

South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Board Room  
Pecan Campus  
Tuesday, February 9, 2021  
@ 4:30 PM  
McAllen, Texas

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

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

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

1. January 12, 2021 Facilities Committee Meeting

# **Meeting Minutes**

## **Facilities Committee Meeting**

### **January 12, 2021**

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

The Facilities Committee Meeting was held on Tuesday, January 12, 2021 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 5:26 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. David Plummer, Mr. Jesus Ramirez, Mrs. Mary Elizondo, Mr. Ricardo de la Garza, Mr. David Valdez, Mr. John Gates, Mr. David Perez, and Mr. Andrew Fish.

Due to a conflicting meeting schedule, the Facilities Committee went into recess at 5:27 p.m.

The meeting reconvened at 6:21 p.m. and undertook its scheduled agenda.

**Approval of Facilities Committee Meetings Minutes**

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Minutes for the December 8, 2020 Facilities Committee Meeting were approved as written. The motion carried.

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

### **Scheduling Priority**

This project was initiated in 2020 to maintain the safety conditions and code compliance of emergency evacuation routes. It was reviewed by the Facilities Planning & Construction and Facilities Operations & Maintenance departments. It was scheduled as a routine improvement to repair and replace exterior stairs that were 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 was 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 was \$169,000 and itemized in the table below:

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

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.

<b>Timeline for Solicitation of Statements of Qualifications</b>	
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 were budgeted in the Renewals & Replacements fund for available use in fiscal year 2020-2021.

### **Reviewers**

The Statements of Qualifications were 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 were provided in the packet. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

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

## **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 would provide for design services necessary for the Regional Center for Public Safety Excellence Additional Chiller Installation project.

### **Justification**

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

submitted to the Board of Trustees with a recommendation to award a construction contract.

### **Scheduling Priority**

This was 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 was 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 was part of the College's FY 2020-2021 Capital Improvement projects. The project consisted of installing an additional air-cooled chiller at the RCPSE. The additional chiller was relocated from the Starr County Campus. The project was pending the installation of electrical, communication, and chilled water piping to make it operational. There was currently only one chiller in operation at the RCPSE. In the case of an issue or outage, an additional chiller was necessary to continue chilled water flow to the air conditioning system.

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

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

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.

<b>Timeline for Solicitation of Statements of Qualifications</b>	
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 were budgeted in the Unexpended Construction Plant fund for available use in fiscal year 2020-2021.

### **Reviewers**

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

### **Enclosed Documents**

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

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval of the contracting of MEP engineering services with **Halff Associates, Inc.** for the Regional Center for Public Safety Excellence Additional Chiller Installation project as presented. The motion carried.

## **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 was 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 was reviewed by the FPC department, the President's Cabinet, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project was scheduled as an educational space improvement to remove and replace the existing sand material at the sand volleyball courts.

### **Justification**

Modifications to the scope were 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 recommended 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 was \$43,000, which totaled to a combined budget of \$58,282. The current contractor's contract approved by the Board was \$48,200.

Below is a summary of the project construction budget.

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

Below is a description of the proposed change order item.

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

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

<b>Project Completion Timeline</b>	
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 were budgeted in the Unexpended Construction Plant Fund for available use in fiscal year 2020-2021.

### **Enclosed Documents**

The proposed change order #2 were provided in the packet.

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

### **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 Alex 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 was 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 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.

### **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 ROFA for the Mid Valley Campus Student Union Building F Renovation of Cashiers and Career & Employer Services Areas 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 \$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 was \$250,134 which included 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 requested 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, was \$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
<b>Total Revised Fee</b>	<b>\$24,077.40</b>

Board approval was necessary to amend the current architectural agreement with ROFA to a revised fixed fee of \$24,077.40. No additional costs were 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 were budgeted in the FY 2020-2021 Unexpended Construction Plant Fund.

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

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

### **Enclosed Documents**

A detailed breakdown of the fee adjustment were provided in the packet.

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

### **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 was 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 was reviewed by the Facilities Planning & Construction and Facilities Operations & Maintenance departments, the President's Cabinet, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project was scheduled as an exterior Renewal & Replacement project to address drainage concerns and maintain 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 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 engineering agreement with PCE for the Mid Valley Campus Drainage Improvements Phase I and Asphalt Resurfacing of the Northwest Drive stated an additional fee was 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 was \$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 requested 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, was \$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:	<u>6,879.55</u>
Subtotal:	\$30,259.55
Reimbursable Expenses:	<u>2,000.00</u>
<b>Total Revised Fee</b>	<b>\$32,259.55</b>

Board approval was necessary to amend the current engineering agreement with PCE to a revised fixed fee of \$32,259.55. No additional costs were 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 was \$121,135.00, which included 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 requested 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, was \$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:	<u>1,190.80</u>
Subtotal:	\$9,690.80
Reimbursable Expenses:	<u>2,475.00</u>
<b>Total Revised Fee</b>	<b>\$12,165.80</b>

Board approval was 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 were budgeted in the FY 2020-2021 Renewals & Replacements Fund.

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

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

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

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

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval 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. The motion carried.

## **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 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 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 were enclosed for the Committee's review and information.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval of substantial completion of the Regional Center for Public Safety Excellence Drainage Improvements at the Cityscape Area Project as presented. The motion carried.

## 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 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 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 were provided in the packet for the Committee's review and information.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of 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.

### **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:

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

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.

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 was provided in the packet for the Committee's review and information.

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

### 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 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.

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It was recommended that final completion and release of final payment for this project with 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 was provided in the packet for the Committee's review and information.

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

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

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

## **Adjournment**

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 6:38 p.m.

I certify that the foregoing are the true and correct minutes of the January 12, 2021 Facilities Committee Meeting of the South Texas College Board of Trustees.

---

Mr. Gary Gurwitz, Presiding

## **Review and Recommend Action as Necessary on Schematic Design of the Renovation and Expansion of the Existing Pecan Campus Library Building F**

Approval of schematic design by ERO Architects (ERO) for the proposed renovation and expansion of the existing Pecan Campus Library Building F will be requested at the February 23, 2021 Board meeting.

### **Purpose**

Schematic design is the first phase of basic design services provided by the project design team. In this phase, the design team prepares schematic drawings based on the Owner's project program and design meetings with College staff.

The Facilities Committee will be presented with ERO's schematic design for the proposed renovation and expansion of the existing Pecan Campus Library facility.

### **Justification**

The renovation and expansion of the existing Pecan Campus Library Building F is necessary to accommodate student learning support in accordance with best practices and compliance with accreditation requirements.

### **Scheduling Priority**

This project was requested by Library staff based on meeting future SACSCOC requirements. This project has been previously reviewed by Library and College staff, the Coordinated Operations Council, the President's Cabinet, the Facilities Committee, and the Board of Trustees. This project is scheduled as an educational space improvement to enhance Library and Learning Support Services, add additional space for students and staff, and make more efficient and effective use of space.

### **Background**

The Pecan Campus Library Building F is a two-story building with 66,026 gross square feet dating back to the inception of the College. Since 1993, the library has undergone two construction additions in an effort to keep up with growth at South Texas College's Pecan Campus, the last of which was completed in 2004. In the 16 years since its last addition, library users, operations, and services have evolved and expanded.

The College's existing Master Plan, developed by Freese & Nichols in 2010, suggested that the Pecan Campus should have a library of at least 100,000 square feet. Subsequent Board-authorized studies by architectural consultants Patrick Deaton, whose architectural services were approved by the Board on September 19, 2017, and Godfrey's Associates, whose services were approved by the Board on January 30, 2018, confirmed the need to renovate and expand the existing Pecan Campus Library Building F.

On April 30, 2019 the Board authorized the publication of a RFQ to solicit architectural services for a two-phase project for the renovation and expansion of the existing Pecan Campus Library Building F. The first phase of the project was to assess at least three expansion options for the current Library and present for Board approval. Upon Board approval of an expansion option, the second phase of the project would be to serve as the architect of record, including the review and refinement of the draft building program and development of design documents.

On June 25, 2019, the Board authorized contracting architectural design services with ERO Architects to evaluate the existing facility, provide recommendations to Board, and prepare plans for the renovation and expansion of the existing Pecan Campus Library Building F. ERO reviewed previous reports and plans, and visited the site of the existing library. They met with various College staff, and developed a feasibility study with four (4) options for renovating and expanding the existing Pecan Campus Library.

On September 22, 2020, the Board accepted ERO's Pecan Campus Library Building F Renovation and Expansion feasibility study, approved Option #4, an expansion on the south side of the building, as presented, and authorized ERO to move forward with schematic design. ERO has completed the schematic design in consultation with College staff and is prepared to present its design to the Facilities Committee.

Below is a timeline of past renovations of the library, and the assessment and development of an additional renovation and expansion.

- Original building 1993
- 1<sup>st</sup> Renovation 2000
- 2<sup>nd</sup> Renovation 2004
- District Wide Master Plan 2010
- Adequacy Assessment 2017
- Feasibility Study 2018
- Solicitation for Feasibility and Design April 2019
- Architect Awarded Project June 2019
- Acceptance of Architect's Study and Begin of Schematic Design Work September 2020

## Renovation and Expansion Objectives

The main objectives for the renovation and expansion of the Library building are as follows:

- Updating the functionality of the space to keep up with changes in the types of spaces that are conducive to student learning:
  - Study Rooms
  - Consultation Area
  - Quiet Study / Reading Room
  - Emerging technology spaces including AR/VR, 3-D printing, and other;
- Improving the adjacency and flow of functions, among other things, to minimize unnecessary flow of traffic and noise through study areas;
- Increasing the number of students that the facility can accommodate;
- Providing an adequate library facility that appropriately serves the College's educational and mission-related activities in compliance with SACSCOC standard (13.7).

## Program Scope for the Renovation and Expansion of the Pecan Campus Library

- SQ FT:

○ First Floor (Existing)	46,064 sf
○ Second Floor (Existing)	19,962 sf
○ <u>New Addition (First Floor)</u>	<u>8,440 sf</u>
○ Total Square Feet	74,466 sf
- **First Floor**
  - Lobby
  - Library Instruction
  - Art Gallery
  - Events Room
  - Collections
  - Makerspace
  - Extended Hours Open Computer Lab
  - Collaboration Areas
  - CLE Writing Center
  - Study Rooms
  - Help Desk
  - Library Technical Services
  - Educational Technologies
  - Staff Support Area
  - Support Spaces - Restrooms, Storage, Custodial, Mechanical, Information Technology
  - Portico
  - Community User Area

- **Second Floor**
  - Consultation Area
  - Study Rooms
  - Quiet Study Areas
  - Silent Study Room
  - Administration Offices
  - Conference Room
  - Staff Support Area
  - Support Spaces - Restrooms, Storage, Custodial, Mechanical

The Committee is requested to recommend approval of the schematic design.

### **Architectural Fee**

The architect's basic design services fee for this project is divided into the project phases. The Board of Trustees approved the fee based on 7.25% of the construction cost of \$11,500,000.00 for a total fee of \$833,750.00 for basic services.

<b>Architectural Basic Services Fee for the Renovation and Expansion of the Existing Pecan Campus Library Building F</b>			
<b>Project Phase</b>	<b>Percentage of Fee</b>	<b>Fee by Phase</b>	<b>Amount Paid</b>
Feasibility Study	15%	\$125,062.50	\$125,062.50
Schematic Design	15%	125,062.50	31,265.63 (25% of total amount)
Design Development	15%	125,062.50	Phase Not Started
Construction Documents	35%	291,812.50	Phase Not Started
Bidding and Negotiations	5%	41,687.50	Phase Not Started
Construction Administration	15%	125,062.50	Phase Not Started
<b>Total Amount</b>	<b>7.25% x \$11.5M</b>	<b>\$833,750.00</b>	<b>\$156,328.13</b>

The Board also approved fees for ERO Architects to engage the following firms as consultants, whose fees are considered additional services to the architect's basic service fees. The architect will be assessing a 10% fee for these additional services.

