc. - 10/30/18	Board Approval of Schematic Design 08/27/2019					
Contractor: Noble Texas Builders, LLC.						
STC FPC Project Manager: Samuel Saldana	Substantial Completion 11/25/2020		Board Acceptance TBD			
	Final Completion TBD		Board Acceptance TBD			
Project Description		Project Scope				
This project will be a renovation to the existing Cashiers and Admissions area in the Student Union Building F.		Project scope includes the renovation of the cashiers and admissions area of the Student Union Building F. It will be renovated to create a larger space for the cashiers department, which will include a new SPIRIT office, supervisors office, work area, storage area, and payment lab. Career and Employer services will move into the cashiers area to create a small computer lab, reception area, small storage area, offices, and interview room.				
Projected Timeline						
Board Approval of Architect 10/30/2018	Board Approval of Schematic Design 8/27/2019	Board Approval of Contractor 3/31/2020	Construction Start Date 6/19/2020	Substantial Completion Date 11/25/2020	Final Completion Date 12/25/2020	FFE Completion of Move In 1/25/2021
Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2018-19		\$2,775.00	\$1,251.60	\$ -		\$4,026.60
2019-20	\$84,403.70	\$12,358.00	\$1,251.58			\$98,013.28
2020-21	\$153,223.60				\$12,943.32	\$166,166.92
Project Total	\$237,627.30	\$15,133.00	\$2,503.18	\$ -	\$12,943.32	\$268,206.80
Current Agenda Item						
01/12/21 Facilities Committee: Review and Action as Necessary on Architectural Fee Adjustment for the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas Project						
01/12/21 Facilities Committee: Review and Recommend Action on Approval of Final Completion of the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas						
						

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

Approval of final completion of the Mid Valley Campus Drainage Improvements Phase I and Asphalt Resurfacing for the Northwest Drive Project will be requested at the January 26, 2021 Board Meeting:

Project		Completion Recommended	Date Received
1.	Mid Valley Campus Drainage Improvements Phase I (Project No. 2019-047R) and Asphalt Resurfacing for the Northwest Drive (Project No. 2018-019R) Engineer: Perez Consulting Engineers Contractor: McAllen Multi-Service	Final Completion Recommended	January 6, 2021

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 was scheduled as an exterior Renewal & Replacement project to address drainage concerns and maintain a parking lot and drive on campus. The proposed drainage improvements would be critical to avoid potential flooding on campus in preparation for future hurricane or rain events.

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 McAllen Multi-Service be approved. The original contractor's cost approved for this project was \$480,228.00.

The following chart summarizes the above information:

Mid Valley Campus Drainage Improvements Phase I and Asphalt Resurfacing for the Northwest Drive					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$520,000.00	\$480,228.00	\$19,151.43	\$499,379.43	\$448,351.14	\$51,028.29

On January 6, 2021, Perez Consulting Engineers verified that all punch list items were completed.

