

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, September 13, 2022
@ 4:00 PM
McAllen, Texas

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

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Approval of Facilities Committee Meeting Minutes

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

1. August 9, 2022 Facilities Committee Meeting

Meeting Minutes

Facilities Committee Meeting

August 9, 2022

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building Board Room
Pecan Campus, McAllen, Texas
Tuesday, August 9, 2022 @ 3:30 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, August 9, 2022 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 3:45 p.m. with Dr. Alejo Salinas, Jr. presiding.

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

Other Trustees present: Mrs. Dalinda Gonzalez-Alcantar, Mr. Rene Guajardo, and Mr. Danny Guzman

Members absent: None

Also present: Dr. Ricardo J. Solis, Mrs. Mary Elizondo, Dr. Anahid Petrosian, Mr. Matthew Hebbard, Dr. Rodney Rodriguez, Mr. Javier Villalobos, Mr. Ricardo De La Garza, Mr. George McCaleb, Mrs. Becky Cavazos, Dr. Jesus Campos, Dr. Jayson Valerio, Ms. Sara Lozano, Mr. Robert Cuellar, Mr. Oscar Sandoval, Mr. Martin Villarreal, Mr. Sam Saldana, Mr. David Valdez, Ms. Shannon Perales, Ms. Lynda Lopez, Ms. Amanda Sotelo, Mrs. Gardenia Perez, Mr. Eddie Vela, Mr. Juan Mujica, Jr., and Mr. Andrew Fish.

Approval of Facilities Committee Meeting Minutes

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee approved the Minutes for the July 12, 2022 Facilities Committee meeting as presented. The motion carried.

**Review and Recommend Action on Vendor Registration on the
Electronic Bids and Proposals System for Receiving Notification of
College Solicitations**

Approval of vendor registration on the Electronic Bids and Proposals System for receiving notification of College Solicitations will be requested at the August 23, 2022 Board of Trustees meeting.

Purpose

To allow vendors the option to register on the College's Electronic Bids and Proposal System, Bonfire, to receive notifications of College solicitations. Vendors would be notified via email when solicitations of the services or products they are registered for are available. Vendors also receive due date reminders via email from the System.

Justification

The College's Bonfire Electronic Bids and Proposal System that is currently used for the online evaluation of bids and proposals by the evaluation committee and to store and manage contracts electronically, may also be used as an option to notify registered vendors of College solicitations, such as Request for Proposals (RFPs) or Request for Qualifications (RFQs).

Background

On May 10, 2022, the Facilities Committee members instructed Administration to discontinue the practice of using vendor information previously gathered entirely and solely rely on the legally required public advertisement for issuing bids, proposals, and qualifications.

Due to the recent decline in vendor responses to College solicitations, Administration requested that in addition to the required advertisement, vendors be granted the option to register online in the College's Bonfire system to receive email notifications of the solicitations. Once registered in the system, vendors would receive email notifications of solicitations related to their selected commodities.

The Purchasing Department purchased the Bonfire system in November 2020 to receive bids and proposals electronically, conduct committee online evaluations, and maintain and manage contracts. The system was not currently used to receive bids and proposals electronically.

The vendors that do not wish to register online, may submit a hard copy of the registration information to the Purchasing Department via mail or in person.

Presenters

Mary Elizondo, Vice President for Finance and Administrative Services, Becky Cavazos, Director of Purchasing, Rick De La Garza, Director of Facilities Planning and Construction attended the Committee meeting to address any questions by the Committee.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of vendor registration on the Electronic Bids and Proposals System for receiving notification of College Solicitations as presented.

Review and Recommend Action on Authorization to Proceed with Solicitation of Civil Engineering Services for a Subdivision Plat for the Pecan Campus West Property

Approval of authorization to proceed with the solicitation of a Request for Qualifications (RFQ) for civil engineering services for a subdivision plat for the Pecan Campus West Property will be requested at the August 23, 2022 Board meeting.

Purpose

The Facilities Committee was asked to recommend approval of the solicitation of civil engineering services for the development of a subdivision plat.

Justification

In order for the City of McAllen to authorize future construction projects on the Pecan Campus West Property, a subdivision plat must be prepared and recorded with the County of Hidalgo. Solicitation of Request for Qualifications (RFQ) for civil engineering services is necessary to procure a design team to prepare the subdivision plat. Once the statements of qualifications are received, an evaluation team would evaluate the responses using the currently approved procurement process and propose an engineer to the Facilities Committee at a later date.

Background

On August 23, 2022, the Board of Trustees will be asked to approve the solicitation of architectural services for a new Continuing Education Building to be constructed at the Pecan Campus West Property. The West Property had not previously been platted and consisted of three separate lots that needed to be joined into a single platted property, therefore a subdivision plat was required before new construction can proceed.

The estimated cost for these civil engineering services was \$35,000.

Funding Source

Funds were available in the FY 2022-2023 Unexpended Plant Fund.

Enclosed Documents

A property map was enclosed for the Committee's review and information.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the solicitation of civil engineering services for a subdivision plat for the Pecan Campus West Property project as presented. The motion carried.

Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services and Selection of a Location for the Pecan Campus Continuing Education Building

Approval of authorization to proceed with the publication of a Request for Qualifications (RFQ) to solicit architectural services for the Pecan Campus Continuing Education Building, contingent upon execution of a grant award contract with the Economic Development Administration (EDA), and the selection of a location option will be requested at the August 23, 2022 Board meeting.

Purpose

The Facilities Committee was asked to recommend approval of the solicitation of architectural services for a new Continuing Education building at the Pecan Campus – West Property.

Justification

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

Scheduling Priority

This project was requested by the Continuing Education Department. It has been reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction departments, Administration, and the Coordinated Operations Council. This project is scheduled as an educational improvement to construct a new facility for the Continuing Education Program.

Background

The Continuing Education (CE) Program was awarded a grant by the EDA to partially fund the construction of a 10,000 square foot facility for CE instruction and training. The CE Program has since requested to add an additional 10,000 square feet to the building due to the College's intention to vacate staff from their current location at Pecan Plaza. The approval of the grant and the plan to relocate CE from Pecan Plaza have prompted the prioritization of the project.

The proposed Continuing Education Building would be located at the Pecan Campus – West Property, which is a currently undeveloped property located west of Ware Road and south of Pecan Boulevard. It would provide the following spaces:

- Nine (9) classrooms
- Seven (7) labs
- Ten (10) offices
- Storage spaces
- Administrative work areas
- Conference room
- Cashier space
- Student lounge
- Breakroom
- Registration space
- Trainer space
- Support spaces

The Testing Center would also be relocated from Pecan Plaza and included as part of the proposed Continuing Education Building. The Testing Center area would contain the following spaces:

- Two (2) testing labs
- Three (3) offices
- Administrative work area
- Waiting area
- Storage space

The proposed scope of work is summarized as follows:

- Design and construction of the Continuing Education Building
- Sitework: Parking, drives, utilities, and infrastructure
- Approximate square feet: 24,500 s.f.

The total project budget was \$8,684,718 as itemized in the table below:

Pecan Campus Continuing Education Building Total Project Budget	
Budget Item	Budget Amount
Construction	\$6,257,850
Design	625,785
Miscellaneous	167,361
FFE	495,855
Technology	512,082
Owner Contingency	625,785
Total Project Budget	\$8,684,718

Funding Source

Funds for the Pecan Campus Continuing Education Building Project 2021-002C were budgeted in the Unexpended Construction Plant Fund for available use in FY 2021-2022.

Of the \$8,684,718 total project budget, the College has budgeted \$7,184,718 in the Unexpended Construction Plant Fund as part of the Capital Improvement Proposal (CIP) and funds in the amount of \$1,500,000 from an Economic Development Administration (EDA) grant will be included as part of the project budget. The EDA grant was awarded to the College and accepted by the Board on July 26, 2022 and is pending execution of the grant award contract.

Estimated Project Timeline

The project design phase, which includes the approval of a design firm, is projected to last until August 2023, with construction to commence in November 2023 and Substantial Completion in September 2024.

Enclosed Documents

Facilities Planning & Construction staff has prepared a presentation of the project and a preliminary layout of the space for the Committee's review and information.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the solicitation of architectural services for the Pecan Campus Continuing Education Building, contingent upon execution of a grant award contract with the Economic Development Administration (EDA), and including the recommendation of Option 1 to place the building on a Pecan Blvd. fronting, as presented. The motion carried.

Review and Update on Project Scope Location for the Pecan Campus North Academic Humanities Building P Renovations for the Accountability, Risk, and Compliance Department and the Office of Institutional Equity

An update on the project scope location for the Pecan Campus North Academic Humanities Building P Renovations for the Accountability, Risk, and Compliance (ARC) Department and the Office of Institutional Equity (OIE) was discussed at the August 9, 2022 Facilities Committee meeting.

Purpose

College Administration reported a proposed change of scope regarding the relocation of the project from the west side to the east side of the Pecan Campus North Academic Humanities Building P.

Justification

A change in scope was required to reorient the design of the project due to a change in department relocation needs.

Background

On May 26, 2022, the Board of Trustees approved contracting architectural services with Able City, LLC. The project scope included the renovation of the Pecan Campus North Academic Humanities Building P for the relocation of staff from Pecan Campus Ann Richards Administration Building D.

Staff from the ARC department and the OIE would be relocated to the east side of the third floor of Building P in lieu of the west side as originally planned to accommodate Academic Affairs needs. The existing classrooms were identified as available for office conversion by the Academic Affairs Division.

The proposed scope of work is summarized as follows:

- Interior design and construction of the renovation
- Approximate square feet: 4,551 sf.

The total revised budget is itemized in the table below:

Pecan Campus North Academic Humanities Building P Renovation for the ARC and the OIE Total Revised Project Budget	
Budget Item	Revised Project Budget
Construction	\$455,100
Design	45,510
Miscellaneous	5,000
FFE	90,000
Technology	50,000
Contingency	91,020
Total	\$736,630

Enclosed Documents

The packet included a presentation of the project with the revised scope location and a preliminary layout of the space for the Committee's review and information.

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

Review and Update on Proposed Modifications and Phases for the Pecan Campus Library Building F

Plans for the proposed modifications and phases for the Pecan Campus Library Building F Expansion and Renovation project were reviewed and discussed at the August 9, 2022 Facilities Committee Meeting.

Background

On February 23, 2021, the Board of Trustees approved the schematic design of the project as designed by ERO Architects. On September 28, 2021, the Board approved a revision of the proposed project and an increase in the construction budget, proposed design changes from Administration and College staff. The estimated cost of the Pecan Campus Library Building F Renovation and Expansion exceeded available funding and current construction priorities for the College.

As discussed at the July 12, 2022 Facilities Committee meeting, College staff proposes that the project proceed as a series of internal space modification projects and possible smaller capital improvement projects over the next few years beginning with those deficiencies in the existing building that limit the adequacy and appropriateness of the facility to meet user needs. This targeted and phased approach addressing key improvement needs will help ensure ongoing compliance with the Southern Association of Colleges and Schools Commission on Colleges (SACSCOC) requirements while at the same time providing substantial savings to the College. The Facilities Committee requested for staff to provide more information about the plan. The planned phases and timeline are as follows:

Phase I – FY 2022-2023:

- Create silent study area on 2nd floor
- Build two (2) staff offices on 2nd floor
- Convert two (2) staff offices on 1st floor into group study rooms
- Enhance capacity of extended hours room as a self-service open computer lab
- Convert a room into a multipurpose training, meeting, and event room
- Repaint the Open Lab on the 1st floor

Phase II – FY 2023-2024:

- Create seven group study rooms on 1st floor by relocating one of three compact shelving systems to the Technology Campus Library and consolidating operations of two 1st floor service desks
- Create a Center for Learning Excellence (CLE) communications studio and an adjoining study room along the north wall of the 1st floor
- Add power to CLE writing center area
- Repaint Educational Technologies spaces

Phase III – FY 2024-2025:

- Create a staff office within the Learning Commons and Open Labs administrative area
- Convert a room into a CLE Writing Center huddle room
- Remodel instructional lab, staff office, and door placement along administrative area walkway to improve staff workspace capacity and improve operational workflow
- Create a makerspace to provide resources and services aligned with evolving curriculum needs

Funding Source

Funds would be available in the FY 2022-2023 Unexpended Plant Fund for proposed Phase I.

Enclosed Documents

A presentation of the proposed modifications and phases was provided for the Committee's review and information.

No action was requested. This information was presented to the Facilities Committee for discussion and feedback.

Review and Recommend Action to Terminate the Architectural Services Contract with ERO Architects and Cancellation of the Pecan Campus Library Building F Renovation and Expansion

Approval to terminate the architectural services contract with ERO Architects, Inc. and cancel the Pecan Campus Library Building F Renovation and Expansion project will be requested at the August 23, 2022 Board meeting.

Purpose

College Administration requested that the Board officially terminate any contractual obligations with ERO Architects regarding Pecan Campus Library Building F Renovation and Expansion Project 2016-018C and cancel the project.

Justification

Approval of the termination was necessary because the services of the architect would no longer be needed due to the Library and Learning Support Services Department's and Administration's proposal to cancel the project after an evaluation of College and student needs.

Background

On June 25, 2019, the Board approved contracting architectural design services with ERO Architects to serve as the architect of record for this project. The College reevaluated the scope needed for this project, and determined the College would benefit more greatly from canceling the project and moving forward instead with a series of internal space modification projects and possible smaller capital improvement projects.

The total project budget for the Pecan Campus Library Building F Renovation and Expansion Project was \$17,015,000.00. The remaining project budget was \$16,114,339.99. The expenditures in the amount of \$857,318.04 were for design, testing, and advertising services. An additional \$43,341.97 was still owed to the architect for design services performed. The architect would not be paid for the construction administration services phase. No further expenditures or encumbrances were expected.

The remaining budgets for the project are summarized in the table below:

Pecan Campus Library Building F Renovation and Expansion				
Item	Total Project Budget	Expenses	Pending Payments	Balance of Project Budget
Construction	\$12,400,000.00	\$0.00	\$0.00	\$12,400,000.00
Design	1,240,000.00	840,584.33	43,341.97	356,073.70
Miscellaneous	345,000.00	16,733.71	0.00	328,266.29
FFE	1,095,000.00	0.00	0.00	1,095,000.00
Technology	1,335,000.00	0.00	0.00	1,335,000.00
Contingency	600,000.00	0.00	0.00	600,000.00
Total	\$17,015,000.00	\$857,318.04	\$43,341.97	\$16,114,339.99

Enclosed Documents

A fact sheet was enclosed for the Committee's review and information.

Funding Source

Funds for the Pecan Campus Library Building F Renovation and Expansion Project 2016-018C were budgeted in the Unexpended Construction Plant Fund for use in FY 2021-2022.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the termination of the architectural services contract with ERO Architects and the cancellation of the Pecan Campus Library Building F Renovation and Expansion project as presented, and including the retention of documents or plans already developed. The motion carried.

Review and Recommend Action on Schematic Design of the Technology Campus Master Plan Phase I Welding Lab Expansion Building F

Approval of schematic design prepared by EGV Architects, Inc. for the Technology Campus Master Plan Phase I Welding Lab Expansion Building F project will be requested at the August 23, 2022 Board meeting.

Purpose

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

Scheduling Priority

This project was requested by the Division of Business, Public Safety, and Technology. It has been reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction departments, Administration, and the Coordinated Operations Council. This project was scheduled as an educational improvement to accommodate the current and future needs of the welding program.

Justification

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

Background

On February 22, 2022, the Board of Trustees approved contracting architectural services with EGV Architects, Inc. for this project. The architect has worked with College staff to develop a schematic design to meet the program's current needs.

The project consists of constructing a new facility that will provide sixty (60) additional welding stations, storage space, office space, and support space.

- Square feet: 6,413 s.f.

The construction budget and the estimated construction cost for the project are shown in the following table:

Technology Campus Master Plan Phase I Welding Lab Expansion Building F Construction Budget and Estimated Cost		
Construction Budget	Estimated Construction Cost	Variance
\$1,204,000	\$1,795,640	(\$591,640)

Funding Source

Funds for the Technology Campus Master Plan Phase I Welding Lab Expansion Building F Project 2022-036C were budgeted in the FY 2021-2022 Unexpended Construction Plant Fund. The total construction budget was \$1,204,000. EGV Architects, Inc. has estimated the construction costs to be \$1,795,640. Additional funds were available in the FY 2022-2023 Unexpended Construction Plant Fund to cover the estimated shortfall, in the form of budget transfers from funds available in other projects.

Reviewers

The proposed schematic design was reviewed by staff from the Division of Business, Public Safety, & Technology, Facilities Planning & Construction department, Facilities Operations & Maintenance department, and the Coordinated Operations Council.

Estimated Project Timeline

The project design phase was projected to last until January 2023, with construction to commence in May 2023 and Substantial Completion in February 2024.

Enclosed Documents

EGV Architects, Inc. developed a schematic presentation describing the proposed design. The packet included drawings of the site plans, a floor plan, exterior views, and a fact sheet.

Presenters

Representatives from EGV Architects, Inc. attended the Facilities Committee meeting to present the schematic design of the project.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the proposed schematic design of the Technology Campus Master Plan Phase I Welding Lab Expansion Building F project as presented. The motion carried.

Review and Recommend Action on Contracting Construction Services for the Starr County Campus Workforce Center Building D Welding Lab Expansion

Approval to contract construction services for the Starr County Campus Workforce Center Building D Welding Lab Expansion project will be requested at the August 23, 2022 Board meeting.

Purpose

The procurement of a contractor would provide for construction services necessary for the project.

Scheduling Priority

This project was submitted by the Business, Public Safety, and Technology Division in 2019, and was reviewed by the Facilities Planning & Construction department, the Welding Program, the Coordinated Operations Council, Administration, the Facilities Committee, and the Board of Trustees. It was scheduled as an educational space improvement to provide more welding stations for the existing Welding Lab.

Background

On November 23, 2021, the Board approved the schematic design of this project as prepared by Gignac & Associates, LLP.

Solicitation of competitive sealed proposals for this project began on June 15, 2022. A total of four (4) sets of construction documents were issued to plan rooms and a vendor. A total of one (1) proposal was received on July 28, 2022.

Timeline for Solicitation of Competitive Sealed Proposals	
June 15, 2022	Solicitation of competitive sealed proposals began.
July 28, 2022	One (1) proposal was received.

Highest Ranked Vendor

College staff reviewed and evaluated the competitive sealed proposal and recommended **Kimber 1985** as the highest ranked in the amount of \$1,070,000.

Funding Source

Source of Funding	Original Construction Budget	Highest Ranked Proposal Kimber 1985	Original Budget Variance
Unexpended Construction Plant Fund	\$355,200	\$1,070,000	(\$714,800)
Total Amount	\$355,200	\$1,070,000	(\$714,800)

Funds for the Starr County Campus Workforce Center Building D Welding Lab Expansion Project 2022-006C were budgeted in the Unexpended Construction Plant Fund for available use in FY 2021-2022 in the amount of \$355,200 for construction. Additional funds were available in the FY 2022-2023 Unexpended Construction Plant Fund to cover the shortfall, in the form of budget transfers from funds available in other projects.

Reviewers

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

Estimated Project Timeline

Construction for this project was to commence in September 2022 and Substantial Completion in July 2023.