- Civil Engineer: Perez Consulting Engineers, LLC.
- Landscape Architect: Stephen P. Walker Landscape Architect
- Technology Consultant: Halff Associates, Inc.

The total amount paid to date to the architect for basic design services is \$156,328.13. The additional services fees that have been paid to date for the architect's consultants, including the architect's 10% additional services management fees, are \$26,793.80. The total amount paid to date for basic design services and additional services fees is \$183,121.93.

The table below describes the additional services fees:

<b>Design Fees for Basic Services and Additional Services Feasibility, Design, and Construction Administration</b>			
<b>Item</b>	<b>ERO Architects Fees</b>	<b>Consultants Fees</b>	<b>Amount Paid</b>
Architect Basic Service including Library Consultant (7.25% of total construction budget)	\$833,750.00	\$0.00	\$156,328.13
Civil Engineering	-	60,420.00	14,358.00
Landscape Architect	-	9,198.00	0.00
Technology Consultant	-	55,467.00	10,000.00
Additional Svcs. Management (10% of total consultant fees)	12,508.50	-	2,435.80
<b>Total:</b>	<b>\$846,258.50</b>	<b>\$125,085.00</b>	<b>\$183,121.93</b>
Percent of \$11.5M Budget:	7.36%	1.09%	1.59%

### Funding Source

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

Below is the total project budget.

<b>Pecan Campus Library Building F Renovation and Expansion Total Project Budget</b>	
<b>Budget Item</b>	<b>Amount</b>
Construction	\$11,500,00
Design	1,150,000
Miscellaneous	345,000
FFE	920,000
Technology	1,035,000
Contingency	600,000
<b>Total Project Budget</b>	<b>\$15,550,000</b>

Based on the current proposed schematic design, the architect's estimate of the probable construction cost is \$11,416,981, which is within the construction budget.

Below are the funds allocated for FY 2020-2021.

<b>Pecan Campus Library Building F Renovation and Expansion Fiscal Year 2020-2021 Budget</b>	
<b>Construction Budget</b>	<b>Amount</b>
Construction	\$500,000
Design	842,266
Miscellaneous	100,000
<b>Total FY 20-21 Budget</b>	<b>\$1,442,266</b>

Additional funds will be budgeted for the remainder of the project for the subsequent fiscal years.

### **Reviewers**

The proposed schematic design has been reviewed by Administration and staff from the Library and Learning Support Services group, Pecan Campus Library Taskforce, and the Facilities Planning & Construction department.

### **Enclosed Documents**

Enclosed are the schematic design presentation and an estimate of the probable cost of construction from the architect for the Committee's review and information.

### **Presenters**

ERO Architects has developed a schematic presentation describing the proposed design. Representatives from ERO Architects will be present at the Facilities Committee meeting to present the schematic design of the proposed renovation and expansion project.

### **Recommended Action**

It is recommended that the Facilities Committee recommend for Board approval at the February 23, 2021 Board meeting, the schematic design by ERO for the proposed renovation and expansion of the existing Pecan Campus Library Building F as presented.



**PECAN CAMPUS  
LIBRARY RENOVATION PROJECT  
SCHEMATIC DESIGN PRESENTATION**

**FEBRUARY 9, 2021**

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❑ PROJECT RECAP	Pg. 4-6
❑ SITE	Pg. 7-9
❑ ELEVATIONS	Pg. 10-12
❑ EXTERIOR VIEWS	Pg. 13-17
❑ EXTERIOR SEATING	Pg. 18-21
❑ INTERIOR VIEWS	Pg. 22-23
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ERO Architects has been tasked to **renovate** and **expand** the existing Pecan Campus Library and **transform** the facility into a **student-focused modern academic library environment** that utilizes spaces in a functional manner within the targeted **\$11.5M budget**.

## PROJECT MISSION

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## Current Library

- Original South Texas College Pecan Campus Library constructed in 1993 with two additions – last one in 2004.
- Pecan Campus Library square footage:
  - Footprint: 66,026 sf (46,064 sf first floor and 19,962 sf second floor).
  - Building Code: 63,474 sf (44,379 first floor and 19,095 second floor).
- Current assignable space is about 63%.
- Feasibility study explored expansion options; Option 4 was preferred.

# Option 4

## South Expansion – Preferred *Probable Construction Cost: \$11.49M*

Features a new Grand Entry Mall that separates the Rainbow Room, extended hours space & makerspace from main library functions.

### PROS/CONS

#### PROS

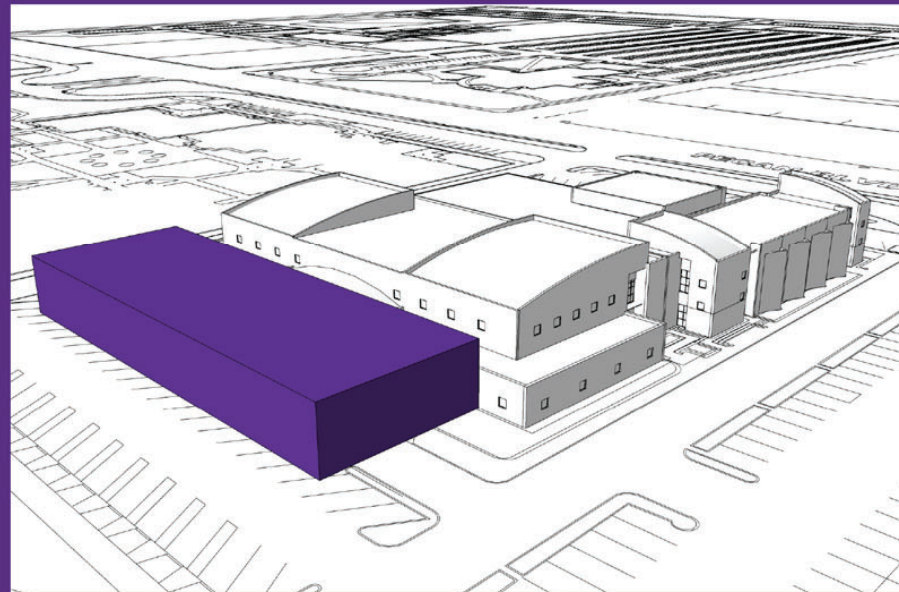
- » Provides good connection between parking and central campus corridor.
- » Visibility from connection through library space increased.
- » Allows for separation between extended hours spaces (Rainbow Room, extended study space, and makerspace) and secured library side.
- » Educational Technologies remains in the building.

#### CONS

- » Limited expansion of collections.
- » Full capacity for Rainbow Room will be an alternate; Approximately 50 seats will be part of the alternate.

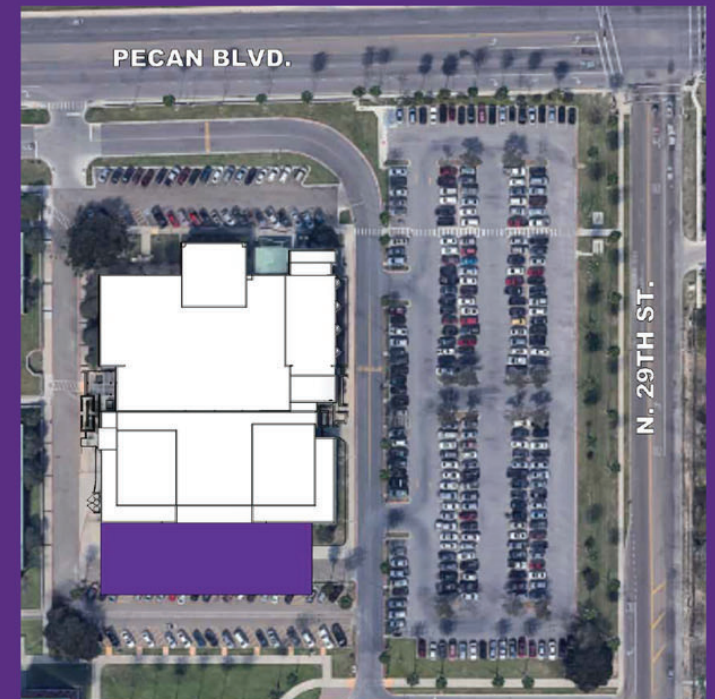
### MASS MODEL

- Reduces available parking
- Increases connectivity



### SITE PLAN

- Library 65,990 SF
  - » 46,070 SF First Floor
  - » 19,920 SF Second Floor
- South of Building
- Expansion
  - » Approx. 8,000 Sf
- Regulatory Agencies
  - » Meets All Requirements

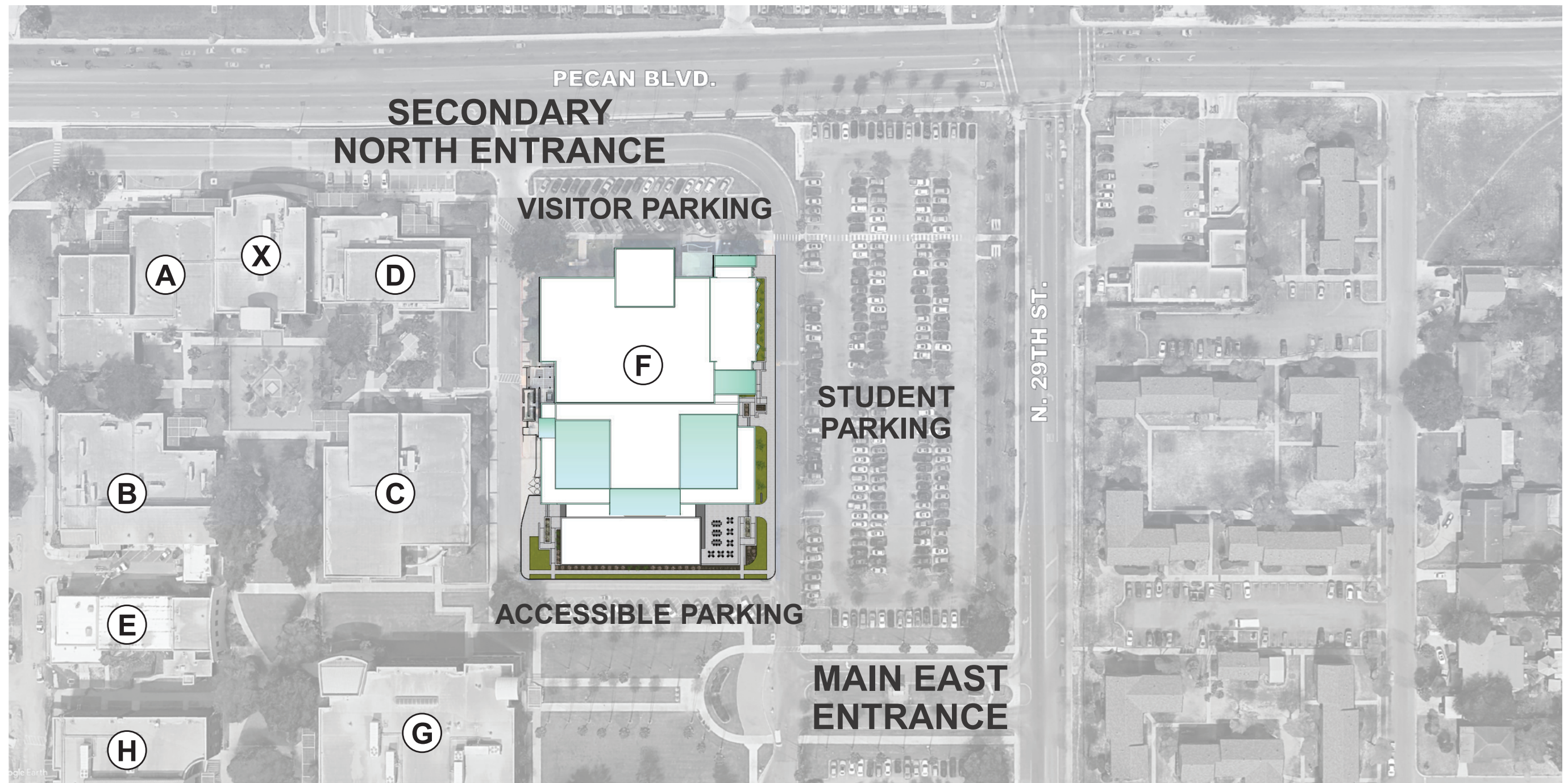


## RECAP

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# Proposed Library Renovation & South Expansion

