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II. Discussion and Recommend Action as Necessary Regarding the 2013 Bond Construction Program ................................................................. 13

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XI. Review and Recommend Action on Contracting Construction Services for the Pecan Campus Tree Removal Project ................................................................ 45-48

XII. Update on Status of Non-Bond Construction Projects ........................................ 49-54
Approval of October 14, 2014 Facilities Committee Meeting Minutes

The Minutes for the Facilities Committee Meeting of October 14, 2014 are presented for Committee approval.
The Facilities Committee Meeting was held on Tuesday, October 14th, 2014 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:41 p.m. with Mr. Gary Gurwitz presiding.

Members present: Mr. Gary Gurwitz, Dr. Alejo Salinas, Jr., Mr. Paul R. Rodriguez, Ms. Rose Benavidez, Mrs. Graciela Farias, and Mr. Jesse Villarreal

Members absent: Mr. Roy de León

Also present: Dr. Shirley A. Reed, Mr. Chuy Ramirez, Mrs. Mary Elizondo, Mr. Gerry Rodriguez, Mrs. Becky Cavazos, Mrs. Brenda Balderaz, Dr. Jim Broaddus, Mr. Gilbert Gallegos, Mr. Rolando Garcia, Ms. Diana Bravos, Mr. Hyde Griffith, Mr. Tom Dearmin, Mr. Jose A. Delgado, and Mr. Andrew Fish

Approval of September 11, 2014 Facilities Committee Meeting Minutes

Upon a motion by Mrs. Graciela Farias and a second by Dr. Alejo Salinas, Jr., the Minutes for the Facilities Committee Meeting of September 11, 2014 were approved as written. The motion carried.

Executive Session:

The South Texas College Board Facilities Committee convened into Executive Session at 4:42 p.m. in accordance with Chapter 551 of the Texas Government Code for the specific purpose provided in:

- Section 551.071, Consultations with Attorney

1. Review and Recommend Action on the Issuance of Final Demand Letter for Hail Damage Insurance Claims
Open Session:

The South Texas College Board Facilities Committee returned to Open Session at 5:00 p.m. No action was taken in Executive Session.

Review and Recommend Action on the Issuance of Final Demand Letter for Hail Damage Insurance Claims

Staff has tendered to Chubb Insurance responses to all of Chubb's requests for clarifications and additional information supporting STC's claim for damages resulting from the March 2012 hail storm.

The following chart contains a breakdown of the total costs for repairs including the repairs caused by the hail storm and additional owner requested repairs. Also, included is the amount currently received from Chubb and STC's deductible. As of August 5, 2014 Chubb has confirmed receipt of all STC's final documentation and has indicated that additional expenses in the amount of $427,401.35 may be paid if adequate supporting documentation is provided. If these additional expenses are covered, an amount of $2,279,028.53 may remain as a potential disputed amount. If the additional amount is not paid, the remaining disputed amount will remain at $2,706,429.88.

The total hail damage repair costs may be summarized as follows:

<table>
<thead>
<tr>
<th>Summary of Hail Storm Damage Insurance Claims</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Hail Damage Repair Costs</td>
</tr>
<tr>
<td>Less: Owner Requested Repairs</td>
</tr>
<tr>
<td>Net Hail Damage Repair Costs</td>
</tr>
<tr>
<td>Less: Deductible</td>
</tr>
<tr>
<td>Less: Insurance Payments Received</td>
</tr>
<tr>
<td>Difference – Pending Claims</td>
</tr>
</tbody>
</table>

Note: Table does not include the additional pending payment amount of $427,401.35 form Chubb

STC legal counsel has previously received an agreement from Chubb that it would waive any statute of limitations claim until a formal response to STC's figures has been provided. The final figures are contained herein and legal counsel proposed a formal demand to Chubb from the College.
The Board would be asked to approve and authorize Legal Counsel to issue a demand letter to Chubb Insurance. Legal Counsel has provided a letter, as a confidential document under separate cover, for review by the Committee and recommendation for Board approval. The demand letter would be sent to Chubb after Board approval.

Upon a motion by Mr. Paul R. Rodriguez and a second by Mr. Jesse Villarreal, the Facilities Committee recommended Board approval and authorization for Legal Counsel to issue a demand letter to Chubb Insurance for the current disputed amount of $2,706,429.88 as presented. The motion carried.

Update on Status of 2013 Bond Construction Program

Mr. Gilbert Gallegos with Broaddus & Associates provided an update on the status of the 2013 Bond Construction Program. This was for the Committee’s information and feedback to staff and the construction program management firm, and no action was requested.

Review and Recommend Action on Construction Manager-At-Risk Construction Procurement Method for the 2013 Bond Construction Program

Approval of the Construction Manager-At-Risk Construction Procurement Method for the 2013 Bond Construction Program will be requested at the October 28, 2014 Board meeting.

Dr. Jim Broaddus with Broaddus & Associates attended the October 14, 2014 Board Facilities Committee meeting to provide a presentation on the construction procurement methods available to STC and a recommendation on the use of the Construction Manager-At-Risk (CM@R) method. The presentation reviewed the pros and cons of each method and some detail on why the CM@R was recommended for STC’s Bond Construction Program.

It was proposed that the CM@R method be used for all Bond Construction projects except for La Joya Jimmy Carter Teaching Site Improvements. A copy of the presentation prepared by Broaddus & Associates was included in the packet.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the use of the Construction Manager-At-Risk Construction Procurement Method for the 2013 Bond Construction Program as presented. The motion carried.
Review and Recommend Action on Standard Owner/Architect Agreement for 2013 Bond Construction Program

Approval of the Standard Owner/Architect Agreement for the 2013 Bond Construction Program will be requested at the October 28, 2014 Board meeting.

Broaddus & Associates has assisted STC staff and STC legal counsel with preparation of a proposed Standard Owner/Architect agreement to be used for STC’s 2013 Bond Construction Program. The proposed agreement was designed to be used when the College would employ the services of a **Construction Program Manager** and the **Construction Manager at Risk**.

A draft of the proposed Owner/Architect agreement was provided for the Committee’s review. The agreement was developed to identify the Owner’s and Architect’s responsibilities when the construction program included the use of a **Construction Program Manager** and a **Construction Manager at Risk** as the general contractor.

Some Bond projects may not require the **Construction Manager at Risk** procurement method and therefore the more typical **Competitive Sealed Proposals** procurement method could be used. In the cases where the **Competitive Sealed Proposals** method was used, STC’s standard AIA Owner/Architect agreement could be used.

Broaddus contacted the Board approved firms and provided them with a draft copy of the proposed agreement. Providing each firm with the draft agreement allowed B&A to begin negotiation on the scope of service and proposed fee. With Board approval of the proposed agreement in October 2014, B&A would finalize negotiations and prepare for Board approval of fees in November 2014. Dr. Jim Broaddus and Mr. Gilbert Gallegos from Broaddus & Associates attended the October 14, 2014 Board Facilities Committee meeting to review the draft contract and address questions by the Committee.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommend for Board approval at the October 28, 2014 Board meeting, the use of the Standard Owner/Architect Agreement, substantially in the form presented, for the 2013 Bond Construction Program. The motion carried.

Review and Recommend Action on 2013 Bond Construction Program Priority Projects

Approval of 2013 Bond Construction Program Priority Projects will be requested at the October 28, 2014 Board meeting.

Broaddus & Associates and STC staff has reviewed the overall Bond Program schedule to identify the construction programs which would provide the most desirable space and the longest design and construction schedules, in an effort to determine which projects should get started first.
Broaddus & Associates provided a table outlining the projects which were identified as the first group to begin design work with each respective architect. The available Bond construction funds would be used cover the costs of design and construction services for these four projects.

The Thermal Plants, Parking Lots, and Site Improvement projects for each campus would be added to this list of priority projects once the MEP and civil engineers were approved.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval of the 2013 Bond Construction Program Priority Projects as presented. The motion carried.

**Review and Recommend Action on Short List of Mechanical, Electrical, and Plumbing (MEP) Engineering Firms and Assignments of Construction Projects for the 2013 Bond Construction Program**

Approval of short list of Mechanical, Electrical, and Plumbing (MEP) engineering firms and assignments of construction projects will be requested at the October 28, 2014 Board meeting.

Broaddus & Associates representatives along with STC staff attended the October 14, 2014 Facilities Committee meeting to provide an update on the evaluation of MEP firms’ statements of qualifications submitted for the 2013 Bond Construction Program.

On September 23, 2014 a total of nine (9) submittals were received in response to STC’s solicitation of qualifications from MEP engineers for the 2013 Bond Construction Program. A team consisting of three Broaddus & Associates representatives and six STC staff members completed the evaluations of the submittals.

Evaluation of the MEP engineers’ qualifications was completed and Broaddus & Associates prepared a recommendation on how the Bond construction projects could be assigned to firms based on evaluation of the information provided. This recommendation was based on the following general requirements:

1. Overall evaluation of each firm’s qualifications, experience, and references
2. Ranking of each firm after evaluations
3. Project preferences as identified by each firm
4. Each firm’s unique experience and areas of specialization
5. Each firm’s capacity to manage each project size

The evaluation team provided spreadsheets summarizing the information gathered during their review and the proposed project assignments resulting from the evaluations. The Committee was asked to choose to recommend Board approval of
the recommended firms and project assignments or to recommend the firms be interviewed prior to approval of the project assignments.

The Facilities Committee noted that unlike the Pecan Campus and Mid Valley Campus building projects, the MEP firm recommended for 2013 Bond Construction Program Starr County Campus Thermal Plant was different than the firm proposed for the larger building on that campus and therefore requested that MEP engineer for the larger building be considered for the Thermal Plant Project.

Mr. Gilbert Gallegos with Broaddus & Associates confirmed that the MEP engineer proposed for the large building project was qualified for the Thermal Plant work and could be considered. The Facilities Committee asked whether the recommendation could be revised to assign the Thermal Plant project at the Starr County Campus to Sigma HN Engineers, PLLC, and Mr. Gallegos confirmed that this would be consistent with the evaluation committee’s appraisal of qualifications.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Jesse Villarreal, the Facilities Committee recommended Board approval of the recommended MEP engineering firms and project assignments as amended. The motion carried.

Review and Recommend Action on Additional Services with Broaddus & Associates for Implementation of Building Information Modeling (BIM) Facilities Management Component for 2013 Bond Construction Program

As new technology for facilities management becomes available, STC staff has learned the benefits of architectural and engineering drawings which could be prepared in three dimension to better identify building components, their locations, and specific information on manufacturers and model numbers through the use of BIM FM for Facilities Management after construction is completed. It was the recommendation of staff that STC begin with the 2013 Bond Construction Program to incorporate the use of BIM FM by all future architects and engineers to provide STC with construction documents which can support these benefits.

After a presentation by Broaddus & Associates, the Facilities Committee requested further investigation, including reference checks from peer institutions that have implemented BIM technology, before making any recommendation for Board action. No action was taken by the Facilities Committee.
Review and Recommend Action on Contracting Architectural Design Services for the Pecan Campus Student Support Services Building Admissions Office, Welcome Center, and Main Entrance Improvements

Approval to contract architectural services for the design of the Pecan Campus Student Support Services Building Admissions Office, Welcome Center, and Main Entrance Improvements will be requested at the October 28, 2014 Board meeting.

Funds for this project were included in the FY 2014-2015 construction budget. The floor plan, included in the packet, depicted the locations for the proposed design and construction work. These improvements would provide increased efficiency in the use of interior space and improvements to the main building entrance. The interior spaces affected by these improvements included the Admissions Office and the Student Welcome Center. The proposed changes would result in more efficient services to students and more effective work spaces for staff.

The improvements to the exterior main entrance were intended to enhance the area and define it as the building’s main entrance. Design and construction would focus on extension of the exterior cover up to the main entry doors, reconfiguration and repair of sidewalks, entry signage, and landscaping.

Five architectural firms listed below were previously approved by the Board for one year to provide professional services as needed for projects under $500,000.00.

