

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Monday, November 7, 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 any time during the course of this meeting, the Board of Trustees may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code."

- I. Approval of October 11, 2022 Facilities Committee Meeting Minutes..... 1 - 5
- II. Review and Recommend Action on Schematic Design and Authorization to Proceed with Solicitation of Construction Services for the Pecan Campus North Academic Humanities Building P Renovations for the Accountability, Risk, and Compliance Department and the Office of Institutional Equity 6 - 14
- III. Review and Recommend Action on Contracting Architectural Services for the Pecan West Continuing Education Building..... 15 - 27
- IV. Review and Recommend Action on Contracting Civil Engineering Services for the Pecan Campus Ann Richards Administration Building A Additional Parking Lot and the Technology Campus Truck Driving Range Expansion..... 28 - 46
- V. Review and Recommend Action on Substantial Completion of the Nursing and Allied Health Campus NAH East Building A Exterior Stair Repairs and Replacement 47 - 51
- VI. Review and Recommend Action on Substantial and Final Completion of the Regional Center for Public Safety Excellence Additional Chiller Installation 52 - 56
- VII. Review and Recommend Action on El Milagro Clinic Parking Lot License Agreement between El Milagro Clinic, the City of McAllen, and South Texas College for the Nursing and Allied Health Campus 57
- VIII. Review and Recommend Action on Renewal of the Lease Agreement with La Joya Independent School District for the La Joya Jimmy Carter High School Teaching Center..... 58
- IX. Update on Status of Unexpended Plant Fund Construction Projects and Renewals & Replacements Projects..... 59 - 64

Approval of Facilities Committee Meeting Minutes

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

1. October 11, 2022 Facilities Committee Meeting

Meeting Minutes

Facilities Committee Meeting

October 11, 2022

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building Board Room
Pecan Campus, McAllen, Texas
Tuesday, October 11, 2022 @ 4:00 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, October 11, 2022 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:07 p.m. with Dr. Alejo Salinas, Jr. presiding.

Members present: Dr. Alejo Salinas, Jr. and Ms. Rose Benavidez,

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

Members absent: Mr. Paul R. Rodriguez

Also present: Dr. Ricardo J. Solis, Mrs. Mary Elizondo, Dr. David Plummer, Dr. Anahid Petrosian, Mr. Javier Villalobos, Mr. Ricardo De La Garza, Mr. George McCaleb, Mr. Robert Cuellar, Mr. Martin Villarreal, Mr. Sam Saldana, Mr. David Valdez, Dr. Carlos Margo, Ms. Shannon Perales, Dr. Sylvia Flores, Mr. Hugo Avila, Mrs. Gardenia Perez, Ms. Stephanie Hinojosa, and Mr. Andrew Fish.

Approval of Facilities Committee Meeting Minutes

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee approved the Minutes for the September 13, 2022 Facilities Committee meeting as presented. The motion carried.

Review and Recommend Action on Contracting Construction Services for the Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting

Approval to contract construction services for the Regional Center for Public Safety Excellence Skills Pad and Emergency Vehicle Operator Course (EVOC) Lighting project will be requested at the Board meeting.

Scheduling Priority

This project was requested by the Regional Center for Public Safety Excellence staff. It was reviewed by the Facilities Planning & Construction department, Administration, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees.

This project was scheduled as an educational space improvement to provide lighting for night time training courses at the Skills Pad and EVOC training areas.

Background

On January 25, 2022, the Board approved contracting engineering services with DBR Engineering Consultants, Inc. for this project. Solicitation for this project was originally done on August 10, 2022, but no competitive sealed proposals were received. The project required re-solicitation.

The re-solicitation of competitive sealed proposals for this project began on September 7, 2022. A total of three (3) sets of construction documents were issued to plan rooms. One (1) proposal was received on September 22, 2022.

Timeline for Solicitation of Competitive Sealed Proposals	
September 7, 2022	Solicitation of competitive sealed proposals began.
September 22, 2022	One (1) proposal was received.

Highest Ranked Vendor

College staff reviewed and evaluated the competitive sealed proposal and recommended **Metro Electric, Inc.** as the highest ranked in the amount of \$331,731.