Enclosed Documents

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

Upon a motion by Ms. Rose Benavidez and a second by Mr. Paul R. Rodriguez, the Facilities Committee recommended Board approval of contracting construction services with Kimber 1985 in the amount of \$1,070,000 for the Starr County Campus Workforce Center Building D Welding Lab Expansion project as presented. The motion carried.

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

The Facilities Planning and Construction staff provided a design and construction update. This update summarizes the status of each capital improvement and renewals & replacements project currently in progress, including a categorization based on priority. Mary Elizondo and Rick de la Garza were available 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 4:50 p.m.

I certify that the foregoing are the true and correct minutes of the August 9, 2022 Facilities Committee Meeting of the South Texas College Board of Trustees.

Dr. Alejo Salinas, Jr., Presiding

Review and Recommend Action on Authorization to Proceed with Solicitation of Civil Engineering Services for the Pecan Campus Ann Richards Administration Building A Additional Parking Lot

Approval of authorization to proceed with solicitation of civil engineering services for the Pecan Campus Ann Richards Administration Building A Additional Parking Lot will be requested at the September 27, 2022 Board meeting.

Purpose

The Facilities Committee is asked to recommend approval of the solicitation of civil engineering services for the Pecan Campus Ann Richards Administration Building A Additional Parking Lot.

Justification

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

Scheduling Priority

This project was requested by Administration, and has been reviewed by the Facilities Operations & Maintenance and Facilities Planning & Construction Departments, and Administration. This project is scheduled as a non-educational improvement to provide additional parking needed for Pecan Campus Building A.

Background

The Office of the President and the Office of Vice President for Institutional Advancement and Economic Development (IA/ED) are being relocated to Pecan Campus Ann Richards Administration Building A, within a space that was vacated by Distance Learning and is currently being renovated. The proposed additional parking lot is necessary to accommodate visitors and staff that will be conducting business with Administration in Building A. The project consists of demolishing or modifying the existing concrete curbs, irrigation, underground infrastructure, and constructing the additional parking lot on the west side of Building A.

The proposed scope of work is summarized as follows:

- Construction of the parking lot and drive
- 10 parking spaces

The total project estimated cost, including professional design services and construction services, is \$200,000 and is itemized in the table below:

Pecan Campus Ann Richards Administration Building A Additional Parking Lot Total Estimated Project Budget	
Budget Item	Estimated Costs
Construction	\$130,000
Design	20,000
Miscellaneous	50,000
Total Estimated Project Budget	\$200,000

Funding Source

Funds for the Pecan Campus Ann Richards Administration Building A Additional Parking Lot Project 2023-015C are available in the Unexpended Construction Plant Fund for use in FY 2022 – 2023.

Estimated Project Timeline

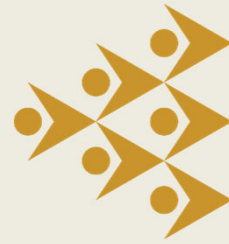
The project design phase is projected to last until May 2023, with construction to commence in August 2023 and Substantial Completion in December 2023.

Enclosed Documents

Following in the packet is a presentation of the project and a site plan of the area for the Committee's review and information.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the September 27, 2022 Board meeting, the solicitation of civil engineering services for the Pecan Campus Ann Richards Administration Building A Additional Parking Lot as presented.



**SOUTH TEXAS
COLLEGE**

Pecan Campus
Ann Richards Building A Additional Parking Lot
CIP 2023-015C

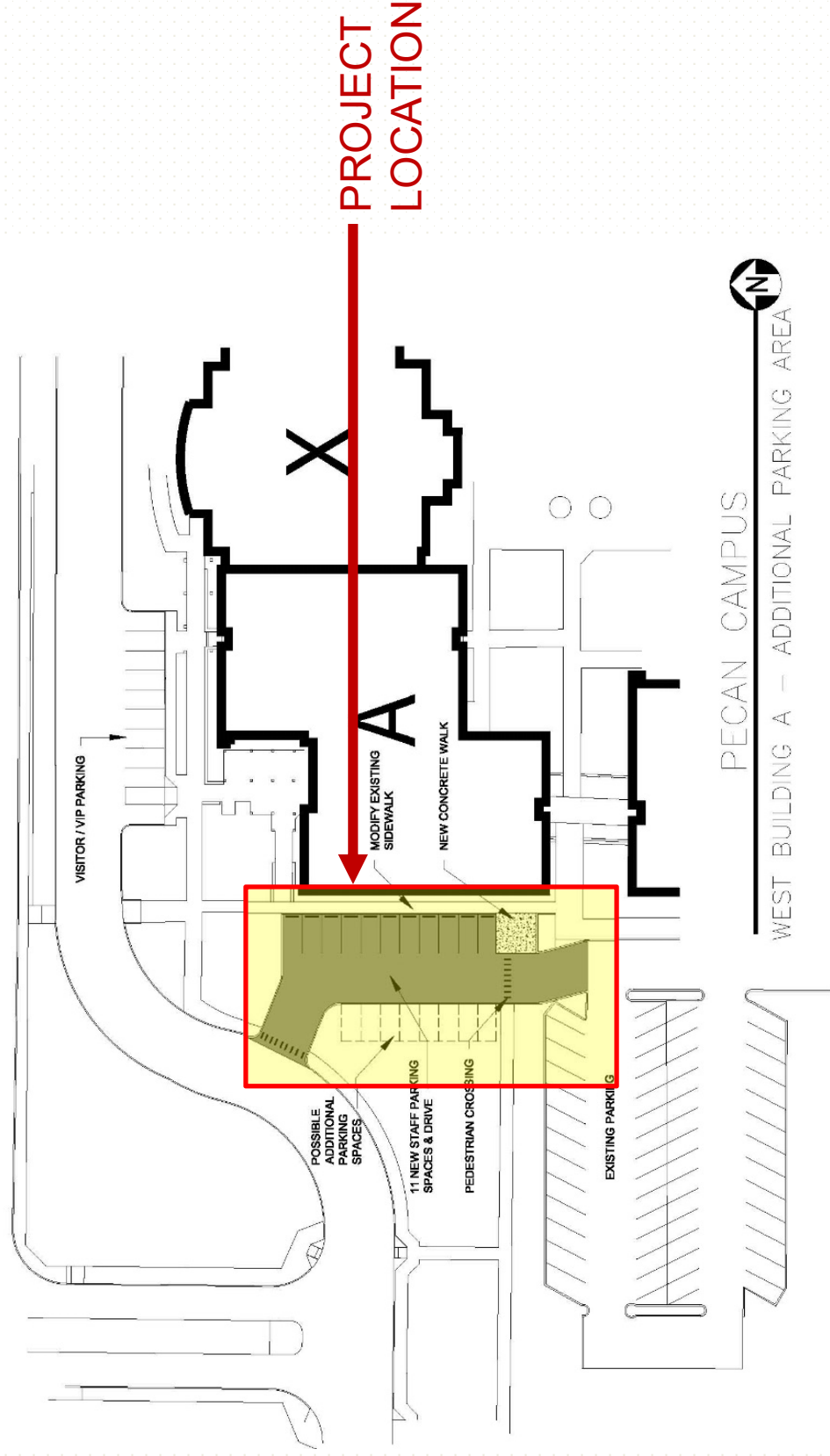
Pecan Campus Building A Additional Parking Lot Proposed Project Site



**PROJECT
LOCATION**



Pecan Campus Building A Additional Parking Lot Proposed Project Site



Pecan Campus Building A Additional Parking Lot Exterior Photo



Existing Site – Southeast View

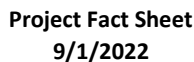
Pecan Campus Building A Additional Parking Lot



Requested By
Administration

Scope of Work
Construction of a new 5,600 square foot parking lot on the West side of the existing Pecan Campus Ann Richards Building A.

<u>Estimated Total Project Budget</u>	
Construction	\$ 130,000
Design	20,000
Miscellaneous	50,000
Total Project Budget	\$ 200,000



Rita Geller FPC Director RMA

Review and Recommend Action on Authorization to Proceed with Solicitation of Civil Engineering Services for the Technology Campus Truck Driving Range Expansion

Approval of authorization to proceed with solicitation of civil engineering services for the Technology Campus Truck Driving Range Expansion will be requested at the September 27, 2022 Board meeting.

Purpose

The Facilities Committee is asked to recommend approval of the solicitation of civil engineering services for the Technology Campus Truck Driving Range Expansion.

Justification

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

Scheduling Priority

This project was requested by the Continuing, Professional, and Workforce Education Department, and has been reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction Departments, Coordinated Operations Council, and Administration. This project is scheduled as an educational improvement to expand the truck driving skills pad.

Background

The Commercial Driver's License (CDL) Program will be submitting an application to the Texas Department of Public Safety to designate the truck driving range at the Technology Campus as a third-party skills testing facility. The existing truck driving skills pad is 221.02 feet x 88.5 feet. The Texas Department of Public Safety's minimum size requirements for a skills testing facility is 240 feet x 35 feet. The existing facility needs to be increased by at least an additional 19 feet in length to meet the minimum size requirements.

The proposed scope of work is summarized as follows:

- Concrete construction of the truck driving range expansion
- Approximate additional square feet: 1,682 sf. (19' x 88.5')

The total project estimated cost, including professional design services and construction services, is \$41,350 and is itemized in the table below:

Technology Campus Truck Driving Range Expansion Total Estimated Project Budget	
Budget Item	Estimated Costs
Construction	\$28,350
Design	10,000
Miscellaneous	3,000
Total Estimated Project Budget	\$41,350

Funding Source

Funds for the Technology Campus Truck Driving Range Expansion Project 2023-001C are available in the Unexpended Construction Plant Fund for use in FY 2022 – 2023.

Estimated Project Timeline

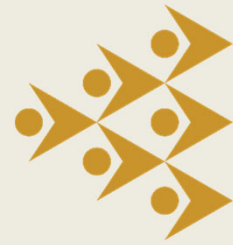
The project design phase is projected to last until January 2023, with construction to commence in April 2023 and Substantial Completion in September 2023.

Enclosed Documents

Following in the packet is a site plan of the area and a Fact Sheet for the Committee's review and information.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the September 27, 2022 Board meeting, the solicitation of civil engineering services for the Technology Campus Truck Driving Range Expansion as presented.



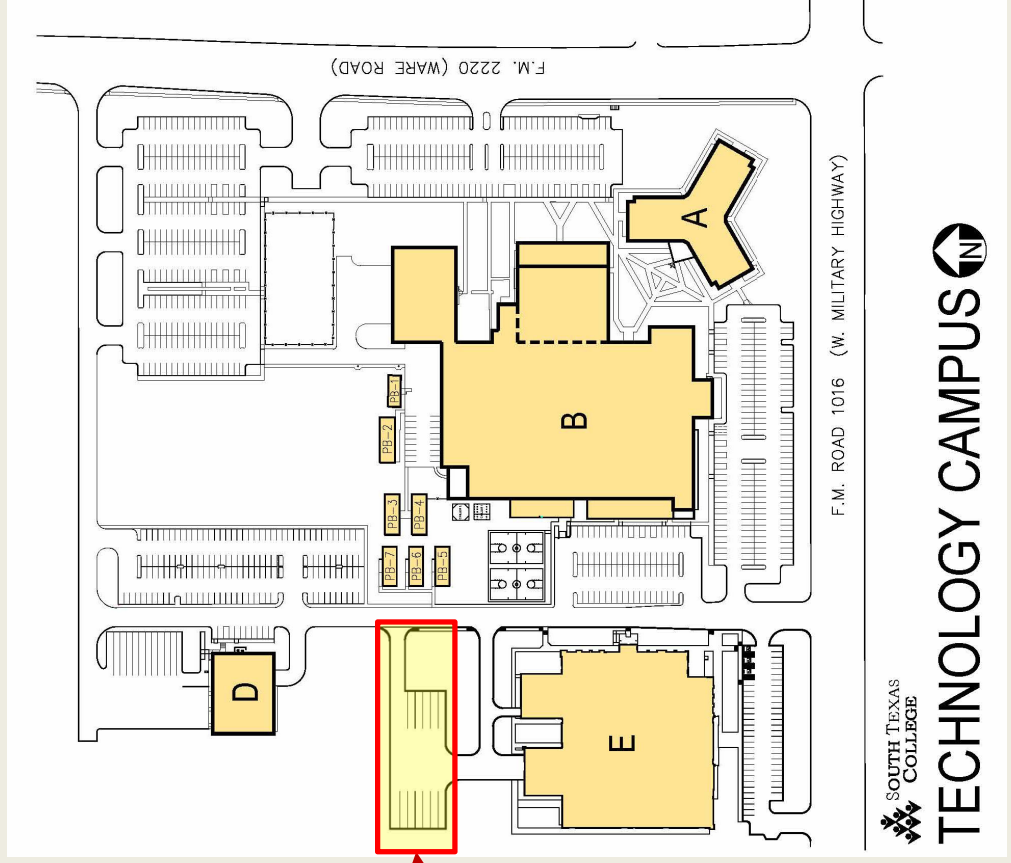
SOUTH TEXAS
COLLEGE

Technology Campus Truck Driving Range Expansion CIP 2023-001C

Technology Campus Truck Driving Range Expansion Proposed Project Site

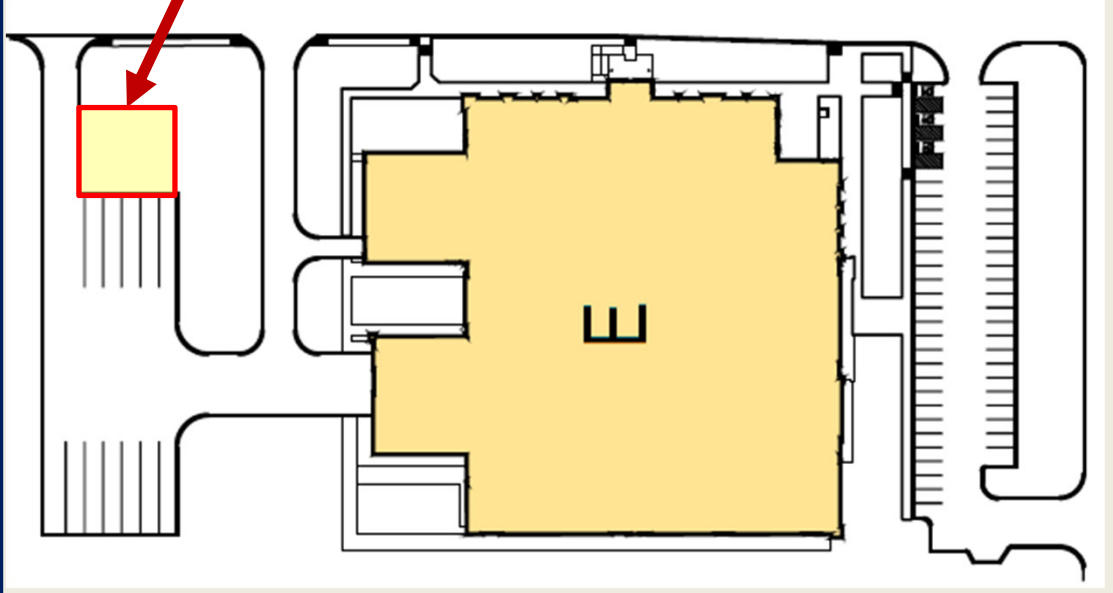


PROJECT
LOCATION

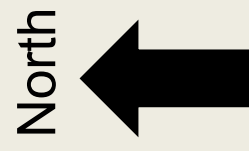


Technology Campus Truck Driving Range Expansion

Proposed Project Location



PROPOSED
PROJECT
LOCATION



Technology Campus Truck Driving Range Expansion Exterior Photo



Existing Site – Northwest View

Technology Campus Truck Driving Range Expansion



Requested By

Continuing, Professional, and Workforce Education Department

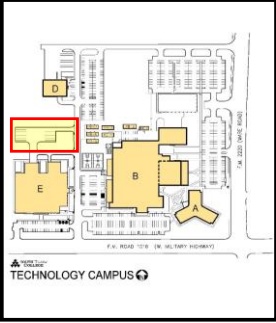

Scope of Work

Expansion of approximately 8,400 square feet of the existing 19,560 square feet Truck Driving Skills Pad to meet Texas Department of Public Safety requirements.

Estimated Total Project Budget

Construction	\$ 28,350
Design	10,000
Miscellaneous	3,000
Total Project Budget	\$ 41,350

Project Fact Sheet
9/1/2022

Project Name: Technology Campus - Truck Driving Range Expansion				Project No. 2023-001C			
Funding Source(s): Unexpended Plant Fund							
		FY 22-23					
	Total Project Budget	Project Budget	FY 21-22 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures		Total Actual Expenditures To Date	
Construction:	\$ 28,350.00	\$ 28,350.00	\$ -	\$ 28,350.00		\$ -	
Design	10,000.00	10,000.00	-	10,000.00		-	
Miscellaneous:	3,000.00	3,000.00	-	3,000.00		-	
FFE:	-	-	-	-		-	
Technology:	-	-	-	-		-	
Total:	\$ 41,350.00	\$ 41,350.00	\$ -	\$ 41,350.00		\$ -	
Project Team				Board Status			
Approval to Solicit							
Architect/Engineer:	TBD			Board Approval of Schematic Design			
Architect/Engineer:	TBD			TBD	Vendor	Contract Amount	Actual Expenditures
Contractor:	TBD			TBD	\$ -	\$ -	Variance
				TBD	\$ -	\$ -	\$ -
				Substantial Completion			
				TBD	Board Acceptance		
				TBD	TBD		
STC FPC Project Manager: Martin Villarreal				Final Completion			
				TBD	Board Acceptance		
				TBD	TBD		
Project Description				Project Scope			
Expanding the existing skills pad from 221 feet by 88.5 feet to meet DPS requirements.				Expand the existing 19,560 square feet driving skills pad by 8,400 square feet. An expansion of approximately 19 feet.			
Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
9/27/2022	11/22/2022	n/a	3/28/2023	4/12/2023	9/22/2023	10/24/2023	n/a
Fiscal Year							
2022-23	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2022-23	-	-	-	-	-	-	
Project Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Current Agenda Item							
N/A							
<div style="display: flex; justify-content: space-around;">   </div>							

FPC Project Manager David A. Valdez

FPC Asst. Director

Rita C. Geller

FPC Director

R. D. H. A.

Review and Recommend Action on Contracting Construction Services for the Pecan Campus South Academic Building J Generator Replacement

Approval to contract construction services for the Pecan Campus South Academic Building J Generator Replacement project will be requested at the September 27, 2022 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the project.

Scheduling Priority

This project has been developed through the annual Deferred Maintenance process. It has been reviewed by the Facilities Planning & Construction and Facilities Operations & Maintenance departments, Administration, the President's Cabinet, the Coordinated Operations Council, and the Board of Trustees. This project is scheduled as a non-educational and routine improvement to upgrade the power supply redundancy.

Background

On March 29, 2022, the Board approved contracting engineering services with DBR Engineering Consultants, Inc. for this project. The scope of the project includes replacing one (1) existing diesel generator that is nearing its life expectancy with one (1) new natural gas generator that utilizes a continuous fuel source.

Solicitation of competitive sealed proposals for this project began on August 17, 2022. A total of five (5) sets of construction documents were issued to vendors. A total of four (4) proposals were received on September 1, 2022.

Timeline for Solicitation of Competitive Sealed Proposals	
August 17, 2022	Solicitation of competitive sealed proposals began.
September 1, 2022	Four (4) proposals were received.

Highest Ranked Vendor

College staff reviewed and evaluated the competitive sealed proposal and recommend **Metro Electric, Inc.** as the highest ranked in the amount of \$339,251.