1. Boultinhouse Simpson Gates Architects
2. EGV Architects, Inc.
3. ERO Architects, Inc.
4. PBK Architects
5. Rike Ogden Figueroa Allex Architects

Since this list of architectural firms was approved at the June 26, 2014 Board meeting, none of these firms have been contracted for on-call services. Staff recommended starting project assignments alphabetically from this new list, therefore Boultinhouse Simpson Gates Architects was recommended as the firm to provide these services. This firm designed the original building and was familiar with the building plans.

Funds in the amount of $250,000 were budgeted in the FY 2014-2015 construction budget for the modifications and $37,500 was budgeted for design services with final amount to be negotiated.

<table>
<thead>
<tr>
<th>Project Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Budget Components</strong></td>
</tr>
<tr>
<td>Design</td>
</tr>
<tr>
<td>Construction</td>
</tr>
</tbody>
</table>
Staff would negotiate design fees with architect to determine an acceptable amount.

Upon a motion by Mr. Gary Gurwitz and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval to contract architectural services with Boultinghouse Simpson Gates Architects for the design of the Pecan Campus Student Support Services Building Admissions Office, Welcome Center, and Main Entrance Improvements project as presented. The motion carried.

**Review and Recommend Action on Contracting Architectural Design Services for the Pecan Campus Art Building Covered Area for Ceramic Arts**

Due to time constraints, Dr. Reed and Mr. Gerry Rodriguez advised the Facilities Committee that this item could be delayed until the following month. The Committee did not deliberate or take action on this agenda item.

**Review and Recommend Action on Contracting Civil Engineering Design Services for the Pecan Plaza Asphalt Resurfacing Along Back Side of Buildings**

Due to time constraints, Dr. Reed and Mr. Gerry Rodriguez advised the Facilities Committee that this item could be delayed until the following month. The Committee did not deliberate or take action on this agenda item.

**Review and Recommend Action on Contracting Civil Engineering Design Services for the Pecan Campus Achieve Early College High School Driveway and Sidewalk Relocation**

Due to time constraints, Dr. Reed and Mr. Gerry Rodriguez advised the Facilities Committee that this item could be delayed until the following month. The Committee did not deliberate or take action on this agenda item.

**Review and Recommend Action on Contracting MEP Engineering Design Services for the Pecan Plaza Police Department Electrical Generator**

Approval to contract Mechanical, Electrical, and Plumbing (MEP) engineering design services for the Pecan Plaza Police Department Electric Generator will be requested at the October 28, 2014 Board meeting.

With the relocation of STC’s Police Department to the Pecan Plaza site, it was recommended that an electrical generator be installed to support the department’s operations when electrical services were not available. The installation of a generator would ensure that police operations would continue during times of bad weather or other events which may interrupt the electrical service to the building.
The electrical power provided by the generator would provide continuous support for two way radios, telephones, dispatch systems, and other telecommunication services. Maintaining the electrical service for these communication services would allow police officers and security staff to communicate between all STC campuses.

The three MEP engineering firms listed below were previously approved by the Board for one year to provide professional services as needed for projects under $300,000.00.

1. DBR Engineering Consultants, Inc.
3. Sigma HN Engineers, PLLC

Since this list of MEP firms was approved at the June 26, 2014 Board meeting, only one of these firms was contracted for on-call services. The next recommendation was based on an alphabetical selection, placing Halff Associates as the firm to provide these services.

Funds were budgeted in the FY 2014-2015 construction budget for design and construction of these improvements, with final amount to be negotiated.

<table>
<thead>
<tr>
<th>Project Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Budget Components</strong></td>
</tr>
<tr>
<td>Design</td>
</tr>
<tr>
<td>Construction</td>
</tr>
</tbody>
</table>

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to contract Mechanical, Electrical, and Plumbing (MEP) engineering design services with Halff Associates for the Pecan Plaza Police Department Electric Generator as presented. The motion carried.

**Review and Recommend Action on Contracting Construction Services for the Nursing & Allied Health Campus West Wing Medical Labs Flooring Replacement**

Approval to select a contractor for the Nursing & Allied Health Campus West Wing Medical Labs Flooring Replacement will be requested at the October 28, 2014 Board meeting.

Due to time constraints, Dr. Reed and Mr. Gerry Rodriguez advised the Facilities Committee that this item could be delayed or taken to the Board without a Committee recommendation. The Committee did not deliberate or take action on this agenda item.
Review and Recommend Action on Contracting Construction Services for the Technology Campus Building B Flooring Replacement

Approval to select a contractor for the Technology Campus Building B Flooring Replacement will be requested at the October 28, 2014 Board meeting.

Due to time constraints, Dr. Reed and Mr. Gerry Rodriguez advised the Facilities Committee that this item could be delayed or taken to the Board without a Committee recommendation. The Committee did not deliberate or take action on this agenda item.

Review and Recommend Action to Reject and Re-solicit Construction Proposals for the Starr County Campus Buildings A and B Carpet Replacement

Approval to reject and re-solicit construction proposals for the Starr County Campus Buildings A and B Carpet Replacement will be requested at the October 28, 2014 Board meeting.

Due to time constraints, Dr. Reed and Mr. Gerry Rodriguez advised the Facilities Committee that this item could be delayed or taken to the Board without a Committee recommendation. The Committee did not deliberate or take action on this agenda item.

Review and Recommend Action on Final Completion of the Starr County Campus Parking Lot 5 Lighting and Drive Lighting

Approval of final completion and release of final payment for the Starr County Campus Parking Lot 5 Lighting and Drive Lighting will be requested at the October 28, 2014 Board meeting.

It was recommended that final completion and release of final payment for this project with Zitro Electric be approved. The original cost approved for this project was in the amount of $98,500.

The following chart summarizes the above information:

<table>
<thead>
<tr>
<th>Construction Budget</th>
<th>Approved Proposal Amount</th>
<th>Net Total Change Orders</th>
<th>Final Project Cost</th>
<th>Previous Amount Paid</th>
<th>Remaining Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>$105,000</td>
<td>$98,500</td>
<td>$0</td>
<td>$98,500</td>
<td>$93,575</td>
<td>$4,925</td>
</tr>
</tbody>
</table>

On October 1, 2014, STC Planning & Construction Department staff along with ACR Engineering inspected the site to confirm that all punch list items were completed. A letter from ACR Engineering acknowledging all work was complete and recommending release of final payment was provided in the packet.
Upon a motion by Mr. Gary Gurwitz and a second by Mrs. Graciela Farias, the Facilities Committee recommended Board approval of the final completion and release of final payment in the amount of $4,925 for the Starr County Campus Parking Lot 5 Lighting and Drive Lighting project with Zitro Electric as presented. The motion carried.

**Update on Status of Construction Projects**

The Facilities Planning & Construction staff prepared the attached design and construction update. This update summarizes the status of each capital improvement project currently in progress. Gerry Rodriguez 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 7:15 p.m.

I certify that the foregoing are the true and correct minutes of the October 14th, 2014 Facilities Committee Meeting of the South Texas College Board of Trustees.

_______________________
Mr. Gary Gurwitz, Chair
Discussion and Recommend Action as Necessary Regarding the 2013 Bond Construction Program

The Facilities Committee is asked to discuss and recommend action as necessary regarding the 2013 Bond Construction Program. Any recommended action will be presented for consideration by the South Texas College Board of Trustees at the Thursday, November 20, 2014 Regular Board Meeting.
Update on Status of 2013 Bond Construction Program

Facilities Space Programs (Building Interior Spaces)

- Current facilities space programs have been forwarded to B&A for their review, recommendations, and will be used to begin Bond Construction Program design
- All of Space Data has now been converted to Macro BIM in three dimensional format for hand off to architectural firms and start of schematic design

Facilities Design Standards and Guidelines

- FPC has updated building standards and forwarded them to B&A for review
- Meetings have occurred to review standards and comments are being incorporated for handoff to A/E firms with start of design
- Goal is to have these standards complete for start of Architectural design process

Solicitation of Architectural and Engineering Firms

- Board of Trustees identified most highly qualified Architectural Design Teams and distribution of Construction Bond Program projects on September 23, 2014 and authorized Broaddus & Associates and STC Staff to commence negotiation process
- A/E draft agreement has been approved by Board for inclusion in negotiations
- Fee Schedule - STC’s currently approved A/E fee schedule has been re-evaluated by B&A and recommended schedule was approved by Board of Trustees.
- Contractual information has been forwarded to A/E firms including fee schedule. Negotiation process has been delayed due to feedback provided primarily because of legal language.

Solicitation of Engineering Firms

- RFQs for Civil Engineering (CE)/Surveying Services and for Mechanical Engineering Plumbing (MEP) Engineering Services were approved by Board in August; these services will be required for design of Thermal Energy Plants and Parking and Site Improvements
- The schedule for solicitation and evaluation of MEP and CE qualifications is as follows:
  - Advertised on September 2, 2014 and September 9, 2014 and a pre-qualifications conference was held at 2:00 PM on September 11, 2014 at the Cooper Center
  - Engineering firms submitted qualifications on Friday, September 19, 2014
    - Seventeen Firms submitted for Civil Engineering Services
Nine Firms submitted for MEP Engineering Services for Thermal Energy Plants
  o Board of Trustees identified the top most highly qualified Thermal Energy Engineers and authorized to commence the negotiation process on October 28, 2014 meeting.
  o Identification of Civil Engineering firms will be presented to the Board Facilities Committee at November 13, 2014.

Look Ahead

- Program Confirmation Complete (except for Library requirements)
  o Design Standards and Guidelines Review
  o Macro BIM Start-up
- Focus Project Priorities
- Baseline Master Program Schedule is complete and will be updated as the Architects’ and CMR contracts are completed
- Construction Managers at Risk presentation and project distribution took place on October 14, 2014
- Construction Manager at Risk Solicitation Documents are complete in draft including all supporting information such as agreement, submission forms, etc.
- AV/Telecommunication Consultant proposal has been and is currently under review
- Owner In-site project management software set-up and training in progress
- Responsibility Matrix to be presented at the December 2104 Facilities Committee Meeting
  o Delegation
  o Board Expectations
  o Establish Communication Protocol/Reporting
    o Board
    o Staff
    o Internal
- Total Project Budget Confirmation in progress
- Future Presentations
  o Volume Procurement

Note: Please see the following 2103 Bond Construction Program – Upcoming Timeline to provide summary of anticipated Facilities Committee and Board of Trustee Approvals.
South Texas College
2013 Bond Construction Program
Four Month Look Ahead

November 2014
Board agenda items
- Recommend approval of civil engineers

Other
- Commence negotiations with Thermal Engineers
- Engage Legal Counsel to review proposed A/E contract language

December 2014
Board agenda items
- Recommend A/E negotiated contract and fees
- Recommend MEP contract and fee approval
- Present responsibilities matrix
- Present IT/AV additional services
- Presentation on BIM for Facilities Management
- Recommend Approval of CMR standard contract

Other
- Begin solicitation of CMR proposals - due in January after the board approval to solicit
- Issue notice to proceed to MEP engineers
- Issue notice to proceed for architects (four priority projects)

January 2015
Board agenda items
- Recommend civil engineers contract and fee approval

Other
- Receive and evaluate CMR proposals
- Issue notice to proceed for Civil engineers

February 2015
Board agenda items
- Recommend approval of CMR
- Presentation on Owner Controlled Insurance Program by B&A

Other
- Begin negotiations with CMR contractors

March 2015
Board agenda items
- Approval of CMR contracts and fees

Other
- Issue notice to proceed to CMR contractors (four priority projects)
Review and Update on Architect Contracts and Fees for the 2013 Bond Construction Program Priority Projects

Update on architect contract negotiations for the design of the 2013 Bond Construction Program four priority projects will be presented at the November 13, 2013 Facilities Committee meeting.

Broaddus & Associates staff has begun contract and fee negotiations with each architect firm selected for these first four construction projects. Attached is a list of negotiation topics submitted by the various architects.