Funding Source

Source of Funding	Original Construction Budget	Highest Ranked Proposal Metro Electric, Inc.	Original Budget Variance
Unexpended Construction Plant Fund	\$294,000	\$331,731	(\$37,731)
Total Amount	\$294,000	\$331,731	(\$37,731)

Funds for the Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting Project 2022-010C were budgeted in the Unexpended Construction Plant Fund for available use in FY 2022-2023. Additional funds were available in the FY 2022-2023 Unexpended Construction Plant Fund to cover the shortfall.

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 November 2022 and obtain Substantial Completion in September 2023.

Enclosed Documents

The packet included a presentation of the project. The evaluation team members completed evaluations for the company and prepared the enclosed scoring and ranking summary.

Recommended Action

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of contracting construction services with Metro Electric, Inc. in the amount of \$331,731 for the Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting project as presented. The motion carried.

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

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

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 4:10 p.m.

I certify that the foregoing are the true and correct minutes of the October 11, 2022 Facilities Committee Meeting of the South Texas College Board of Trustees.

Dr. Alejo Salinas, Jr., Presiding

Review and Recommend Action on Schematic Design and Authorization to Proceed with Solicitation of Construction Services for the Pecan Campus North Academic Humanities Building P Renovations for the Accountability, Risk, and Compliance Department and the Office of Institutional Equity

Approval of schematic design prepared by Able City, LLC. and authorization to proceed with Solicitation of Construction Services for the Pecan Campus North Academic Humanities Building P Renovations for the Accountability, Risk, and Compliance Department (ARC) and the Office of Institutional Equity (OIE) project will be requested at the Board meeting.

Purpose

Schematic design is the first phase of basic design services provided by the project design team and 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.

Once schematic design is approved, Able City, LLC. will 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 will then be issued for solicitation of construction proposals. Once received, construction proposals will be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Background

On May 31, 2022, the Board of Trustees approved contracting architectural services with Able City, LLC. for this project. The architect has worked with College staff to develop a schematic design to meet the needs of the departments being relocated.

The project consists of converting classrooms into offices, work areas, storage space, and a shared conference room, reception area, and multipurpose room.

- Square feet: 4,535 s.f.

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

Pecan Campus North Academic Humanities Building P Renovations for the ARC and the OIE Construction Budget and Estimated Cost		
Construction Budget	Estimated Construction Cost	Variance
\$455,100.00	\$500,845.20	(\$45,745.20)

The total project budget is \$645,610 which includes funds for construction, design, miscellaneous, furniture, fixtures, and equipment (FFE), and technology costs.

Funding Source

Funds for the Pecan Campus North Academic Humanities Building P Renovations for the ARC and the OIE Project 2022-041C are budgeted in the Unexpended Construction Plant Fund for use in Fiscal Year 2022 – 2023. The total construction budget is \$455,100.00. Able City, LLC. has estimated the construction costs to be \$500,845.20. Additional funds are available in the FY 2022-2023 Unexpended Construction Plant Fund to cover the estimated shortfall.

Reviewers

The proposed schematic design has been reviewed by staff from the Facilities Planning & Construction department, Facilities Operations & Maintenance department, ARC, OIE, and Administration.

Estimated Project Timeline

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

Enclosed Documents

Able City, LLC. has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plans, a floor plan, and a fact sheet.

Presenters

Representatives from Able City, LLC. will attend the Facilities Committee meeting to present the schematic design of the project.

Recommended Action

Administration requests the Committee recommend Board approval of the proposed schematic design and authorization to proceed with solicitation of construction services of the Pecan Campus North Academic Humanities Building P Renovations for the Accountability, Risk, and Compliance Department (ARC) and the Office of Institutional Equity (OIE) project as presented.