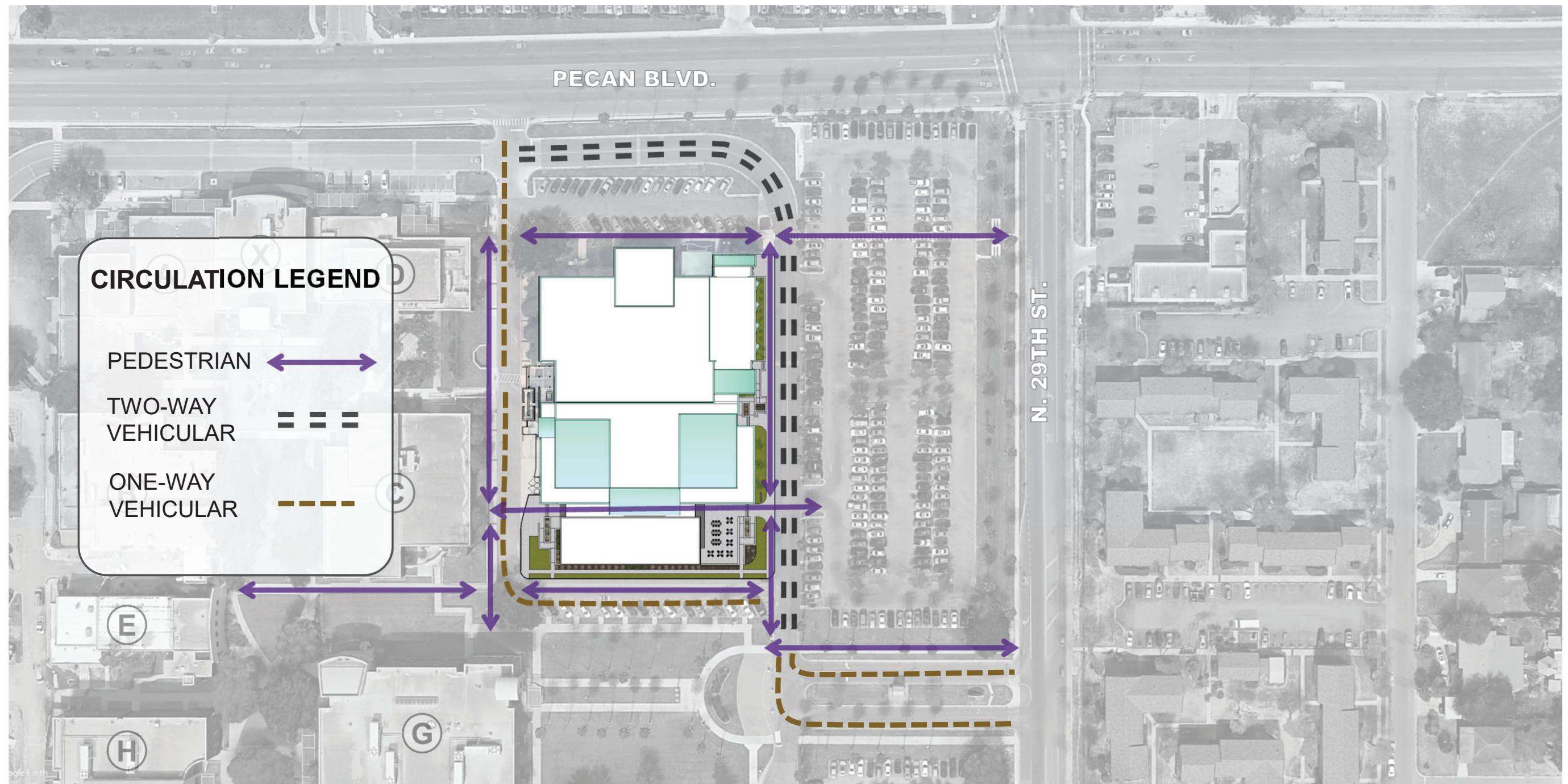
- Addresses spatial reconfigurations to achieve approximately 75% utilization ratio.
- Expansion is approximately 8,238 sf.
- Expansion provides a receiving patioed main entrance.
- Expansion provides access to makerspace, gallery, events room, and study café for after hour use.
- Renovation provides for louder collaborative spaces on the first floor and quieter silent study spaces on the second floor.
- Amount of impervious cover will not be affected by the expansion.



SITE

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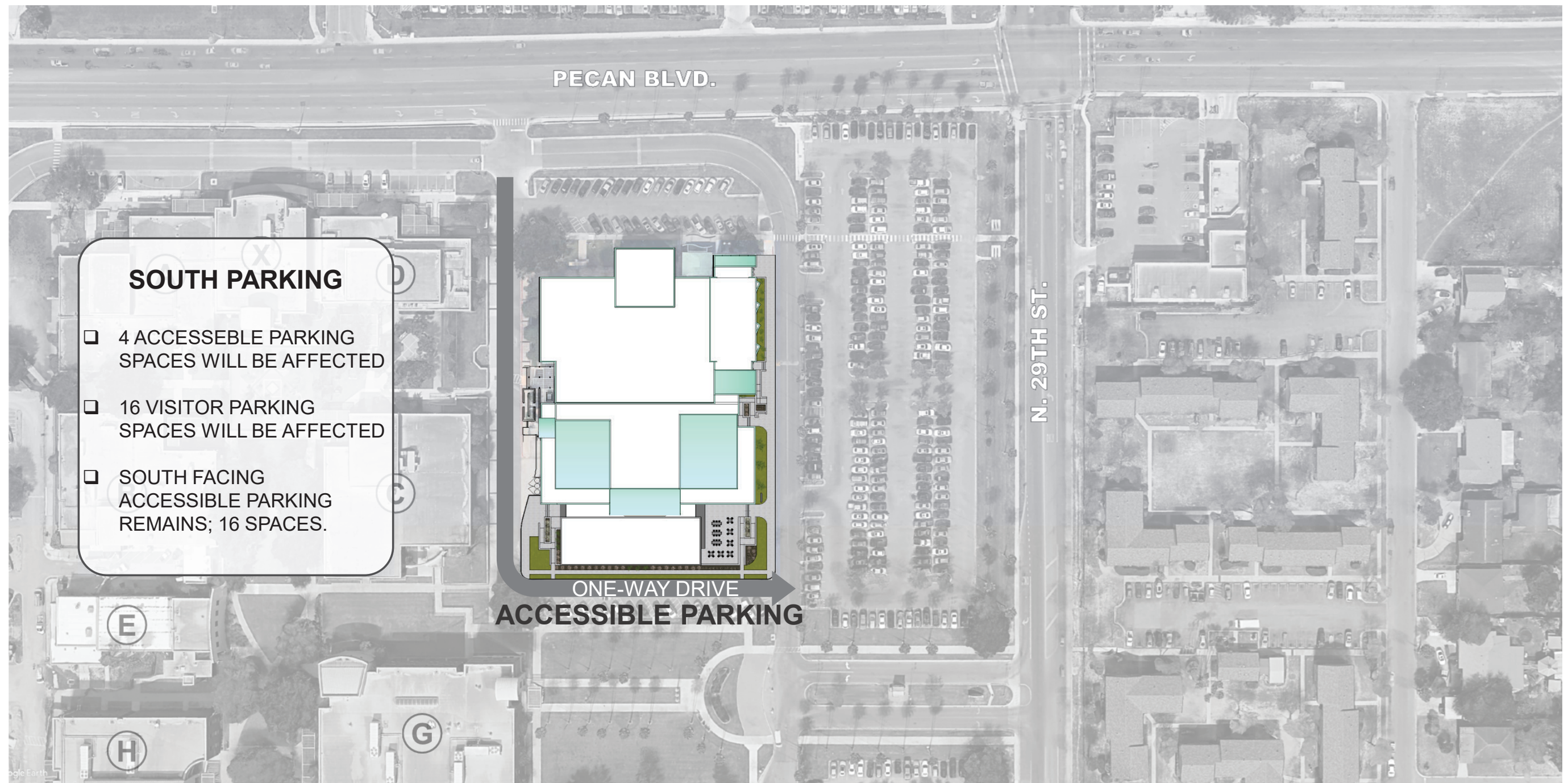




# PEDESTRIAN CIRCULATION

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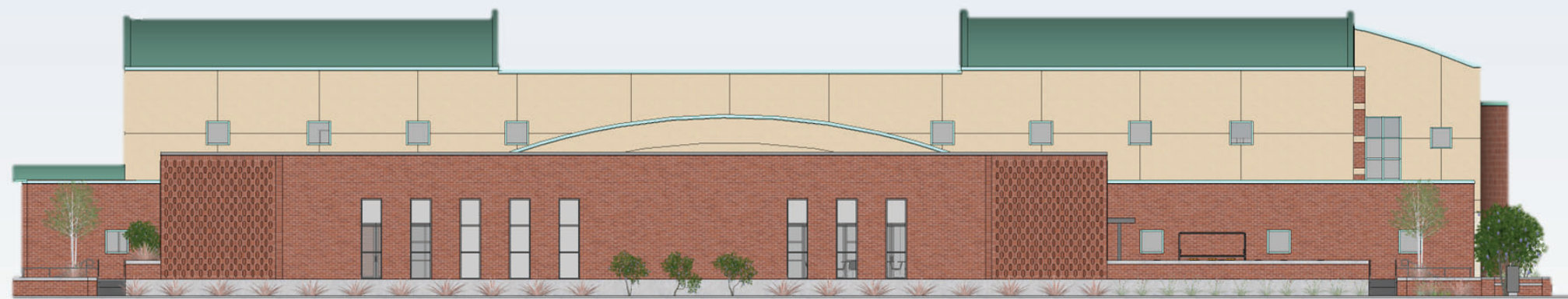