A representative from Broaddus & Associates will be present at the November 13, 2014 Board Facilities Committee meeting to provide an update on the contract negotiations.

This information is presented for the Committee review and not action is requested.
Status of A/E Negotiations

- Broaddus & Associates Team has provided necessary contractual documents and approved fee schedule to Architects for review

- Recommendations are not ready to be submitted for Board consideration at this time

- If a fee agreement cannot be reached that is within the Fee Schedule, Broaddus & Associates may recommend that negotiations cease with the firm identified by the Board

- Architects have provided comments to the AE contract that will need legal counsel review prior to completing negotiations with the Architects and forwarding to Board for approval.
Review and Recommend Action on Short List of Civil Engineering Firms and Assignments of Site Improvement Projects for the 2013 Bond Construction Program

Approval of short list of civil engineering firms and project assignments of construction projects will be requested at the November 20, 2014 Board meeting.

Broaddus & Associates representatives along with STC staff will be present during the November 13, 2014 Facilities Committee meeting to provide an update on the evaluation of civil engineering firms' statements of qualifications submitted for the 2013 Bond Construction Program. These firms will provide design services for site improvement projects including building locations, property surveys, parking lots, storm drainage, ground elevations, sidewalks, accessible routes, area lighting, and landscaping.

On September 23, 2014 a total of seventeen (17) submittals were received in response to STC’s solicitation of qualifications from civil engineers for the 2013 Bond Construction Program. A team consisting of three Broaddus & Associates representatives and seven STC staff members has completed the evaluations of the submittals.

Evaluation of the civil engineers’ qualifications has been completed and Broaddus & Associates has prepared a recommendation on how the Bond site improvement projects could be assigned to firms based on evaluation of the information provided. This recommendation is based on the following general requirements:

1. Overall evaluation of each firm’s qualifications, experience, and references
2. Ranking of each firm after evaluations
3. Project preferences as identified by each firm
4. Each firm’s unique experience and areas of specialization
5. Each firm’s capacity to manage each project size

The attached spreadsheets summarize the information gathered during the evaluation team’s review and the proposed project assignments resulting from the evaluations. The Committee may choose to recommend Board approval of the recommended firms and project assignments or recommend the firms be interviewed prior to approval of the project assignments.

It is requested that the Facilities Committee recommend for Board approval at the November 20, 2014 Board meeting, the recommended civil engineering firms and project assignments or recommend the firms be interviewed prior to approval of the project assignments.
## South Texas College - 2013 Bond Construction Program
### Summary of Recommended Civil Engineers and Project Assignments

<table>
<thead>
<tr>
<th>Firm</th>
<th>Recommended Project Assignments (as applicable)</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Perez Consulting Engineers</td>
<td>Pecan Campus - Parking Lot and Site Work</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>Halff Associates, Inc.</td>
<td>Mid Valley Campus - Parking Lot and Site Work</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>Meldon and Hunt, Inc.</td>
<td>Starr County Campus - Parking Lot and Site Work</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Hinojosa Engineering, Inc.*</td>
<td>Technology Campus - Parking Lot and Site Work</td>
<td>$650,000</td>
</tr>
<tr>
<td>R. Gutierrez Engineering</td>
<td>Nursing and Allied Health - Parking Lot and Site Work</td>
<td>$1,100,000</td>
</tr>
<tr>
<td>SG&amp;E, LLC.</td>
<td>Regional Center for Public Safety Excellence</td>
<td>TBD</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Firms not Recommended for Short List</th>
</tr>
</thead>
<tbody>
<tr>
<td>M Garcia Engineering LLC.</td>
</tr>
<tr>
<td>Naismith Engineering, Inc.</td>
</tr>
<tr>
<td>PraGar Engineering, LLC.</td>
</tr>
<tr>
<td>SWG Engineering LLC.</td>
</tr>
<tr>
<td>Ambiotec, Engineering, Inc.</td>
</tr>
<tr>
<td>Aranda &amp; Associates, Inc.</td>
</tr>
<tr>
<td>Dannenbaum Engineering</td>
</tr>
<tr>
<td>Guzman &amp; Munoz Company</td>
</tr>
<tr>
<td>Cruz Hogan Consultants, Inc.</td>
</tr>
<tr>
<td>LaFevre Engineering Management Consulting LLC</td>
</tr>
<tr>
<td>LNV, Inc.</td>
</tr>
</tbody>
</table>

*Work will proceed once schedule is confirmed*
<table>
<thead>
<tr>
<th>Vendor</th>
<th>Address</th>
<th>Phone</th>
<th>Contact Person</th>
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<td>Amici Engineering Group Inc.</td>
<td>McAllen, TX 78504</td>
<td>956-631-0944</td>
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<td>- Brownsville ISD - Harlingen ISD - UTB/TSC - Fine Arts Center ($6.9 million)</td>
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<td>Aranda &amp; Associates, Inc.</td>
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3.1.1  Statement of Interest

3.1.2  Preference on Listed

3.1.3  History and Statistics

3.1.4 Narrative on

3.1.5  Statement of qualifications and

3.2 Prime Firm

3.2.1 Litigation that could

3.2.2  Project Assignments

3.2.3 Quality Control

3.2.4.  Prime Firm's

3.2.5 Litigation that could

3.3 Project Team

3.3.1  Organization chart

3.3.2  Project Team Members

3.3.3  Project Team Roles

3.3.4  Project Team Commitment

3.4 Organizational Projects

3.5 References

3.5.1  References for five

3.5.2  Project Team Members

3.5.3  Project Team Commitment

3.5.4 References for five

3.6 Project Execution

3.6.1  Willingness and

3.6.2  Ability to supplement

3.7 Project Management

3.7.1  Quality Control

3.7.2  Personnel

3.7.3  Schedule

3.7.4  Cost Control

3.7.5  Safety

3.7.6  Project Management

3.7.7  Safety

3.7.8  Project Management

3.7.9  Safety

3.7.10  Project Management

3.8 Organizational Projects

3.8.1  Organizational Projects

3.8.2  Personnel

3.8.3  Schedule

3.8.4  Cost Control

3.8.5  Quality Control

3.8.6  Project Management

3.8.7  Safety

3.8.8 Organizational Projects

3.8.9 Organizational Projects

3.8.10 Organizational Projects

3.9 Project Management

3.9.1  Quality Control

3.9.2  Personnel

3.9.3  Schedule

3.9.4  Cost Control

3.9.5  Project Management

3.9.6  Safety

3.9.7  Project Management

3.9.8  Safety

3.9.9  Project Management

3.9.10  Project Management

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3.19.1 Organizational Projects

3.19.2 Organizational Projects

3.19.3 Organizational Projects

3.19.4 Organizational Projects

3.19.5 Organizational Projects
31. Statement of Interest

31.1. Statement of Interest for Project

Indicated that firm has assembled a team especially designed for the needs of the project.

31.2. Preference on Listed Projects

Listed preference in the following order:
- Mid Valley Campus
- Nursing and Allied Health Campus
- Pecan Campus
- Starr County Campus
- Regional Center for Public Safety Excellence

Listed projects in the following order:
- Mid Valley Campus
- Starr County Campus
- Pecan Campus

Firm stated the reasons for selecting each of these sites, including work currently done near these locations and proximity (in the case of Pecan Campus) to the firm.

31.3. History and Statistics of Firm

Established in 1993
- 14 employees
- 3 licensed engineers

Established in 2007
- Located in McAllen, TX
- More than 125 employee throughout Texas

31.4. Name on qualifications and specialization experience

Indicated that they are the only engineering firm specializing in educational facilities.

Indicated their experience in providing services to school districts and municipalities that use the Constructors Manager at Risk method.

31.5. Statement of Availability and Commitment

Indicated that availability to STC will be their top priority.

Included the responsibilities for the project of the principal and project manager, both professional engineers.

Indicated that firm is at 65% of its capacity and has selected consultants with similar availability and commitment.

32. Prime Firm

32.1. Resume of Principals and Key Members

Included resumes for the following staff:
- Ricardo Hinojosa, PE, Principal in Charge
- Emigdio Salinas, PE, Project Engineer
- Wesley Richard LeFevre, PE, Principal/Project Engineer

Included resumes for the following staff:
- W. Wesley Richard Lefevre, PE, Principal/Project Engineer
- Erving Salinas, PE, Project Engineer
- Hilmar Onta, Project Manager

32.2. Project Assignments and Lines of Authority

Described the roles of the three firm staff who will serve as principal and project manager.

The time assignments were provided for the five staff whose names were included.

32.3. Prime Firm’s Proximity and ability to respond to unplanned meetings

Located in McAllen, TX. Indicated that their location provides convenience to STC and can be at project site within minutes.

Located in McAllen and their proximity to the Pecan Campus and the other two sites in which they have an interest.

32.4. Prime Firm’s experience with BIM

Indicated that firm has done several projects using BIM, but did not list any specific projects.

Indicated that firm employs the latest software technology, but did not specifically address their use of BIM.

32.5. Litigation that could affect firm’s ability to provide services

Indicated that firm has never been in litigation on any past or current projects.

Indicated that firm is operating at 75-80 percent of capacity and has select consultants.

33. Project Team

33.1. Organization chart with roles of Prime Firm and consulting services consultants

Included organization chart that included all firm staff and their roles. No subconsultants were included.

Included organization chart that showed the three firm staff who would be involved in the project and included the following subconsultants:
- Rambarger Kiser - Geotechnical
- SFP Design - Landscaping
- Spellman, Inc. - Structural
- Aranda & Assoc. - Surveyor
- HML Architectural Services

Included organization chart that showed the staff who would be involved in the project. They included one consultant, Sigma Engineering, for MEP engineering. Stated that additional subconsultants could be added at STC’s request.

34. Representative Projects

34.1. Minimum 5 projects firm has worked on

- Donna ISD - Donna ISD North High School ($35 million)
- Laredo ISD - Laredo Junior High School ($75 million)
- PISD - Football Stadium Renovations ($12 million)
- Stark County Campus ($5.5 million)

- Brooks County ISD - Bond Improvements (cost not indicated)
- Ben Bolt-Palito Blanco ISD - New Elementary School and Science Wing ($3.6 million)
- Hidalgo County - Linn-San Manuel Emergency Services Facility ($1.5 million)
- Hidalgo County - Sunflower Park and Community Resource Center ($2.5 million)
- Texas Education Commission - Texas Department of Public Safety-Area Office ($14 million)

- City of Corpus Christi - Law Enforcement Center (31 million)
- City of Corpus Christi - New Law Enforcement Center (32.5 million)
- City of Corpus Christi - Parking Lots at Whataburger Field (52.5 million)
- L&F Distributors - New Building Site Improvements ($9 million)
- City of Corpus Christi - Americans With Disabilities Act Center (cost not indicated)

35. References

35.1. References for five projects

- Donna ISD - Laredo ISD - PISD - City of Port Isabel
- Ben Bolt-Palito Blanco ISD - Hidalgo County
- Texas Education Commission

- Karnes County
- City of Port Isabel
- Brooks County
- City of Corpus Christi

36. Project Execution

36.1. Willingness and ability to expedite services, ability to supplement design services, and willingness to supplement production.

Indicated that their ability and willingness to expedite design services, and willingness to supplement production.

Indicated that they are willing to acquire additional manpower as needed.

Firm emphasized the combined expertise of the two staff members who would lead the project.

36.2. Commitment to maintain the schedule on a project.

Indicated that firm is at 65% of its capacity and has selected consultants with similar availability and commitment.

Firm stated the reasons for selecting each of these sites, including work currently done near these locations and proximity (in the case of Pecan Campus) to the firm.