Funding Source

Source of Funding	Original Construction Budget	Highest Ranked Proposal Metro Electric, Inc.	Original Budget Variance
Renewals and Replacement Fund	\$250,000	\$339,251	(\$89,251)
Total Amount	\$250,000	\$339,251	(\$89,251)

Funds for the Pecan Campus South Academic Building J Generator Replacement Project 2022-019R are budgeted in the Renewals and Replacements Fund for available use in FY 2022-2023 in the amount of \$250,000 for construction. Additional funds are available in the FY 2022-2023 Renewals and Replacements Fund to cover the shortfall.

Reviewers

The proposals have been reviewed by College staff from the Facilities Planning & Construction, Facilities Operations & Maintenance, and Purchasing departments.

Estimated Project Timeline

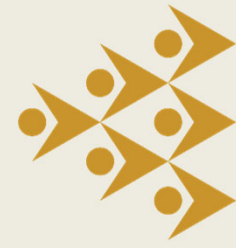
Construction for this project is to commence in October 2022 and Substantial Completion in September 2023.

Enclosed Documents

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the September 27, 2022 Board meeting, contracting construction services with Metro Electric, Inc. in the amount of \$339,251 for the Pecan Campus South Academic Building J Generator Replacement project as presented.



**SOUTH TEXAS
COLLEGE**

Pecan Campus South Academic Building J Generator Replacement

Pecan Campus South Academic Building J Generator Replacement Project



Project Site

Pecan Campus South Academic Building J

Generator Replacement Project



Pecan Campus South Academic Building J

Generator Replacement Project



Requested By

Facilities Planning & Construction and Facilities Operations & Maintenance Departments

Scope of work

Replacement of diesel fuel generator with a natural gas generator.

Total Renovated Square Feet = N/A

Estimated Total Project Budget

Construction	\$ 250,000
Design	25,000
Miscellaneous	<u>6,250</u>
Total Project Budget	\$ 281,250

SOUTH TEXAS COLLEGE
DR. RAMIRO J. CASSO - NURSING AND ALLIED HEALTH CAMPUS EAST BUILDING A AND
PECAN CAMPUS SOUTH ACADEMIC BUILDING J GENERATOR REPLACEMENTS
PROJECT NO. 22-23-1014

NAME		5 Star GC Construction, LLC.	Metro Electric, Inc.	Renoworks, LLC.	SLR Building Contractors, LLC.
ADDRESS		3209 Melody Ln	1901 Industrial Dr	2705 E Davis Rd	1803 S Cesar Chavez Rd
CITY/STATE/ZIP		Mission, TX 78574	McAllen, TX 78504	Edinburg, TX 78542	Edinburg, TX 78542
PHONE		956-867-5040	956-686-2323	956-513-1849	956-383-8194
FAX		956-599-9055			956-383-4502
CONTACT		Alan Oakley	Michael A. Gerdes	Larry Hinojosa	Stephanie L. Renteria
#	Description	Proposed	Proposed	Proposed	Proposed
1	Total Amount Proposed for Both Projects	\$ 686,000.00	\$ 540,654.00	\$ 656,666.36	\$ 979,800.00
2	Begin Work Within:	10 Working Days	1 Working Days		10 Working Days
3	Completion of Work Within:	300 Calendar Days	360 Calendar Days	378 Calendar Days	355 Calendar Days
4	Pecan Campus South Academic Building J Generator Replacement	\$ 456,000.00	\$ 339,251.00	\$ 371,613.35	\$ 580,500.00
5	Begin Work Within:	10 Working Days	1 Working Days		10 Working Days
6	Completion of Work Within:	300 Calendar Days	360 Calendar Days		355 Calendar Days
7	Nursing and Allied Health Campus NAH East Building A Generator Replacement	\$ 230,000.00	\$ 201,403.00	\$ 285,052.01	\$ 399,300.00
8	Begin Work Within:	10 Working Days	1 Working Days		10 Working Days
9	Completion of Work Within:	280 Calendar Days	360 Calendar Days		355 Calendar Days
TOTAL AMOUNT PROPOSED		\$ 686,000.00	\$ 540,654.00	\$ 656,665.36	\$ 979,800.00
TOTAL EVALUATION POINTS		81.86	92.26	72.98	40.37
RANKING		2	1	3	4

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

**SOUTH TEXAS COLLEGE
DR. RAMIRO J. CASSO - NURSING AND ALLIED HEALTH CAMPUS
SOUTH ACADEMIC BUILDING J GENERATOR REPLACEMENTS
PROJECT NO. 22-23-1014
EVALUATION SUMMARY**

VENDOR		5 Star GC Construction, LLC.		Metro Electric, Inc.		Renoworks, LLC.		SLR Building Contractors, LLC.	
ADDRESS		3209 Melody Ln		1901 Industrial Dr		2705 E Davis Rd		1803 S Cesar Chavez Rd	
CITY/STATE/ZIP		Mission, TX 78574		McAllen, TX 78504		Edinburg, TX 78542		Edinburg, TX 78542	
PHONE		956-867-5040		956-686-2323		956-513-1849		956-383-8194	
FAX		956-599-9055						956-383-4502	
CONTACT		Alan Oakley		Michael A. Gerdes		Larry Hinojosa		Stephanie L. Renteria	
1	The Respondent's price proposal. (up to 45 points)	35.46	35.46	45	45	37.04	37.04	24.83	24.83
		35.46		45		37.04		24.83	
		35.46		45		37.04		24.83	
		35.46		45		37.04		24.83	
		35.46		45		37.04		24.83	
2	The Respondent's experience and reputation. (up to 10 points)	8.5	8.1	8	9	7	6.8	5	3.8
		8		9		8		3	
		8.5		9		6		5	
		8.5		10		7		3	
		7		9		6		3	
3	The quality of the Respondent's goods or services. (up to 10 points)	8.5	8.2	8	8.4	7	5.6	3	3
		8		9		5		3	
		9		8		5		3	
		8.5		9		5		3	
		7		8		6		3	
4	The Respondent's safety record. (up to 5 points)	4	3.4	4	4.3	3	3.6	0	0
		4		4.5		5		0	
		3		4		3		0	
		3		5		4		0	
		3		4		3		0	
5	The Respondent's proposed personnel. (up to 8 points)	7	6.6	6	6.9	6	6.2	0	0
		7		7.5		7		0	
		6		7		5		0	
		7		7		7		0	
		6		7		6		0	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	8	7.9	6	7.7	7	7	3	2.8
		8		8.5		8		3	
		8		7		6		3	
		8.5		9		8		3	
		7		8		6		2	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	5.2	4	5.1	1	1	0	0
		6		5.5		1		0	
		5		5		1		0	
		5		6		1		0	
		5		5		1		0	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7	5.86	5.86	5.74	5.74	5.94	5.94
		7		5.86		5.74		5.94	
		7		5.86		5.74		5.94	
		7		5.86		5.74		5.94	
		7		5.86		5.74		5.94	
TOTAL EVALUATION POINTS		81.86		92.26		72.98		40.37	
RANKING		2		1		3		4	

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

Project Fact Sheet
9/1/2022

Project Name: Pecan Campus - South Academic Building J Generator Replacement					Project No. 2022-019R	
Funding Source(s): Renewals & Replacement Fund						
		FY 21-22		FY 22-23		
			<u>Variance of</u>		<u>Variance of</u>	
		<u>FY 21-22</u>	<u>Project Budget vs.</u>	<u>FY 22-23</u>	<u>Project Budget vs. Actual</u>	<u>Total Actual</u>
		<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>vs. Actual</u>	<u>Expenditures To</u>
	<u>Total Project Budget</u>	<u>Project Budget</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Date</u>
Construction:	\$ 250,000.00	\$ 50,000.00	\$ -	\$ 50,000.00	\$ 250,000.00	\$ -
Design	25,000.00	20,000.00	19,337.50	662.50	\$ 13,813.00	\$ 13,813.00
Miscellaneous:	5,000.00	6,250.00	228.06	6,021.94	\$ 6,250.00	\$ 6,250.00
FFE:	-	-	-	-	\$ -	\$ -
Technology:	-	-	-	-	\$ -	\$ -
Total:	\$ 280,000.00	\$ 76,250.00	\$ 19,565.56	\$ 56,684.44	\$ 270,063.00	\$ 270,063.00
						\$ 19,565.56

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Project Team		Board Status				
Approval to Solicit Architect/Engineer:	9/28/2021	<u>Board Approval of Schematic Design</u> N/A	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	DBR Engineering		DBR Engineering	\$ 40,625.00	\$ 19,337.50	\$ 21,287.50
Contractor:	TBD		TBD	\$ -	\$ -	\$ -
		<u>Substantial Completion</u> TBD	<u>Board Acceptance</u> TBD			
STC FPC Project Manager:	Samuel Saldana	<u>Final Completion</u> TBD	<u>Board Acceptance</u> TBD			

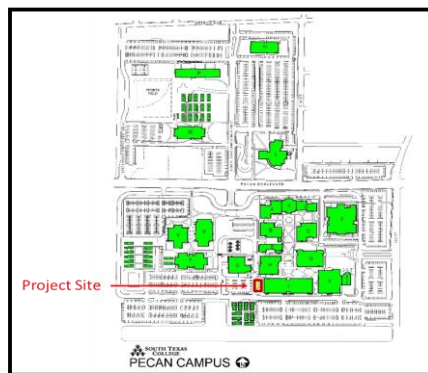
Project Description	Project Scope
Replace the existing diesel generator with a natural gas generator that provides continuous power without the need to refuel.	Replace existing diesel generator with a natural gas generator, and providing new natural gas service to the new generator.

Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
9/28/2021	3/29/2022	NA	9/27/2022	10/15/2022	9/26/2023	10/26/2023	N/A

Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2021-22	\$ -	\$ 19,337.50	\$ 228.06	\$ -	\$ -	\$ 19,565.56	
2022-23	\$ -	\$ -	\$ -	\$ -	\$ 1.00	\$ -	
Project Total	\$ -	\$ 19,337.50	\$ 228.06	\$ -	\$ -	\$ 19,565.56	

	Current Agenda Item

09/13/2022 Facilities Committee: Review and Recommend Action on Construction Services for Pecan Campus South Academic Building J Generator Replacement



FPC Project Manager

FPC Asst. Director

FPC Director

Review and Recommend Action on Contracting Construction Services for the Nursing and Allied Health Campus NAH East Building A Generators Replacement

Approval to contract construction services for the Nursing and Allied Health Campus NAH East Building A Generators Replacement project will be requested at the September 27, 2022 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the project.

Scheduling Priority

This project has been developed through the annual Deferred Maintenance process. It has been reviewed by the Facilities Planning & Construction and Facilities Operations & Maintenance departments, Administration, the President's Cabinet, the Coordinated Operations Council, and the Board of Trustees. This project is scheduled as a non-educational and routine improvement to upgrade the power supply redundancy.

Background

On March 29, 2022, the Board approved contracting engineering services with DBR Engineering Consultants, Inc. for this project. The scope of the project includes replacing two (2) existing diesel generators that are nearing their life expectancy with two (2) new natural gas generators that utilize a continuous fuel source.

Solicitation of competitive sealed proposals for this project began on August 17, 2022. A total of five (5) sets of construction documents were issued to vendors. A total of four (4) proposals were received on September 1, 2022.

Timeline for Solicitation of Competitive Sealed Proposals	
August 17, 2022	Solicitation of competitive sealed proposals began.
September 1, 2022	Four (4) proposals were received.

Highest Ranked Vendor

College staff reviewed and evaluated the competitive sealed proposal and recommend **Metro Electric, Inc.** as the highest ranked in the amount of \$201,403.

Funding Source

Source of Funding	Original Construction Budget	Highest Ranked Proposal Metro Electric, Inc.	Original Budget Variance
Renewals and Replacements Fund	\$375,000	\$201,403	\$173,597
Total Amount	\$375,000	\$201,403	\$173,597

Funds for the Nursing and Allied Health Campus NAH East Building A Generators Replacement Project 2022-023R are budgeted in the Renewals and Replacements Fund for available use in FY 2022-2023 in the amount of \$375,000 for construction.

Reviewers

The proposals have been reviewed by College staff from the Facilities Planning & Construction, Facilities Operations & Maintenance, and Purchasing departments.

Estimated Project Timeline

Construction for this project is to commence in October 2022 and Substantial Completion in September 2023.

Enclosed Documents

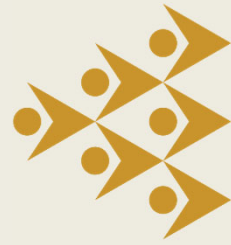
A presentation of the project is enclosed. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the September 27, 2022 Board meeting, contracting construction services with Metro Electric, Inc. in the amount of \$201,403 for the Nursing and Allied Health Campus NAH East Building A Generators Replacement project as presented.

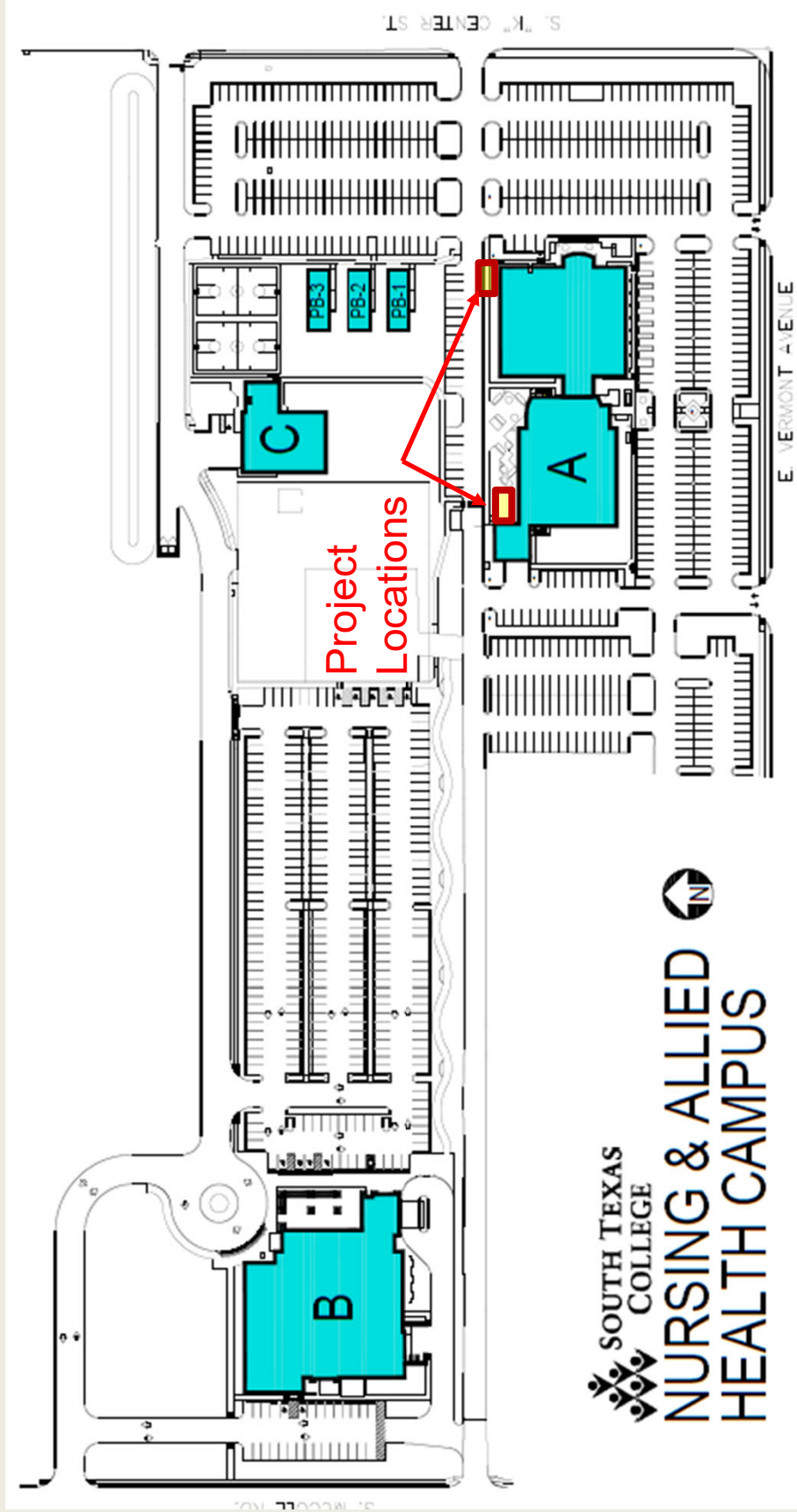


Nursing and Allied Health Campus East Building A Generator Replacements



**SOUTH TEXAS
COLLEGE**

Nursing and Allied Health Campus East Building A Generator Replacements Proposed Site



Nursing and Allied Health Campus East Building A Generator Replacements Existing Generator Views

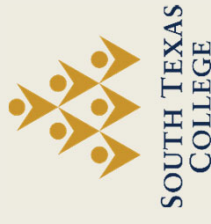


Generator Location at Northeast
End of Building A



Generator Location at Northwest
End of Building A

Nursing and Allied Health Campus East Building A Generator Replacements Proposed Scope & Budget



Requested By

Facilities Planning & Construction and Facilities Operations & Maintenance Departments

Scope of work

Replacement of two (2) diesel fuel generators with two (2) natural gas generators.