## SOUTH PARKING

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# SOUTH ELEVATION

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10

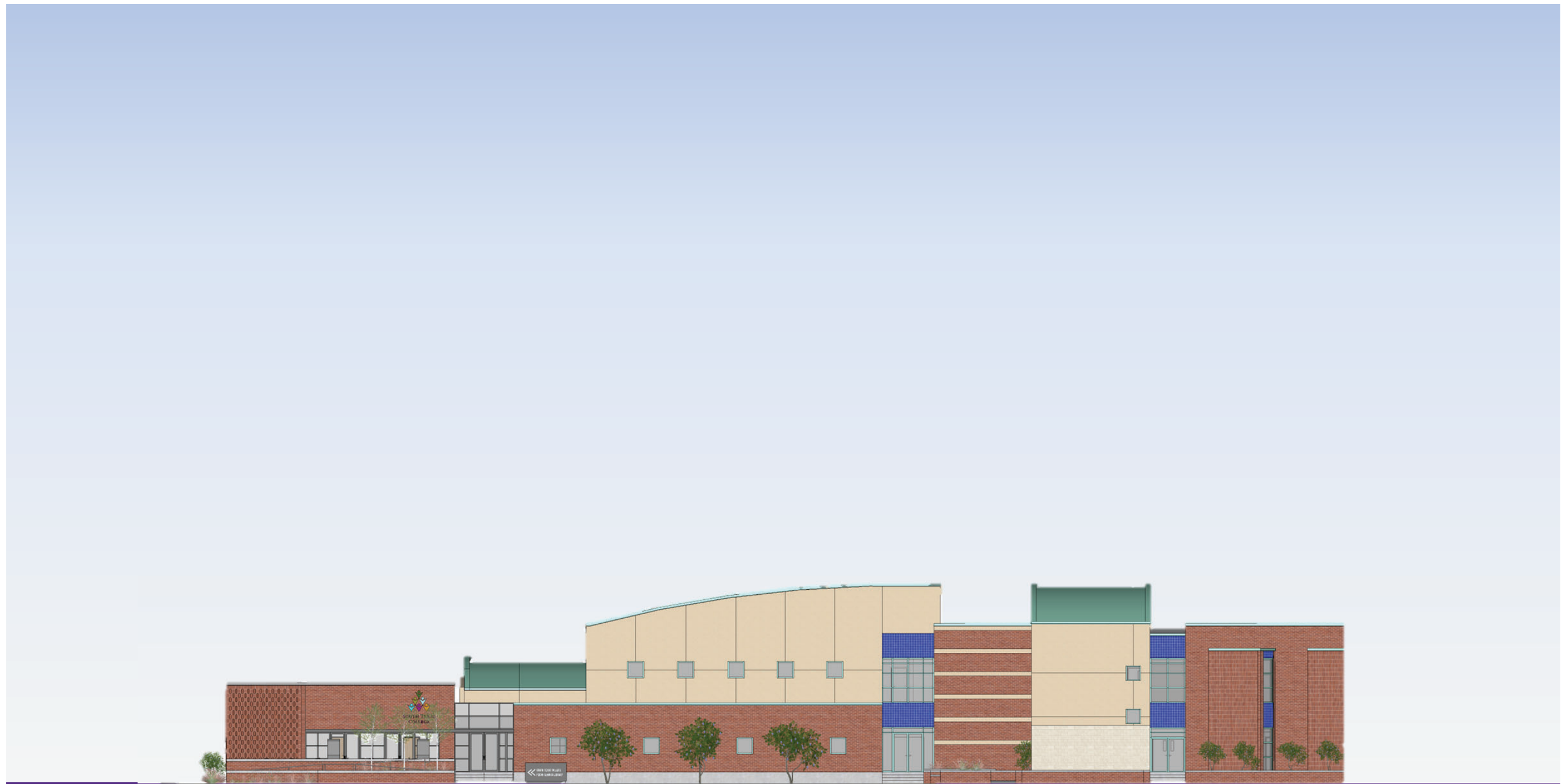


## WEST ELEVATION

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## EAST ELEVATION

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# EAST ENTRANCE

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## WEST ENTRANCE

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## EXTERIOR VIEWS

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## EXTERIOR VIEWS

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## EXTERIOR VIEWS

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17



JUNE @ 1:30 PM

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18



JUNE @ 4:00 PM

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19



DEC. @ 1:30 PM

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20



DEC. @ 4:00 PM

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21

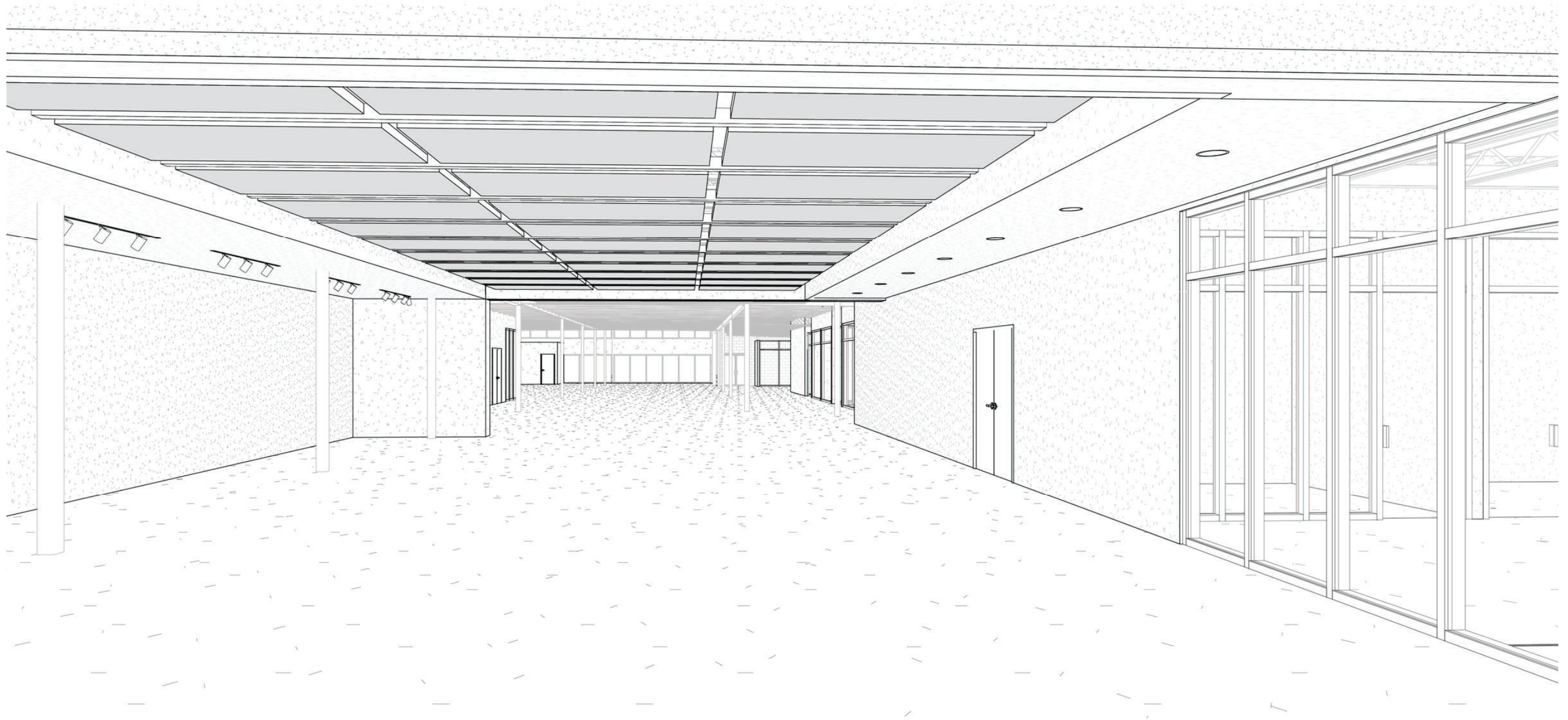


## MALL CORRIDOR

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## LIBRARY VIEW – PLACE HOLDER

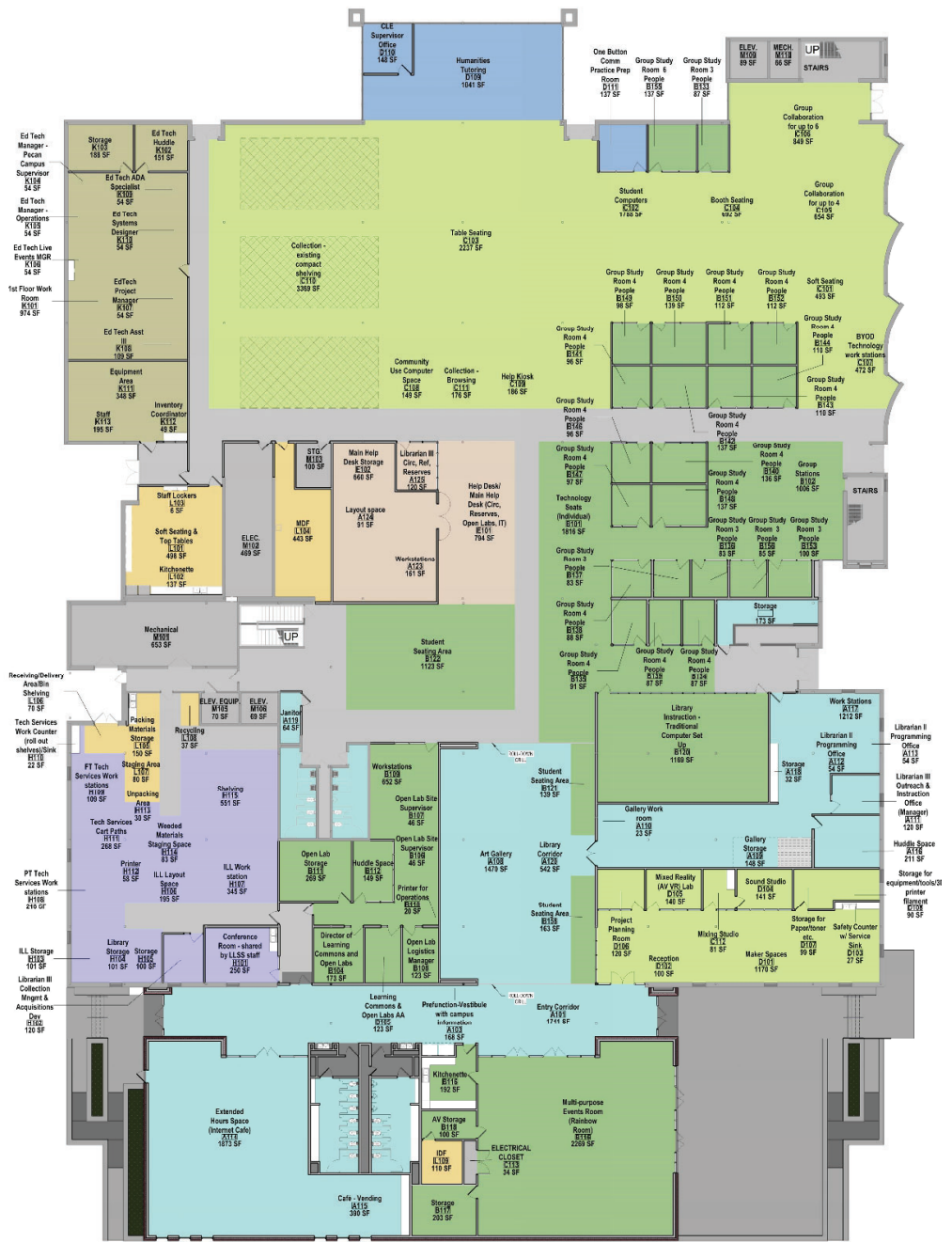
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DEPARTMENT LEGEND

- A. LOBBY/CENTRAL CIRCULATION
- B. MULTI-PURPOSE INSTRUCTION/MEETING SPACE
- C. STUDENT COLLABORATION AREAS
- D. CLE & HUMANITIES TUTORING
- E. CIRCULATION/MAIN HELP DESK
- H. TECHNICAL SERVICES
- K. EDUCATIONAL TECHNOLOGIES
- L. LIBRARY STAFF & BUILDING SUPPORT
- M. CIRCULATION / BUILDING SUPPORT