Firm provided a description of its process to maintain work on schedule on a project.
SOUTH TEXAS COLLEGE CIVIL ENGINEERING SERVICES
PROJECT NO. 14-16-1015

3.1 Statement of Interest

- Made a general statement of being qualified for the projects listed.
- Cited the firm’s extensive experience within Hidalgo and Starr Counties.
- Listed preferences in the following order:
  - Offices in Edinburg and Rio Grande City
  - Founded in 1947
  - Providing services since 1949
  - Pecan Campus
  - Mid Valley Campus
  - Star Valley Campus
  - Nursing & Allied Health Campus
  - Pecan Campus
  - Nursing & Allied Health Campus
  - Pecan Campus
  - Mid Valley Campus
  - Pecan Campus
  - Regional Center for Public Safety Excellence
  - Nursing & Allied Health Campus
  - Pecan Campus
  - Starr County Campus
  - Technology Campus

3.1.1 Statement of Interest

- Made a brief statement about availability and commitment.
- Indicated that while the firm began as a civil engineering and planning firm in 1947, it has diversified its services over the years and is now providing a wide range of services.
- Stated that firm is not involved in any litigation.
- Brownsville, TX
- 956-687-9421
- 400 W Nolana Ste N2
- Melden & Hunt
- SSP Design
- South Texas Infrastructure Group

3.1.2 Preference on Listed Counties

- Made a general statement of being qualified for the projects listed.
- Cited the firm’s extensive experience within Hidalgo and Starr Counties.
- Listed preferences in the following order:
  - Offices in Edinburg and Rio Grande City
  - Founded in 1947
  - Providing services since 1949
  - Pecan Campus
  - Mid Valley Campus
  - Star Valley Campus
  - Nursing & Allied Health Campus
  - Pecan Campus
  - Nursing & Allied Health Campus
  - Pecan Campus
  - Mid Valley Campus
  - Pecan Campus
  - Regional Center for Public Safety Excellence
  - Nursing & Allied Health Campus
  - Pecan Campus
  - Starr County Campus
  - Technology Campus

3.1.3 History and Statistics

- Made a brief statement about availability and commitment.
- Indicated that the “best employees” will be immediately available for the projects.
- Reiterated that the firm has the personnel, including several subconsultants, to draw from for completing the work.
- Included an organization chart that included the staff who would perform their work, but did not directly address experience with similar projects.

3.1.4 Narrative on Specialized Experience

- Made a brief statement about availability and commitment.
- Indicated that the firm has the personnel, including several subconsultants, to draw from for completing the work.
- Included an organization chart that included the staff who would perform their work, but did not directly address experience with similar projects.

3.1.5 Statement of Qualifications

- Made a brief statement about availability and commitment.
- Indicated that the firm has the personnel, including several subconsultants, to draw from for completing the work.
- Included an organization chart that included the staff who would perform their work, but did not directly address experience with similar projects.

3.2 Prime Firm

- Included resumes for the following staff:
  - Mariano Garcia, PE, President
  - Mario Reyna, PE, Project Administrator
  - Anna Aldridge Smith, PE, Principal-in-Charge
  - John Michael, PE, Project Principal
  - Terry K. Orf, AIA, Lead Project Manager
  - Kelley Heller-Vela, PE, Asst. Project Manager/Engineer
  - Paolina Vega, PE, Project Engineer
  - Allen Beyer, RLA, Landscape Architect/Urban Planner
  - Craig B. Thompson, PE, Construction Services

3.2.1 Resumes of Prime Firm’s Staff

- Included resumes for the following staff:
  - Mariano Garcia, PE, President
  - Mario Reyna, PE, Project Administrator
  - Anna Aldridge Smith, PE, Principal-in-Charge
  - John Michael, PE, Project Principal
  - Terry K. Orf, AIA, Lead Project Manager
  - Kelley Heller-Vela, PE, Asst. Project Manager/Engineer
  - Paolina Vega, PE, Project Engineer
  - Allen Beyer, RLA, Landscape Architect/Urban Planner
  - Craig B. Thompson, PE, Construction Services

3.2.2 Project Management and Leadership

- Included resumes for the following staff:
  - Mariano Garcia, PE, President
  - Mario Reyna, PE, Project Administrator
  - Anna Aldridge Smith, PE, Principal-in-Charge
  - John Michael, PE, Project Principal
  - Terry K. Orf, AIA, Lead Project Manager
  - Kelley Heller-Vela, PE, Asst. Project Manager/Engineer
  - Paolina Vega, PE, Project Engineer
  - Allen Beyer, RLA, Landscape Architect/Urban Planner
  - Craig B. Thompson, PE, Construction Services

3.2.3 Prime Firm’s Use of Software

- Indicated that the firm’s use of software and the latest technologies in performing their work, but did not directly address experience with similar projects.

3.2.4 Prime Firm’s Use of Subconsultants

- Indicated the firm’s use of software and the latest technologies in performing their work, but did not directly address experience with similar projects.

3.3 Project Team

- Included resumes for the following staff:
  - Mariano Garcia, PE, President
  - Mario Reyna, PE, Project Administrator
  - Anna Aldridge Smith, PE, Principal-in-Charge
  - John Michael, PE, Project Principal
  - Terry K. Orf, AIA, Lead Project Manager
  - Kelley Heller-Vela, PE, Asst. Project Manager/Engineer
  - Paolina Vega, PE, Project Engineer
  - Allen Beyer, RLA, Landscape Architect/Urban Planner
  - Craig B. Thompson, PE, Construction Services

3.3.1 Project Team Roster

- Included resumes for the following staff:
  - Mariano Garcia, PE, President
  - Mario Reyna, PE, Project Administrator
  - Anna Aldridge Smith, PE, Principal-in-Charge
  - John Michael, PE, Project Principal
  - Terry K. Orf, AIA, Lead Project Manager
  - Kelley Heller-Vela, PE, Asst. Project Manager/Engineer
  - Paolina Vega, PE, Project Engineer
  - Allen Beyer, RLA, Landscape Architect/Urban Planner
  - Craig B. Thompson, PE, Construction Services

3.3.2 Project Staffing Plan

- Included resumes for the following staff:
  - Mariano Garcia, PE, President
  - Mario Reyna, PE, Project Administrator
  - Anna Aldridge Smith, PE, Principal-in-Charge
  - John Michael, PE, Project Principal
  - Terry K. Orf, AIA, Lead Project Manager
  - Kelley Heller-Vela, PE, Asst. Project Manager/Engineer
  - Paolina Vega, PE, Project Engineer
  - Allen Beyer, RLA, Landscape Architect/Urban Planner
  - Craig B. Thompson, PE, Construction Services

3.3.3 Project Administration

- Included resumes for the following staff:
  - Mariano Garcia, PE, President
  - Mario Reyna, PE, Project Administrator
  - Anna Aldridge Smith, PE, Principal-in-Charge
  - John Michael, PE, Project Principal
  - Terry K. Orf, AIA, Lead Project Manager
  - Kelley Heller-Vela, PE, Asst. Project Manager/Engineer
  - Paolina Vega, PE, Project Engineer
  - Allen Beyer, RLA, Landscape Architect/Urban Planner
  - Craig B. Thompson, PE, Construction Services

3.3.4 Project Management

- Included resumes for the following staff:
  - Mariano Garcia, PE, President
  - Mario Reyna, PE, Project Administrator
  - Anna Aldridge Smith, PE, Principal-in-Charge
  - John Michael, PE, Project Principal
  - Terry K. Orf, AIA, Lead Project Manager
  - Kelley Heller-Vela, PE, Asst. Project Manager/Engineer
  - Paolina Vega, PE, Project Engineer
  - Allen Beyer, RLA, Landscape Architect/Urban Planner
  - Craig B. Thompson, PE, Construction Services

3.3.5 Project Engineering

- Included resumes for the following staff:
  - Mariano Garcia, PE, President
  - Mario Reyna, PE, Project Administrator
  - Anna Aldridge Smith, PE, Principal-in-Charge
  - John Michael, PE, Project Principal
  - Terry K. Orf, AIA, Lead Project Manager
  - Kelley Heller-Vela, PE, Asst. Project Manager/Engineer
  - Paolina Vega, PE, Project Engineer
  - Allen Beyer, RLA, Landscape Architect/Urban Planner
  - Craig B. Thompson, PE, Construction Services

3.3.6 Project Support

- Included resumes for the following staff:
  - Mariano Garcia, PE, President
  - Mario Reyna, PE, Project Administrator
  - Anna Aldridge Smith, PE, Principal-in-Charge
  - John Michael, PE, Project Principal
  - Terry K. Orf, AIA, Lead Project Manager
  - Kelley Heller-Vela, PE, Asst. Project Manager/Engineer
  - Paolina Vega, PE, Project Engineer
  - Allen Beyer, RLA, Landscape Architect/Urban Planner
  - Craig B. Thompson, PE, Construction Services

3.3.7 Project Management and Leadership

- Included resumes for the following staff:
  - Mariano Garcia, PE, President
  - Mario Reyna, PE, Project Administrator
  - Anna Aldridge Smith, PE, Principal-in-Charge
  - John Michael, PE, Project Principal
  - Terry K. Orf, AIA, Lead Project Manager
  - Kelley Heller-Vela, PE, Asst. Project Manager/Engineer
  - Paolina Vega, PE, Project Engineer
  - Allen Beyer, RLA, Landscape Architect/Urban Planner
  - Craig B. Thompson, PE, Construction Services

3.4 Representative Projects

- Listed projects managed by the firm in Hidalgo and Starr Counties.

3.4.1 Description of Projects

- Listed projects managed by the firm in Hidalgo and Starr Counties.

3.5 References

- Listed references for five projects the firm has worked on.

3.5.1 References

- Listed references for five projects the firm has worked on.

3.6 Project Execution

- Indicated that the firm is able to meet the project requirements and would complete the project on time.

3.6.1 Willingness and Ability to Supplement Services

- Indicated that the “best employees” will be immediately available for the projects.
- Reiterated that the firm has the personnel, including several subconsultants, to draw from for completing the work.
- Included an organization chart that included the staff who would perform their work, but did not directly address experience with similar projects.

3.6.2 Prime Firm’s Performance Track Record

- Included an organization chart that included the staff who would perform their work, but did not directly address experience with similar projects.

3.6.3 Prime Firm’s Commitment to Project

- Made a brief statement about availability and commitment.
- Indicated that the firm’s commitment to project would be met.
- Showed assignments of staff, but did not include time each would dedicate to project.

3.6.4 Prime Firm’s Production

- Made a brief statement about availability and commitment.
- Indicated that the firm’s use of software and the latest technologies in performing their work, but did not directly address experience with similar projects.

3.6.5 Prime Firm’s Proximity

- Pointed out the proximity of their offices in both Hidalgo and Starr Counties.
- Also described the firm’s method for maintaining close proximity and ability to expedite services.

3.6.6 Prime Firm’s Ability to Expedite Services

- Made a brief statement about availability and commitment.
- Indicated that the firm’s commitment to project would be met.
- Showed assignments of staff, but did not include time each would dedicate to project.