Total Renovated Square Feet = N/A

Estimated Total Project Budget

Construction	\$ 375,000
Design	37,500
Miscellaneous	9,500
Total Project Budget	\$ 422,000

SOUTH TEXAS COLLEGE
DR. RAMIRO J. CASSO - NURSING AND ALLIED HEALTH CAMPUS EAST BUILDING A AND
PECAN CAMPUS SOUTH ACADEMIC BUILDING J GENERATOR REPLACEMENTS
PROJECT NO. 22-23-1014

NAME		5 Star GC Construction, LLC.	Metro Electric, Inc.	Renoworks, LLC.	SLR Building Contractors, LLC.
ADDRESS		3209 Melody Ln	1901 Industrial Dr	2705 E Davis Rd	1803 S Cesar Chavez Rd
CITY/STATE/ZIP		Mission, TX 78574	McAllen, TX 78504	Edinburg, TX 78542	Edinburg, TX 78542
PHONE		956-867-5040	956-686-2323	956-513-1849	956-383-8194
FAX		956-599-9055			956-383-4502
CONTACT		Alan Oakley	Michael A. Gerdes	Larry Hinojosa	Stephanie L. Renteria
#	Description	Proposed	Proposed	Proposed	Proposed
1	Total Amount Proposed for Both Projects	\$ 686,000.00	\$ 540,654.00	\$ 656,666.36	\$ 979,800.00
2	Begin Work Within:	10 Working Days	1 Working Days		10 Working Days
3	Completion of Work Within:	300 Calendar Days	360 Calendar Days	378 Calendar Days	355 Calendar Days
4	Pecan Campus South Academic Building J Generator Replacement	\$ 456,000.00	\$ 339,251.00	\$ 371,613.35	\$ 580,500.00
5	Begin Work Within:	10 Working Days	1 Working Days		10 Working Days
6	Completion of Work Within:	300 Calendar Days	360 Calendar Days		355 Calendar Days
7	Nursing and Allied Health Campus NAH East Building A Generator Replacement	\$ 230,000.00	\$ 201,403.00	\$ 285,052.01	\$ 399,300.00
8	Begin Work Within:	10 Working Days	1 Working Days		10 Working Days
9	Completion of Work Within:	280 Calendar Days	360 Calendar Days		355 Calendar Days
TOTAL AMOUNT PROPOSED		\$ 686,000.00	\$ 540,654.00	\$ 656,665.36	\$ 979,800.00
TOTAL EVALUATION POINTS		81.86	92.26	72.98	40.37
RANKING		2	1	3	4

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



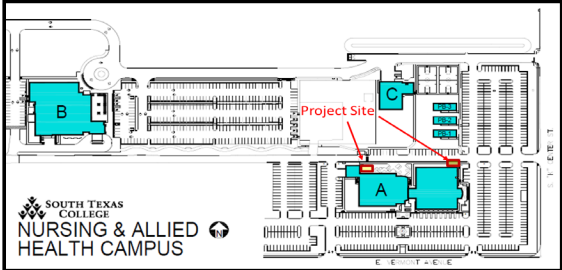
**SOUTH TEXAS COLLEGE
DR. RAMIRO J. CASSO - NURSING AND ALLIED HEALTH CAMPUS
SOUTH ACADEMIC BUILDING J GENERATOR REPLACEMENTS
PROJECT NO. 22-23-1014
EVALUATION SUMMARY**

VENDOR		5 Star GC Construction, LLC.		Metro Electric, Inc.		Renoworks, LLC.		SLR Building Contractors, LLC.	
ADDRESS		3209 Melody Ln		1901 Industrial Dr		2705 E Davis Rd		1803 S Cesar Chavez Rd	
CITY/STATE/ZIP		Mission, TX 78574		McAllen, TX 78504		Edinburg, TX 78542		Edinburg, TX 78542	
PHONE		956-867-5040		956-686-2323		956-513-1849		956-383-8194	
FAX		956-599-9055						956-383-4502	
CONTACT		Alan Oakley		Michael A. Gerdes		Larry Hinojosa		Stephanie L. Renteria	
1	The Respondent's price proposal. (up to 45 points)	35.46	35.46	45	45	37.04	37.04	24.83	24.83
		35.46		45		37.04		24.83	
		35.46		45		37.04		24.83	
		35.46		45		37.04		24.83	
		35.46		45		37.04		24.83	
2	The Respondent's experience and reputation. (up to 10 points)	8.5	8.1	8	9	7	6.8	5	3.8
		8		9		8		3	
		8.5		9		6		5	
		8.5		10		7		3	
		7		9		6		3	
3	The quality of the Respondent's goods or services. (up to 10 points)	8.5	8.2	8	8.4	7	5.6	3	3
		8		9		5		3	
		9		8		5		3	
		8.5		9		5		3	
		7		8		6		3	
4	The Respondent's safety record. (up to 5 points)	4	3.4	4	4.3	3	3.6	0	0
		4		4.5		5		0	
		3		4		3		0	
		3		5		4		0	
		3		4		3		0	
5	The Respondent's proposed personnel. (up to 8 points)	7	6.6	6	6.9	6	6.2	0	0
		7		7.5		7		0	
		6		7		5		0	
		7		7		7		0	
		6		7		6		0	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	8	7.9	6	7.7	7	7	3	2.8
		8		8.5		8		3	
		8		7		6		3	
		8.5		9		8		3	
		7		8		6		2	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	5.2	4	5.1	1	1	0	0
		6		5.5		1		0	
		5		5		1		0	
		5		6		1		0	
		5		5		1		0	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7	5.86	5.86	5.74	5.74	5.94	5.94
		7		5.86		5.74		5.94	
		7		5.86		5.74		5.94	
		7		5.86		5.74		5.94	
		7		5.86		5.74		5.94	
TOTAL EVALUATION POINTS		81.86		92.26		72.98		40.37	
RANKING		2		1		3		4	

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

Project Fact Sheet

9/8/2022

Project Name: Nursing and Allied Health Campus - East Building A Generator Replacement				Project No. 2022-023R			
Funding Source(s): Renewals & Replacement Fund							
		FY 21-22			FY 22-23		
		FY 21-22 Actual			FY 22-23 Actual		
		Variance of Project Budget vs. Actual			Variance of Project Budget vs. Actual		
	Total Project Budget	Project Budget	Expenditures	Expenditures	Project Budget	Expenditures	Expenditures
Construction:	\$ 375,000.00	\$ 375,000.00	\$ -	\$ 375,000.00	\$ 375,000.00	\$ -	\$ 375,000.00
Design	\$ 37,500.00	\$ 37,500.00	18,281.25	19,218.75	\$ 20,719.00	\$ -	\$ 20,719.00
Miscellaneous:	\$ 9,500.00	\$ 9,500.00	228.06	9,271.94	\$ 9,500.00	\$ -	\$ 9,500.00
FFE:	\$ -	\$ -	-	-	\$ -	\$ -	\$ -
Technology:	\$ -	\$ -	-	-	\$ -	\$ -	\$ -
Total:	\$ 422,000.00	\$ 422,000.00	\$ 18,509.31	\$ 403,490.69	\$ 405,219.00	\$ -	\$ 405,219.00
Total Actual Expenditures To Date							
Project Team				Board Status			
Approval to Solicit Architect/Engineer: 9/28/2021				Vendor			
Architect/Engineer: DBR Engineering				Contract Amount			
Contractor: TBD				Actual Expenditures			
				Variance			
STC FPC Project Manager: Samuel Saldana				Board Approval of Schematic Design			
				N/A			
				Substantial Completion			
				TBD			
				Board Acceptance			
				TBD			
				Board Acceptance			
				TBD			
Project Description				Project Scope			
Replace the two existing diesel generators with two natural gas generators that provides continuous power without the need to refuel.				Replace two (2) existing diesel generators with two (2) natural gas generators, and providing a new natural gas service to each generator.			
Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
9/28/2021	3/29/2022	N/A	9/27/2022	10/15/2022	9/26/2023	10/26/2023	N/A
Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2021-22	\$ -	\$ 18,281.25	\$ 228.06	\$ -	\$ -	\$ 18,509.31	
2022-23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Project Total	\$ -	\$ 18,281.25	\$ 228.06	\$ -	\$ -	\$ 18,509.31	
Current Agenda Item							
09/13/2022 Facilities Committee: Review and Recommend Action on Construction Services for Nursing and Allied Health Campus Building A Generator Replacements							
							

FPC Project Manager SPF

FPC Asst. Director

Rita Geller FPC Director RDA

**Review and Recommend Action on Contracting Construction Services for the
Nursing and Allied Health Campus NAH East Building A Occupational Therapy
Kitchen Lab Expansion**

Approval to contract construction services for the Nursing and Allied Health Campus NAH East Building A Occupational Therapy Kitchen Lab Expansion project will be requested at the September 27, 2022 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the project.

Scheduling Priority

This project has been requested by the Division of Nursing & Allied Health. It has been reviewed by the Facilities Planning & Construction department, Administration, the Facilities Committee, and the Board of Trustees. This project is scheduled as an educational space improvement to provide lab space for instruction and demonstration.

Background

On May 26, 2022, the Board approved the schematic design for this project as prepared by Negrete & Kolar Architects, LLP.

Solicitation of competitive sealed proposals for this project began on August 10, 2022. A total of three (3) sets of construction documents were issued to vendors. A total of two (2) proposals were received on August 25, 2022.

Timeline for Solicitation of Competitive Sealed Proposals	
August 10, 2022	Solicitation of competitive sealed proposals began.
August 25, 2022	Two (2) proposals were received.

Highest Ranked Vendor

College staff reviewed and evaluated the competitive sealed proposal and recommend **CRC Development & Construction Co., LLC.** as the highest ranked in the amount of \$184,320.

Funding Source

Source of Funding	Construction Budget	Highest Ranked Proposal CRC Development & Construction Co., LLC.	Budget Variance
Unexpended Construction Plant Fund	\$90,000	\$184,320	(\$94,320)
Total Amount	\$90,000	\$184,320	(\$94,320)

Funds for the Nursing and Allied Health Campus NAH East Building A Occupational Therapy Kitchen Lab Expansion Project 2022-004C are budgeted in the Unexpended Construction Plant Fund for available use in FY 2022-2023 in the amount of \$90,000 for construction. The architect's probable construction cost at the end of the Construction Document Phase was \$114,221. Additional funds are available in the FY 2022-2023 Unexpended Construction Plant Fund to cover the shortfall.

Reviewers

The proposals have been reviewed by College staff from the Facilities Planning & Construction, Facilities Operations & Maintenance, and Purchasing departments.

Estimated Project Timeline

Construction for this project is to commence in October 2022 and Substantial Completion in March 2023.

Enclosed Documents

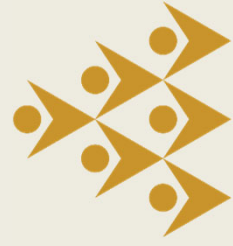
A presentation of the project is enclosed. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the September 27, 2022 Board meeting, contracting construction services with CRC Development & Construction Co., LLC. in the amount of \$184,320 for the Nursing and Allied Health Campus NAH East Building A Occupational Therapy Kitchen Lab Expansion project as presented.

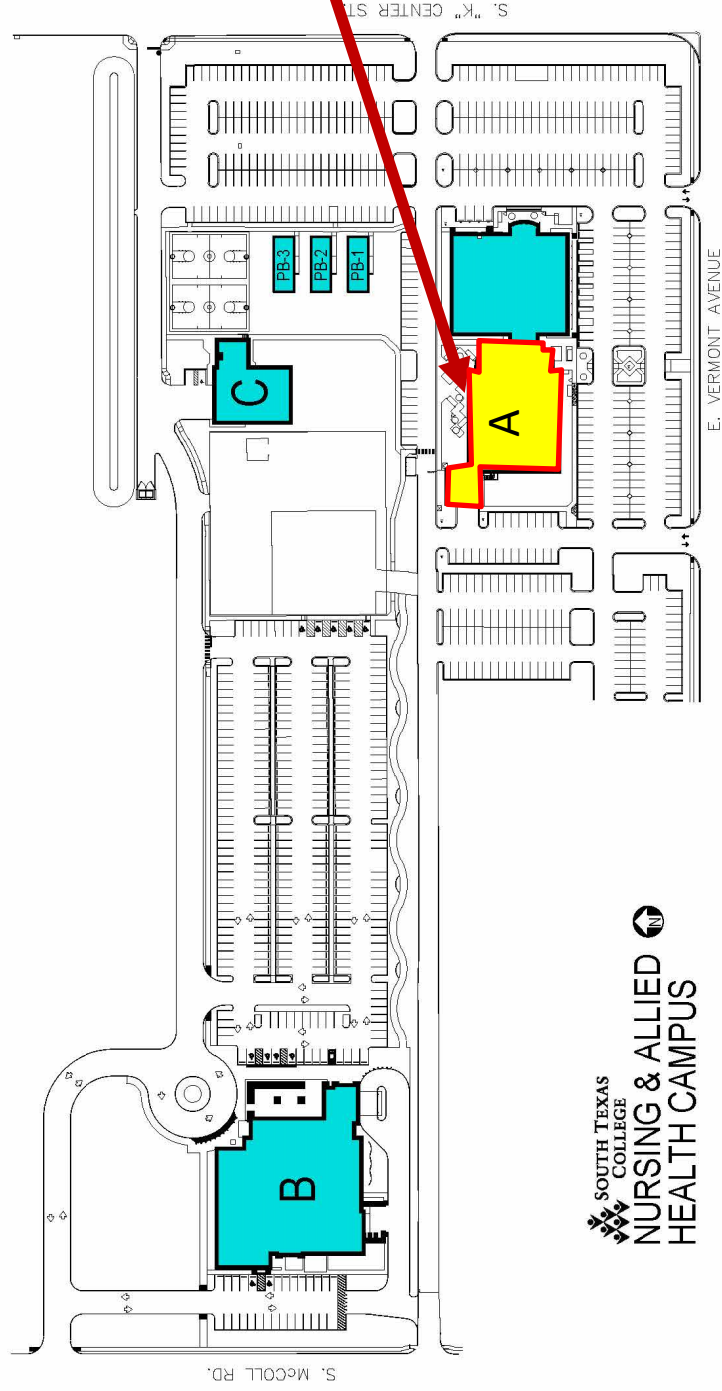


**Nursing and Allied Health Campus
East Building A –
Occupational Therapy Kitchen Expansion
C/P 2122-004**



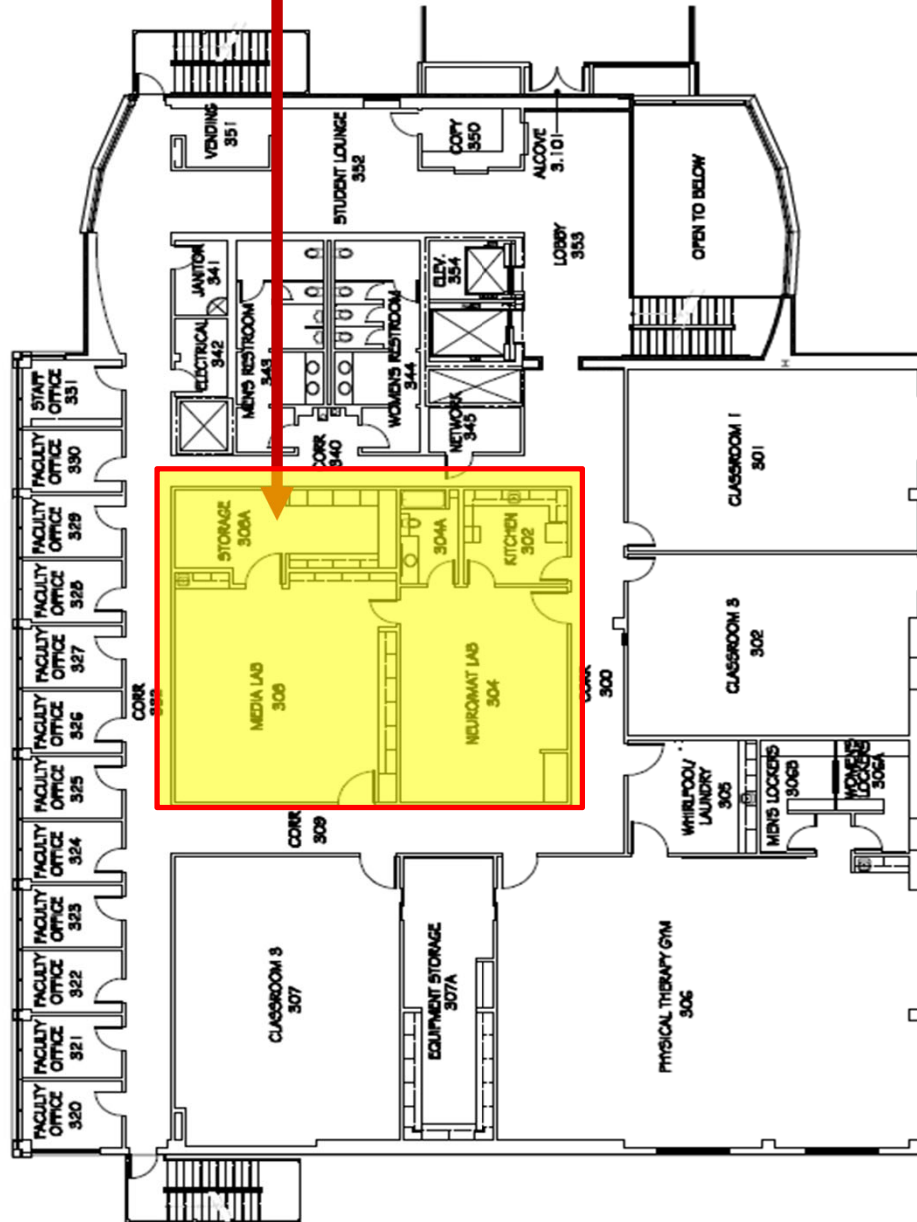
**SOUTH TEXAS
COLLEGE**

Occupational Therapy Program Kitchen Expansion



PROJECT
LOCATION

Occupational Therapy Program Kitchen Expansion



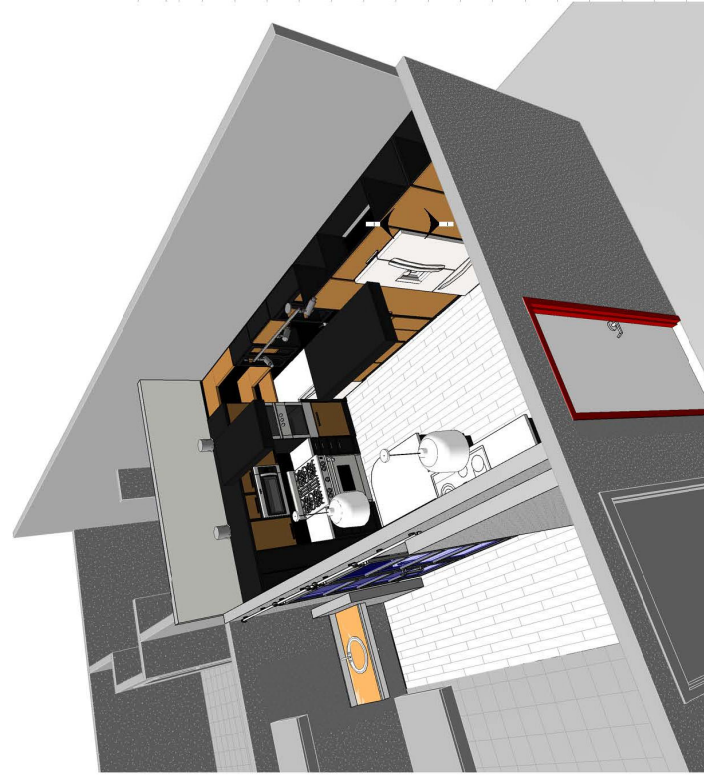
PROJECT
LOCATION

THIRD FLOOR
ROOMS 303, 304,
304A, & 308

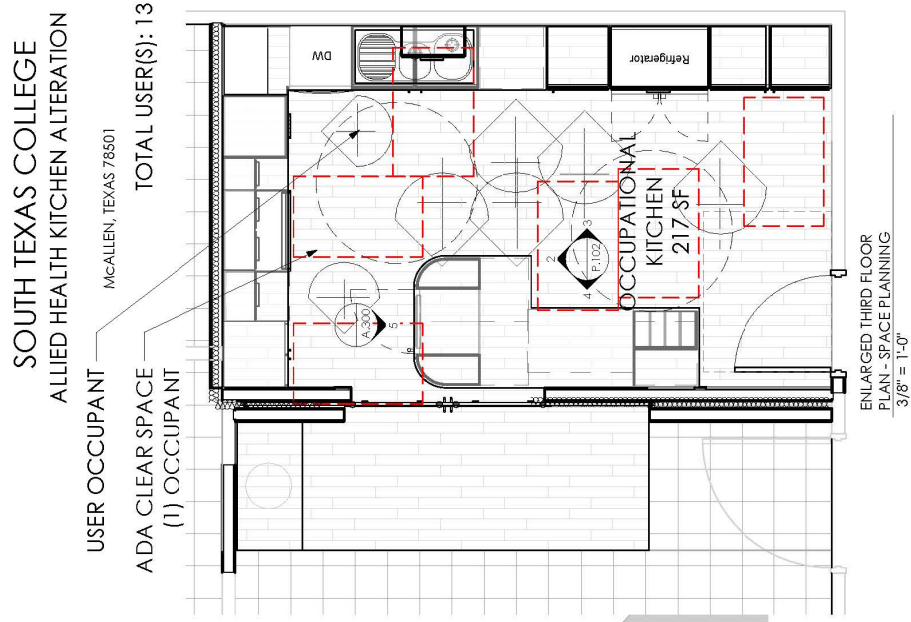
North



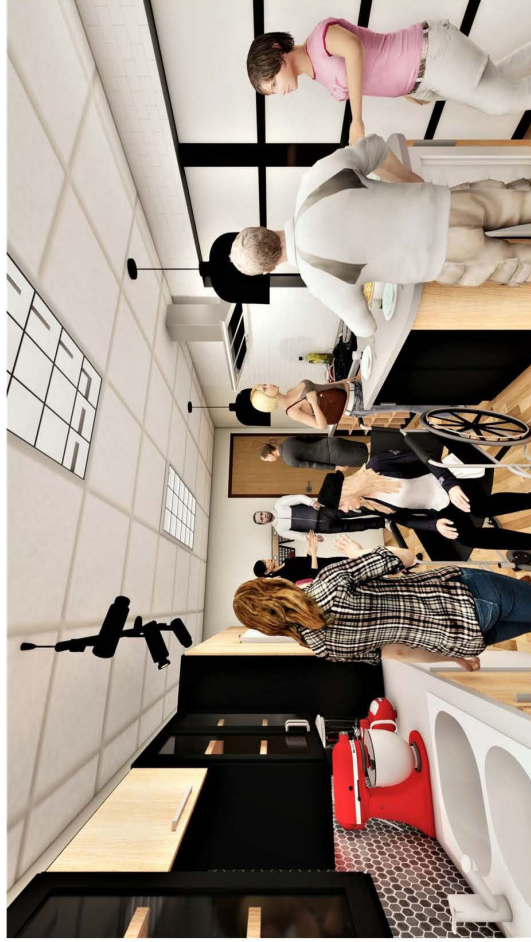
Occupational Therapy Program Kitchen Expansion Proposed Layout