1<sup>ST</sup> FLOOR - PROGRAM

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# Department Legend

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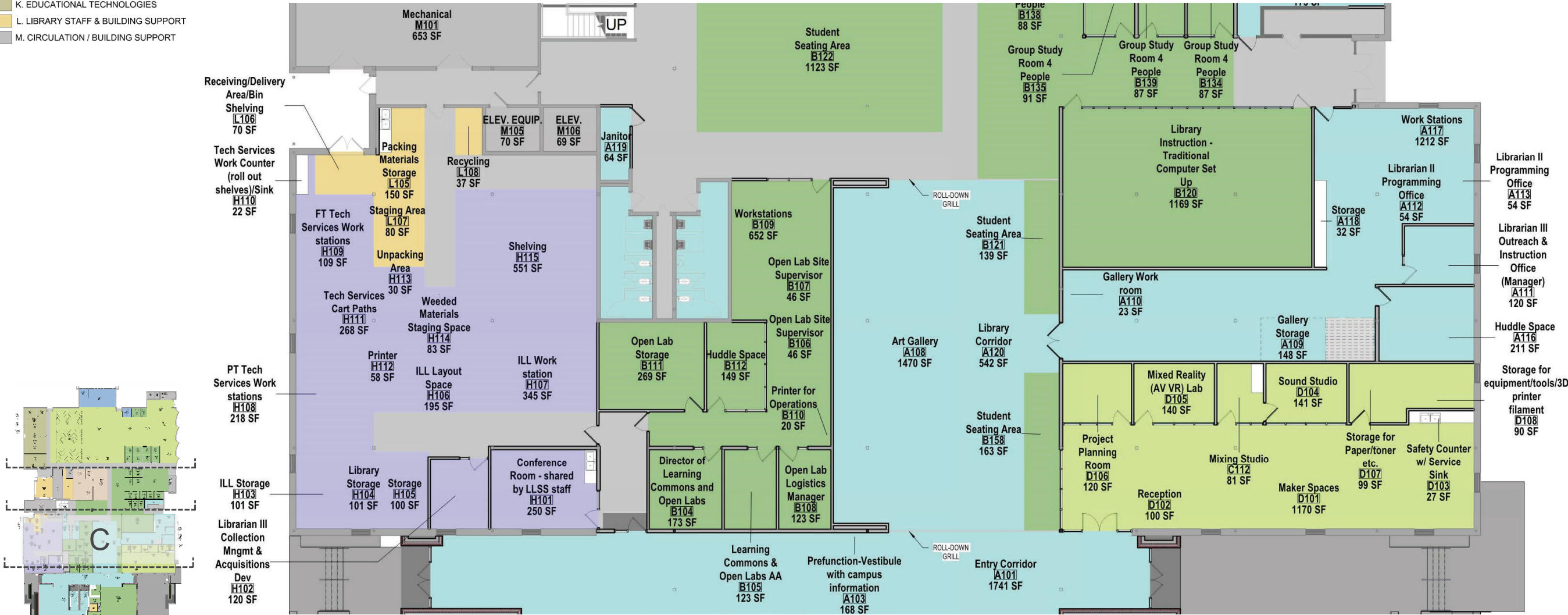
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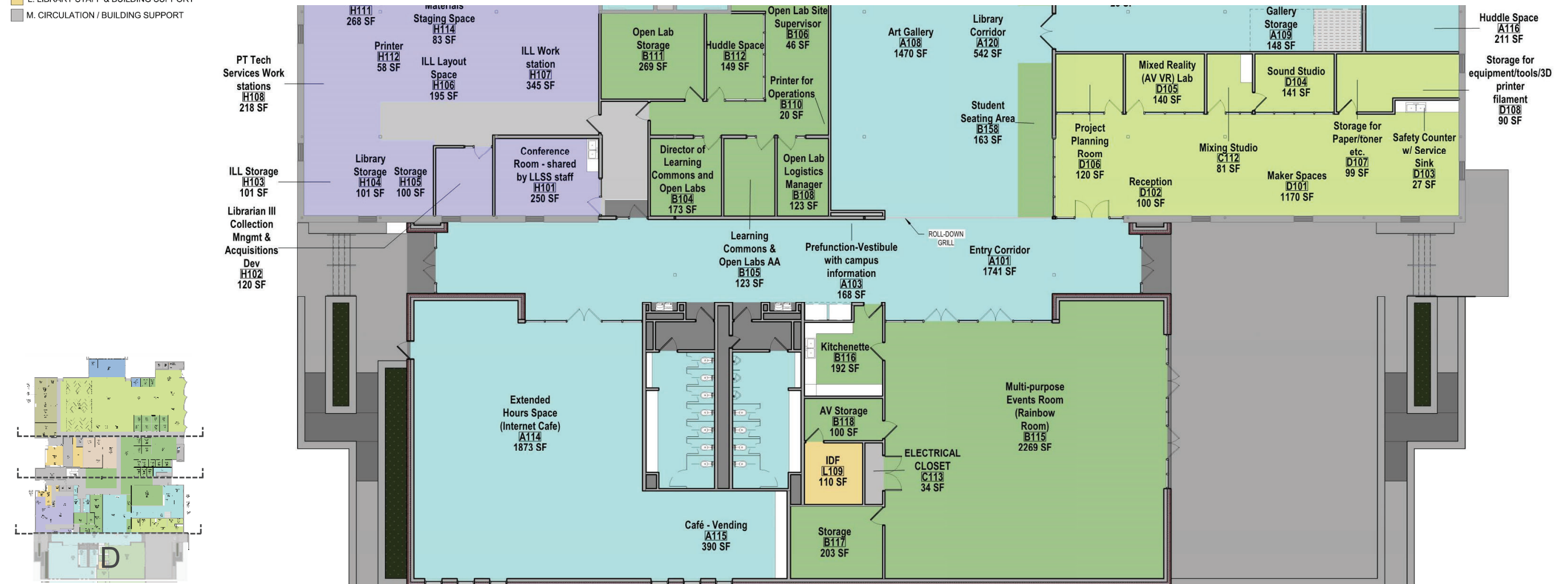


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## 1<sup>ST</sup> FLOOR - PROGRAM

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-  B. MULTI-PURPOSE INSTRUCTION/MEETING SPACE
-  F. STUDENT SPACE
-  G. ADMINISTRATION
-  I. REFERENCE SERVICES
-  J. LIBRARY AUTOMATION SERVICES
-  K. EDUCATIONAL TECHNOLOGIES
-  M. CIRCULATION / BUILDING SUPPORT



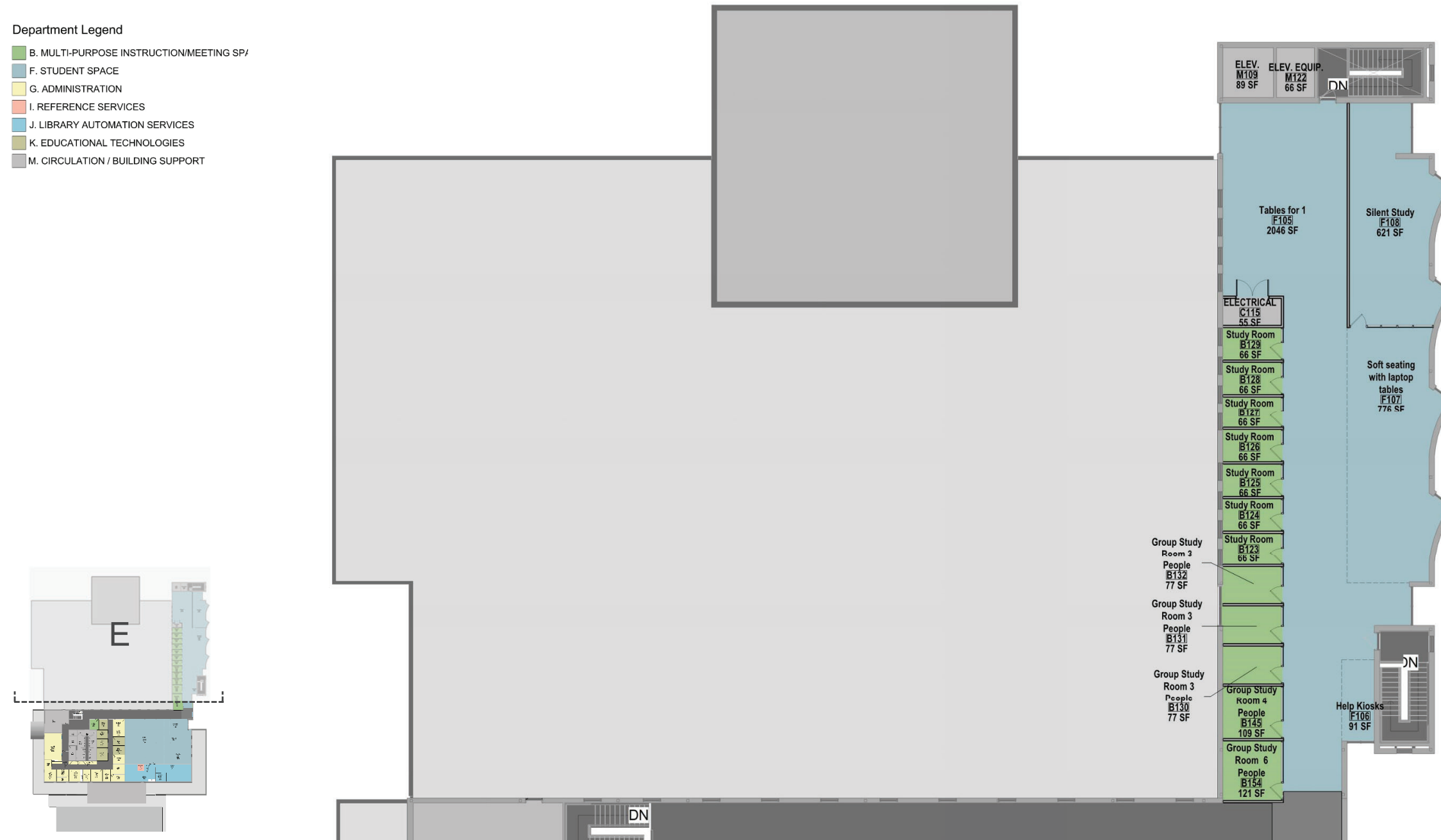
SOUTH TEXAS  
COLLEGE



29

Department Legend

- B. MULTI-PURPOSE INSTRUCTION/MEETING SP/
- F. STUDENT SPACE
- G. ADMINISTRATION
- I. REFERENCE SERVICES
- J. LIBRARY AUTOMATION SERVICES
- K. EDUCATIONAL TECHNOLOGIES
- M. CIRCULATION / BUILDING SUPPORT



## 2<sup>nd</sup> FLOOR - PROGRAM

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-  B. MULTI-PURPOSE INSTRUCTION/MEETING SPACE
-  F. STUDENT SPACE
-  G. ADMINISTRATION
-  I. REFERENCE SERVICES
-  J. LIBRARY AUTOMATION SERVICES
-  K. EDUCATIONAL TECHNOLOGIES
-  M. CIRCULATION / BUILDING SUPPORT