Schematic Design Presentation

SOUTH TEXAS COLLEGE

PECAN CAMPUS

North Academic Humanities Building P Renovations for Administrative and Support Services Office

Schematic Design Presentation



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November 08, 2022



1 PECAN CAMPUS NORTH ACADEMIC HUMANITIES BUILDING P - THIRD FLOOR

NOT TO SCALE

LEGEND	
■	OFFICES
■	CORRIDOR / CIRCULATION
■	STORAGE / DOC DISPOSAL
■	RECEPTION
■	MULTI PURPOSE ROOM
■	CONFERENCE ROOM



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COMPOSITE FLOOR PLAN



Schematic Design Presentation



A PECAN CAMPUS NORTH ACADEMIC
HUMANITIES BUILDING P - THIRD FLOOR
NOT TO SCALE



B PECAN CAMPUS NORTH ACADEMIC
HUMANITIES BUILDING P - THIRD FLOOR
NOT TO SCALE

- LEGEND**
- OFFICES
 - CORRIDOR / CIRCULATION
 - STORAGE / DOC DISPOSAL
 - RECEPTION
 - MULTI PURPOSE ROOM
 - CONFERENCE ROOM

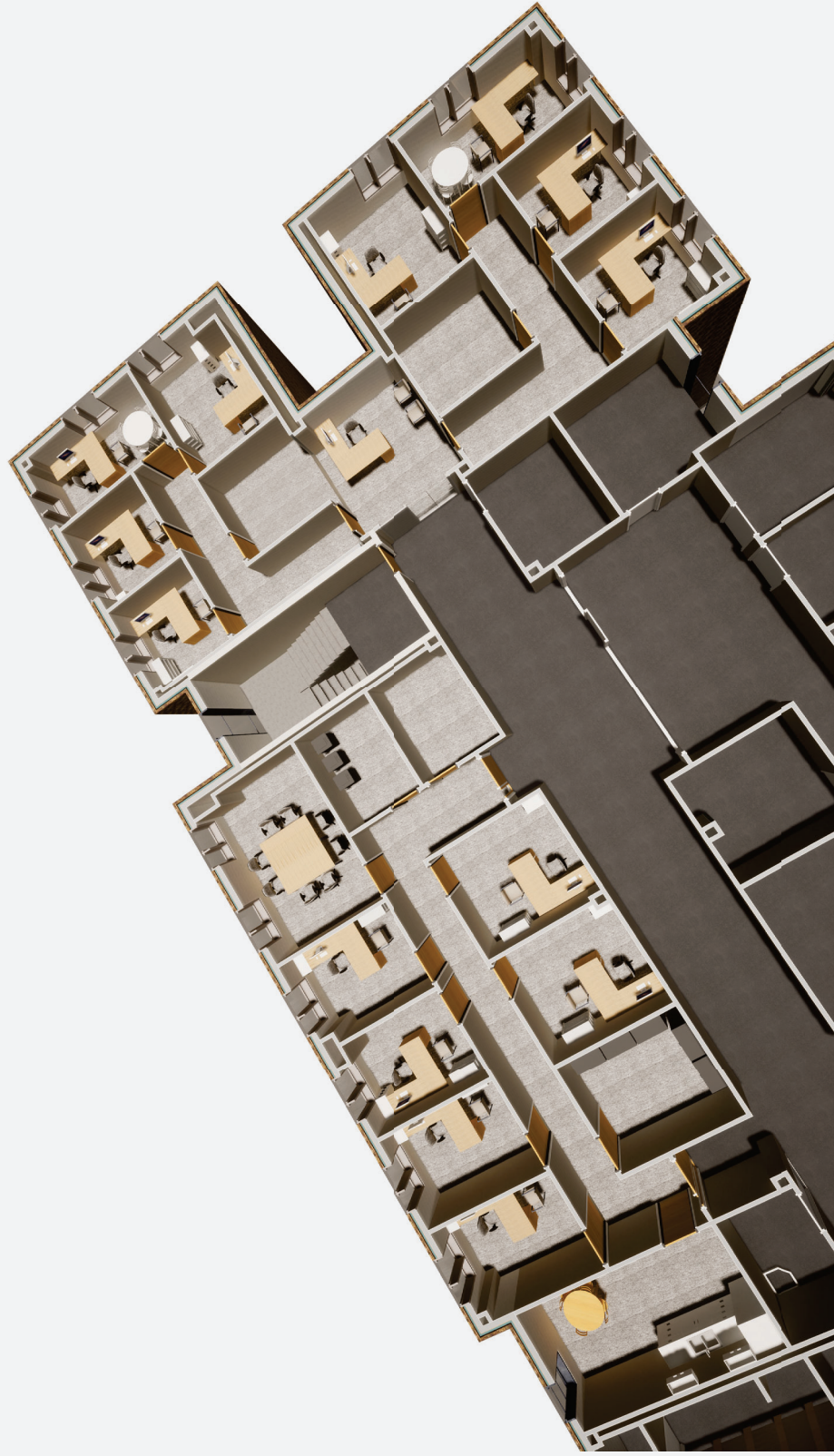


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ENLARGED FLOOR PLAN



(A) WEST WING - PERSPECTIVE RENDER



(B) EAST WING - PERSPECTIVE RENDER

Preliminary Opinion of Probable Costs

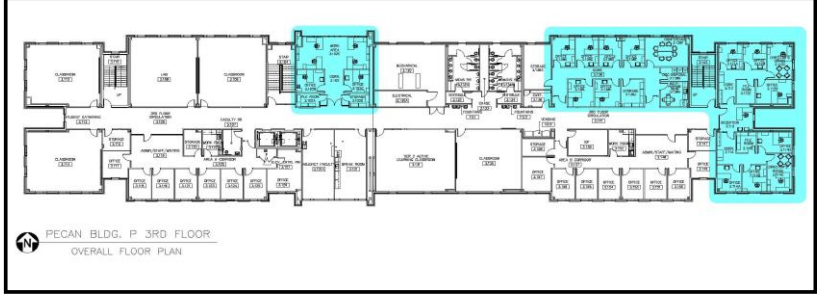
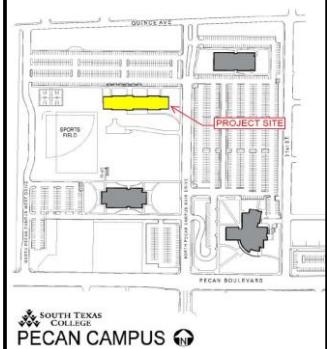
South Texas College - Pecan Campus North Academic Humanities

Building P - Renovations for Administrative and Support Services Office