3.6.7 Prime Firm’s Ability to Supplement Services

- Made a brief statement about availability and commitment.
- Indicated that the firm’s commitment to project would be met.
- Showed assignments of staff, but did not include time each would dedicate to project.
### Project No. 14-16-1015
### South Texas College

#### Civil Engineering Services

<table>
<thead>
<tr>
<th>VENDOR</th>
<th>ADDRESS</th>
<th>PHONE</th>
<th>FAX</th>
</tr>
</thead>
<tbody>
<tr>
<td>PlaGar Engineering, LLC.</td>
<td>600 E Newcombe Ave</td>
<td>956-550-9995</td>
<td>956-782-2558</td>
</tr>
<tr>
<td>R. Gutierrez Engineering Corporation</td>
<td>1355 Military Hwy</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Statement of Interest

- **Principal**: J. David Perez, PE, President
- **Principals and Key Members**:
  - J. David Perez, PE, President
  - Rene Gonzalez, PE, Project Engineer
  - Aracely Aguilar, Administrative Assistant
  - Emperatriz Garza, Civil Engineering Technician
  - Placido J. Garcia, PE, Principal

#### History and Statistics

- Established in 1998
- Located in McAllen, TX
- Providing services since 1998
- Established in 2004
- Located in Brownsville, TX
- Providing services since 2004

#### Narrative on Firm

- Founded in 1976
- Located in Pharr, TX
- Providing services since 1976

#### Project Experience

- **University of Texas at Pan American (UTPA)**
  - UT-Pan American
  - Boultinghouse Simpson Gates Architects
  - ERO Architects
  - UTPA - Lamar Parking Lot ($680,000)
  - UTPA - UTPA - UT-Pan American Parking Lot Addition ($680,000)
  - UTPA - UT-Pan American Parking Lot Improvement ($150,000)

- **South Texas College (STC)**
  - STC - Nursing & Allied Health Campus Plat and Parking Improvements ($150,000)
  - STC - STC Northeast Parking Lot ($414,913)
  - STC - Nursing & Allied Health Campus Plat and Parking Improvements and Expansion ($60,000)
  - PSJA ISD - Tennis Courts Resurfacing, Demolition and Expansion ($60,000)
  - PSJA ISD - Marcia Garza Elementary School ($946,582)

- **Regional Center for Public Safety Excellence**
  - RCPSE - RCPSE
  - RCPSE - Regional Center for Public Safety Excellence

- **Mid Valley Campus**
  - MVM - MVM
  - MVM - Mid Valley Campus

- **Technology Campus**
  - TCT - TCT
  - TCT - Technology Campus

- **Nursing and Allied Health Campus**
  - NAHC - NAHC
  - NAHC - Nursing and Allied Health Campus

- **Pecan Campus**
  - PCK - PCK
  - PCK - Pecan Campus

#### References

- Five references provided for the bond program.

#### Key Subconsultants

- Roberto Hernandez - Registered Accessibility Specialist
- Stephen P. Walker Landscape Architect
- Walker Perez Associates
- Knowles Architectural & Planner, Inc.
- Brownsville ISD
- Texas Southmost College
- STC

#### Commitment and Availability

- Firm is willing and able to expedite services.
- Firm is converting to software that has the BIM capability.
- Firm staff are currently seeking training on BIM and will be able to obtain ability to use it.
- Firm's work is lighter than usual and would be able to start on any of the projects immediately.
- Firm stated their understanding that projects need to be on fast-track.
- Firm indicated that if selected, they would not accept any future assignments.
- Firm stated that they are not involved in any litigation that would affect their ability to provide services to the STC.
- Firm stated that it would not affect their ability to provide services to the STC.
- Firm indicated that they had worked on an STC project in the past.
- Firm stated that they are familiar with BIM, but provided not examples of projects in which it has been used.
- Firm indicated that they are less than 10 minutes from the Pecan Campus, which would allow them to be available for both planned and unplanned meetings.
- Firm stated that they are not involved in any litigation that would affect their ability to provide services to the STC.
- Firm indicated that they are not involved in any litigation that would affect their ability to provide services to the STC.
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- Firm indicated that they are less than 10 minutes from the Pecan Campus, which would allow them to be available for both planned and unplanned meetings.
- Firm stated that they are not involved in any litigation that would affect their ability to provide services to the STC.
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- Firm indicated that they are less than 10 minutes from the Pecan Campus, which would allow them to be available for both planned and unplanned meetings.
- Firm stated that they are not involved in any litigation that would affect their ability to provide services to the STC.
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- Firm indicated that they are less than 10 minutes from the Pecan Campus, which would allow them to be available for both planned and unplanned meetings.
- Firm stated that they are not involved in any litigation that would affect their ability to provide services to the STC.
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- Firm indicated that they are less than 10 minutes from the Pecan Campus, which would allow them to be available for both planned and unplanned meetings.
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- Firm indicated that they are less than 10 minutes from the Pecan Campus, which would allow them to be available for both planned and unplanned meetings.
- Firm stated that they are not involved in any litigation that would affect their ability to provide services to the STC.
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- Firm indicated that they are less than 10 minutes from the Pecan Campus, which would allow them to be available for both planned and unplanned meetings.
- Firm stated that they are not involved in any litigation that would affect their ability to provide services to the STC.
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- Firm indicated that they are less than 10 minutes from the Pecan Campus, which would allow them to be available for both planned and unplanned meetings.
- Firm stated that they are not involved in any litigation that would affect their ability to provide services to the STC.
- Firm indicated that they are not involved in any litigation that would affect their ability to provide services to the STC.
<table>
<thead>
<tr>
<th>VENDOR</th>
<th>SAGE, LLC</th>
<th>SWG Engineering, LLC</th>
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<tbody>
<tr>
<td>ADDRESS</td>
<td>300 Blanco Rd</td>
<td>611 E Summerfield Blvd</td>
</tr>
<tr>
<td>CITY</td>
<td>San Antonio, TX 78216</td>
<td>Weslaco, TX 78596</td>
</tr>
<tr>
<td>PHONE</td>
<td>210-493-9205</td>
<td>956-968-2194</td>
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<tr>
<td>FAX</td>
<td>210-493-9205</td>
<td>956-968-8300</td>
</tr>
<tr>
<td>CONTACT</td>
<td>Javier Garcia</td>
<td>Randy Winston</td>
</tr>
</tbody>
</table>

### 3.1 Statement of Interest

#### 3.1.1 Statement of Interest for Project
- Firm cited their long experience and expertise in civil engineering design in the South Texas Region.

#### 3.1.2 Preference on Listed Projects
- Medical Office Building Feasibility Study ($8.5 million)
- UT Health Science - San Antonio - UTPA Campus Demolition ($0.0 million)
- Pecan Campus
- Strong Point Campus
- Regional Center for Public Safety Excellence
- Pecan Campus
- Nursing and Allied Health Campus
- Technology Campus
- Starr County Campus

#### 3.1.3 History and Statistics of Firm
- Established in 1945
- Located in Weslaco, TX
- Indicated their ability to get to any part of the valley and their readiness for planned and unexpected meetings.

#### 3.1.4 Narrative on Qualifications and Specialized Experience
- Indicated that most of the valley's infrastructure was designed by the firm. Added that they helped to create the S&G Mid Valley Campus.

#### 3.1.5 Statement of Availability and Commitment
- Stated the availability and experience of the three top staff members within the firm and the subconsultants.

### 3.2 Prime Firm

#### 3.2.1 Resume of Principals and Key Members
- Joseph P. Winston, PE, Vice President
- Randall C. Winston, PE, President
- Alfonso Gonzalez, PE, Project Engineer
- Jo Emma P. Sherfey, PE, Quality Assurance/Quality Control
- Hector H. Herrera, Survey
- Frank Estrada, RPLS, Surveying
- Robert Allen, PE, Civil Site Design
- Ricardo Salazar, Utility Coordinator
- Jim Boenig, PE, Regulatory Compliance
- Hector H. Herrera, Survey
- Frank Estrada, RPLS, Surveying

#### 3.2.2 Project Assignments and Lines of Authority
- Included resumes for the following staff:
  - Javier Garcia, PE, Project Manager
  - Hector H. Herrera, PE, Quality Assurance/Quality Control
  - Jim Boenig, PE, Regulatory Compliance
  - Robert Allen, PE, Civil Site Design
  - Ricardo Salazar, Utility Coordinator
  - Hector H. Herrera, Survey
  - Frank Estrada, RPLS, Surveying

#### 3.2.3 Project Team
- Indicated the time commitment from each of the team members who would be assigned to project.

#### 3.2.4 Prime Firm’s Eligibility and Experience
- Listed preference on the following projects:
  - SWSC
  - UT Health Science - San Antonio - Dental School Parking Lot Expansion ($300,000)
  - UT Health Science - San Antonio - Pavilion Building
  - UT Health Science - San Antonio - Medical Office Building Parking/Study ($8.5 million)
  - UT Health Science - San Antonio - UTPA Campus Demolition ($0.0 million)
  - Texas A&M International - Student Service Center ($2.3 million)

#### 3.2.5 Prime Firm’s Eligibility and Experience for Listed Projects
- Stated that firm used to deliver projects on accelerated schedules.
- Also stated that they could pull resources from their other offices.
- Indicated that they are not involved in any litigation.

### 3.3 Organizational Chart and Role of Prime Firm and Subconsultants

#### 3.3.1 Organization Chart
- Included organization chart that indicates roles of each staff member.
- Identified the following subconsultants:
  - Raba-Kistner - Geotechnical
  - GSH - Electrical Engineering
  - MP Studio - Landscaping and Irrigation

#### 3.3.2 Role of Prime Firm
- Described the roles of each of the three staff members who would be involved in the project and also provide flexible time assignments for each.

### 3.4 Representative Projects

#### 3.4.1 Minimum of 7 Projects
- UT Health Science - San Antonio - Dental School Parking Lot Expansion ($300,000)
- UT Health Science - San Antonio - Pavilion Building
- UT Health Science - San Antonio - Medical Office Building
- UT Health Science - San Antonio - UTPA Campus Demolition ($0.0 million)
- Texas A&M International - Student Service Center ($2.3 million)
- La Feria ISD - La Feria High School ($1.5 Million)
- San Antonio ISD - Early Childhood Development ($300,000)
- Donna ISD - Donna Spanish Elementary ($3 Million)
- Bible Academy - Bible Academy ($400,000)

### 3.5 References

#### 3.5.1 References for Projects
- UT Health Science Center - San Antonio - City of Pharr
- UT Health Science - San Antonio Water System
- City of Pharr
- City of Weslaco
- Texas A&M University

### 3.6 Willingness and Ability to Expedite Services

- Stated their willingness and ability to expedite services.
- Also stated their ability to supplement production.

### 3.7 Project Execution

- Did not address this section.
Review and Recommend Action on Additional Services with Perez Consulting Engineers for the Nursing & Allied Health Campus Subdivision Plat

Approval of Additional Services with Perez Consulting Engineers to include a Traffic Impact Analysis will be requested at the November 20, 2014 Board meeting.

Perez Consulting Engineers is approximately 90% complete with preparation of the subdivision plat for the Nursing & Allied Health Campus west 6.63 acres. The City of McAllen Planning Department and Engineering Department staff have completed their review of the proposed plat and provided a report with additional items which need to be completed prior to approving the plat. One of the items on the list is the preparation and submission of a Traffic Impact Analysis (TIA). This analysis will help the City forecast the impact of future traffic created by STC as the campus continues to expand.

The results of the analysis will help the City determine how STC’s development will be impacted and if construction will need to include provisions to help with traffic flow in and out of the property. In the past STC has been required to build items such as turning lanes where vehicle traffic enters a campus in order to prevent impact on the traffic flow on adjacent streets. This is an example of the types of improvements which may be required as a result of the Traffic Impact Analysis.

Attached is a copy of the proposal submitted by Perez Consulting Engineers in the amount of $13,325. Also attached is a breakdown showing the dollar amounts proposed during the negotiations of these services.

Staff will be present at the November 13, 2014 Board Facilities Committee meeting to address questions by the committee related to this recommendation.

It is requested that the Facilities Committee recommend for Board approval at November 20, 2014 Board meeting, additional services with Perez Consulting Engineers in the amount of $13,325 as presented.
November 5, 2014

Mr. Gerry Rodriguez, A.I.A.
South Texas College
3201 W. Pecan
McAllen, Texas 78501

Re: Traffic Engineering Fee
Level 2 Traffic Impact Analysis Fee Proposal
South Texas College West Nursing Campus Subdivision
McAllen, Texas

Dear Mr. Rodriguez,

Perez Consulting Engineers (PCE) is pleased to submit our proposal for Traffic Engineering for preparation of a Level 2 Traffic Impact Analysis Report for the property described as being 6.63 acre tract of land out of Lot 1, Block 15, Steele and Pershing Subdivision, Hidalgo County, Texas.

SCOPE OF SERVICES:

Prepare a Level 2 Traffic Impact Analysis as per City of McAllen Traffic Engineering guidelines and requirement of eight access point and/or intersections.