## BUILDING SERVICES

- RESTROOMS
- MECHANICAL
- ELECTRICAL
- INFORMATION TECH.
- STAIRS
- CUSTODIAL CLOSET

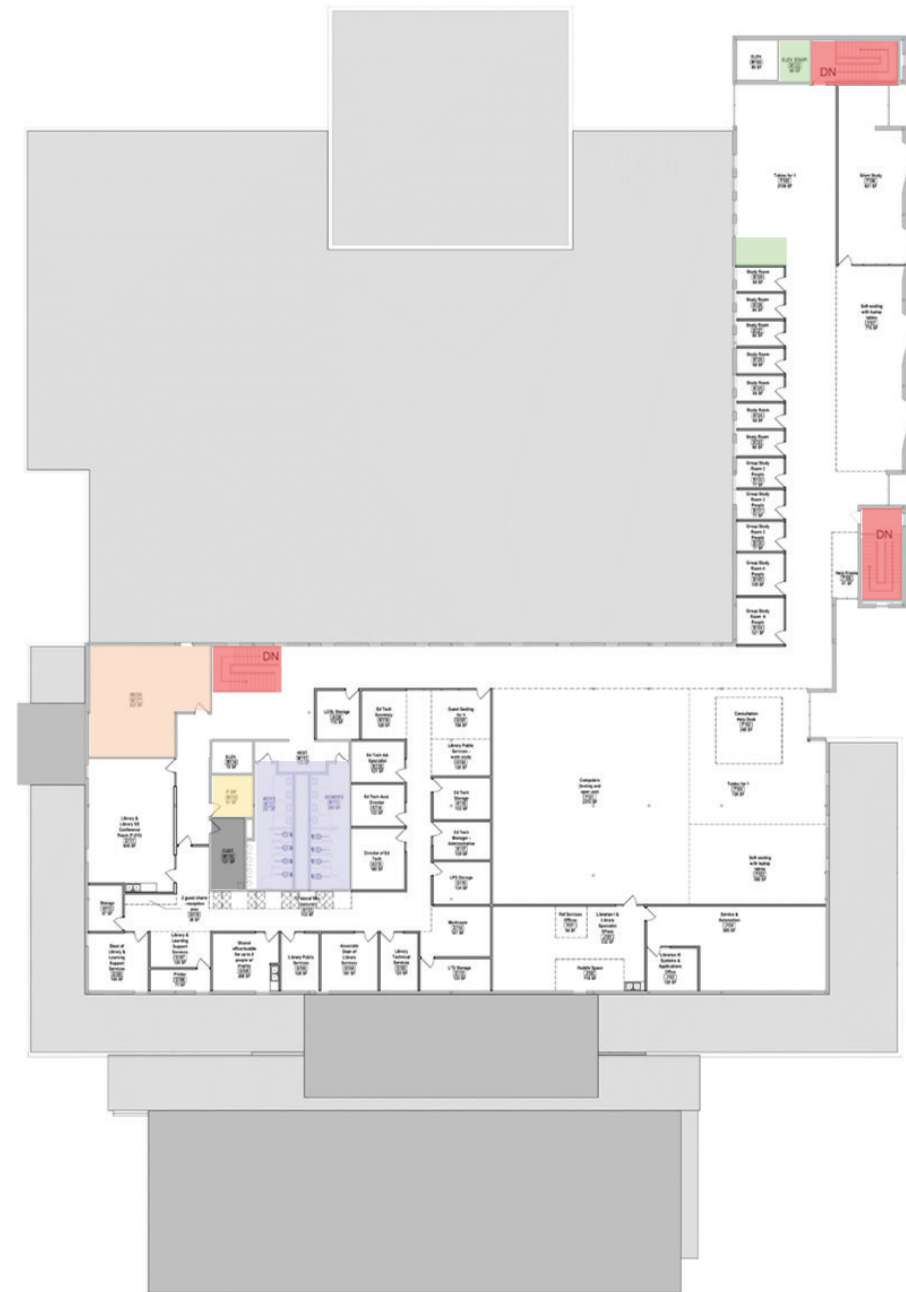


## 1<sup>ST</sup> FLOOR – BUILDING SERVICES

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## BUILDING SERVICES

- RESTROOMS
- MECHANICAL
- ELECTRICAL
- INFORMATION TECH.
- STAIRS
- CUSTODIAL CLOSET



## 2<sup>ND</sup> FLOOR – BUILDING SERVICES

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FLOOR	STUDENT SEATS
1 <sup>ST</sup>	867
2 <sup>ND</sup>	188
TOTAL	1,055

FURNITURE LAYOUT PROVIDED BY OWNER



1<sup>ST</sup> FLOOR – FURNITURE

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FLOOR	STUDENT SEATS
1 <sup>ST</sup>	867
2 <sup>ND</sup>	188
TOTAL	1,055

FURNITURE LAYOUT PROVIDED BY OWNER



# 2<sup>ND</sup> FLOOR – FURNITURE

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Approximately  
\$11.4M

BUILDING	SQ. FT	COST
1 <sup>ST</sup> FLOOR	44,379	\$ 6,104,118
2 <sup>ND</sup> FLOOR	19,095	\$ 2,622,032
EXPANSION	8,238	\$ 2,690,831
TOTAL	71,712	\$ 11,416,981

PROBALE CONSTRUCTION COST

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- Verify existing door entrances/exits required by code.
- Incorporate comments/feedback from committees into design.
- February Facilities Committee Presentation.
- Board approval for Schematic Design.


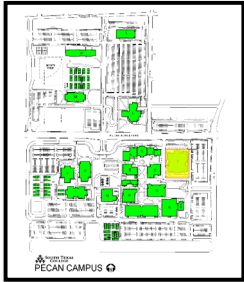
## NEXT STEPS

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# Project Fact Sheet 2/4/2021

<b>Project Name:</b> Pecan Campus - Library Renovation		<b>Project No.</b> 2016-018C				
<b>Funding Source(s):</b> Unexpended Plant Fund		<u>Original Budget</u> FY 20-21	<u>Revised Combined 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:	\$ 500,000.00	\$ 500,000.00 \$ - \$ 500,000.00 \$ 500,000.00			
	Design:	842,266.00	842,266.00 183,121.93 659,144.07 \$ 659,144.07			
	Miscellaneous:	100,000.00	100,000.00 703.20 99,296.80 \$ 99,296.80			
	FFE:	-	- - - \$ -			
	Technology:	-	- - - \$ -			
	<b>Total:</b>	<b>\$ 1,442,266.00</b>	<b>\$ 1,442,266.00 \$ 183,825.13 \$ 1,258,440.87 \$ 1,258,440.87</b>			
<b>Architect:</b> ERO Architects	<b>Board Approval of Schematic Design</b> TBD  <b>Substantial Completion</b> TBD <b>Board Acceptance</b> TBD  <b>Final Completion</b> TBD <b>Board Acceptance</b> TBD					
<b>Contractor:</b> TBD						
<b>STC FPC Project Manager:</b> David Valdez						
<b>Project Description</b>		<b>Project Scope</b>				
Renovation and expansion of the existing Pecan Campus Library		Project includes the complete renovation of the existing facility with a proposed expansion to the South.				
<b>Projected Timeline</b>						
Board Approval of Architect 11/26/2019	Board Approval of Schematic Design 2/23/2021	Board Approval of Contractor TBD	Construction Start Date TBD  Substantial Completion Date TBD  Final Completion Date TBD  FFE Completion of Move In TBD			
<b>Project Calendar of Expenditures by Fiscal Year</b>						
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Misc.</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>
2018-19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2019-20	\$ -	\$ 129,077.87	\$ 703.20	\$ -	\$ -	\$ 129,781.07
2020-21	\$ -	\$ 54,044.06	\$ -	\$ -	\$ -	\$ 54,044.06
<b>Project Total</b>	<b>\$ -</b>	<b>\$ 183,121.93</b>	<b>\$ 703.20</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 183,825.13</b>
<b>Current Agenda Item</b>						
02/09/21 Facilities Committee: Review and Recommend Action as Necessary on Schematic Design of the Renovation and Expansion of the Existing Pecan Campus Library Building F						
 						

## **Review and Recommend Action as Necessary on Authorization to Proceed with Design Development and Construction Document Phases for the Renovation and Expansion of the Existing Pecan Campus Library Building F**

Approval of authorization to proceed with the design development phase and the construction documents phase for the Renovation and Expansion of the Existing Pecan Campus Library Building F project will be requested at the February 23, 2021 Board meeting.

### **Purpose**

The Facilities Committee is asked to recommend approval for the architect to proceed with design development drawings and construction documents for the Renovation and Expansion of the Existing Pecan Campus Library Building F.

### **Justification**

Design development drawings and specifications are necessary in preparation for construction. Upon approval of the architect's schematic design, the project design team would require authorization to proceed with the design development and construction document phases.

### **Scheduling Priority**

This project was requested by Library staff based on meeting future SACSCOC requirements. This project has been previously reviewed by Library and College staff, the Coordinated Operations Council, the President's Cabinet, the Facilities Committee, and the Board of Trustees. This project is scheduled as an educational space improvement to enhance Library and Learning Support Services, add additional space for students and staff, and make more efficient and effective use of space.

### **Background**

The proposed Renovation and Expansion of the Existing Pecan Campus Library Building F project is part of the College's FY 2020-2021 Capital Improvement projects. The project consists of renovating and expanding Library Building F. The architect has provided a schematic design to be presented at the Facilities Committee meeting on February 9, 2021 for a recommendation for Board approval, which would establish the basis on which the design development drawings and construction documents would be developed.

### **Funding Source**

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

### **Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the February 23, 2021 Board meeting, proceeding with the design development phase and the construction documents phase for the Renovation and Expansion of the Existing Pecan Campus Library Building F project as presented.

### **Review and Recommend Action on Approval of Proposed Change Order for the Nursing and Allied Health Campus and Starr County Campus Student Services Renovations**

Approval of proposed change order with Holchemont, LTD for the Nursing and Allied Health Campus (NAHC) and Starr County Campus Student Services Renovations projects will be requested at the February 23, 2021 Board meeting.

#### **Purpose**

The purpose of the change order is to request authorization to increase the number of days to complete the construction scope.

#### **Justification**

Modification to the completion date is required due to delays that have occurred during the construction time frame of the project.

#### **Scheduling Priority**

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

This project was requested due to the space made available when the Student Enrollment Center was expanded as part of the 2013 Bond Construction Program. The Admissions area was vacated and the Cashiers department planned to use the available space. In addition, due to the Cashiers department relocation, a Veterans Affairs area was to be created in the vacated Cashiers space. The initial planning was provided as part of the Bond Construction Program. The project 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 a non-educational space improvement to enhance Student Services and Cashiers areas to make more efficient and effective use of space.

#### *Nursing Allied Health Campus East Building A Student Services Renovation*

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

## Background

On July 28, 2020, the Board approved contracting construction services with Holchemont, LTD for both projects for a total amount of \$400,000. On January 26, 2021, the Board approved change orders #1 and #2 for these projects, which increased the cost and extended the completion days by eight (8) days.

The contractor has requested 47 additional days due to delays listed below:

- Delay in material for doors and door hardware and electrical floor boxes by supplier due to Covid-19 ..... 15 Days
- Delay in Board approval of Change Orders #1 and #2 ..... 32 Days

Total number of days requested by contractor ..... **47 Days**

Original Substantial Completion Date.....December 26, 2020

Revised Substantial Completion Date per Change Orders #1 and #2 .....January 3, 2021

New Substantial Completion Date per proposed Change Order #3 ..... February 19, 2021

Below is a description of the proposed Change Order #3.

<b>Nursing and Allied Health Campus and Starr County Campus Student Services Renovations</b>		
<b>Proposed Change Order No.</b>	<b>Item Description</b>	<b>Days</b>
3	<ul style="list-style-type: none"> <li>• Increase in days due to delays beyond control of the contractor</li> </ul>	47 days

## Funding Source

Funds for the Nursing & Allied Health Campus East Building A Student Services Renovation Project 2019-006C and Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation Project 2018-020C are budgeted in the Unexpended Construction Plant Fund for available use in fiscal year 2020-2021.

The construction budget for the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation is \$188,000, and the construction budget for the Nursing Allied Health Campus East Building A Student Services Renovation is 247,000. The total combined construction budget is \$435,000. The total construction costs between the two renovation projects are combined since the projects were awarded as one contract to the contractor, Holchemont, LTD. The contractor's current contract approved by the Board including previous Change Orders #1 and #2 is \$405,665.

No additional costs are associated with Change Order #3.

Below is a summary of the combined construction budget for the projects.

<b>Nursing and Allied Health Campus and Starr County Campus Student Services Renovations Construction Budget</b>	
<b>Budget</b>	<b>Amount</b>
Starr Student Services Construction Budget	\$160,000
NAHC Student Services Construction Budget	275,000
<b>Total Construction Budget Amount</b>	<b>\$435,000</b>

Below is the variance of the construction budget versus the current construction contract.