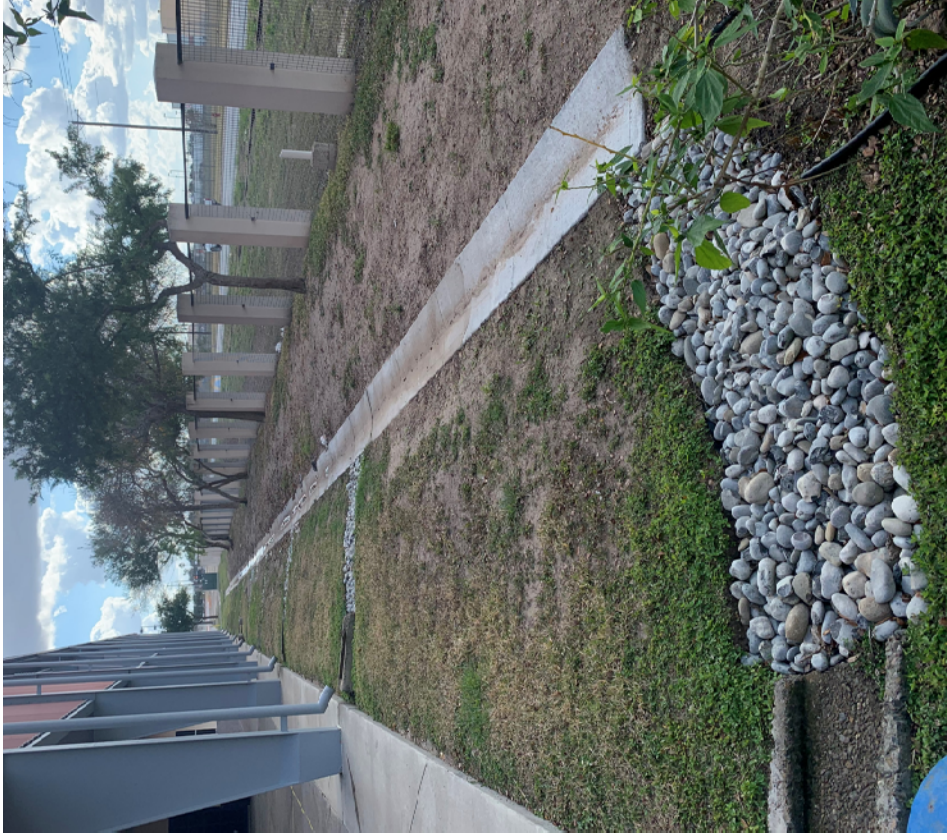
Enclosed Documents

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 January 26, 2021 Board meeting, final completion and release of final payment of \$51,028.29 to McAllen Multi-Service for the Mid Valley Campus Drainage Improvements Phase I and Asphalt Resurfacing for the Northwest Drive Project as presented.

Mid Valley Campus Drainage Improvements Phase I and Resurfacing of the Northwest Drive



West Swale - Building A

Mid Valley Campus Drainage Improvements Phase I and Resurfacing of the Northwest Drive



West Swale - Building A

Mid Valley Campus Drainage Improvements Phase I and Resurfacing of the Northwest Drive



West Drainage Improvements along Border Ave.

Mid Valley Campus Drainage Improvements Phase I and Resurfacing of the Northwest Drive



Northwest Drive



January 6, 2021

Ricardo De La Garza, Director
Facilities Planning and Construction
South Texas College
3200 W. Pecan Blvd.
McAllen, TX 78501

**Re: Final Inspection
STC Mid Valley Drainage Improvements
Weslaco, Texas**

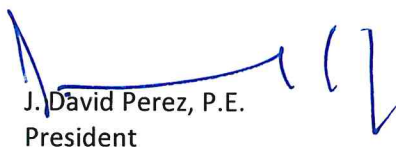
Dear Mr. De La Garza,

On January 5, 2021 PCE Engineer David Perez P.E., inspected the project site along with representatives from McAllen Multiservice (MMS) Gabriel Carrillo and STC representatives Rick De La Garza and Sam Saldana. The site was visually inspected and to the best of my knowledge all items found deficient in accordance with the plans and specifications have been completed except for the following:

1. Silicone Joint sealant to be installed on sidewalk construction joints.
2. Pavement markings shall be hot applied thermoplastic paint.
3. Manhole No. 8 will need a grated lid in lieu of solid lid (has been ordered by contractor but has yet to arrive)
4. Manhole 7A will need grate and grading around inlet (has been ordered by contractor but has yet to arrive)
5. Inlet No. 13 lacking grate (has been ordered by contractor but has yet to arrive).
6. Contractor to submit As-built Drawings.
7. Warranty Letter

Based on the requirements outlined in the contract documents for final completion, we recommend contract amount to be paid except for retainage until the above items are completed. If you have any questions, please feel free to contact me at 956.631.4482 or email me at dp@perezce.com.