November 08, 2022

Description	QTY	Units	Cost Per Unit	Amount
	4,535	SF		
Construction Costs				
GENERAL REQUIREMENTS				
General Liability	1	EA	\$1,000.00	\$1,000.00
Builders risk insurance	1	EA	\$500.00	\$500.00
Temporary Facilities and Equip Rental	1	EA	\$3,000.00	\$3,000.00
Clean Up and Close Out	1	EA	\$2,000.00	\$2,000.00
Sub Total				\$6,500.00
INTERIORS				
Interior Construction - Partitions, Doors, Specialties	4,535	SF	\$30.00	\$136,050.00
Interior Finishes - Wall, Floor and Ceiling Finishes	4,535	SF	\$10.00	\$45,350.00
Sub Total				\$181,400.00
SERVICES				
Plumbing	4,535	SF	\$1.80	\$8,163.00
Heating, Ventilating, and Air Conditioning (HVAC)	4,535	SF	\$24.00	\$108,840.00
Electrical Systems	4,535	SF	\$16.00	\$72,560.00
SubTotal				\$189,563.00
SPECIAL CONSTRUCTION & DEMOLITION				
Selective Building Demolition - Interior Construction	4,535	SF	\$4.00	\$18,140.00
Selective Building Demolition - HVAC	4,535	SF	\$3.20	\$14,512.00
Selective Building Demolition - Electrical Systems	4,535	SF	\$1.60	\$7,256.00
SubTotal				\$39,908.00
SubTotal				\$417,371.00
Contractor O.H. & Profit	15.0	%	\$417,371.00	\$62,605.65
Contingency	5.0	%	\$417,371.00	\$20,868.55
SubTotal				\$83,474.20
Total Construction Cost				\$500,845.20
			\$/SF	\$110.44