NEGRETE & KOLAR
ARCHITECTS LLP

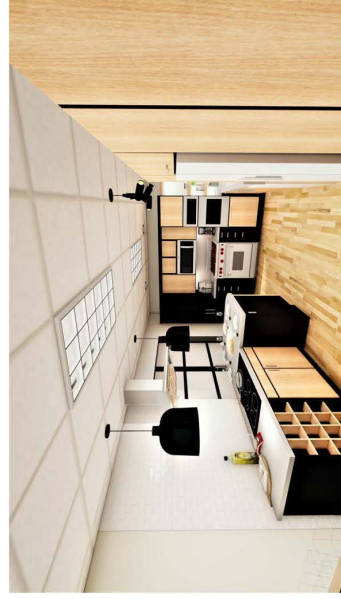


Occupational Therapy Program Kitchen Expansion Interior Renderings



OCCUPATIONAL KITCHEN
PERSPECTIVE
1/2" = 1'-0"

SOUTH TEXAS COLLEGE
ALLIED HEALTH KITCHEN ALTERATION
MCALLEN, TEXAS 78501



3D VIEW - MULTI-USE ISLAND
1/2" = 1'-0"

NEGRETTE & KOLAR
ARCHITECTS LLP

Occupational Therapy Program Kitchen Expansion

Project Scope and Budget



Requested By

Occupational Therapy Assistant Program

Scope of work

- Existing Kitchen Lab A303 expanded to allow more counter space for instructional stations and more floor space for teaching students to use assisted devices (wheel chairs and walkers)
- Hand washing station in Neuromat Lab A304.
- Bathroom (A304) to be part of the kitchen expansion.
- Media Lab (A308) remove computer counter and add storage shelving.

Total Renovated Square Feet = 923 sq. ft.

Estimated Total Project Budget

Construction	\$ 90,000
Design	6,000
Miscellaneous	1,500
FFE	3,000
Total Project Budget	\$ 100,500

**SOUTH TEXAS COLLEGE
DR. RAMIRO R. CASSO - NURSING AND ALLIED HEALTH CAMPUS
EAST BUILDING A OCCUPATIONAL THERAPY KITCHEN LAB EXPANSION
PROJECT NO. 22-23-1008**

NAME		CRC Development & Construction Co., LLC.	SLR Building Contractors, LLC.
ADDRESS		2016 S 45th St	1803 S Cesar Chavez Rd
CITY/STATE/ZIP		McAllen, TX 78503	Edinburg, TX 78542
PHONE		208-972-1192	956-383-8194
FAX			956-383-4502
CONTACT		Carlo Cantu	Stephanie L. Renteria
#	Description	Proposed	Proposed
1	Base Bid: Dr. Ramiro R. Casso - Nursing and Allied Health Campus East Building A Occupational Therapy Kitchen Lab Expansion	\$ 184,320.00	\$ 182,460.00
2	Bid Bond Provided	Yes	Yes
3	Begin Work Within	5 Working Days	60 Working Days
4	Completion of Work Within	140 Calendar Days	90 Calendar Days
TOTAL AMOUNT PROPOSED		\$ 184,320.00	\$ 182,460.00
TOTAL EVALUATION POINTS		86.24	64.36
RANKING		1	2

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

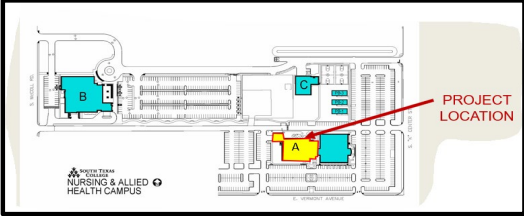
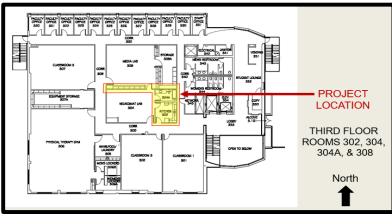

**SOUTH TEXAS COLLEGE
DR. RAMIRO R. CASSO - NURSING AND ALLIED HEALTH CAMPUS
EAST BUILDING A OCCUPATIONAL THERAPY KITCHEN LAB EXPANSION
PROJECT NO. 22-23-1008**

VENDOR		CRC Development & Construction Co., LLC.		SLR Building Contractors, LLC.	
ADDRESS		2016 S 45th St		1803 S Cesar Chavez Rd	
CITY/STATE/ZIP		McAllen, TX 78503		Edinburg, TX 78542	
PHONE		208-972-1192		956-383-8194	
FAX				956-383-4502	
CONTACT		Carlo Cantu		Stephanie L. Renteria	
1	The Respondent's price proposal. (up to 45 points)	44.54	44.54	45	45
		44.54		45	
		44.54		45	
		44.54		45	
		44.54		45	
2	The Respondent's experience and reputation. (up to 10 points)	8	7.2	5	4.8
		6		3	
		8		4	
		6		6	
		8		6	
3	The quality of the Respondent's goods or services. (up to 10 points)	8	6.8	5	3.4
		6		3	
		6		3	
		6		3	
		8		3	
4	The Respondent's safety record (up to 5 points)	4	3.8	0	0
		4		0	
		3		0	
		4		0	
		4		0	
5	The Respondent's proposed personnel. (up to 8 points)	7	6	0	0
		6		0	
		5		0	
		6		0	
		6		0	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	7	6.7	5	4.4
		6.5		5	
		7		4	
		7		4	
		6		4	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	4.2	0	0
		5		0	
		3		0	
		4		0	
		4		0	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7	6.76	6.76
		7		6.76	
		7		6.76	
		7		6.76	
		7		6.76	
TOTAL EVALUATION POINTS		86.24		64.36	
RANKING		1		2	

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

Project Fact Sheet

9/8/2022

Project Name: Nursing Allied Health Campus - East Building A Occupational Therapy Kitchen Expansion										Project No. 2022-004C	
Funding Source(s): Unexpended Plant Fund											
				FY 21-22			FY 22-23				
				FY 21-22 Actual Expenditures			FY 22-23 Actual Expenditures				
		* Revised Total		Variance of Project			Variance of Project			Total Actual Expenditures To	
		Project Budget		Budget vs. Actual			Budget vs. Actual			Date	
		Project Budget		Expenditures			Expenditures				
Construction:	\$ 63,000.00	\$ 90,000.00	\$ 63,000.00	\$ 63,000.00	\$ 63,000.00	\$ 90,000.00	\$ 90,000.00	\$ 90,000.00	\$ -	\$ -	\$ -
Design:	6,000.00	6,000.00	6,000.00	4,094.50	\$ 1,905.50	\$ 2,760.00	\$ -	\$ 2,760.00	\$ -	\$ -	\$ 4,094.50
Miscellaneous:	1,500.00	1,500.00	1,500.00	456.12	\$ 1,043.88	\$ 1,000.00	\$ -	\$ 1,000.00	\$ -	\$ -	\$ 456.12
FFE:	3,000.00	3,000.00	3,000.00		\$ 3,000.00	\$ 3,000.00	\$ -	\$ 3,000.00	\$ -	\$ -	\$ -
Technology:	-	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total:	\$ 73,500.00	\$ 100,500.00	\$ 73,500.00	\$ 4,550.62	\$ 68,949.38	\$ 96,760.00	\$ -	\$ 96,760.00	\$ -	\$ -	\$ -
* Probable Cost revised and approved at Schematic Design											
Project Team						Board Status					
Approval to Solicit Architect/Engineer: 9/28/2021 Architect/Engineer: Negrete and Kolar Architects Contractor: TBD						Vendor Negrete & Kolar Architects Contract Amount: \$ 10,775.00 Actual Expenditures: \$ 4,094.50 Variance: \$ 6,680.50 TBD Contract Amount: \$ - Actual Expenditures: \$ - Variance: \$ -					
STC FPC Project Manager: Samuel Saldana						Board Approval of Schematic Design 5/26/2022 Substantial Completion TBD Final Completion TBD Board Acceptance TBD Board Acceptance TBD					
Project Description						Project Scope					
Expansion of the Occupational Therapy Kitchen						Expansion of the Occupations Therapy Kitchen, removal of existing training restroom, additional plumbing and storage shelving.					
Projected Timeline											
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date		Board Approval of Final Completion Date		FFE Completion of Move In		
9/28/2021	12/14/2021	5/26/2022	9/27/2022	10/15/2022	3/28/2023		4/25/2023		N/A		
Project Calendar of Expenditures by Fiscal Year											
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech		Project Total				
2021-22	\$ -	\$ 4,094.50	\$ 456.12	\$ -	\$ -		\$ 4,550.62				
Project Total	\$ -	\$ 4,094.50	\$ 456.12	\$ -	\$ -		\$ 4,550.62				
Current Agenda Item											
09/13/2022 Facilities Committee: Review and Recommend Action on Construction Services for Nursing and Allied Health Campus Building A Occupational Therapy Kitchen Expansion											
											
Project Location				Proposed Location				Proposed Layout			

FPC Project Manager



FPC Asst. Director



FPC Director



Review and Recommend Action on Contracting Construction Services for the Starr County Campus Automotive Lab Expansion and North Academic Building C HVAC-R Outdoor Covered Area Addition

Approval to contract construction services for the Starr County Campus Automotive Lab Expansion and North Academic Building C HVAC-R Outdoor Covered Area Addition project will be requested at the September 27, 2022 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the project.

Scheduling Priority

These projects have been requested by College management and the Academic Division of Business, Public Safety, & Technology. They have been reviewed by the Facilities Planning & Construction department, the President's Cabinet, the Coordinated Operations Council, the Facilities Committee, the Education & Workforce Development Committee, and the Board of Trustees. These projects are scheduled as educational space improvements.

Background

On February 22, 2022, the Board approved the schematic design for these projects as prepared by Able City, LLC.

Solicitation of competitive sealed proposals for this project began on August 17, 2022. A total of three (3) sets of construction documents were issued to vendors. A total of two (2) proposals were received on September 1, 2022.

Timeline for Solicitation of Competitive Sealed Proposals	
August 17, 2022	Solicitation of competitive sealed proposals began.
September 1, 2022	Two (2) proposals were received.

Highest Ranked Vendor

College staff reviewed and evaluated the competitive sealed proposals and recommend **5 Star GC Construction, LLC.** as the highest ranked in the amount of \$1,547,000 which includes Alternate #1 for the Starr County Campus Workforce Center Building D Automotive Lab Expansion, and **Summit Building & Design** as the highest ranked in the amount of \$432,336 which includes Alternate #2 for the Starr County Campus North Academic Building C HVAC-R Outdoor Covered Area Addition.

Funding Source

Unexpended Construction Plant Fund Projects	Construction Budget	Highest Ranked Proposal Amount	Alternate Amount	Subtotal	Budget Variance
Automotive Lab Expansion - 5 Star GC Construction, LLC.	\$902,948	\$1,455,000	\$92,000*	\$1,547,000	(\$644,052)
HVAC-R Outdoor Covered Area Addition - Summit Building & Design	277,576	367,477	64,859**	432,336	(\$154,760)
Total Amount	\$1,180,524	\$1,822,477	\$156,859	\$1,979,336	(\$798,812)

*Automotive Lab Expansion Alternate #1: Provide exterior metal canopy to the restrooms.

**HVAC-R Outdoor Covered Area Addition Alternate #2: Provide additional electrical for mechanical equipment in HVAC-R Labs.

Funds for the Starr County Campus Workforce Center Building D Automotive Lab Expansion Project 2022-005C and the Starr County Campus North Academic Building C HVAC-R Labs Expansion and Renovation Project 2022-007C are budgeted in the Unexpended Construction Plant Fund for available use in FY 2022-2023 in the combined total amount of \$1,180,514 for construction. Additional funds are available in the FY 2022-2023 Unexpended Construction Plant Fund to cover the shortfall.

Reviewers

The proposals have been reviewed by College staff from the Facilities Planning & Construction, Facilities Operations & Maintenance, and Purchasing departments.

Estimated Project Timeline

Construction for the Automotive Lab Expansion project is to commence in November 2022 and obtain Substantial Completion in November 2023.

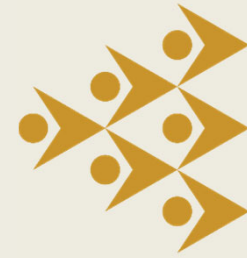
Construction for the HVAC-R Labs Expansion and Renovation project is to commence in November 2022 and obtain Substantial Completion in April 2023.

Enclosed Documents

Presentations of the projects are enclosed. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the September 27, 2022 Board meeting, contracting construction services with 5 Star GC Construction, LLC. in the amount of \$1,547,000 including Alternate #1 for the Starr County Campus Workforce Center Building D Automotive Lab Expansion, and Summit Building & Design as the highest ranked in the amount of \$432,336 including Alternate #2 for the North Academic Building C HVAC-R Outdoor Covered Area Addition projects as presented.