1. Project Data Retrieval
2. Traffic Data Collection ADT’s and TMC’s for the 8 intersections
3. Coordination with the City of McAllen
4. Site Visit(s) & Photographs
5. Trip Generation Summary
6. Trip Distribution (Percentages)
7. Trip Distribution (Volumes)
8. Traffic Model Development & Simulation
9. Project Future Traffic Conditions
10. Analyze Projected w/Development Volumes
11. Develop Exhibits & Traffic Maps
12. Access Management Considerations
13. Recommend Mitigation Measures (if applicable)

COMPENSATION:

The total Traffic Engineering fee for preparation of the Traffic Impact Analysis Report is:

TOTAL $13,325.00

Fees included in this proposal only apply to items specifically listed in this proposal. No additional items are assumed or included.
All processing and review fees shall be paid by the client.

PCE is aware of the importance of the scheduling and coordination required with the City of McAllen and will proceed with diligence to the completion of this work.

Perez Consulting Engineers is pleased to provide these services to you for this important project.

Respectfully submitted,
Perez Consulting Engineers, LLC

[Signature]

René González, P.E.

**APPROVAL & ACCEPTANCE**

Signature: __________________________________________

Printed Name: _______________________________________

Title: _______________________________________________

Address: ___________________________________________

Phone: _____________________________________________

This Approval Acceptance Letter is submitted in duplicate. Please return one executed letter to:

PEREZ CONSULTING ENGINEERS
808 DALLAS AVENUE
MCALLEN, TEXAS 78501
Review and Recommend Action on Contracting Architectural Design Services for the Pecan Campus Art Building Covered Area for Ceramic Arts

Approval to contract architectural services for the design of the Pecan Campus Art Building Covered Area for Ceramic Arts Improvements will be requested at the November 20, Board meeting.

Included in the FY 2014-2015 construction budget are funds for this project. The attached floor plans depict the locations for the proposed design and construction work. These improvements will provide additional space for ceramic kilns to be used by the Art Department. The proposed improvements for the ceramic arts studio will improve efficiency in use of space and allow for additional kilns to be installed.

Five architectural firms listed below were previously approved by the Board for one year to provide professional services as needed for projects under $500,000.

1. Boultinghouse Simpson Gates Architects
2. EGV Architects, Inc.
3. ERO Architects, Inc.
4. PBK Architects
5. Rike Ogden Figueroa Allex Architects

During the October 28, 2013 Board meeting, EGV Architects, Inc. was approved to design the additional space for the ceramic kilns for the Art Department. The project was placed on hold due to insufficient space in the proposed location. Staff has since analyzed the spaces needed and recommends that new space be provided adjacent to the Art Building. See attached site plan for proposed location of new covered area. Based on this previous approval, and on an alphabetical selection, EGV Architects, Inc. is recommended to resume with the architectural design services for this project.

Funds in the amount of $325,000 are budgeted in the FY 2014-2015 construction budget for the modifications and $48,750 is budgeted for design services with final amount to be negotiated.

<table>
<thead>
<tr>
<th>Project Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Budget Components</strong></td>
</tr>
<tr>
<td>Design</td>
</tr>
<tr>
<td>Construction</td>
</tr>
</tbody>
</table>

Staff will negotiate design fees with architect to determine an acceptable amount.

It is requested that the Facilities Committee recommend for Board approval at the November 20, 2014 Board meeting, the contracting of architectural services with EGV Architects, Inc. for the design of the Pecan Campus Covered Areas for Ceramic Arts project as presented.
<table>
<thead>
<tr>
<th>Firm</th>
<th>Project Awarded</th>
<th>Campus</th>
<th>Project</th>
<th>Construction Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boultinghouse Simpson Gates Architects</td>
<td>6/26/2014</td>
<td>Pecan</td>
<td>Student Support Services</td>
<td>TBD</td>
</tr>
<tr>
<td>EGAV Architects, Inc.</td>
<td></td>
<td></td>
<td>Pecan Student Support Services Admissions, Welcome Center and Main Entrance Improvements</td>
<td></td>
</tr>
<tr>
<td>ERO Architects, LLP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PK Architects, Inc.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rike Ogden Figueroa Architects, Inc.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Award: 6/12/14 to 6/30/15

TBD: To Be Determined
Review and Recommend Action on Contracting Civil Engineering Design Services for the Pecan Plaza Asphalt Resurfacing Along the Alley Side of Buildings

Approval to contract civil engineering design services for the Pecan Plaza Asphalt Resurfacing along the alley side of buildings adjacent to the alley will be requested at the November 20, 2014 Board meeting.

The asphalt pavement on the alley side of Pecan Plaza’s center and west side buildings has deteriorated as much as 50% or more in some areas. The attached photo shows the deteriorated condition of the existing asphalt. With the Police Department now occupying space in the center building, access from the back side is needed on a daily basis. Police vehicle are parked in this asphalt area in order to enter and exit from the back door of the Police Department space. The attached site plan shows the location of the proposed asphalt resurfacing.

In order to proceed with the asphalt replacement, staff recommends contracting civil engineering services for preparation of plans and specifications.

The five civil engineering firms listed below were previously approved by the Board for one year to provide professional services as needed for project under $500,000.

1. Dannenbaum Engineering
3. Melden & Hunt
4. Perez Consulting Engineering
5. R. Gutierrez Engineering

Based on previous project assignments with the five available firms, Halff Associates is recommended to provide civil engineering service for this project.

Funds in the amount of $75,000 are budgeted in the FY 2014-2015 renewals and replacements budget for the proposed asphalt resurfacing and $8,000 is budgeted for design services with final amount to be negotiated.

<table>
<thead>
<tr>
<th>Project Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Budget Components</strong></td>
</tr>
<tr>
<td>Design</td>
</tr>
<tr>
<td>Construction</td>
</tr>
</tbody>
</table>

It is requested that the Facilities Committee recommend for Board approval at the November 20, 2014 Board meeting, the contracting of civil engineering services with Halff Associates for the Pecan Plaza Asphalt Resurfacing along alley side of buildings project as presented.
# Civil Engineering Services On Call through 2014

<table>
<thead>
<tr>
<th>Board Approval</th>
<th>Project Awarded</th>
<th>Firm</th>
<th>Campus</th>
<th>Project Description</th>
<th>Fee Amount</th>
<th>Totals</th>
<th>Percent Fee</th>
<th>Construction Amount</th>
</tr>
</thead>
</table>
| 11/28/2011     | Dannebaum Engineering  
Halff Associates, Inc.  
Melden & Hunt  
Perez Consulting Engineers  
R. Gutierrez Engineering | Award: 11/29/11 to 11/28/12 w/ two one-year renewals |  |  |  |  |  |  |  |
| 11/27/2012     | Dannebaum Engineering | District-wide | ADA Improvements for Building to Building Access | 27,418.90 | 27,418.90 | 12.26% | $223,617.01 |
| 11/27/2012     | Perez Consulting Engineers | Pecan | Demolition of James Property | 12,960.00** | 43,801.00 | 29.59% |  |
| 9/27/2012      | Perez Consulting Engineers |  |  |  |  |  |  |  |
| 1/29/2013      | Melden & Hunt | Mid Valley | Resurfacing Existing Parking Lot 4 | 21,925.40 | 21,925.40 | 15.82% | $138,600.23 |
| 2/26/2013      | R. Gutierrez Engineering | Pecan Plaza | Parking Lot Resurfacing and Area Lighting Replacement | 23,626.00 | 23,626.00 | 11.31% | $208,860.57 |
| 10/28/2013     | Halff Associates | Technology | Detention Pond Improvements | 7,000.00 | 7,000.00 | 28.00% | $25,000.00 |
| 10/28/2013     | Halff Associates |  |  |  |  |  |  |  |
| 1/28/2014      | Perez Consulting Engineers | NAH | Subdivision Plat | 18,745.00 | 18,745.00 | N/A |  |
| 6/26/2014      | Melden & Hunt | District-wide | Portable Building Infrastructure | 30,047.71 | 30,047.71 | 10.02% | $300,000* |
| 8/26/2014      | Dannebaum Engineering | District-wide | ADA Improvements for Building to Building Access Phase II | 20,000* | 20,000* | 8.00% | $250,000* |
|  | Dannebaum Engineering |  |  |  |  |  |  |  |

*Estimated
** Fees for demolition design services are not consistent with fees for design of new construction.

### Summary of Fees Awarded for Civil Engineering Services On Call

#### Contract Period Ending 11/28/14

<table>
<thead>
<tr>
<th>Firm</th>
<th>11/28/11 - present</th>
<th>Current Project</th>
<th>Future Projects* (Estimated)</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dannebaum Engineering</td>
<td>$47,418.90</td>
<td>$ -</td>
<td>$ -</td>
<td>$47,418.90</td>
</tr>
<tr>
<td>Halff Associates, Inc.</td>
<td>$7,000.00</td>
<td>$6,800.00</td>
<td>$ -</td>
<td>$13,800.00</td>
</tr>
<tr>
<td>Melden &amp; Hunt</td>
<td>$51,973.11</td>
<td>$ -</td>
<td>$ -</td>
<td>$51,973.11</td>
</tr>
<tr>
<td>Perez Consulting Engineers</td>
<td>$31,705.00</td>
<td>$ -</td>
<td>$ -</td>
<td>$31,705.00</td>
</tr>
<tr>
<td>R. Gutierrez Engineering</td>
<td>$23,626.00</td>
<td>$5,500.00</td>
<td>$ -</td>
<td>$29,126.00</td>
</tr>
<tr>
<td>Total</td>
<td>$163,723.01</td>
<td>$12,300.00</td>
<td>$ -</td>
<td>$176,023.01</td>
</tr>
</tbody>
</table>

Other future projects will continue to be awarded based on rotation, project cost amount, and other pertinent information.
Existing Condition of Asphalt
ASPHALT RESURFACING ALONG ALLEY SIDE
Review and Recommend Action on Contracting Civil Engineering Design Services for the Pecan Campus Achieve Early College High School Driveway and Sidewalk Relocation

Approval to contract civil engineering design services for the Pecan Campus Achieve Early College High School Driveway and Sidewalk Relocation project will be requested at the November 20, 2014 Board meeting.

In preparation for construction of the Pecan Campus North Academic building included in the 2013 Bond Construction Program, the existing gravel service drive and pedestrian sidewalk will need to be relocated. The attached site plan show the current and proposed locations for an asphalt service drive and pedestrian sidewalk. By starting with the design and construction for the new location, the work could be completed prior to the start of construction for the new building. In order to proceed with this construction, staff recommends contracting civil engineering services for preparation of plans and specifications.

The five civil engineering firms listed below were previously approved by the Board for one year to provide professional services as needed for project under $500,000.

1. Dannenbaum Engineering
3. Melden & Hunt
4. Perez Consulting Engineering
5. R. Gutierrez Engineering

Based on previous project assignments and experience with five available firms, R. Gutierrez Engineering is recommend to provide civil engineering services for this project.

Funds in the amount of $60,000 are budgeted in the FY 2014-2015 construction budget for this construction work and $9,000 is budgeted for design services with final amount to be negotiated.