Project Fact Sheet
11/1/2022

Project Name: Pecan Campus - North Academic Humanities Building P Renovations for the Accountability, Risk, and Compliance Department, and Office of Institutional Equity			Project No. 2022-041C						
Funding Source(s): Unexpended Plant Fund									
			FY 21-22			FY 22-23			
	<u>Original</u> <u>Project Budget</u>	<u>Revised</u> <u>Project Budget</u>	<u>Project Budget</u>	<u>FY 21-22</u> <u>Actual Expenditures</u>	<u>Variance of Project</u> <u>Budget vs. Actual</u> <u>Expenditures</u>	<u>Project Budget</u>	<u>FY 22-23</u> <u>Actual</u> <u>Expenditures</u>	<u>Variance of</u> <u>Project Budget</u> <u>vs. Actual</u> <u>Expenditures</u>	<u>Total Actual</u> <u>Expenditures To</u> <u>Date</u>
Construction:	\$ 790,100.00	\$ 455,100.00	\$ -	\$ -	\$ -	\$ 630,000.00	\$ -	\$ 630,000.00	\$ -
Design	79,010.00	45,510.00	11,900.00	-	11,900.00	71,100.00	-	71,100.00	-
Miscellaneous:	5,000.00	5,000.00	2,500.00	456.12	2,043.88	4,500.00	-	4,500.00	456.12
FFE:	110,000.00	90,000.00	-	-	-	110,000.00	-	110,000.00	-
Technology:	50,000.00	50,000.00	-	-	-	50,000.00	-	50,000.00	-
Total:	\$ 1,034,110.00	\$ 645,610.00	\$ 14,400.00	\$ 456.12	\$ 13,943.88	\$ 865,600.00	\$ -	\$ 865,600.00	\$ 456.12
			FY 23-24						
			<u>Project Budget</u>	<u>FY 23-24</u> <u>Actual Expenditures</u>	<u>Variance of Project</u> <u>Budget vs. Actual</u> <u>Expenditures</u>				<u>Total Actual</u> <u>Expenditures To</u> <u>Date</u>
Construction:			\$ 160,100.00	\$ -	\$ 160,100.00				\$ -
Design			7,910.00	-	7,910.00				-
Miscellaneous:			500.00	-	500.00				456.12
FFE:			-	-	-				-
Technology:			-	-	-				-
Total:			\$ 168,510.00	\$ -	\$ 168,510.00				\$ 456.12
Project Team			Board Status						
Approval to Solicit	3/29/2022		Board Approval of Schematic Design			Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	Able City Architects					Able City Architects	\$ 40,959.00	\$ -	\$ 40,959.00
Contractor:	TBD		Substantial Completion			TBD	\$ -	\$ -	\$ -
						TBD	\$ -	\$ -	\$ -
STC FPC Project Manager:	David Valdez		Final Completion			Board Acceptance	TBD		
						TBD	Board Acceptance	TBD	
Project Description			Project Scope						
Renovation of the Pecan Campus North Academic Humanities Building P for the Accountability, Risk, and Compliance Department, and Office of Institutional Equity.			Renovate existing instructional spaces on the third floor of the Pecan Campus North Academic Humanities Building P for administrative offices.						
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	Final Completion Date	FFE Completion of Move In		
3/29/2022	6/26/2022	11/17/2022	4/25/2023	5/8/2023	11/28/2023	12/28/2023	1/28/2024		
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total			
2021-22	-	-	456.12	-	-	\$ 456.12			
2022-23	-	-	-	-	-	\$ -			
Project Total	\$ -	\$ -	\$ 456.12	\$ -	\$ -	\$ 456.12			
Current Agenda Item									
11/8/2022 Facilities Committee Meeting: Review and Recommend Action on Schematic Design and Authorization to Proceed with Solicitation of Construction Services for the Pecan Campus North Academic Humanities Building P Renovations for the Accountability, Risk, and Compliance Department and the Office of Institutional Equity									
 <p>PECAN BLDG. P 3RD FLOOR OVERALL FLOOR PLAN</p>					 <p>SOUTH TEXAS COLLEGE PECAN CAMPUS</p>				

FPC Project Manager

David A. Valdez

FPC Asst. Director

Rita Geller

FPC Director

RDA

Review and Recommend Action on Contracting Architectural Services for the Pecan West Continuing Education Building

Approval to contract architectural services for the Pecan West Continuing Education Building project will be requested at the Board meeting.