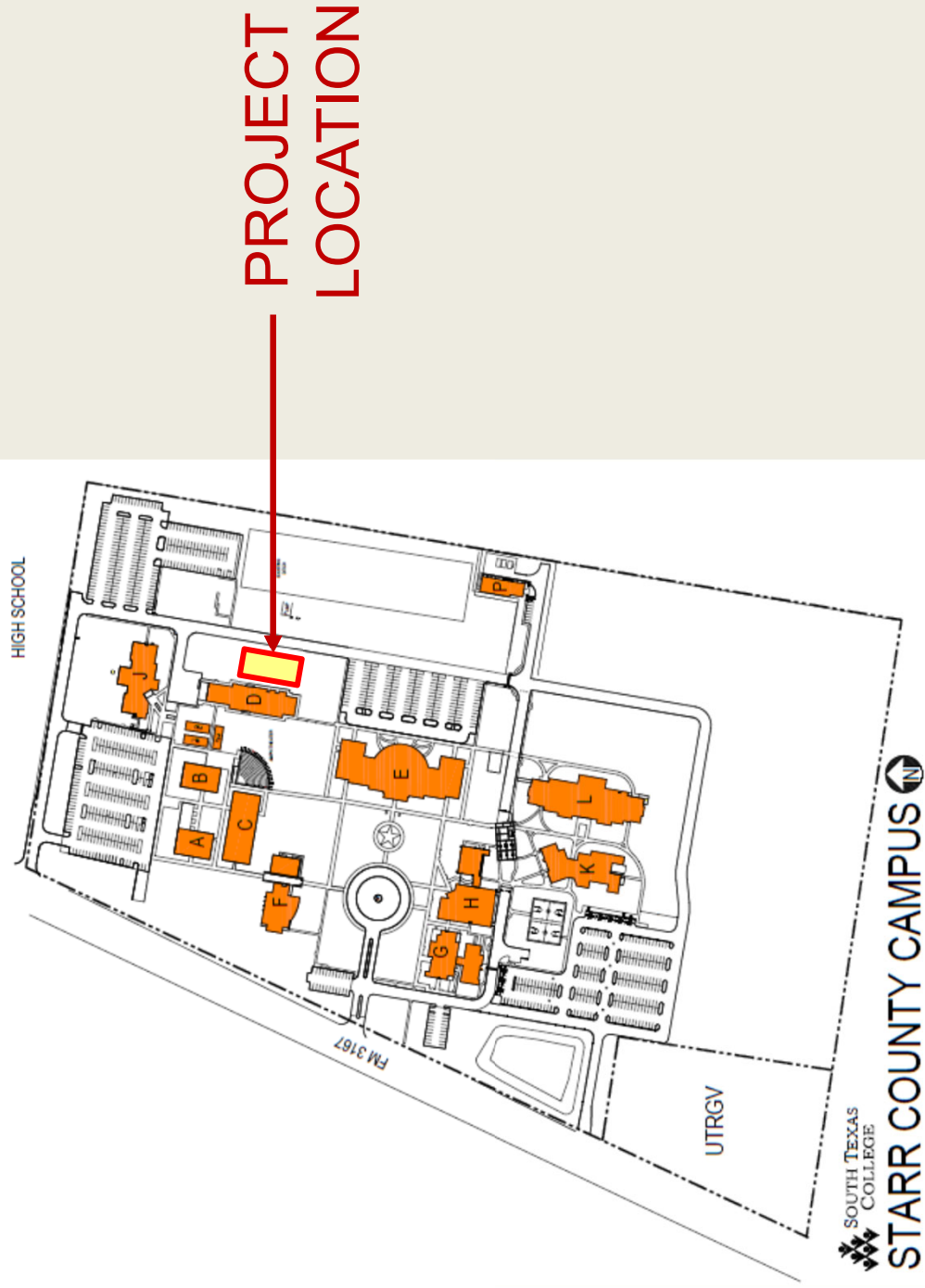


**SOUTH TEXAS
COLLEGE**

**Starr County Campus
Workforce Center Building D
Automotive Lab Expansion
RFP 22-23-2016**

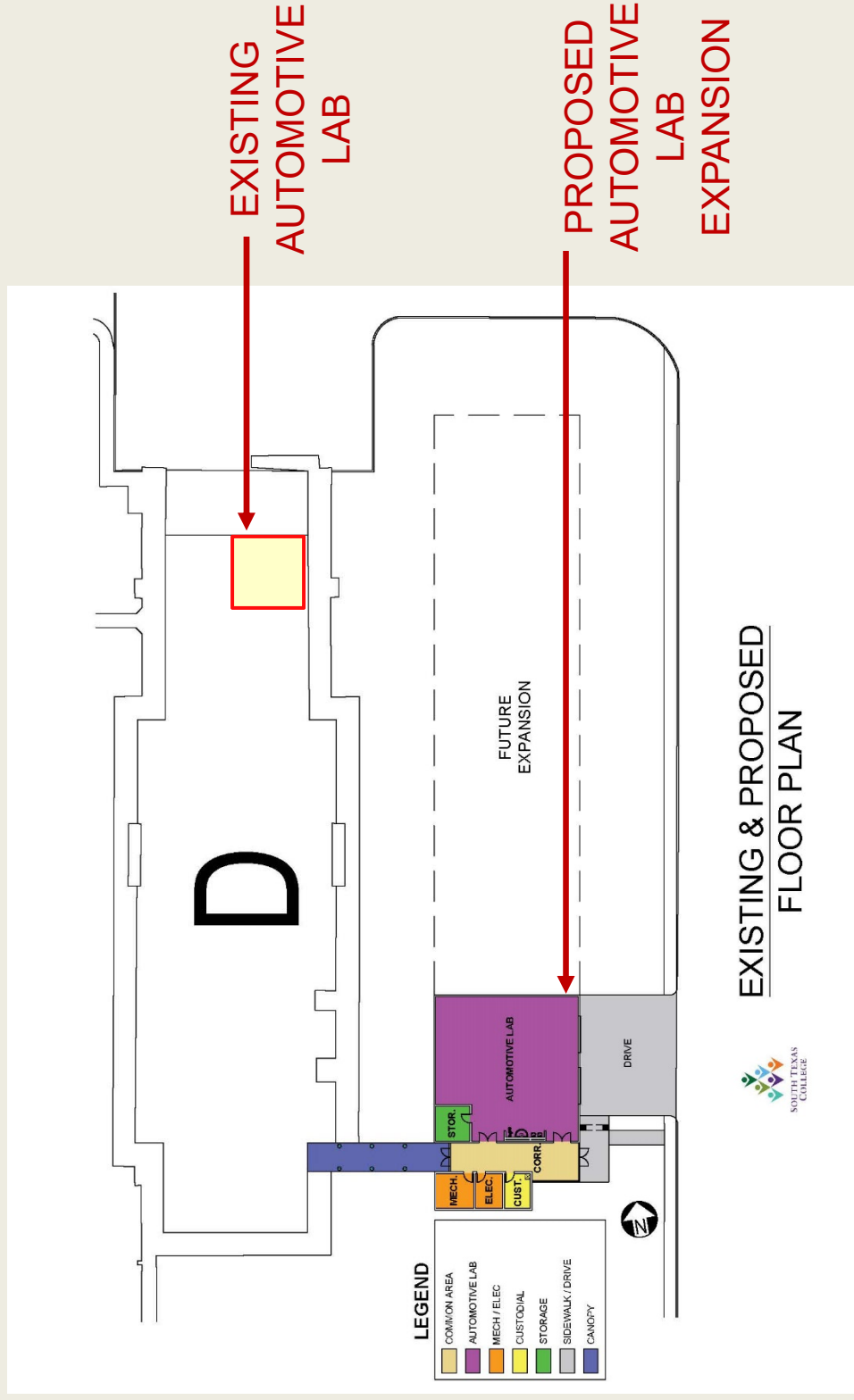
Starr County Campus Automotive Lab Expansion

Project Proposed Site



Starr County Campus Automotive Lab Expansion

Project Proposed Location



WORKFORCE CENTER BUILDING D

Starr County Campus Automotive Lab Expansion

Interior Photo



Starr County Campus Automotive Lab Expansion

Proposed Scope & Budget



Requested By

Automotive Department

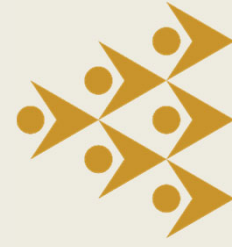
Scope of Work

Design and Construction of Automotive Lab Expansion including 2 bays, storage, wash station, eyewash, mechanical room, electrical room, custodial room, and covered walkway connecting to Building D

Total Square Feet Area = 4,100

Estimated Total Project Budget

Construction	\$ 902,948
Design	86,000
Miscellaneous	20,500
FFE	45,100
<u>Technology</u>	<u>69,700</u>
Total Project Budget	\$ 1,124,248



**SOUTH TEXAS
COLLEGE**

**Starr County Campus
North Academic Building C
HVAC-R Outdoor Covered Area Addition
RFP 22-23-2016**

Starr County Campus HVAC-R Labs Expansion and Renovation

Proposed Project Site



PROJECT
LOCATION

Starr County Campus HVAC-R Labs Expansion and Renovation Proposed Project Location



NORTH ACADEMIC
BUILDING C

Proposed Scope & Budget

Requested By

HVAC Department

Scope of Work

Design and construction of HVAC-R Outside Covered Area for brazing instruction, equipment storage, and additional electrical/data in classrooms C312, C313, C314, C315.

Total Square Feet Area = 600

Estimated Total Project Budget

Construction	\$ 277,576
Design	26,628
Miscellaneous	15,000
FFE	10,000
Technology	25,000
Total Project Budget	\$ 354,204

**SOUTH TEXAS COLLEGE
STARR COUNTY CAMPUS AUTOMOTIVE LAB EXPANSION
AND HVAC-R OUTDOOR COVERED AREA ADDITION
PROJECT NO. 22-23-1016**

NAME		5 Star GC Construction, LLC.	Summit Building & Design
ADDRESS		3209 Melody Ln	4506 Hwy 359
CITY/STATE/ZIP		Mission, TX 78574	Laredo, TX 78043
PHONE		956-867-5040	956-727-6601
FAX		956-599-9055	956-753-4005
CONTACT		Alan Oakley	David Acevedo
#	Description	Proposed	Proposed
Automotive Lab Expansion			
1	Starr County Campus Workforce Center Building D Automotive Lab Expansion	\$ 1,455,000.00	\$ 2,532,523.00
2	Begin Work Within:	10 Working Days	
3	Completion of Work Within:	290 Calendar Days	300 Calendar Days
4	Alternate No. 1: Include Foundation, Steel Columns, Steel Beams, Metal Roof, Metal Soffit, Lighting, and All Associated Electrical for New Canopy	\$ 92,000.00	\$ 72,662.00
5	Begin Work Within:	10 Working Days	
6	Completion of Work Within:	65 Calendar Days	90 Calendar Days
	Total Proposal Amount with Alternate	\$ 1,547,000.00	\$ 2,605,185.00
TOTAL EVALUATION POINTS		93.57	75.69.2
RANKING		1	
HVAC-R Outdoor Covered Area Addition			
7	Starr County Campus North Academic Building C HVAC-R Outdoor Covered Area Addition	\$ 840,000.00	\$ 367,477.00
8	Begin Work Within:	10 Working Days	
9	Completion of Work Within:	235 Calendar Days	120 Calendar Days
10	Alternate No. 2: Additional Electrical Infrastructure to Power the Added HVAC-R Equipment	\$ 88,000.00	\$ 64,859.00
11	Begin Work Within:	10 Working Days	
12	Completion of Work Within:	30 Calendar Days	30 Calendar Days
	Total Proposal Amount with Alternate	\$ 928,000.00	\$ 432,336.00
TOTAL EVALUATION POINTS		65.62	94.82
RANKING		2	1
TOTAL AMOUNT PROPOSED		\$ 2,295,000.00	\$ 2,900,000.00
TOTAL AMOUNT PROPOSED WITH ALTERNATES		\$ 2,475,000.00	\$ 3,037,521.00

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

**SOUTH TEXAS COLLEGE
STARR COUNTY CAMPUS AUTOMOTIVE LAB EXPANSION
PROJECT NO. 22-23-1016
EVALUATION SUMMARY**

VENDOR		5 Star GC Construction, LLC.		Summit Building & Design	
ADDRESS		3209 Melody Ln		4506 Hwy 359	
CITY/STATE/ZIP		Mission, TX 78574		Laredo, TX 78043	
PHONE		956-867-5040		956-727-6601	
FAX		956-599-9055		956-753-4005	
CONTACT		Alan Oakley		David Acevedo	
1	The Respondent's price proposal. (up to 45 points)	45	45	26.72	26.72
		45		26.72	
		45		26.72	
		45		26.72	
		45		26.72	
		45		26.72	
2	The Respondent's experience and reputation. (up to 10 points)	10	8.75	8	8.58
		8.5		8.5	
		9		9	
		9		9	
		8		8	
		8		9	
3	The quality of the Respondent's goods or services. (up to 10 points)	10	8.91	10	8.41
		8.5		8.5	
		8		8	
		9		8	
		8		8	
		10		8	
4	The Respondent's safety record (up to 5 points)	5	4.25	4	4.33
		4		4	
		3.5		4	
		5		5	
		4		4	
		4		5	
5	The Respondent's proposed personnel. (up to 8 points)	7	6.83	7	7.16
		7		7	
		5		7	
		7		7	
		7		7	
		8		8	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	8	7.83	8	8.16
		8		8	
		7		8	
		8		8	
		7		8	
		9		9	
7	The Respondent's organization and approach to the project. (up to 6 points)	6	5	5	5.33
		5		5	
		4		5	
		4		6	
		5		5	
		6		6	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7	7	7
		7		7	
		7		7	
		7		7	
		7		7	
		7		7	
TOTAL EVALUATION POINTS		93.57		75.69	
RANKING		1		2	

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

**SOUTH TEXAS COLLEGE
STARR COUNTY CAMPUS HVAC-R OUTDOOR COVERED AREA ADDITION
PROJECT NO. 22-23-1016
EVALUATION SUMMARY**

VENDOR		5 Star GC Construction, LLC.		Summit Building & Design	
ADDRESS		3209 Melody Ln		4506 Hwy 359	
CITY/STATE/ZIP		Mission, TX 78574		Laredo, TX 78043	
PHONE		956-867-5040		956-727-6601	
FAX		956-599-9055		956-753-4005	
CONTACT		Alan Oakley		David Acevedo	
1	The Respondent's price proposal. (up to 45 points)	20.96	20.96	45	45
		20.96		45	
		20.96		45	
		20.96		45	
		20.96		45	
		20.96		45	
2	The Respondent's experience and reputation. (up to 10 points)	8	8.58	9	8.75
		9		9	
		8.5		8.5	
		9		9	
		9		9	
		8		8	
3	The quality of the Respondent's goods or services. (up to 10 points)	10	8.75	8	8.41
		9		10	
		8.5		8.5	
		8		8	
		9		8	
		8		8	
4	The Respondent's safety record (up to 5 points)	4	4.25	5	4.5
		5		5	
		4		4	
		3.5		4	
		5		5	
		4		4	
5	The Respondent's proposed personnel. (up to 8 points)	8	6.83	8	7.33
		7		8	
		7		7	
		5		7	
		7		7	
		7		7	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	9	8	9	8.33
		9		9	
		8		8	
		7		8	
		8		8	
		7		8	
7	The Respondent's organization and approach to the project. (up to 6 points)	6	4.83	6	5.5
		5		6	
		5		5	
		4		5	
		4		6	
		5		5	
8	The Respondent's time frame for completing the project. (up to 7 points)	3.42	3.42	7	7
		3.42		7	
		3.42		7	
		3.42		7	
		3.42		7	
		3.42		7	
TOTAL EVALUATION POINTS		65.62		94.82	
RANKING		2		1	

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



Project Fact Sheet
9/8/2022

Project Name: Starr County Campus - Workforce Center Building D Automotive Lab Expansion										Project No. 2022-005C	
Funding Source: Unexpended Plant Fund											
				FY 21-22			FY22-23				
				FY 21-22 Variance of Project Budget vs. Actual Expenditures			FY 22-23 Variance of Project Budget vs. Actual Expenditures			Total Actual	
		Original Total Project Budget		Revised Total Project Budget*		Project Budget Actual Expenditures Expenditures			Project Budget Actual Expenditures Expenditures		
		\$		\$		\$			\$		
Construction:		820,000.00		902,948.00		172,000.00 - 172,000.00			902,948.00 - 902,948.00		
Design:		82,000.00		86,000.00		65,600.00 55,169.68 10,430.32			13,650.00 - 13,650.00		
Miscellaneous:		20,500.00		20,500.00		5,500.00 784.50 4,715.50			5,500.00 - 5,500.00		
FFE:		45,100.00		45,100.00		-			-		
Technology:		69,700.00		69,700.00		-			-		
Total:		\$ 1,037,300.00		\$ 1,124,248.00		\$ 243,100.00 \$ 55,954.18 \$ 187,145.82			\$ 922,098.00 \$ - \$ 922,098.00 \$ 55,954.18		
*Project Estimate Adjusted after Schematic Design.											
Project Team						Board Status					
Approval to Solicit Architect/Engineer: 7/27/2021 Architect/Engineer: Able City Architects Contractor: TBD						Board Approval of Schematic Design 2/22/2022					
						Board Approval of Revised Schematic Elevation 4/26/2022					
						Substantial Completion TBD					
STC FPC Project Manager: Martin Villarreal						Board Acceptance TBD					
						Final Completion TBD					
Project Description						Project Scope					
Expansion of the Automotive Lab by providing a new facility .						Design and Construction of Automotive Lab Expansion including 2 bays, storage, wash station, eyewash, mechanical room, electrical room, custodial room, and covered walkway connecting to Building D.					
Projected Timeline											
Board Approval to Solicit Architect/Engineer 7/27/2021		Board Approval of Architect/Engineer 10/26/2021		Board Approval of Schematic Design 2/22/2022		Board Approval of Contractor 9/27/2022		Construction Start Date 11/8/2022		Board Approval of Substantial Completion Date 8/22/2023	
								Board Approval of Final Completion Date 9/26/2023		FFE Completion of Move In 7/23/2023	
Project Calendar of Expenditures by Fiscal Year											
Fiscal Year		Construction		Design		Misc.		FFE		Tech	
2021-22		\$ -		\$ 55,169.68		\$ 784.50		\$ -		\$ -	
Project Total		\$ -		\$ 55,169.68		\$ 784.50		\$ -		\$ -	
Current Agenda Item											
N/A											






FPC Project Manager Martin Villarreal

FPC Asst. Director Rita Geller

FPC Director RALA

Project Fact Sheet

9/8/2022

Project Name: Starr County Campus - North Academic Building C HVAC-R Outdoor Covered Area Addition										Project No. 2022-007C	
Funding Source Unexpended Plant Fund											
				FY 21-22			FY22-23				
				Variance of FY 21-22 Actual Project Budget vs. Actual Expenditures			Variance of FY 22-23 Actual Project Budget vs. Actual Expenditures			Total Actual Expenditures To Date	
		Original Total Project Budget		Revised Total Project Budget*		Project Budget Expenditures			Project Budget Expenditures		
Construction:		\$ 90,000.00		\$ 277,576.00		\$ 19,000.00 \$ - \$ 19,000.00			\$ 277,576.00 \$ - \$ 277,576.00		
Design:		9,000.00		26,628.00		7,200.00 12,826.54 (5,626.54)			13,802.00 - 13,802.00		
Miscellaneous:		15,000.00		15,000.00		5,500.00 846.21 4,653.79			5,500.00 - 5,500.00		
FFE:		10,000.00		10,000.00		- - 0.00			- - 0.00		
Technology:		25,000.00		25,000.00		- - 0.00			- - 0.00		
Total:		\$ 149,000.00		\$ 354,204.00		\$ 31,700.00 \$ 13,672.75 \$ 18,027.25			\$ 296,878.00 \$ - \$ 296,878.00		
						*Project Estimate Adjusted after Schematic Design.					
Project Team						Board Status					
Approval to Solicit Architect/Engineer: 7/27/2021 Architect/Engineer: Able City Architects Contractor: TBD						Board Approval of Schematic Design 2/22/2022 Substantial Completion TBD Final Completion TBD					
STC FPC Project Manager: Martin Villarreal						Board Acceptance TBD Board Acceptance TBD					
Project Description						Project Scope					
HVAC-R Outdoor Covered area for Brazing						Design and Construction of HVAC-R Outside Covered Area for brazing instruction, equipment storage, and additional /data in classrooms C312, C313, C314 and C315					
Projected Timeline											
Board Approval to Solicit Architect/Engineer		Board Approval of Architect/Engineer		Board Approval of Schematic Design		Board Approval of Contractor		Construction Start Date		Board Approval of Substantial Completion Date	
7/27/2021		10/26/2021		2/22/2022		9/27/2022		11/8/2022		8/22/2023	
										Board Approval of Final Completion Date	
										9/26/2023	
										FFE Completion of Move In	
										7/23/2023	
Project Calendar of Expenditures by Fiscal Year											
Fiscal Year	Construction		Design		Misc.		FFE		Tech		Contingency
2021-22	\$	-	\$	12,826.54	\$	846.21	\$	-	\$	-	\$
Project Total	\$	-	\$	12,826.54	\$	846.21	\$	-	\$	-	\$
Current Agenda Item											
N/A											
  											

FPC Project Manager Martin Villarreal

FPC Asst. Director Rita Geller

FPC Director RMA

Review and Recommend Action on Contracting Construction Services for the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area

Approval to contract construction services for the Regional Center for Public Safety Excellence (RCPSE) Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area projects will be requested at the September 27, 2022 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the project.

Scheduling Priority

These projects have been requested by administrative staff at the RCPSE. The projects have been reviewed by the Facilities Planning & Construction department, Administration, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. The canopies for students & instructors and the F.L.A.G. fire training area are scheduled as educational space improvements projects. The canopy to provide protection from the elements and security for safety training vehicles is scheduled as a non-educational space improvement project.

Background

On January 25, 2022, the Board approved the schematic design for these projects as prepared by Gignac & Associates, LLP.

Solicitation of competitive sealed proposals for this project began on August 3, 2022. A total of four (4) sets of construction documents were issued to vendors. A total of one (1) proposal was received on August 18, 2022.

Timeline for Solicitation of Competitive Sealed Proposals	
August 3, 2022	Solicitation of competitive sealed proposals began.
August 18, 2022	One (1) proposal was received.

Highest Ranked Vendor

College staff reviewed and evaluated the competitive sealed proposal and recommend **5 Star GC Construction, LLC.** as the highest ranked vendor for the following projects:

- \$760,560.20 for the RCPSE Canopy for Training Vehicles,
- \$553,048.02 for the RCPSE Canopies for Students and Instructors,
- \$345,641.78 for the RCPSE F.L.A.G. Fire Training Area.

- The amounts include additional infrastructure costs which are prorated in the following table.

Funding Source

Construction Project	Original Construction Budget	Highest Ranked Proposal 5 Star GC Construction, LLC.	Highest Ranked Proposal: Infrastructure Costs 5 Star GC Construction, LLC.	Subtotal	Original Budget Variance
Canopy for Safety Training Vehicles	\$405,000.00	\$275,000.00	\$485,560.20*	\$760,560.20*	(\$355,560.20)
Canopies for Students and Instructors	144,000.00	200,000.00	353,048.02*	553,048.02*	(409,048.02)
F.L.A.G. Fire Training Area	284,173.00	125,000.00	220,641.78*	345,641.78*	(61,468.78)
Total Amount	\$833,173.00	\$600,000.00	\$1,059,250.00	\$1,659,250.00	(\$826,077.00)

*Prorated amount

Funds for the RCPSE Canopy for Safety Training Vehicles Project 2019-016C, the RCPSE Canopies for Students and Instructors Project 2019-017C, and the RCPSE Flammable Liquid and Gas (F.L.A.G.) Fire Training Area Project 2019-020C are budgeted in the Unexpended Construction Plant Fund for available use in FY 2022-2023 in the combined total amount of \$833,173 for construction. Additional funds are available in the FY 2022-2023 Unexpended Construction Plant Fund to cover the shortfall.