<table>
<thead>
<tr>
<th>Project Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Budget Components</td>
</tr>
<tr>
<td>Design</td>
</tr>
<tr>
<td>Construction</td>
</tr>
</tbody>
</table>

It is requested that the Facilities Committee recommend for Board approval at the November 20, 2014 Board meeting, the contracting of civil engineering services with R. Gutierrez Engineering for the Pecan Campus Achieve Early College High School Driveway and Sidewalk Relocation project as presented.
## Civil Engineering Services On Call through 2014

### Summary of Fees Awarded for Civil Engineering Services On Call

**Contract Period Ending 11/28/14**

<table>
<thead>
<tr>
<th>Firm</th>
<th>Project Awarded</th>
<th>Campus</th>
<th>Project Description</th>
<th>Fee Amount</th>
<th>Current Project</th>
<th>Future Projects* (Estimated)</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dannenbaum Engineering</td>
<td>11/28/2011</td>
<td></td>
<td>Award: 11/29/11 to 11/28/12 w/ two one-year renewals</td>
<td>$27,418.90</td>
<td>$</td>
<td>-</td>
<td>$223,617.01</td>
</tr>
<tr>
<td>Melden &amp; Hunt</td>
<td>11/27/2012</td>
<td>District-wide</td>
<td>Demolition of James Property</td>
<td>$12,960.00**</td>
<td>$</td>
<td>-</td>
<td>$43,801.00</td>
</tr>
<tr>
<td>Perez Consulting Engineers</td>
<td>9/27/2012</td>
<td></td>
<td>1st Renewal: 11/29/12 to 11/28/13</td>
<td>$12,960.00**</td>
<td>$</td>
<td>-</td>
<td>$43,801.00</td>
</tr>
<tr>
<td>R. Gutierrez Engineering</td>
<td>10/28/2013</td>
<td></td>
<td>Detention Pond Improvements</td>
<td>$7,000.00</td>
<td>$</td>
<td>28.00%</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>Halff Associates</td>
<td>10/28/2013</td>
<td></td>
<td>Phase II</td>
<td>$20,000*</td>
<td>$</td>
<td>8.00%</td>
<td>$250,000*</td>
</tr>
</tbody>
</table>

*Estimated

** Fees for demolition design services are not consistent with fees for design of new construction.

Other future projects will continue to be awarded based on rotation, project cost amount, and other pertinent information.
Review and Recommend Action on Mechanical, Electrical, and Plumbing (MEP) Design Services for the Pecan Campus Electrical Power Line Relocation

Approval to contract mechanical, electrical, and plumbing (MEP) engineering design services for the Pecan Campus Electrical Power Line Relocation project will be requested at the November 20, 2014 Board meeting.

STC staff has been coordinating with representatives from AEP to plan for the relocation of an existing electrical overhead power line located on the Pecan Campus. This power line’s current location will be in conflict with the future construction of Thermal Plant Cooling Towers and the future Student Activities and Cafeteria Building. The attached site plan and photo show the current location of the electrical line.

With the assistance of AEP, staff has developed a plan to relocate the overhead line below ground. By placing the line below ground, it can be placed in a location that will not be in conflict with the future construction and will no longer be visible in that center area of campus. In order to place this line underground, STC will need to contract the services of an electrical engineer to design the proper location and conduits so that AEP can install the new underground electrical lines. These design services will include the following:

- Design locations and routes for underground lines serving existing buildings
- Design size of new underground conduits for new electrical lines
- Design size and location of new transformer pads
- Coordinate with AEP to confirm design of underground components meet service requirements
- Prepare plans and specification for construction of all underground components by electrical contractor

The three MEP engineering firms listed below were previously approved by the Board for one year to provide professional services as needed for projects under $300,000.00.

1. DBR Engineering Consultants, Inc.
3. Sigma HN Engineers, PLLC

Since this list of MEP firms was approved at the June 26, 2014 Board meeting, the first two firms on the list have been contracted for on-call services. The next recommendation is based on an alphabetical selection, placing Sigma HN Engineers, PLLC as the firm to provide these services.

Funds have been budgeted in the FY 2014-2015 construction budget for design and construction of these improvements, with final amount to be negotiated.
It is requested that the Facilities Committee recommend for Board approval at the November 20, 2014 Board meeting, the contracting of Mechanical, Electrical, and Plumbing (MEP) engineering design services with Sigma HN Engineers, PLLC for the Pecan Campus Electrical Power Line Relocation as presented.
# Mechanical Electrical Plumbing ( MEP) Engineering Services On Call through 2015

<table>
<thead>
<tr>
<th>Board Approval</th>
<th>Project Awarded</th>
<th>Firm</th>
<th>Campus</th>
<th>Project</th>
<th>Fee Amount</th>
<th>Totals</th>
<th>Percent Fee</th>
<th>Construction Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Half Associates</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Sigma HN Engineers, PLLC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7/29/2014</td>
<td></td>
<td>DBR Engineering Consultants, Inc.</td>
<td>District-wide Parking Lot Lighting Upgrades</td>
<td>TBD</td>
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<td></td>
<td></td>
<td>$100,000.00</td>
</tr>
<tr>
<td>10/28/2014</td>
<td></td>
<td>Halff Associates</td>
<td>Pecan Plaza Police Department Electrical Generator</td>
<td>TBD</td>
<td></td>
<td></td>
<td></td>
<td>$200,000.00</td>
</tr>
</tbody>
</table>

*Estimated
Review and Recommend Action on Contracting Construction Services for the Pecan Campus Tree Removal Project

Approval to select a contractor for the Pecan Campus Tree Removal project will be requested at the November 20, 2014 Board meeting.

Trees on the Pecan Campus have been identified which need to be removed to avoid conflict with the 2013 Bond Construction program. Removal of these trees will avoid conflict with future buildings, parking, site improvements, and landscaping. Most of these trees are older ash trees which have exceeded their average life expectancy and have become a maintenance problem. Some trees will remain in areas where construction will not occur as part of this program. The attached site plan shows the trees identified for removal.

City of McAllen requires that new trees be installed to replace trees that are removed. STC typically installs more trees than what is required by City standards. Landscape plans will be developed so that sufficient trees are provided in beneficial locations.

Included in the FY 2014-2015 construction budget are funds for the removal of trees in the future bond construction area.

STC staff has issued the necessary plans and specifications for the solicitation of competitive sealed proposals. Solicitation of competitive sealed proposals for this project began on October 13, 2014. A total of two (2) proposals were received on October 28, 2014.

<table>
<thead>
<tr>
<th>Timeline for Solicitation of Competitive Sealed Proposals</th>
</tr>
</thead>
<tbody>
<tr>
<td>October 13, 2014</td>
</tr>
<tr>
<td>October 28, 2014</td>
</tr>
</tbody>
</table>

Staff evaluated these proposals and prepared the attached proposal summary. It is recommended that the top ranked contractor be recommended for Board approval. Funds have been budgeted in the FY 2014-2015 Construction budget for this project.

It is requested that the Facilities Committee recommend for Board approval at the November 20, 2014 Board meeting, to contract construction services with Maldonado Nursery & Landscape in the amount of $20,271 for the Pecan Campus Buildings Tree Removal project as presented.
<table>
<thead>
<tr>
<th>#</th>
<th>Qty</th>
<th>Type of Tree</th>
<th>Description</th>
<th>Unit Price</th>
<th>Extension</th>
<th>Unit Price</th>
<th>Extension</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>Ash</td>
<td>Cut &amp; Dispose Off-Site 12”-16” Caliper</td>
<td>200.00</td>
<td>400.00</td>
<td>350.00</td>
<td>700.00</td>
</tr>
<tr>
<td>2</td>
<td>6</td>
<td>Ash</td>
<td>Cut &amp; Dispose Off-Site 17”-20” Caliper</td>
<td>300.00</td>
<td>1,800.00</td>
<td>400.00</td>
<td>2,400.00</td>
</tr>
<tr>
<td>3</td>
<td>8</td>
<td>Ash</td>
<td>Cut &amp; Dispose Off-Site 21”-24” Caliper</td>
<td>400.00</td>
<td>3,200.00</td>
<td>450.00</td>
<td>3,600.00</td>
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<tr>
<td>4</td>
<td>16</td>
<td>Ash</td>
<td>Cut &amp; Dispose Off-Site 25”-28” Caliper</td>
<td>500.00</td>
<td>8,000.00</td>
<td>650.00</td>
<td>10,400.00</td>
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<tr>
<td>5</td>
<td>3</td>
<td>Ash</td>
<td>Cut &amp; Dispose Off-Site 29”-32” Caliper</td>
<td>500.00</td>
<td>1,500.00</td>
<td>900.00</td>
<td>2,700.00</td>
</tr>
<tr>
<td>6</td>
<td>2</td>
<td>Ash</td>
<td>Cut &amp; Dispose Off-Site 33”-38” Caliper</td>
<td>500.00</td>
<td>1,000.00</td>
<td>1,000.00</td>
<td>2,000.00</td>
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<tr>
<td>7</td>
<td>1</td>
<td>Hackberry</td>
<td>Cut &amp; Dispose Off-Site 17”-20” Caliper</td>
<td>371.00</td>
<td>371.00</td>
<td>650.00</td>
<td>650.00</td>
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<tr>
<td>8</td>
<td>2</td>
<td>Bottle Brush</td>
<td>Cut &amp; Dispose Off-Site 12”-16” Caliper</td>
<td>200.00</td>
<td>400.00</td>
<td>150.00</td>
<td>300.00</td>
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<tr>
<td>9</td>
<td>2</td>
<td>Tallow</td>
<td>Cut &amp; Dispose Off-Site 12”-16” Caliper</td>
<td>200.00</td>
<td>400.00</td>
<td>100.00</td>
<td>200.00</td>
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<tr>
<td>10</td>
<td>1</td>
<td>Wild Olive</td>
<td>Cut &amp; Dispose Off-Site 12”-16” Caliper</td>
<td>300.00</td>
<td>300.00</td>
<td>100.00</td>
<td>100.00</td>
</tr>
<tr>
<td>11</td>
<td>5</td>
<td>Palm</td>
<td>Cut &amp; Dispose Off-Site 30’ Plus Tall</td>
<td>580.00</td>
<td>2,900.00</td>
<td>275.00</td>
<td>1,375.00</td>
</tr>
</tbody>
</table>

**TOTAL PROPOSAL AMOUNT**

$20,271.00 | $24,425.00

**TOTAL RANKING POINTS**

94.15 | ****

**RANKING**

1 | ****

****The required bid bond was not submitted therefore proposal was not evaluated.
<table>
<thead>
<tr>
<th>VENDOR</th>
<th>Maldonado Nursery &amp; Landscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS</td>
<td>509 N Beddoes Rd</td>
</tr>
<tr>
<td>CITY/STATE</td>
<td>La Feria, TX 78559</td>
</tr>
<tr>
<td>PHONE/FAX</td>
<td>956-277-0264</td>
</tr>
<tr>
<td>FAX</td>
<td>956-277-0263</td>
</tr>
<tr>
<td>CONTACT</td>
<td>Miguel Martinez</td>
</tr>
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<table>
<thead>
<tr>
<th>RANKING</th>
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<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Points</th>
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<tbody>
<tr>
<td>1</td>
<td>The Respondent's price proposal. (up to 45 points)</td>
<td>45</td>
</tr>
<tr>
<td>2</td>
<td>The Respondent's experience and reputation. (up to 10 points)</td>
<td>9</td>
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<tr>
<td>3</td>
<td>The quality of the Respondent's goods or services. (up to 10 points)</td>
<td>9</td>
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<tr>
<td>4</td>
<td>The Respondent's safety record. (up to 5 points)</td>
<td>4.16</td>
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<td>5</td>
<td>The Respondent's proposed personal. (up to 8 points)</td>
<td>6.83</td>
</tr>
<tr>
<td>6</td>
<td>The Respondent's financial capability in relation to the size and the scope of the project. (up to 9 points)</td>
<td>7.83</td>
</tr>
<tr>
<td>7</td>
<td>The Respondent's organization and approach to the project. (up to 6 points)</td>
<td>5.33</td>
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<tr>
<td>8</td>
<td>The Respondent's time frame for completing the project. (up to 7 points)</td>
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<tr>
<td>TOTAL EVALUATION POINTS</td>
<td>94.15</td>
<td></td>
</tr>
</tbody>
</table>
Green trees to be removed

Red trees to remain

Trees to be Removed

PROPOSED LOCATION TO RELOCATE EXISTING PORTABLES
Update on Status of Non-Bond Construction Projects

The Facilities Planning & Construction staff prepared the attached design and construction update. This update summarized the status of each capital improvement project currently in progress. Gerry Rodriguez will be present to respond to questions and address concerns of the committee.
### NON-BOND CONSTRUCTION PROJECTS PROGRESS REPORT November 13, 2014