Respectfully submitted,
Perez Consulting Engineers, LLC


J. David Perez, P.E.
President

CC: Ricardo De La Garza, STC
Samuel Saldana, STC
Gabriel Carrillo, McAllen Multi-Service

Project Fact Sheet

1/6/2021

Project Name: MV Campus - Drainage & Resurfacing of Parking Lot 3 and NW Drive		Project No. 2019-047R				
Funding Source(s): Renewals & Replacements Fund		<u>Original Budget</u>	<u>Revised Budget</u>	<u>Actual Expenditures To Date</u>	<u>Variance of Revised Budget vs. Actual Expenditures To Date</u>	<u>Variance of Original Budget vs. Actual Expenditures To Date</u>
	Construction:	\$520,000.00	\$499,379.43	\$448,351.14	\$51,028.29	\$71,648.86
	Design:	\$37,000.00	39,975.00	44,410.75	(\$4,435.75)	(7,410.75)
	Miscellaneous:	25,203.00	21,203.00	5,318.84	\$15,884.16	19,884.16
	FFE:	-	-	-	-	-
	Technology:	-	-	-	-	-
	Total:	\$ 582,203	\$ 560,557	\$498,080.73	\$62,476.70	\$84,122.27
Architect/Engineer: Perez Consulting Engineers	Board Approval of Schematic Design 9/24/2019					
Contractor: McAllen Multi-Service						
STC FPC Project Manager: Samuel Saldana	Substantial Completion 11/23/2020		Board Acceptance TBD			
	Final Completion TBD		Board Acceptance TBD			
Project Description		Project Scope				
Existing stormwater Drainage along the west side of campus will be updated along with the resurfacing of the North West drive and parking lot #3.		The west side of campus storm drainage will be updated and improved to accommodate storm water discharge. North West Drive will be redone after drainage improvements are completed under the drive. Parking lot will be recoated and some areas resurfaced as part of the improvements of parking lots on the Mid Valley Campus.				
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
6/25/2019	9/24/2019	4/28/2020	6/11/2020	11/23/2020	12/23/2020	N/A
Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2017-18	\$ -	\$ -	\$1,435.70	\$ -	\$ -	\$1,435.70
2018-19	\$ -	\$ -	\$703.20	\$ -	\$ -	\$703.20
2019-20	\$194,493.12	\$41,932.00	\$2,605.69	\$ -	\$ -	\$239,030.81
2020-21	\$253,858.02	\$2,478.75	\$574.25	\$ -	\$ -	\$256,911.02
Project Total	\$448,351.14	\$44,410.75	\$5,318.84	\$ -	\$ -	\$498,080.73
Current Agenda Item						
01/12/21 Facilities Committee: Review and Action as Necessary on Engineering Fee Adjustment for the Mid Valley Campus Drainage Improvements Phase I						
01/12/21 Facilities Committee: Review and Recommend Action on Approval of Final Completion of the Mid Valley Campus Drainage Improvements Phase I and Asphalt Resurfacing for the Northwest Drive						
  						

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 January 6, 2021

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 - December 2020	(967,330)	(471,919)
Proposed Project(s) for the Month of January 2021	(353,116)	-
Total Project Budget Balance	\$ 9,662,028	\$ 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
Board Approved 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 - CO	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 Board Approved on October 27, 2020		\$ 265,120	\$ 169,000
Board Approved on November 24, 2020			
2019-015C	Regional Center for Public Safety Excellence Indoor Shooting Range - CO	\$ 291,972	\$ -
Total Board Approved on November 24, 2020		\$ 291,972	\$ -

South Texas College
Monthly Construction Report
Fiscal Year 2020 - 2021
As of January 6, 2021