Reviewers

The proposals have been reviewed by College staff from the Facilities Planning & Construction, Facilities Operations & Maintenance, and Purchasing departments.

Estimated Project Timeline

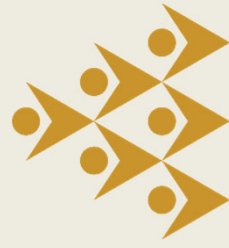
Construction for this project is to commence in November 2022 and Substantial Completion in May 2023.

Enclosed Documents

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the September 27, 2022 Board meeting, contracting construction services with 5 Star GC Construction, LLC. for the Regional Center for Public Safety Excellence Canopy for Safety (RCPSE) Training Vehicles in the amount of \$760,560.20, the RCPSE Canopies for Students and Instructors in the amount of \$553,048.02, and the RCPSE Flammable Liquid and Gas (F.L.A.G.) Fire Training Area in the amount of \$345,641.78 as presented.



**SOUTH TEXAS
COLLEGE**

Regional Center for Public Safety Excellence

**Canopy for Safety Training Vehicles, Canopies for
Students and Instructors, and Fire Training Area**

RCPSE Canopies and Fire Training Area

Proposed Locations

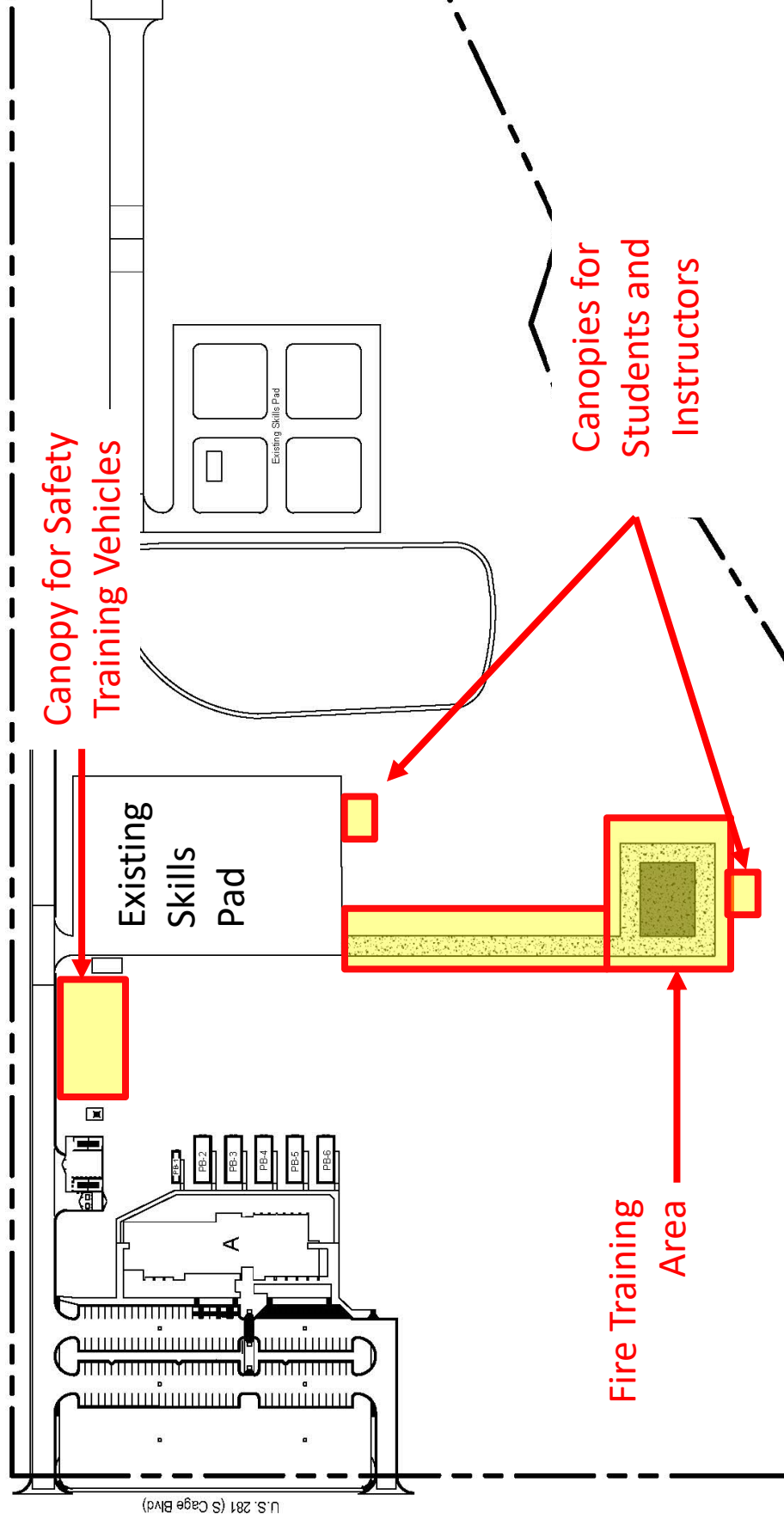


Master Plan

Regional Center for Public Safety Excellence

RCPSE Canopies and Fire Training Area

Proposed Locations



Regional Center for Public Safety Excellence

Canopy for Safety Training Vehicles

Proposed Budget



Scope of work

Design and construction of a canopy for the safety training vehicles such as the fire truck, public safety vehicles, and fire trainers. The canopy will provide covered protection from the elements and an enclosure for security protection.

Estimated Total Project Budget

Construction	\$ 405,000
Design	24,500
Miscellaneous	10,000
Technology	<u>6,000</u>
Total Project Budget	\$ 445,500

Regional Center for Public Safety Excellence

Canopies for Students and Instructors

Proposed Budget



Scope of work

Design and construction of canopies for students and instructors to provide covered protection during outdoor instruction and to perform pre/post check routines.

Estimated Total Project Budget

Construction	\$ 144,000
Design	20,500
Miscellaneous	10,000
FFE	5,500
Technology	<u>6,000</u>
Total Project Budget	\$ 186,000

Regional Center for Public Safety Excellence

Fire Training Area

Proposed Budget



Scope of work

Design and construction of a concrete pad, associated fire line, and access drive to conduct fire training for the fire science program.

Estimated Total Project Budget

Construction	\$ 284,173
Design	30,000
Miscellaneous	13,600
FFE	<u>100,000</u>
Total Project Budget	\$ 427,773

**SOUTH TEXAS COLLEGE
REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE: FLAMMABLE LIQUID AND
GAS TRAINING AREA, CANOPIES FOR STUDENTS, INSTRUCTORS, AND SAFETY
TRAINING VEHICLES
PROJECT NO. 22-23-1007**

NAME		5 Star GC Construction, LLC.
ADDRESS		3209 Melody Ln
CITY/STATE/ZIP		Mission, TX 78574
PHONE		956-867-5040
FAX		956-599-9055
CONTACT		Alan Oakley
#	Description	Proposed
1	Base Bid: Regional Center for Public Safety Excellence: Flammable Liquid and Gas Training Area, Canopies for Students, Instructors, And Safety Training Vehicles	\$ 1,059,250.00
2	Begin Work Within:	10 Working Days
3	Completion of Work Within:	175 Calendar Days
4	Regional Center for Public Safety Excellence Flammable Liquid and Gas Fire Training Area	\$ 125,000.00
5	Regional Center for Public Safety Excellence Canopies for Students and Instructors	\$ 200,000.00
6	Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles	\$ 275,000.00
TOTAL AMOUNT PROPOSED		\$ 1,659,250.00
TOTAL EVALUATION POINTS		90.9
RANKING		1

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

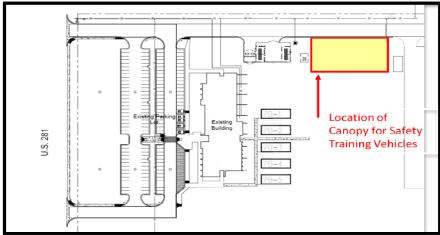
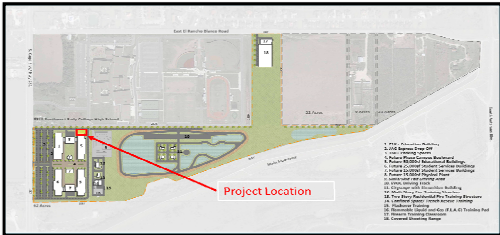
SOUTH TEXAS COLLEGE
REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE: FLAMMABLE LIQUID AND
GAS TRAINING AREA, CANOPIES FOR STUDENTS, INSTRUCTORS, AND SAFETY
TRAINING VEHICLES
PROJECT NO. 22-23-1007
EVALUATION SUMMARY

VENDOR		5 Star GC Construction, LLC.	
ADDRESS		3209 Melody Ln	
CITY/STATE/ZIP		Mission, TX 78574	
PHONE		956-867-5040	
FAX		956-599-9055	
CONTACT		Alan Oakley	
1	The Respondent's price proposal. (up to 45 points)	45	45
		45	
		45	
		45	
		45	
2	The Respondent's experience and reputation. (up to 10 points)	8	7.9
		8	
		8	
		8.5	
		7	
3	The quality of the Respondent's goods or services. (up to 10 points)	7.5	8
		8	
		8	
		8.5	
		8	
4	The Respondent's safety record (up to 5 points)	3	4
		4	
		5	
		4	
		4	
5	The Respondent's proposed personnel. (up to 8 points)	6.5	6.7
		7	
		7	
		7	
		6	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	8	7.6
		7	
		8	
		8	
		7	
7	The Respondent's organization and approach to the project. (up to 6 points)	4.5	4.7
		4	
		5	
		5	
		5	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7
		7	
		7	
		7	
		7	
TOTAL EVALUATION POINTS		90.9	
RANKING		1	

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

Project Fact Sheet

9/8/2022

Project Name: Regional Center for Public Safety Excellence - Canopy for Safety Training Vehicles										Project No. 2019-016C													
Funding Source(s): Unexpended Plant Fund																							
	Original Total Project Budget	Revised Total Project Budget	* FY 20-21			* FY 20-21			FY 21-22			Total Actual Expenditures To Date											
			Project Budget	FY 19-20 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 20-21 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 21-22 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures												
Construction:	\$ 245,000.00	\$ 405,000.00	\$ 85,000.00	\$ -	\$ 85,000.00	\$ 245,000.00	\$ -	\$ 245,000.00	\$ 50,000.00	\$ -	\$ 50,000.00	\$ -											
Design	24,500.00	24,500.00	8,500.00	-	8,500.00	24,500.00	-	24,500.00	20,000.00	19,773.31	226.69	19,773.31											
Miscellaneous:	10,000.00	10,000.00	4,000.00	-	4,000.00	10,000.00	159.67	9,840.33	9,833.00	1,668.80	8,164.20	1,828.47											
FFE:	-	-	-	-	-	-	-	-	-	-	-	-											
Technology:	6,000.00	6,000.00	6,000.00	-	6,000.00	6,000.00	-	6,000.00	-	-	-	-											
Total:	\$ 285,500.00	\$ 445,500.00	\$ 103,500.00	\$ -	\$ 103,500.00	\$ 285,500.00	\$ 159.67	\$ 285,340.33	\$ 79,833.00	\$ 21,442.11	\$ 58,390.89	\$ 21,601.78											
* Budget adjusted due to change in scope of work																							
Project Team						Board Status																	
Approval to Solicit Architect/Engineer: 4/27/2021 Architect/Engineer: Gignac Associates Contractor: TBD						Board Approval of Schematic Design: 1/25/2022 <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Vendor</th> <th>Contract Amount</th> <th>Actual Expenditures</th> <th>Variance</th> </tr> <tr> <td>Gignac</td> <td>\$ 17,762.50</td> <td>\$ 19,773.31</td> <td>\$ (2,010.81)</td> </tr> <tr> <td>TBD</td> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> </tr> </table> Substantial Completion: TBD Final Completion: TBD						Vendor	Contract Amount	Actual Expenditures	Variance	Gignac	\$ 17,762.50	\$ 19,773.31	\$ (2,010.81)	TBD	\$ -	\$ -	\$ -
Vendor	Contract Amount	Actual Expenditures	Variance																				
Gignac	\$ 17,762.50	\$ 19,773.31	\$ (2,010.81)																				
TBD	\$ -	\$ -	\$ -																				
STC FPC Project Manager: David Valdez						Board Acceptance: TBD Board Acceptance: TBD																	
Project Description						Project Scope																	
Design and construction of a canopy for the safety training vehicles.						Design and construction of a canopy for the safety training vehicles such as the fire truck, public safety vehicles, and fire trainers. The canopy will provide covered protection from the elements and an enclosure for security protection.																	
Projected Timeline																							
Board Approval to Solicit Architect/Engineer 4/27/2021	Board Approval of Architect/Engineer 7/27/2021	Board Approval of Schematic Design 1/25/2022	Board Approval of Contractor 9/27/2022	Construction Start Date 10/24/2022	Board Approval of Substantial Completion Date 3/28/2023	Board Approval of Final Completion Date 4/25/2023	FFE Completion of Move In N/A																
Project Calendar of Expenditures by Fiscal Year																							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total																	
2019-20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -																	
2020-21	-	-	-	159.67	-	\$ 159.67																	
2021-22	-	19,773.31	21,442.11	-	-	\$ 41,215.42																	
Project Total	\$ -	\$ 19,773.31	\$ 21,601.78	\$ -	\$ -	\$ 41,375.09																	
Current Agenda Item																							
09/13/2022 Facilities Committee Meeting: Review and Recommend Action on Contracting Construction Services for the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area																							
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FPC Project Manager FPC Project Manager David A. Valdez

FPC Asst. Director Rita Geller FPC Director R. R. R.

Project Fact Sheet

9/8/2022

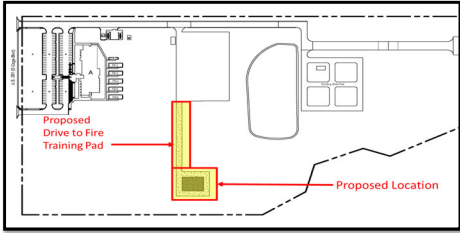
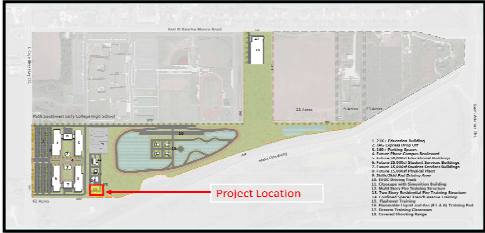
Project Name:		Regional Center for Public Safety Excellence - Canopies for Students and Instructors							Project No.		2019-017C	
Funding Source(s):		Unexpended Plant Fund										
			* FY 20-21			FY 21-22			FY 22-23			
	<u>Original Total</u>	<u>Revised Total</u>		<u>FY 20-21</u>	<u>Variance of</u>		<u>FY 21-22</u>	<u>Variance of</u>		<u>FY 22-23</u>	<u>Variance of</u>	<u>Total Actual</u>
	<u>Project Budget</u>	<u>Project Budget</u>	<u>Project Budget</u>	<u>Actual</u>	<u>Project Budget</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>vs. Actual</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>vs. Actual</u>	<u>Expenditures</u>
Construction:	\$ 205,000.00	\$ 144,000.00	\$ 205,000.00	\$ -	\$ 205,000.00	\$ 41,000.00	\$ -	\$ 41,000.00	\$ 144,000.00	\$ -	\$ 144,000.00	\$ -
Design:	20,500.00	20,500.00	20,500.00	-	20,500.00	16,500.00	11,769.31	4,730.69	4,583.00	-	4,583.00	11,769.31
Miscellaneous:	10,000.00	10,000.00	10,000.00	159.67	9,840.33	9,833.00	3,337.60	6,495.40	6,495.00	-	6,495.00	3,497.27
FFE:	5,500.00	5,500.00	5,500.00	-	5,500.00	-	-	-	-	-	-	-
Technology:	6,000.00	6,000.00	6,000.00	-	6,000.00	-	-	-	-	-	-	-
Total:	\$ 247,000.00	\$ 186,000.00	\$ 247,000.00	\$ 159.67	\$ 246,840.33	\$ 67,333.00	\$ 15,106.91	\$ 52,226.09	\$ 155,078.00	\$ -	\$ 155,078.00	\$ 15,266.58
			*Budget adjusted due to change in scope of work									
Project Team						Board Status						
Approval to Solicit Architect/Engineer: 4/27/2021						Board Approval of Schematic Design 1/25/2022		Contract Amount		Actual Expenditures		Variance
Architect/Engineer: Gignac Associates								Vendor				
Contractor: TBD								Gignac	\$ 14,862.50	\$ 11,769.31	\$ 3,093.19	
								TBD	\$ -	\$ -	\$ -	
						Substantial Completion TBD		Board Acceptance		TBD		
STC FPC Project Manager: David Valdez						Final Completion TBD		Board Acceptance		TBD		
Project Description						Project Scope						
Design and construction of canopies for students and instructors.						Design and construction of two (2) open canopies for students and instructors to conduct class instructions for the EVOC and Fire Training Areas and provide protection from weather conditions.						
Projected Timeline												
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In					
4/27/2021	7/27/2021	1/25/2022	9/27/2022	10/24/2022	3/28/2023	4/25/2023	N/A					
Project Calendar of Expenditures by Fiscal Year												
Fiscal Year	Construction		Design		Miscellaneous		FFE	Tech		Project Total		
2019-20	\$ -		\$ -		\$ -		\$ -	\$ -		\$ -		
2020-21	-		11,769.31		3,337.60		-	-		\$ 15,106.91		
2021-22	-		-		-		-	-		\$ -		
Project Total	\$ -		\$ 11,769.31		\$ 3,337.60		\$ -	\$ -		\$ 15,106.91		
Current Agenda Item												
09/13/2022 Facilities Committee Meeting: Review and Recommend Action on Contracting Construction Services for the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area												
</												

FPC Project Manager *C Project Manager David A. Valdez

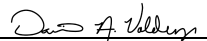
FPC Asst. Director Rita G. Galt FPC Director R. R. R.