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Project Development</th>
<th>Design Phase</th>
<th>Solicitation of Proposals</th>
<th>Construction Phase</th>
<th>Project Manager</th>
<th>Architect/Engineer</th>
<th>Contractor</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Pecan Campus and Pecan Plaza</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Robert</td>
<td>EGV Architects</td>
<td>5 Star Construction</td>
</tr>
<tr>
<td>14-1-012 Pecan - Annex Grant/Accountability Office Improvements</td>
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<td>14-1-015 Pecan - Student Services Bldg Modifications</td>
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<td>BHO Architects</td>
<td>Bullard Construction</td>
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<tr>
<td>14-1-021 Pecan - Building A, G, D &amp; X Electrical Disconnects</td>
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<td></td>
<td>John</td>
<td>ACR Engineering</td>
<td>Metro Electric</td>
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<tr>
<td>15-1-002 Pecan - Covered Area for Ceramic Arts Kilns</td>
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<td></td>
<td></td>
<td></td>
<td>Robert</td>
<td>TBD</td>
<td>TBD</td>
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<tr>
<td>15-1-011 Pecan - Removal of existing trees for Bond projects</td>
<td>N/A</td>
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<td></td>
<td></td>
<td>John</td>
<td>STC staff</td>
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<tr>
<td>15-1-012 Pecan - Infrastructure for relocation of Portable Buildings</td>
<td></td>
<td></td>
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<td></td>
<td>John</td>
<td>Melden &amp; Hunt</td>
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<tr>
<td>15-1-013 Pecan - Relocation of Electrical Power Lines</td>
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<tr>
<td>15-1-020 Pecan - AECHS Service Drive and Sidewalk Relocation</td>
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<tr>
<td>13-1-004 Pecan Plaza - Police Department Space Renovation</td>
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<td>Rick</td>
<td>RBF Architects</td>
<td>5 Star Construction</td>
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<td>14-1-016 Pecan Plaza - Continuing Education Space Renovation</td>
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<td>Boultinghouse Simpson Gates Architects</td>
<td>Alpha Building Corp.</td>
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<tr>
<td>15-1-003 Pecan Plaza - Police Department Emergency Generator</td>
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<tr>
<td>15-1-004 Pecan Plaza - Asphalt Resurfacing on Back Side</td>
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<td>Rick</td>
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<td>TBD</td>
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<td><strong>Mid Valley Campus</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>None currently in progress</td>
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<tr>
<td><strong>Technology Campus</strong></td>
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<td>14-3-R002 TC - West Academic Building Re-roofing</td>
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<td>14-3-R006 TC - HVAC Cooling Tower Replacement</td>
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<td>Ro-Tech</td>
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<td>15-3-R001 TC - Replacement of flooring in Building B</td>
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<td>Dowd Floors &amp; Interiors</td>
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<td><strong>Nursing and Allied Health Campus</strong></td>
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<td>Renz Consulting Engineers</td>
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<td>14-4-001 NAH - Parking Lot Expansion</td>
<td>N/A</td>
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<td>14-4-R006 NAH - Irrigation system upgrades</td>
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<td>14-4-R005 NAH - Subdivision Plat</td>
<td>N/A</td>
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<td>15-4-022 NAH - Wells for Quiet Study Area</td>
<td>N/A</td>
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<td>15-4-R001 NAH - Carpet Replacement II - West Wing (RR)</td>
<td>N/A</td>
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<td>STC staff</td>
<td>Virgo Tile &amp; Stone</td>
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<tr>
<td><strong>Starr County Campus</strong></td>
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<td>Rick</td>
<td>ACR Engineering</td>
<td>Zeta Electric</td>
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<td>14-5-003 Starr - Parking Lot 5 Lighting</td>
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<td>14-5-004 Starr - South Drive Lighting</td>
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<td><strong>District Wide Improvements</strong></td>
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<td>14-6-010 DW - Building to Building ADA Accessibility Phase II</td>
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<td>14-6-011 DW - Infrastructure for Fiber Optic Lines</td>
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<td>14-6-012 DW - Parking Lots Lighting Upgrades to LED</td>
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<td>Robert</td>
<td>DBR Engineering</td>
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</table>

For FY 2014-2015, 24 non-bond projects are currently in progress, 1 have been completed and 35 pending start up - 60 Total
### Status of Non-Bond Construction Projects In Progress
#### November 2014

<table>
<thead>
<tr>
<th>Project</th>
<th>% Complete</th>
<th>Date to Complete</th>
<th>Current Activity</th>
<th>Budget</th>
<th>Contract Amount</th>
<th>Amount Paid</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pecan Campus</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grant/Accountability Office Improvements</td>
<td>60%</td>
<td>December 2014</td>
<td>1. Construction Phase 2. Construction in progress</td>
<td>$24,000</td>
<td>$94,600</td>
<td>$0</td>
<td>$94,600</td>
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<tr>
<td>Student Services Building Offices Modifications</td>
<td>75%</td>
<td>December 2014</td>
<td>1. Construction Phase 2. Construction in progress</td>
<td>$154,050</td>
<td>$393,000</td>
<td>$28,158</td>
<td>$364,842</td>
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<tr>
<td>Pecan Campus Buildings A, G, H, &amp; X Electrical Disconnects</td>
<td>15%</td>
<td>January 2015</td>
<td>1. Construction Phase 2. Construction in progress</td>
<td>$100,000</td>
<td>$101,121</td>
<td>$0</td>
<td>$101,121</td>
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<tr>
<td>Cover area for Ceramic Arts Kilns</td>
<td>100%</td>
<td>October 2014</td>
<td>1. Project development phase 2. Recommend Board approval of architect in November 2014 to begin design work</td>
<td>$48,750</td>
<td>TBD</td>
<td>$0</td>
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<tr>
<td>Removal of Trees for Bond Construction</td>
<td>100%</td>
<td>October 2014</td>
<td>1. Design Phase 2. Recommend Board approval of contractor in November 2014</td>
<td>$3,750</td>
<td>TBD</td>
<td>$0</td>
<td>TBD</td>
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<tr>
<td>Relocation of Electrical Power Lines</td>
<td>75%</td>
<td>November 2014</td>
<td>1. Project development phase 2. Working with AEP to confirm scope of work needed for relocation of above ground lines 3. Recommend Board approval of electrical engineer in November 2014 to begin design work</td>
<td>$11,250</td>
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<td>$0</td>
<td>TBD</td>
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<tr>
<td>AECHS Service Drive and Sidewalk Relocation</td>
<td>100%</td>
<td>November 2014</td>
<td>1. Project development phase 2. Recommend Board approval of civil engineer in November 2014 to begin design work</td>
<td>$9,000</td>
<td>TBD</td>
<td>$0</td>
<td>TBD</td>
</tr>
<tr>
<td>Project</td>
<td>% Complete</td>
<td>Date to Complete</td>
<td>Current Activity</td>
<td>Budget</td>
<td>Contract Amount</td>
<td>Amount Paid</td>
<td>Balance</td>
</tr>
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<td>----------------------------------------------</td>
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</tr>
</tbody>
</table>
| Pecan Plaza Renovations for Police Department| 99%        | July 2014        | 1. Construction Phase  
2. Substantial Completion has been certified  
3. Punch list work is complete  
4. Staff moved in during August 2014  
5. Working on resolution to HVAC unit programming correction with manufacturer – 90% complete | $1,200,000 | $904,143.45      | $851,317.65 | $52,825.80 |
| Pecan Plaza Continuing Education Classrooms Improvements | 85%        | November 2014    | 1. Construction Phase  
2. Construction in progress | $170,000 | $187,310         | $109,655   | $77,655   |
| Pecan Plaza Police Department Emergency Generator | 100%       | November 2014    | 1. Project development phase  
2. Board approved contracting electrical engineer in October 2014  
3. Contract negotiations in progress | $200,000 | TBD             | $0         | TBD       |
| Pecan Plaza Asphalt Resurfacing on Alley Side | 100%       | November 2014    | 1. Project development phase  
2. Recommend Board approval of civil engineer in November 2014 to begin design work | $75,000 | TBD             | $0         | TBD       |

---

Mid Valley Campus

No Work in Progress

---

Technology Campus

<table>
<thead>
<tr>
<th>Project</th>
<th>% Complete</th>
<th>Date to Complete</th>
<th>Current Activity</th>
<th>Budget</th>
<th>Contract Amount</th>
<th>Amount Paid</th>
<th>Balance</th>
</tr>
</thead>
</table>
| West Academic Building Re-roofing | 30%        | November 2014    | 1. Design Phase  
2. Design Phase in progress | $125,000 | $106,181.25      | $9,750   | $96,931.25 |
| HVAC Cooling Tower Replacement | 10%        | January 2015     | 1. Construction Phase  
2. Contract has been signed  
3. Contractor has mobilized to begin construction | $415,000 | TBD             | $0         | TBD       |
<table>
<thead>
<tr>
<th>Project</th>
<th>% Complete</th>
<th>Date to Complete</th>
<th>Current Activity</th>
<th>Budget</th>
<th>Contract Amount</th>
<th>Amount Paid</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replacement of Flooring in Building B</td>
<td>5%</td>
<td>December 2014</td>
<td>1. Construction Phase 2. Contract has been signed 3. Contractor has ordered materials</td>
<td>$50,000</td>
<td>TBD</td>
<td>$0</td>
<td>TBD</td>
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<tr>
<td>Nursing and Allied Health Campus</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Expansion</td>
<td>100%</td>
<td>August 2014</td>
<td>1. Design Phase 2. Re-solicitation of proposals is complete 3. Board approval of contractor in November 2014</td>
<td>$54,000</td>
<td>$47,755</td>
<td>$38,455</td>
<td>$9,300</td>
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<tr>
<td>Irrigation System upgrades</td>
<td>15%</td>
<td>November 2014</td>
<td>1. Design Phase 2. Design work in progress</td>
<td>$2,000</td>
<td>TBD</td>
<td>$0</td>
<td>TBD</td>
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<tr>
<td>Subdivision Plat for 6.63 Acres</td>
<td>95%</td>
<td>December 2014</td>
<td>1. Design Phase, 2. Staff is working with the engineer to finalize subdivision plat 3. City of McAllen has requested a Traffic Impact Analysis; engineer has submitted proposal for additional services</td>
<td>$0</td>
<td>$18,745</td>
<td>$6,530</td>
<td>$12,215</td>
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<tr>
<td>Walls for Library Quiet Study Area</td>
<td>20%</td>
<td>January 2015</td>
<td>1. Construction Phase 2. Pending delivery of pre-manufactured walls</td>
<td>$25,000</td>
<td>TBD</td>
<td>$0</td>
<td>TBD</td>
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<tr>
<td>West Wing Re-carpeting</td>
<td>10%</td>
<td>December 2014</td>
<td>1. Construction phase 2. Pending delivery of carpet for installation</td>
<td>$150,000</td>
<td>$97,474</td>
<td>$97,474</td>
<td>$0</td>
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<tr>
<td>Starr County Campus</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Parking Lot 5 and South Drive Lighting</td>
<td>100%</td>
<td>September 2014</td>
<td>1. Construction Phase 2. Work is complete</td>
<td>$105,000</td>
<td>$98,500</td>
<td>$93,575</td>
<td>$4,925</td>
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<tr>
<td>Project</td>
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<td>Date to Complete</td>
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<td>Contract Amount</td>
<td>Amount Paid</td>
<td>Balance</td>
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<td>-------------------------------------------------------------------------------</td>
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</tr>
</tbody>
</table>
| Building to Building ADA Accessibility Improvements Phase II | 30%        | January 2015     | 1. Design Phase  
2. Design work is in progress                                               | $60,000 | TBD            | $0          | TBD     |
| Infrastructure for Fiber Optic Lines               | 20%        | March 2015       | 1. Project development Phase  
2. Staff is working to confirm locations where underground infrastructure will be needed to additional fiber optic lines | $95,000 | TBD            | $0          | TBD     |
| Parking Lots Lighting Upgrades to LED              | 10%        | December 2014    | 1. Design phase  
2. Design work in progress                                                   | $15,000 | TBD            | $0          | TBD     |

For FY 2014-2015, 24 non-bond projects are currently in progress, 1 has been completed and 35 pending start – Total 60