Project Reference #	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
Pending Board Approval on January 26, 2021			
2016-014C1	Pecan Campus Sand Volleyball Court Sand Replacement (CO)	\$ 44,450	\$ -
2019-009C	Mid Valley Campus Student Union Bldg F. Renovation of Cashiers and Career & Employer Services Areas (CO)	\$ 308,666	\$ -
Total Pending Board Approval on January 26, 2021		\$ 353,116	\$ -
Current Total Project Budget		\$ 1,320,446	\$ 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	FPC Project Managers	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	SS			●							\$ 275,003	\$ 3,438	\$ 271,565	\$ 267,700	High	March 2021	Approval of Construction Services	EGV Architects	TBD
2	Sand Volleyball Courts	DV					●					\$ 113,008	\$ 91,879	\$ 21,129	\$ -	High	N/A		Alvarado Architects & Assoc.	NM Contracting, LLC (Terminated)
3	Sand Volleyball Courts - Sand Replacement	DV						●				\$ 43,711	\$ 51,479	\$ (7,768)	\$ 44,450	High	January 2021	Approval of Change Order #2	Alvarado Architects & Assoc.	Limon Masonry
4	Library Building F Renovation and Expansion	DV			●							\$ 1,572,047	\$ 183,825	\$ 1,388,222	\$ 1,442,266	High	February 2021	Approval of Schematic Design	ERO Architects	TBD
5	Information Technology Building M Office and Work Space Renovation	MV					●					\$ 624,445	\$ 462,666	\$ 161,779	\$ 499,435	High	January 2021	Approval of Final Completion	Boultinghouse Simpson Gates Architects	Noble Texas Builders
6	Student Activities Center Building H Cafeteria Renovation	MV									●	\$ 957,600	\$ 720,789	\$ 236,811	\$ 195,627	Completed	N/A		EGV Architects	Noble Texas Builders
7	Student Services Building K Renovations	TBD	●									\$ 26,200	\$ -	\$ 26,200	\$ 26,200	Medium	TBD	TBD	TBD	N/A
8	New Continuing Education Building	RC	●									\$ 398,160	\$ -	\$ 398,160	\$ 398,160	Low	TBD	TBD	TBD	TBD
Pecan Campus Subtotal												\$ 4,010,174	\$ 1,514,076	\$ 2,496,098	\$ 2,873,838					
Pecan Plaza																				
9	West Building C Kinesiology Renovation	MV			●							\$ 36,909	\$ 6,739	\$ 30,170	\$ 142,538	High	March 2021	Approval of Construction Services	Alvarado Architects & Assoc.	TBD
10	Human Resources Building A Renovation	RG		●								\$ 141,000	\$ -	\$ 141,000	\$ 141,000	Medium	N/A		N/A	O&M
11	Human Resources Building A Entry Court Yard Improvements	DV				●						\$ 16,000	\$ -	\$ 16,000	\$ 16,000	High	N/A		N/A	TBD
Pecan Plaza Subtotal												\$ 193,909	\$ 6,739	\$ 187,170	\$ 299,538					
Mid-Valley Campus																				
12	Student Union Building F Renovation	SS						●				\$ 389,224	\$ 268,207	\$ 121,017	\$ 308,666	High	January 2021	Approval of Final Completion	ROFA Architects	Noble Texas Builders
13	Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction	DV		●								\$ 224,200	\$ 2,008	\$ 222,192	\$ 223,200	High	TBD	TBD	The Warren Group Architects	TBD
Mid Valley Campus Subtotal												\$ 613,424	\$ 270,214	\$ 343,210	\$ 531,866					
Technology Campus																				
14	Emerging Technologies Building A & Advanced Technical Careers Building B Renovation	SS			●							\$ 151,320	\$ 820	\$ 150,500	\$ 150,500	High	March 2021	Approval of Master Plan	EGV Architects	TBD
Technology Campus Subtotal												\$ 151,320	\$ 820	\$ 150,500	\$ 150,500					