Purpose

Architectural services are necessary for design and construction administration services for this project. The design scope of work includes, but is not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

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 project consists of the construction of a new 24,500 square foot Continuing Education Building including the Testing Center space at the Pecan West Property, which is a currently undeveloped property located west of Ware Road and south of Pecan Boulevard. The proposed scope of work is summarized as follows:

- Design and construction of the Continuing Education Building with the Testing Center
 - Continuing Education Building 20,000 s.f.
 - Testing Center 4,500 s.f.
 - Total Building Square Feet 24,500 s.f.**

On August 23, 2022, the Board of Trustees approved the solicitation for architectural services. Solicitation for architectural qualifications began on October 5, 2022, for the purpose of selecting an architectural firm to prepare the necessary plans and specifications for this project. A total of seventeen (17) firms received a copy of the Request for Qualifications (RFQ) and a total of seven (7) firms submitted their responses on October 20, 2022.

Timeline for Solicitation of Statements of Qualifications	
October 5, 2022	Solicitation of statements of qualifications began.
October 20, 2022	Seven (7) statements of qualifications were received.

Highest Ranked Vendor

Based on the evaluations of the qualifications, **Able City, LLC.** was the highest ranked firm.

The total project budget is \$8,749,082 which includes costs for construction, design, miscellaneous, furniture, fixtures, and equipment (FFE), and technology.

The construction of the building will require new sitework which will include all necessary parking, drives, utilities, and infrastructure needed to support the building. Civil engineering services will be contracted separately from the architectural design services. The sitework package will be constructed as a separate project and will be funded in large part by an Economic Development Administration (EDA) grant that was awarded to the College and accepted by the Board of Trustees on July 26, 2022.

Funding Source

Funds for the Pecan Campus Continuing Education Building Project 2021-002C are budgeted in the Unexpended Construction Plant Fund for available use in FY 2022-2023.

Reviewers

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

Estimated Project Timeline

The project design phase is projected to last until October 2023, with construction to commence in December 2023 and Substantial Completion in January 2024.

Enclosed Documents

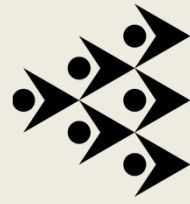
A presentation of the proposed project is enclosed. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

Recommended Action

Administration requests the Committee recommend Board approval of contracting architectural services with Able City, LLC. for the Pecan West Continuing Education Building project as presented.