<b>Nursing and Allied Health Campus and Starr County Campus Student Services Renovations Construction Budget Variance</b>	
<b>Budget</b>	<b>Amount</b>
Total Construction Budget	\$435,000
Current Construction Contract Amount	405,665
<b>Variance</b>	<b>\$29,335</b>

#### **Enclosed Documents**

The proposed change order #3 is enclosed.

#### **Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the February 23, 2021 Board meeting, the proposed change order with Holchemont, LTD for forty-seven (47) additional days for the Nursing and Allied Health Campus (NAHC) and Starr County Campus Student Services Renovations projects as presented.

# DRAFT AIA® Document G701™ – 2017

## Change Order

**PROJECT:** (Name and address)  
19.18 STC NAH Campus & Starr  
County Campus Student Services  
Renovations  
McAllen, TX and Rio Grande City, TX

**CONTRACT INFORMATION:**  
Contract For: General Construction  
  
Date: Sept. 9, 2020

**CHANGE ORDER INFORMATION:**  
Change Order Number: 003  
  
Date: February 4, 2021

**OWNER:** (Name and address)  
South Texas College (STC)  
3200 W. Pecan Blvd.  
McAllen, TX 78501

**ARCHITECT:** (Name and address)  
Gignac & Associates  
416 Starr St.  
Corpus Christi, Texas 78401

**CONTRACTOR:** (Name and address)  
Holchemont, LTD  
900 N. Main St.  
McAllen, TX 78501

### THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

32 Calendar day time extension for Change Order approvals

15 Calendar day time extension due to Covid-19 related fabrication delays on doors, door hardware and electrical boxes

47 Calendar day time extension total

The original Contract Sum was

The net change by previously authorized Change Orders

The Contract Sum prior to this Change Order was

The Contract Sum will be unchanged by this Change Order in the amount of

The new Contract Sum including this Change Order will be

\$	400,000.00
\$	5,665.00
\$	405,665.00
\$	0.00
\$	405,665.00

The Contract Time will be increased by forty-seven (47) days.

The new date of Substantial Completion will be February 19, 2021

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

### NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Gignac & Associates  
**ARCHITECT** (Firm name)

Holchemont, LTD  
**CONTRACTOR** (Firm name)

South Texas College (STC)  
**OWNER** (Firm name)

#### SIGNATURE

Raymond Gignac Principal  
**PRINTED NAME AND TITLE**

February 4, 2021  
**DATE**

#### SIGNATURE

Michael Montalvo, Manager  
**PRINTED NAME AND TITLE**

**DATE**


#### SIGNATURE

College President  
**PRINTED NAME AND TITLE**


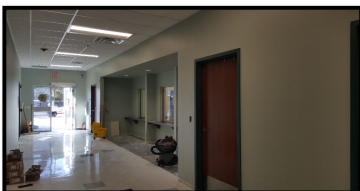

**DATE**

# Project Fact Sheet

## 2/5/2021

<b>Project Name:</b> Nursing and Allied Health Campus - East Bldg A Student Services Renovation		<b>Project No.</b> 2019-012C		
<b>Funding Source(s):</b> Unexpended Plant Fund		<b>Variance of Revised Budget</b> <b>Actual vs. Actual</b> <b>Variance of Original Budget vs. Actual</b>		
		<b>Original Budget</b>	<b>Revised Budget</b>	<b>Actual Expenditures To Date</b>
			<b>Revised Budget</b>	<b>Actual Expenditures To Date</b>
			<b>Date</b>	<b>Date</b>
				<b>Variance of Original Budget vs. Actual Expenditures To Date</b>
<b>Construction:</b>	\$247,000.00	\$ 217,000.00	\$ 77,954.91	\$ 139,045.09
<b>Design:</b>	27,500.00	-	18,730.22	(18,730)
<b>Miscellaneous:</b>	5,000.00	20,718.97	2,616.12	18,102.85
<b>FFE:</b>	75,000.00	-	-	-
<b>Technology:</b>	45,000.00	-	29,160.72	(29,161)
<b>Total:</b>	<b>\$ 399,500.00</b>	<b>\$ 237,718.97</b>	<b>\$ 128,461.97</b>	<b>\$ 109,257.00</b>
<b>Architect/Engineer:</b> Gignac Architects	<b>Board Approval of Schematic Design</b> 11/26/2019			
<b>Contractor:</b> Holchemont, LLC				
<b>STC FPC Project Manager:</b> Roberto S Gomez	<b>Substantial Completion</b>	TBD	<b>Board Acceptance</b>	TBD
	<b>Final Completion</b>	TBD	<b>Board Acceptance</b>	TBD
<b>Project Description</b>		<b>Project Scope</b>		
Redesign of the Existing Counseling, Testing, Admissions, Information area and Cashier's area.		Demolish existing walls and infrastructure, renovation of walls, flooring, ceiling, and interior finishes, and adding electrical, data, and HVAC infrastructure for a 2,136 sq. ft. space.		
<b>Projected Timeline</b>				
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date
2/26/2019	11/26/2019	4/28/2020	5/25/2020	2/19/2021
Final Completion Date				FFE Completion of Move In
3/19/2021				4/19/2021
<b>Project Calendar of Expenditures by Fiscal Year</b>				
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Misc.</b>	<b>FFE</b>
2020-21	\$ 77,954.91	\$ 18,730.22	\$ 2,616.12	\$ -
<b>Project Total</b>	<b>\$ 77,954.91</b>	<b>\$ 18,730.22</b>	<b>\$ 2,616.12</b>	<b>\$ -</b>
<b>Current Agenda Item</b>				
02/9/21 Facilities Committee: Review and Recommend Action on Approval of Change Order #3				
				

# Project Fact Sheet 2/5/2021

<b>Project Name:</b> Starr CC - Student Svcs Bldg G Cashiers and Vet. Affairs Areas Renovations		<b>Project No.</b> 2018-020C																																									
<b>Funding Source(s):</b> Unexpended Plant Fund			<b>Variance of Revised Budget</b> <table border="1"> <thead> <tr> <th><u>Actual</u></th> <th><u>vs. Actual</u></th> <th><u>Variance of Original</u></th> </tr> <tr> <th><u>Expenditures To</u></th> <th><u>Expenditures To</u></th> <th><u>Budget vs. Actual</u></th> </tr> <tr> <th><u>Date</u></th> <th><u>Date</u></th> <th><u>Expenditures To Date</u></th> </tr> </thead> <tbody> <tr> <td>Construction: \$ 188,000.00</td> <td>\$ 183,000.00</td> <td>\$ 125,438.47</td> <td>\$ 57,561.53</td> <td>\$ 62,561.53</td> </tr> <tr> <td>Design: 16,000.00</td> <td>-</td> <td>10,880.00</td> <td>(10,880)</td> <td>5,120.00</td> </tr> <tr> <td>Miscellaneous: 4,000.00</td> <td>-</td> <td>2,138.30</td> <td>(2,138.30)</td> <td>1,861.70</td> </tr> <tr> <td>FFE: 30,000.00</td> <td>-</td> <td>-</td> <td>-</td> <td>30,000</td> </tr> <tr> <td>Technology: 15,000.00</td> <td>-</td> <td>14,274.16</td> <td>(14,274)</td> <td>726</td> </tr> <tr> <td><b>Total:</b></td> <td><b>\$ 253,000.00</b></td> <td><b>\$ 183,000.00</b></td> <td><b>\$ 152,730.93</b></td> <td><b>\$ 30,269.07</b></td> <td><b>\$ 100,269.07</b></td> </tr> </tbody> </table>	<u>Actual</u>	<u>vs. Actual</u>	<u>Variance of Original</u>	<u>Expenditures To</u>	<u>Expenditures To</u>	<u>Budget vs. Actual</u>	<u>Date</u>	<u>Date</u>	<u>Expenditures To Date</u>	Construction: \$ 188,000.00	\$ 183,000.00	\$ 125,438.47	\$ 57,561.53	\$ 62,561.53	Design: 16,000.00	-	10,880.00	(10,880)	5,120.00	Miscellaneous: 4,000.00	-	2,138.30	(2,138.30)	1,861.70	FFE: 30,000.00	-	-	-	30,000	Technology: 15,000.00	-	14,274.16	(14,274)	726	<b>Total:</b>	<b>\$ 253,000.00</b>	<b>\$ 183,000.00</b>	<b>\$ 152,730.93</b>	<b>\$ 30,269.07</b>	<b>\$ 100,269.07</b>
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2020-21	\$ 125,438.47	\$ 10,880.00	\$ 2,138.30	\$ -	\$ 14,274	\$ 152,730.93																																					
<b>Project Total</b>	<b>\$ 125,438.47</b>	<b>\$ 10,880.00</b>	<b>\$ 2,138.30</b>	<b>\$ -</b>	<b>\$ 14,274.16</b>	<b>\$ 152,730.93</b>																																					
<b>Current Agenda Item</b>																																											
02/09/2021 Facilities Committee: Review and Recommend Action on Approval of Proposed Change Order for the Nursing and Allied Health Campus and Starr County Campus Student Services Renovations																																											
  																																											

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

Approval of final completion of the Regional Center for Public Safety Excellence Drainage Improvements at the Cityscape Area project will be requested at the February 23, 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	Final Completion Recommended	January 26, 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.

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 \$87,989.50.

The following chart summarizes the above information:

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	\$79,266.57	\$8,722.93

On January 26, 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 February 23, 2021 Board meeting, final completion and release of final payment of \$8,722.93 to Noble Texas Builders for 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



Asphalt Access Drive  
View Looking West

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



North Swale along Collision Avoidance Track  
View Looking East

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



Asphalt Drives with Drainage Improvements at the Cityscape  
View Looking Southeast

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



Drainage Swales at South of Cityscape  
View Looking Northwest

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



Asphalt Drives and Interior Drainage Improvements at Cityscape  
View Looking West

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



North Swale along Collision Avoidance Track  
View Looking West



January 26, 2021

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

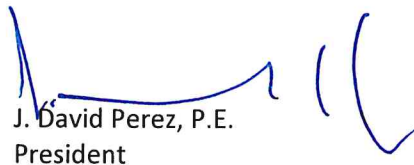
**Re: Final Completion  
STC RCPSE Cityscape Remediation  
Pharr, Texas**

Dear Mr. De La Garza,

On January 25, 2021 PCE Engineer David Perez P.E. inspected the project site to ensure that all punch list items have been completed. 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.


Based on the requirements outlined in the contract documents for final completion, we recommend contract amount to be paid in full. If you have any questions, please feel free to contact me at 956.631.4482 or email me at [dp@perezce.com](mailto:dp@perezce.com).