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

#	Projects	FPC Project Managers	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	
Nursing and Allied Health Campus Subtotal																				
15	East Building A Student Services Renovation	SS					●					\$ 396,616	\$ 66,920	\$ 329,696	\$ 375,270	High	February 2021	Approval of Substantial Completion	Gignac Architects	Holchemont
16	West Entry Campus Sign	DV									●	\$ 80,353	\$ 62,007	\$ 18,346	\$ 60,000	High	N/A		N/A	Limon Masonry
Nursing and Allied Health Campus Subtotal												\$ 476,969	\$ 128,927	\$ 348,042	\$ 435,270					
Starr County Campus																				
17	Student Services Building G Renovation	SS					●					\$ 247,380	\$ 105,628	\$ 141,752	\$ 236,500	High	February 2021	Approval of Substantial Completion	Gignac Architects	Holchemont
18	Workforce Center Building D Welding Expansion	MV		●								\$ 230,820	\$ 820	\$ 230,000	\$ 230,000	Low	TBD	TBD	Gignac Architects	TBD
Starr County Campus Subtotal												\$ 478,200	\$ 106,449	\$ 371,752	\$ 466,500					
Regional Center for Public Safety Excellence																				
19	Shooting Range (Previously Target Range)	DV			●							\$ 296,092	\$ 14,780	\$ 281,312	\$ 291,972	High	February 2021	Approval of Schematic Design	PBK Architects	TBD
20	Canopy for Safety Training Vehicles	TBD	●									\$ 285,500	\$ -	\$ 285,500	\$ 285,500	Low	TBD	Approval for Solicitation of Architects	TBD	TBD
21	Canopy for Students/Instructors	TBD	●									\$ 247,000	\$ -	\$ 247,000	\$ 247,000	Low	TBD	Approval for Solicitation of Architects	TBD	TBD
22	Fire Training Area	TBD	●									\$ 443,600	\$ -	\$ 443,600	\$ 443,600	Low	TBD	Approval for Solicitation of Architects	TBD	TBD
23	Site Drainage Improvements	RG			●							\$ 380,885	\$ 24,630	\$ 356,255	\$ 356,255	High	April 2021	Approval of Construction Services	Perez Consulting Engineers	TBD
24	Chiller Installation	MV		●								\$ 170,000	\$ 40,375	\$ 129,625	\$ 170,000	High	January 2021	Approval of Engineering Services	TBD	TBD
25	Cityscape Remediation	RG					●					\$ 129,500	\$ 30,799	\$ 98,701	\$ 129,500	High	January 2021	Approval of Substantial Completion	Perez Consulting Engineers	Noble Texas Builders
Regional Center for Public Safety Excellence Subtotal												\$ 1,952,577	\$ 110,584	\$ 1,841,993	\$ 1,923,827					
Higher Education Center La Joya																				
26	Exterior Building and Wayfinding Signage (Wayfinding Signage Only)	DV									●	\$ 59,144	\$ 31,463	\$ 27,681	\$ 36,400	High	N/A		N/A	Innerface Architectural Signage/Cast Con
Higher Education Center La Joya Subtotal												\$ 59,144	\$ 31,463	\$ 27,681	\$ 36,400					

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

#	Projects	FPC Project Managers	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	
District Wide																				
27	Land	N/A	N/A									\$ 3,000,000	\$ -	\$ 3,000,000	\$ 3,000,000	N/A	N/A		N/A	N/A
28	Renovation and Contingencies	N/A	N/A									\$ 659,296	\$ 4,428	\$ 654,868	\$ 659,296	N/A	N/A		N/A	TBD
29	Outdoor Furniture	TBD		●								\$ 25,000	\$ -	\$ 25,000	\$ 25,000	N/A	N/A		N/A	TBD
30	Facility Signage	MV			●							\$ 49,632	\$ -	\$ 49,632	\$ 49,632	N/A	N/A		N/A	Fast Signs
31	Removal of Existing Trees	TBD									●	\$ 24,687	\$ -	\$ 24,687	\$ 24,687	N/A	N/A		N/A	TBD
32	Automatic Doors Phase IV	RG			●							\$ 95,120	\$ -	\$ 95,120	\$ 95,120	Medium	N/A		TBD	TBD
33	Campus Master Plan	TBD	●									\$ 375,000	\$ -	\$ 375,000	\$ 375,000	N/A	N/A		TBD	N/A
34	Fence Enclosures	DV		●								\$ 36,000	\$ -	\$ 36,000	\$ 36,000	Low	N/A		N/A	TBD
District Wide Subtotal												\$ 4,264,735	\$ 4,428	\$ 4,260,307	\$ 4,264,735					
Totals		12	12	3	6	0	8	1	0	0	4	\$ 12,200,452	\$ 2,173,701	\$ 10,026,751	\$ 10,982,474					