Project Fact Sheet

9/8/2022

Project Name: Regional Center for Public Safety Excellence - Flammable Liquid and Gas (FLAG) Fire Training Area						Project No. 2019-020C																		
Funding Source(s): Unexpended Plant Fund																								
			* FY 20-21			FY 21-22			FY 22-23															
	Original Project Budget	Revised Project Budget	Project Budget	FY 20-21 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 21-22 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 22-23 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Total Actual Expenditures To Date												
Construction:	\$ 300,000.00	\$ 284,173.00	\$ 300,000.00	\$ -	\$ 300,000.00	\$ 60,000.00	\$ -	\$ 60,000.00	\$ 284,173.00	\$ -	\$ 284,173.00	\$ -												
Design	30,000.00	30,000.00	30,000.00		30,000.00	24,000.00	27,595.31	(3,595.31)	10,418.00	-	10,418.00	27,595.31												
Miscellaneous:	13,600.00	13,600.00	13,600.00	159.67	13,440.33	13,433.00	3,337.60	10,095.40	1,095.00	-	1,095.00	3,497.27												
FFE:	100,000.00	100,000.00	100,000.00	-	100,000.00	-	-	-	-	-	-	-												
Technology:	-	-	-	-	-	-	-	-	-	-	-	31,092.58												
Total:	\$ 443,600.00	\$ 427,773.00	\$ 443,600.00	\$ 159.67	\$ 443,440.33	\$ 97,433.00	\$ 30,932.91	\$ 66,500.09	\$ 295,686.00	\$ -	\$ 295,686.00	\$ 62,185.16												
* Budget adjusted due to change in scope of work																								
Project Team						Board Status																		
Approval to Solicit Architect/Engineer: 4/27/2021 Architect/Engineer: Gignac Associates Contractor: TBD						Board Approval of Schematic Design 1/25/2022 <table border="1"> <tr> <th>Vendor</th> <th>Contract Amount</th> <th>Actual Expenditures</th> <th>Variance</th> </tr> <tr> <td>Gignac</td> <td>\$ 21,750.00</td> <td>\$ 27,595.31</td> <td>\$ (5,845.31)</td> </tr> <tr> <td>TBD</td> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> </tr> </table> Substantial Completion TBD Board Acceptance TBD Final Completion TBD Board Acceptance TBD							Vendor	Contract Amount	Actual Expenditures	Variance	Gignac	\$ 21,750.00	\$ 27,595.31	\$ (5,845.31)	TBD	\$ -	\$ -	\$ -
Vendor	Contract Amount	Actual Expenditures	Variance																					
Gignac	\$ 21,750.00	\$ 27,595.31	\$ (5,845.31)																					
TBD	\$ -	\$ -	\$ -																					
STC FPC Project Manager: David Valdez																								
Project Description						Project Scope																		
Design and construction of a fire training area for the fire science program.						Design and construction of a concrete pad, associated fire line, and access drive for a new fire training area for the fire science program and to conduct fire training exercises.																		
Projected Timeline																								
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In																	
4/27/2021	7/27/2021	1/25/2022	9/27/2022	10/24/2022	3/28/2023	4/25/2023	N/A																	
Project Calendar of Expenditures by Fiscal Year																								
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total																		
2019-20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -																		
2020-21	-	27,595.31	3,337.60	-	-	\$ 30,932.91																		
2021-22	-	-	-	-	-	\$ -																		
Project Total	\$ -	\$ 27,595.31	\$ 3,337.60	\$ -	\$ -	\$ 30,932.91																		
Current Agenda Item																								
09/13/2022 Facilities Committee Meeting: Review and Recommend Action on Contracting Construction Services for the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area																								
<div style="display: flex; justify-content: space-around;">   </div>																								

FPC Project Manager



FPC Asst. Director



FPC Director



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

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

South Texas College Unexpended Plant Fund - Capital Improvement Projects (CIP) Project Status FY 2022 - 2023																				
#	Projects	FPC Project Managers	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2023 Budget	Priority Status	Upcoming Board Meeting Item	Architect/ Engineering Firm	Contractor	
Pecan Campus																				
1	Library Building F Renovation and Expansion	DV			●						●	\$ 17,015,000	\$ -	\$ 17,015,000	\$ 2,557,313	High	TBD	TBD	ERO Architects	TBD
2	New Continuing Education Building	TBD		●								\$ 9,898,468	\$ -	\$ 9,898,468	\$ 603,828	Low	July 2022	Approval to Solicit for Architectural Services	TBD	TBD
3	Ann Richards Administration Building A Renovation of Administration Offices	DV					●					\$ 660,000	\$ 36,626	\$ 623,374	\$ 638,800	Low	TBD	TBD	The Warren Group Architects	TBD
4	North Academic Humanities Building P Renovations for Administrative and Support Services Office	DV			●							\$ 1,034,110	\$ 456	\$ 1,033,654	\$ 865,600	Low	TBD	Approval of Schematic Design	Able City, LLC	TBD
5	Pecan Campus Kinesiology Building Phase I	SS		●								\$ 3,240,000	\$ 446	\$ 3,239,554	\$ 483,660	Low	November 2022	Approval of Schematic Design	Boultinghouse Simpson Gates Architects	TBD
6	Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs	MV			●							\$ 4,536,000	\$ 456	\$ 4,535,544	\$ 618,400	Low	November 2022	Approval of Schematic Design	DRW Architects	TBD
7	Business and Science Building G Engineering Lab Renovation	TBD	●									\$ 500,000	\$ -	\$ 500,000	\$ 35,000	Low	TBD	TBD	TBD	TBD
8	Ann Richards Administration Building A Additional Parking Lot	DV	●									\$ 200,000	\$ -	\$ 200,000	\$ 200,000	Low	TBD	TBD	TBD	TBD
Pecan Campus Subtotal												\$ 37,083,578	\$ 37,985	\$ 37,045,593	\$ 6,002,601					
Pecan Plaza																				
9	Human Resources Building A Renovation	RG									●	\$ 5,000	\$ 24,240	\$ (19,240)	\$ 600	Completed	N/A		N/A	O&M
Pecan Plaza Subtotal												\$ 5,000	\$ 24,240	\$ (19,240)	\$ 600					
Mid-Valley Campus																				
10	Workforce Center Building D Welding Expansion	MV				●						\$ 537,500	\$ 4,579	\$ 532,921	\$ 721,273	High	December 2022	Approval of Construction Services	PBK Architects	TBD
11	Workforce Center Building D Automotive Lab Expansion	MV				●						\$ 920,500	\$ 7,088	\$ 913,413	\$ 915,668	High	December 2023	Approval of Construction Services	PBK Architects	TBD
12	Workforce Center Building D HVAC-R Classroom and Outdoor Covered Area	MV				●						\$ 528,000	\$ 4,950	\$ 523,050	\$ 425,868	High	December 2024	Approval of Construction Services	PBK Architects	TBD
13	Center for Learning Excellence Building A Renovation of Existing Cafeteria to Culinary Arts Instructional Kitchen	MV					●					\$ 531,365	\$ 116,096	\$ 415,269	\$ 488,099	High	December 2022	Approval of Substantial Completion	Boultinghouse Simpson Gates Architects	Holchemont
Mid Valley Campus Subtotal												\$ 2,517,365	\$ 132,712	\$ 2,384,653	\$ 2,550,908					

South Texas College
Unexpended Plant Fund - Capital Improvement Projects (CIP)
Project Status
FY 2022 - 2023

#	Projects	FPC Project Managers	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2023 Budget	Priority Status	Upcoming Board Meeting Item	Architect/ Engineering Firm	Contractor	
Technology Campus																				
14	Exterior Solar Panels Structure	SS			●							\$ 199,100	\$ 2,034	\$ 197,066	\$ 198,224	High	August 2022	Approval of Construction Services	SAMES, Inc	TBD
15	Welding Lab Expansion Building	SS			●							\$ 1,559,180	\$ 11,744	\$ 1,547,436	\$ 122,400	High	August 2022	Approval of Schematic Design	EGV Architects	TBD
16	Truck Driving Range Expansion	TBD	●									\$ 49,620	\$ -	\$ 49,620	\$ 41,350	Low	TBD	TBD	TBD	TBD
17	Institute for Advanced Manufacturing Building E Collaboration Lab Renovation	TBD	●									\$ 285,000	\$ -	\$ 285,000	\$ 285,000	Low	TBD	TBD	TBD	TBD
Technology Campus Subtotal												\$ 2,092,900	\$ 13,778	\$ 2,079,122	\$ 646,974					
Nursing and Allied Health Campus Subtotal																				
18	East Building A Occupational Therapy Kitchen Lab Expansion	SS			●							\$ 99,500	\$ 4,734	\$ 94,766	\$ 96,760	High	September 2022	Approval of Construction Services	Negrete & Kolar Architects, LLP	TBD
19	East Building A Renovation of Radiology Lab to Multipurpose Skills Lab	TBD	●									\$ 163,296	\$ -	\$ 163,296	\$ 10,106	Low	TBD	TBD	TBD	TBD
20	East Building A Breakroom and Offices Expansion Renovation	TBD	●									\$ 147,950	\$ -	\$ 147,950	\$ 9,250	Low	TBD	TBD	TBD	TBD
Nursing and Allied Health Campus Subtotal												\$ 410,746	\$ 4,734	\$ 406,012	\$ 116,116					
Starr County Campus																				
21	Workforce Center Building D Welding Expansion	MV				●						\$ 598,000	\$ 28,182	\$ 569,818	\$ 395,594	High	TBD	TBD	Gignac & Associates, LLP	TBD
22	Workforce Building D Automotive Expansion	MV				●						\$ 1,078,300	\$ 65,749	\$ 1,012,551	\$ 922,098	High	September 2022	Approval of Construction Services	Able City, LLC	TBD
23	North Academic Building C HVAC-R Classroom and Outdoor Covered Area	MV				●						\$ 153,000	\$ 16,613	\$ 136,387	\$ 296,878	High	September 2022	Approval of Construction Services	Able City, LLC	TBD
Starr County Campus Subtotal												\$ 1,829,300	\$ 110,543	\$ 1,718,757	\$ 1,614,570					

South Texas College Unexpended Plant Fund - Capital Improvement Projects (CIP) Project Status FY 2022 - 2023																				
#	Projects	FPC Project Managers	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2023 Budget	Priority Status	Upcoming Board Meeting Item	Architect/ Engineering Firm	Contractor	
Regional Center for Public Safety Excellence																				
24	Canopy for Safety Training Vehicles	DV			●							\$ 285,000	\$ 21,852	\$ 79,764	\$ 421,051	High	August 2022	Approval of Construction Services	Gignac & Associates, LLP	TBD
25	Canopy for Students/Instructors	DV			●							\$ 247,000	\$ 15,517	\$ 67,264	\$ 155,078	High	August 2022	Approval of Construction Services	Gignac & Associates, LLP	TBD
26	Chiller Installation	MV					●					\$ 170,000	\$ 185,925	\$ 157,262	\$ 22,000	High	October 2022	Approval of Substantial Completion	Half Associates, Inc	Johnson Controls
27	Fire Training Area	DV			●							\$ 443,000	\$ 31,343	\$ 97,364	\$ 295,686	High	August 2022	Approval of Construction Services	Gignac & Associates, LLP	TBD
28	Perimeter Fencing	DV	●									\$ 193,000	\$ -	\$ 193,000	\$ 193,000	Low	TBD	TBD	TBD	TBD
29	Skills Pad and EVOC Lighting	SS			●							\$ 342,000	\$ 12,656	\$ 341,532	\$ 313,920	High	July 2022	Approval of Construction Services	DBR	TBD
30	Two-Story Residential Fire Training Structure	SS			●							\$ 1,581,200	\$ 49,996	\$ 381,055	\$ 1,274,750	Medium	September 2022	Approval of Construction Services	Martinez Architects	TBD
Regional Center for Public Safety Excellence Subtotal												\$ 3,261,200	\$ 317,288	\$ 1,317,241	\$ 2,675,485					
District Wide																				
31	Fence Enclosures	MV	●									\$ 35,000	\$ -	\$ 35,000	\$ 35,000	Completed	N/A		N/A	TBD
32	Outdoor Furniture	AR		●								\$ 25,000	\$ -	\$ 25,000	\$ 25,000	Low	N/A		N/A	TBD
33	Land	N/A	N/A									\$ 5,500,000	\$ -	\$ 5,500,000	\$ 5,500,000	N/A	N/A		N/A	N/A
34	Renovation and Contingencies	N/A	N/A									\$ 948,750	\$ -	\$ 948,750	\$ 948,750	N/A	N/A		N/A	TBD
35	Facility Signage	DV	●									\$ 50,000	\$ -	\$ 50,000	\$ 50,000	Low	N/A		N/A	TBD
36	Removal of Existing Trees	TBD	●									\$ 25,900	\$ -	\$ 25,900	\$ 25,900	Low	N/A		N/A	TBD
37	Project Cost Control Reserve	N/A	●									\$ 3,059,291	\$ -	\$ 3,059,291	\$ 3,119,291	High	N/A		N/A	N/A
District Wide Subtotal												\$ 9,643,941	\$ -	\$ 9,643,941	\$ 9,703,941					
Totals			12	3	6	0	8	1	0	0	2	\$ 56,844,030	\$ 641,280	\$ 54,576,079	\$ 23,311,195					

South Texas College
Renewal and Replacement Projects
Project Status
FY 2022 - 2023

#	Projects	FPC Project Manager	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2022 Budget	Priority Status	Upcoming Board Meeting Item	Architect/ Engineering Firm	Contractor	
Pecan Campus																				
1	Student Activities Building H Data Cabling Infrastructure Replacement	RC	●									\$ 150,000	\$ -	\$ 150,000	\$ 150,000	High	TBD	TBD	TBD	TBD
2	Reseeding and Regrading of Athletic Fields	DV			●							\$ 50,000	\$ -	\$ 50,000	\$ 50,000	High	TBD	TBD	TBD	TBD
3	Stucco Repainting	SS				●						\$ 137,000	\$ 109	\$ 136,891	\$ 137,000	High	TBD	Approval of Construction Services	TBD	Noble Texas Builders
4	Resurfacing of East Drive	SS			●							\$ 280,000	\$ 27,219	\$ 252,781	\$ 264,000	High	July 2022	Approval of Construction Services	Perez Consulting Engineers	TBD
5	South Academic Building J Generator Replacement	SS			●							\$ 280,000	\$ 11,613	\$ 268,387	\$ 270,063	High	July 2022	Approval of Construction Services	DBR	TBD
6	Library Building F Exterior Building Envelope Repairs	TBD	●									\$ 125,000	\$ -	\$ 125,000	\$ 125,000	High	TBD	TBD	TBD	TBD
Pecan Campus Subtotal												\$ 1,022,000	\$ 38,942	\$ 983,058	\$ 996,063					
Pecan Plaza																				
7	Stucco Repainting	SS				●						\$ 12,000	\$ 109	\$ 11,891	\$ 12,000	High	TBD	TBD	TBD	Noble Texas Builders
Pecan Plaza Subtotal												\$ 12,000	\$ 109	\$ 11,891	\$ 12,000					
Mid Valley Campus																				
8	Stucco Repainting and Exterior Upgrades	SS				●						\$ 323,000	\$ 109	\$ 322,891	\$ 323,000	Low	TBD	Approval of Construction Services	TBD	Terra Fuerte, LLC
9	South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas	DV			●							\$ 985,700	\$ 456	\$ 985,244	\$ 695,163	Low	TBD	TBD	Milnet Architectural Services	TBD
10	North Academic Building G Analog to Digital Conversion	RC					●					\$ 720,000	\$ 194,677	\$ 525,323	\$ 720,000	Low	TBD	TBD	TBD	TBD
11	North Academic Building G Data Cabling Infrastructure Replacement	TBD	●									\$ 425,000	\$ -	\$ 425,000	\$ 425,000	Low	TBD	TBD	TBD	TBD
Mid Valley Campus Subtotal												\$ 2,453,700	\$ 195,243	\$ 2,258,457	\$ 2,163,163					
Technology Campus																				
12	Emerging Technologies Building A Analog to Digital Replacement	TBD	●									\$ 515,000	\$ 194,677	\$ 320,323	\$ 515,000	Low	TBD	TBD	TBD	TBD
13	North Academic Building G Data Cabling Infrastructure Replacement	TBD	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	Low	TBD	TBD	TBD	TBD
Technology Campus Subtotal												\$ 575,000	\$ 194,677	\$ 380,323	\$ 575,000					

South Texas College
Renewal and Replacement Projects
Project Status
FY 2022 - 2023

#	Projects	FPC Project Manager	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2022 Budget	Priority Status	Upcoming Board Meeting Item	Architect/ Engineering Firm	Contractor	
Dr. Ramiro R. Casso Nursing & Allied Health Campus																				
14	NAH East Building A Westside Window Waterproofing Repairs	RC	●									\$ 90,000	\$ -	\$ 90,000	\$ 90,000	Low	TBD	TBD	TBD	
15	NAH East Building A Westside Elevators Repairs	RC/O&M				●						\$ 250,000	\$ -	\$ 250,000	\$ 250,000	Medium	TBD	TBD	N/A	Oracle Elevator
16	NAH East Building A Exterior Stair Repairs and Replacement	SS					●					\$ 293,000	\$ 135,132	\$ 157,868	\$ 15,850	High	October 2022	Approval of Substantial Completion	Chanin Engineering, LLC	5 Star GC Construction, LLC
17	NAH East Building A Generator Replacements	SS			●							\$ 422,000	\$ 17,260	\$ 404,740	\$ 405,219	Low	August 2022	Approval of Construction Services	TBD	TBD
Nursing and Allied Health Campus Subtotal												\$ 1,055,000	\$ 152,392	\$ 902,608	\$ 761,069					
Starr County Campus																				
20	Stucco Repainting	SS				●						\$ 253,000	\$ 109	\$ 252,891	\$ 253,000	High	TBD	Approval of Construction Services	TBD	Terra Fuerte, LLC
21	Administration/Bookstore Building A Data Cabling Infrastructure Replacement	RC	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	High	TBD	TBD	TBD	TBD
22	Center for Learning Excellence Building B Data Cabling Infrastructure Replacement	RC	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	High	TBD	TBD	TBD	TBD
23	North Academic Building C Data Cabling Infrastructure Replacement	RC	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	High	TBD	TBD	TBD	TBD
Starr County Campus Subtotal												\$ 433,000	\$ 109	\$ 432,891	\$ 433,000					
District Wide																				
26	Renewals & Replacements	N/A	N/A									\$ 484,135	\$ -	\$ 484,135	\$ 151,000	N/A	N/A		N/A	N/A
27	Fire Alarm Panel Replacement/Upgrade	RC/O&M		●								\$ 201,963	\$ -	\$ 201,963	\$ 102,500	Low	N/A		N/A	TBD
28	Interior LED Lighting Replacements	RC/O&M		●								\$ 577,945	\$ -	\$ 577,945	\$ 110,000	Low	N/A		N/A	TBD
29	Ext. Walkway LED Lighting Replacements	RC/O&M		●								\$ 98,443	\$ -	\$ 98,443	\$ 50,000	Low	N/A		N/A	TBD
30	Building Automation Systems Replacements	RC/O&M		●								\$ 174,048	\$ -	\$ 174,048	\$ 76,500	Low	N/A		N/A	TBD
31	Flooring Replacements	TBD	●									\$ 756,380	\$ -	\$ 756,380	\$ 504,000	Medium	N/A		N/A	Terra Fuerte, LLC Diaz Flooring, Inc.
32	HVAC Replacements	RC/O&M		●								\$ 829,910	\$ -	\$ 829,910	\$ 325,000	Low	TBD		N/A	TBD
33	Exterior Lighting Replacements	RC/O&M		●								\$ 324,912	\$ -	\$ 324,912	\$ 279,000	Low	N/A		N/A	TBD
34	Water Tower Logo Replacements	DV	●									\$ 80,000	\$ -	\$ 80,000	\$ 80,000	N/A	TBD		N/A	TBD
35	Outdoor Furniture Replacements	TBD	●									\$ 25,000	\$ -	\$ 25,000	\$ 25,000	N/A	TBD		N/A	TBD
36	Project Cost Control Reserve	N/A	●									\$ 676,489	\$ -	\$ 676,489	\$ 676,489	N/A	TBD		N/A	TBD
District Wide Subtotal												\$ 4,229,225	\$ -	\$ 4,229,225	\$ 2,379,489					
Totals		0	8	6	1	2	1	0	0	0	0	\$ 9,779,925	\$ 581,472	\$ 9,198,453	\$ 7,319,784					