Respectfully submitted,  
Perez Consulting Engineers, LLC

  
J. David Perez, P.E.  
President

CC: Ricardo De La Garza, STC  
Juan Delgado, Noble Texas Builders

# Project Fact Sheet 2/1/2021

<b>Project Name:</b> RCPSE - Cityscape Remediation		<b>Project No.</b> 2020-022C1				
<b>Funding Source(s):</b> Unexpended Plant Fund	<b>Original Budget</b> Construction: \$ 88,000.00 Design: \$ 23,500.00 Miscellaneous: \$ 18,000.00 FFE: \$ - Technology: \$ - <b>Total:</b> \$ 129,500.00		<b>Variance of Revised Budget vs. Actual</b> <b>Actual Expenditures To Date</b> <b>Revised Budget</b> <b>Expenditures To Date</b> <b>Variance of Original Budget vs. Actual Expenditures To Date</b>			
			\$ 87,989.50    \$ 79,266.57    \$ 8,722.93    \$ 8,733.43			
			-    -    -    23,500.00			
			20,718.97    10,046.43    10,672.54    7,953.57			
			-    -    -    -			
			-    -    -    -			
			\$ 108,708.47    \$ 89,313.00    \$ 19,395.47    \$ 40,187.00			
<b>Architect/Engineer:</b> Perez CE <b>Contractor:</b> Noble Texas Builders	<b>Board Approval of Schematic Design</b> NA					
<b>STC FPC Project Manager:</b> Roberto S Gomez	<b>Substantial Completion</b> 1/4/2021 <b>Board Acceptance</b> 1/26/2021 <b>Final Completion</b> 1/26/2021 <b>Board Acceptance</b> 2/23/2021					
<b>Project Description</b>		<b>Project Scope</b>				
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 edgecurb, swales, and rip-rap.				
<b>Projected Timeline</b>						
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
8/27/2019	NA	NA	10/2/2020	1/4/2021	1/26/2021	NA
<b>Project Calendar of Expenditures by Fiscal Year</b>						
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Misc.</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>
2020-21	\$ 79,266.57	\$ -	\$ 10,046.43	\$ -	\$ -	\$ 89,313.00
<b>Project Total</b>	<b>\$ 79,266.57</b>	<b>\$ -</b>	<b>\$ 10,046.43</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 89,313.00</b>
<b>Current Agenda Item</b>						
02/9/21 Facilities Committee: Review and Recommend Action on Approval of Final Completion of the Regional Center for Public Safety Excellence Drainage Improvements at the Cityscape Area						
						

## **Review and Action as Necessary on Proposed Facilities Usage Agreement with the Mission Economic Development Corporation**

Approval to enter into a Facilities Usage Agreement with the Mission Economic Development Corporation (MEDC) will be requested at the February 23, 2021 Board meeting.

### **Purpose**

Authorization is requested to enter into a Facilities Usage Agreement with MEDC for the use of the sound studio suite at the Mission Center for Education and Economic Development (CEED) Building located at 801 N. Bryan Road, Mission, TX 78572.

### **Justification**

The CEED's sound studio suite is equipped with high-quality and expensive audio recording and sound production technology. This suite would provide a workspace for South Texas College music students and instructors to record audition material, lesson assignments, and performances, as well as use for professional development activities.

The proposed agreement would provide up to ten hours per week of access to the studio, at a variable schedule as determined by the College and approved by administration at the CEED.

### **Terms**

The proposed agreement would be for a six-month term, from March 1, 2021 – August 31, 2021, at a total cost of \$3,000.

Renewal or a new agreement might be considered by the College, and would be presented for Board approval as appropriate.

### **Funding Source**

Funds for this agreement are available in the Music Department Operating Funds budget for FY 2020 - 2021.

### **Recommendation**

It is requested that the Facilities Committee recommend for Board approval at the February 23, 2021 Board meeting, approval of the proposed Facilities Usage Agreement with the Mission Economic Development Corporation for use of the CEED Building Sound Studio Suite for the period from March 1, 2021 through August 31, 2021, at a cost of \$3,000.

## **Review and Action as Necessary on Proposed Facilities Usage/Interlocal Agreement and with Tyler Junior College**

Approval to enter into a Facilities Usage/Interlocal Agreement with Tyler Junior College (TJC) will be requested at the February 23, 2021 Board meeting.

### **Purpose**

Authorization is requested to enter into a Facilities Usage/Interlocal Agreement with TJC for the use of space to host South Texas College network and system equipment at their main data center located at 1327 South Baxter Ave, Tyler, TX. The agreement would also allow South Texas College to host TJC's comparable network and system equipment at South Texas College's main data center.

### **Justification**

The STC Information Technology Department is scaling the business continuity and disaster recovery plan to include critical data replication, storage, and recovery to and from a safe remote location. A data center collocation site at TJC will allow an efficient and cost-effective process to back-up and restore STC data in the event of disaster.

The STC assets that will be relocated to TJC are as follows:

STC Tag #	Equipment Description	Serial Number	Purchase Date	Purchase Amount
46020	Dell EMC VxRail P570F Server	F9C17X2	8/1/2019	\$8,130.50
46021	Dell EMC VxRail P570F Server	F9C37X2	8/1/2019	\$8,130.50
46022	Dell EMC VxRail P570F Server	F9C5FW2	8/1/2019	\$8,130.50
46023	Dell EMC VxRail P570F Server	F9C27X2	8/1/2019	\$8,130.50
23743	Cisco C9500-16X Switch	FCW2309F1AH	4/16/2019	\$6,184.09
23375	Cisco C9500-16X Switch	FCW2309F1ED	4/16/2019	\$6,184.09
38533	Cisco C3650-24TX Switch	FDO2142V0AH	11/21/2017	\$4,073.46
25387	Dell SuperMassive 9800 Firewall	C0EAE4AC3480	2/25/2015	\$42,719.86
25388	Dell SuperMassive 9800 Firewall	C0EAE4AC38C0	2/25/2015	\$20,505.84
23161	Cisco ASR 1002-F Router	FOX1437H4BC	6/8/2010	\$16,800.00
23376	Cisco C9500-16X Switch	FCW2309F1E9	4/16/2019	\$6,184.09
9000074234	Palo Alto PA-220 Rack	12801009396	6/8/2017	\$160.00
42974	TrippLite 2200 UPS	2938AV0SM88FF00187	2/20/2020	\$1,033.54
42401	TrippLite 2200 UPS	2941JLCPS864400037	5/7/2020	\$3,870.47

### **Terms**

South Texas College and Tyler Junior College would enter into this agreement at no charge to either institution. Each College would provide its own equipment to be installed into the other institution's collocation data center and would be responsible to maintain data services to support the offsite equipment. Each College would be responsible to maintain site conditions, security, and liability insurance as appropriate for its facilities.

The Facilities Usage/Interlocal Agreement is still being drafted with Tyler Junior College, and has not yet been presented for review by legal counsel. Administration will review the proposed agreement with legal counsel prior to presenting it for Board approval on February 23, 2021.

Renewal or a new agreement might be considered by the College, and would be presented for Board approval as appropriate.

### **Funding Source**

No additional funds are necessary for this agreement.

### **Recommendation**

It is recommended that the Facilities Committee recommend for Board approval at the February 23, 2021 Board meeting, approval of the proposed Facilities Usage/Interlocal Agreement with Tyler Junior College for development of and installation of equipment into collocation data centers, including the delivery and hosting of equipment as necessary, for the period beginning March, 1 2021 through March 1, 2023 at no additional cost to either institution.

### **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 February 5, 2021**

<b>Total Project Budget Summary</b>	<b>FY21 Unexpended Plant Fund</b>	<b>FY21 Renewals &amp; Replacements</b>
Total Construction Project Budget	\$ 10,982,474	\$ 4,883,890
Previously Approved Projects for September - January 2021	(1,320,446)	(471,919)
Proposed Project(s) for the Month of February 2021	(2,054,036)	-
<b>Total Project Budget Balance</b>	<b>\$ 7,607,992</b>	<b>\$ 4,411,971</b>

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 February 5, 2021**

Project Reference #	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
Board Approved 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 Board Approved on January 26, 2021		\$ 353,116	\$ -
Pending Board Approval on February 23, 2021			
2016-018C	Pecan Campus Library Building F Renovation and Expansion - CO	\$ 1,442,266	\$ -
2019-006C	Nursing and Allied Health Campus East Building A Student Services Renovation - CO	\$ 375,270	\$ -
2018-020C	Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation - CO	\$ 236,500	\$ -
Total Pending Board Approval on February 23, 2021		\$ 2,054,036	\$ -
Current Total Project Budget		\$ 3,374,482	\$ 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	\$ 9,702	\$ 265,301	\$ 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	March 2021	Approval of Construction Services	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	\$ 527,585	\$ 96,860	\$ 499,435	Completed	N/A		Boultinghouse Simpson Gates Architects	Noble Texas Builders
6	Student Activities Center Building H Cafeteria Renovation	MV									●	\$ 957,600	\$ 778,385	\$ 179,215	\$ 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	\$ 1,642,856	\$ 2,367,318	\$ 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	\$ 287,546	\$ 101,678	\$ 308,666	High	N/A		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	\$ 289,554	\$ 323,870	\$ 531,866					
Technology Campus																				
14	Emerging Technologies Building A & Advanced Technical Careers Building B Renovation	SS			●							\$ 151,320	\$ 6,670	\$ 144,650	\$ 150,500	High	March 2021	Approval of Master Plan	EGV Architects	TBD
Technology Campus Subtotal												\$ 151,320	\$ 6,670	\$ 144,650	\$ 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	\$ 107,156	\$ 289,460	\$ 375,270	High	March 2021	Approval of Substantial Completion	Gignac Architects	Holchemont
16	West Entry Campus Sign	DV									●	\$ 80,353	\$ 62,007	\$ 18,346	\$ 60,000	Completed	N/A		N/A	Limon Masonry
Nursing and Allied Health Campus Subtotal												\$ 476,969	\$ 169,163	\$ 307,806	\$ 435,270					
Starr County Campus																				
17	Student Services Building G Renovation	SS					●					\$ 247,380	\$ 106,553	\$ 140,827	\$ 236,500	High	March 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	\$ 107,373	\$ 370,827	\$ 466,500					
Regional Center for Public Safety Excellence																				
19	Shooting Range (Previously Target Range)	DV			●							\$ 296,092	\$ 14,780	\$ 281,312	\$ 291,972	High	March 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	\$ 40,375	\$ 340,510	\$ 356,255	High	April 2021	Approval of Construction Services	Perez Consulting Engineers	TBD
24	Chiller Installation	MV			●							\$ 170,000	\$ -	\$ 170,000	\$ 170,000	High	N/A		Half Associates, Inc	TBD
25	Cityscape Remediation	RG						●				\$ 129,500	\$ 89,313	\$ 40,187	\$ 129,500	High	February 2021	Approval of Final Completion	Perez Consulting Engineers	Noble Texas Builders
Regional Center for Public Safety Excellence Subtotal												\$ 1,952,577	\$ 144,468	\$ 1,808,109	\$ 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	\$ 6,691	\$ 652,605	\$ 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	\$ 6,691	\$ 4,258,044	\$ 4,264,735				
Totals			12	3	6	0	8	1	0	0	5	\$ 12,200,452	\$ 2,404,978	\$ 9,795,474	\$ 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	\$ 126,348	\$ 1,784	\$ 92,971	Completed	N/A		PCE Consultants	McAllen Multi Services
2	Drainage Improvements Phase I	SS									●	\$ 459,202	\$ 386,842	\$ 72,360	\$ 302,919	Completed	N/A		PCE Consultants	McAllen Multi Services
3	Roofing Replacement	MV				●						\$ 951,000	\$ 37,267	\$ 913,733	\$ 947,123	High	March 2021	Approval of Construction Services	Beam Professionals	TBD
Pecan Campus Subtotal												\$ 1,538,334	\$ 550,457	\$ 987,877	\$ 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	April 2021	Approval of Substantial Completion	N/A	Oracle Elevator
6	NAH East Building A Roofing Replacement	MV				●						\$ 166,077	\$ 10,658	\$ 155,419	\$ 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	Completed	N/A		N/A	TBD
8	NAH East Building A Exterior Stair Repairs and Replacement	RG			●							\$ 169,000	\$ -	\$ 169,000	\$ 169,000	High	TBD	Approval of Construction Services	Chanin Engineering, LLC	TBD
Nursing and Allied Health Campus Subtotal												\$ 655,754	\$ 157,335	\$ 498,419	\$ 508,108					
Starr County Campus																				
9	Roofing Replacement	MV				●						\$ 832,323	\$ 38,126	\$ 794,197	\$ 824,569	High	March 2021	Approval of Construction Services	Beam Professionals	TBD
Starr County Campus Subtotal												\$ 832,323	\$ 38,126	\$ 794,197	\$ 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	March 2021	Update on flooring conditions	N/A	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	0	2	11	1	0	0	0	4	\$ 5,566,584	\$ 877,677	\$ 4,688,907	\$ 4,883,890					