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

#	Projects	FPC Project Manager	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	SS						●				\$ 128,132	\$ 38,831	\$ 89,301	\$ 92,971	High	January 2021	Approval of Final Completion	PCE Consultants	McAllen Multi Services
2	Drainage Improvements Phase I	SS						●				\$ 459,202	\$ 366,880	\$ 92,322	\$ 302,919	High	January 2021	Approval of Final Completion	PCE Consultants	McAllen Multi Services
3	Roofing Replacement	MV			●							\$ 951,000	\$ 11,080	\$ 939,920	\$ 947,123	High	March 2021	Approval of Construction Services	Beam Professionals	TBD
Pecan Campus Subtotal												\$ 1,538,334	\$ 416,791	\$ 1,121,543	\$ 1,343,013					
Technology Campus																				
4	Advanced Technical Careers Building B Concrete Floor Repairs	DV									●	\$ 126,870	\$ 120,613	\$ 6,257	\$ 20,000	Completed	N/A		CLH Engineering	5 Star Construction
Technology Campus Subtotal												\$ 126,870	\$ 120,613	\$ 6,257	\$ 20,000					
Dr. Ramiro R. Casso Nursing & Allied Health Campus																				
5	NAH East Building A Westside Elevators Refurbishment	RC/O&M				●						\$ 159,000	\$ -	\$ 159,000	\$ 159,000	Medium	January 2021	Approval of Construction Services	N/A	Oracle Elevator
6	NAH East Building A Roofing Replacement	MV			●							\$ 166,077	\$ 3,046	\$ 163,031	\$ 165,108	High	March 2021	Approval of Construction Services	BEAM Professionals	TBD
7	NAH East Building A Data Cabling Infrastructure Replacement	RC/O&M									●	\$ 161,677	\$ 146,677	\$ 15,000	\$ 15,000	Low	TBD	TBD	N/A	TBD
8	NAH East Building A Exterior Stair Repairs and Replacement	RG		●								\$ 169,000	\$ -	\$ 169,000	\$ 169,000	High	January 2021	Approval of Engineering Services	TBD	TBD
Nursing and Allied Health Campus Subtotal												\$ 655,754	\$ 149,723	\$ 506,031	\$ 508,108					
Starr County Campus																				
9	Roofing Replacement	MV			●							\$ 832,323	\$ 14,679	\$ 817,644	\$ 824,569	High	March 2021	Approval of Construction Services	Beam Professionals	TBD
Starr County Campus Subtotal												\$ 832,323	\$ 14,679	\$ 817,644	\$ 824,569					

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

#	Projects	FPC Project Manager	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
District Wide																			
10	Irrigation System Controls Upgrade	RC/O&M				●						\$ 143,685	\$ -	\$ 143,685	\$ 71,200	Low	TBD	N/A	Aqua Tech
11	Fire Alarm Panel Replacement/Upgrade	RC/O&M				●						\$ 182,500	\$ -	\$ 182,500	\$ 182,500	Low	TBD	N/A	TBD
12	Interior LED Lighting Upgrade	RC/O&M				●						\$ 219,950	\$ -	\$ 219,950	\$ 110,000	Low	TBD	N/A	TBD
13	Ext. Walkway LED Lighting Upgrade Ph I	RC/O&M				●						\$ 49,000	\$ -	\$ 49,000	\$ 49,000	Low	TBD	N/A	TBD
14	Interior Controls Upgrade	RC/O&M				●						\$ 76,500	\$ -	\$ 76,500	\$ 76,500	Low	TBD	N/A	TBD
15	Floor Replacement	RG			●							\$ 532,042	\$ -	\$ 532,042	\$ 504,000	Medium	January 2021	Update on flooring conditions	TBD
16	HVAC Upgrades	MV/O&M				●						\$ 660,000	\$ -	\$ 660,000	\$ 660,000	Low	TBD	N/A	TBD
17	Exterior Lighting Upgrade	RC/O&M				●						\$ 279,000	\$ -	\$ 279,000	\$ 279,000	Low	TBD	N/A	TBD
18	Keyless Entry Access Upgrades	RC/O&M				●						\$ 39,626	\$ 8,702	\$ 30,924	\$ 25,000	Low	TBD	N/A	ADI
19	Renewals & Replacements	N/A	N/A									\$ 151,000	\$ 2,445	\$ 148,555	\$ 151,000	N/A	N/A	N/A	N/A
20	Water Tower Logo Replacments	RG		●								\$ 80,000	\$ -	\$ 80,000	\$ 80,000	N/A	TBD	N/A	TBD
District Wide Subtotal												\$ 2,413,303	\$ 11,147	\$ 2,402,156	\$ 2,188,200				
Totals		0	0	1	4	9	0	2	0	0	2	\$ 5,566,584	\$ 712,952	\$ 4,853,632	\$ 4,883,890				