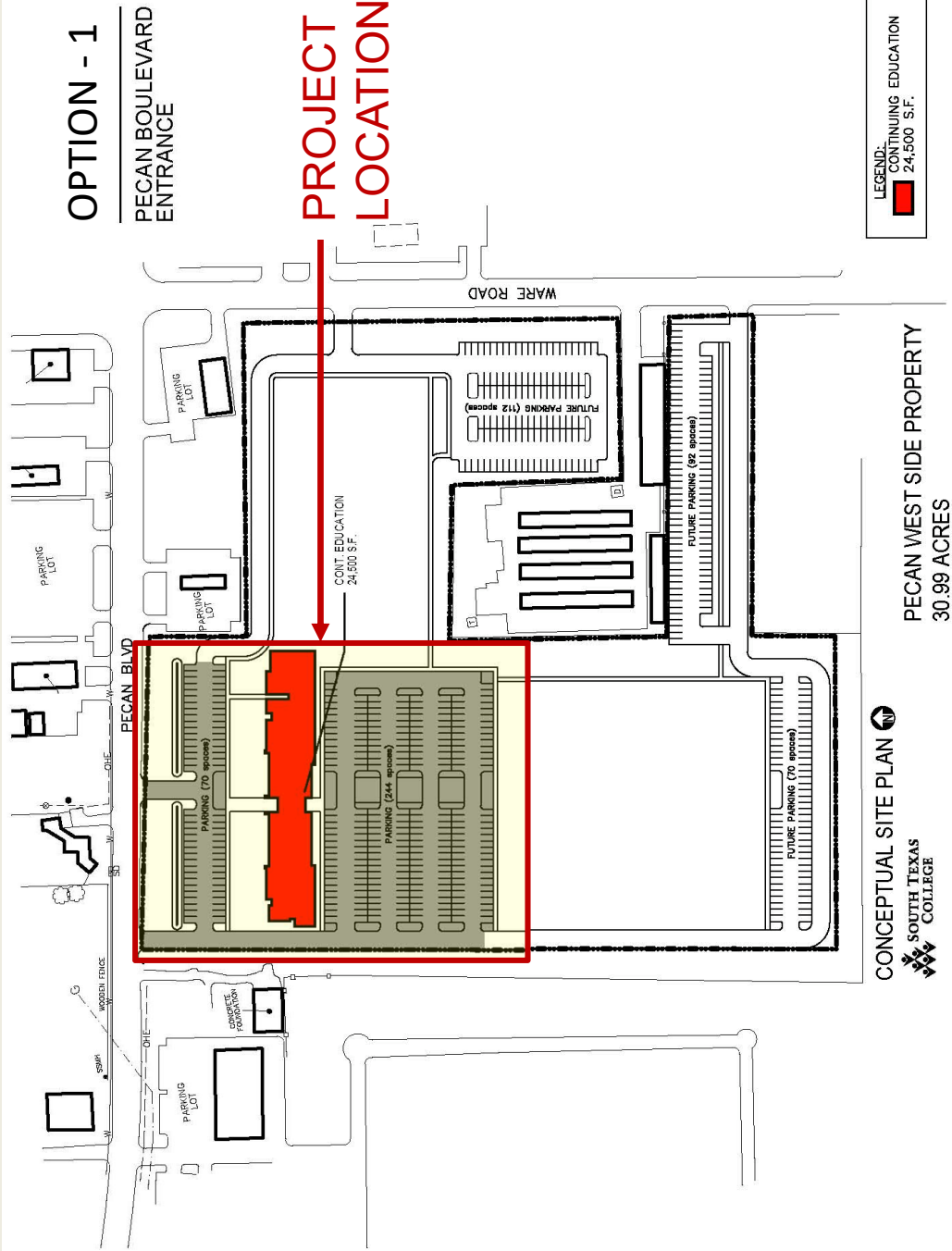


Pecan West Continuing Education Building



SOUTH TEXAS
COLLEGE

Pecan West Continuing Education Building Proposed Project Location



Pecan West
Continuing Education Building
Proposed Project Location



View Looking South from Pecan Boulevard

Pecan West

Continuing Education Building

Proposed Scope & Budget



Scope of Work

Design and Construction of a new Continuing Education Building for the Continuing Education program with classrooms, training labs, computer labs, staff & faculty offices, and support spaces.

Continuing Education Building Total Square Feet Area = 20,000 s.f.
Estimated Construction Cost per Square Foot = \$280/sq.ft.

Testing Center Total Square Feet Area = 4,500 s.f.
Estimated Construction Cost per Square Foot = \$225/sq.ft.

Total Square Feet = 24,500

Estimated Total Project Budget

Construction	\$ 6,612,500
Design	735,785
Miscellaneous	200,360
FFE	589,355
Technology	611,082
Total Project Budget	\$ 8,749,082

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES FOR PECAN WEST - NEW CONTINUING EDUCATION BUILDING
PROJECT NO. 22-23-1032**

VENDOR	Able City, LLC.	Boultinghouse Simpson Gates Architects	goERO International, LLC./ dba ERO Architects	Gignac & Associates, LLP.	Milnet Architectural Services, PLLC.	Rike Ogden Figueroa Alex Architects, Inc.	Sam Garcia Architect, LLC.
ADDRESS	200 S 10th St Ste 907 McAllen, TX 78501	3301 N McCall Rd McAllen, TX 78501	135 Paseo Del Prado Ste 33 Edinburg, TX 78539	3700 N 10th St McAllen, TX 78504	608 S 12th St McAllen, TX 78501	1007 Walnut Ave McAllen, TX 78501	200 S 10th St Ste 1602 McAllen, TX 78501
CITY/STATE/ZIP	956-790-0442	956-630-9494	956-655-4655	956-686-0100	956-688-5656	956-686-7771	956-631-8327
PHONE	Mario A. Pena	Danny Boultinghouse	Eli R. Ochoa	Raymond Gignac	Rodolfo R. Molina, Jr.	Luis Figueroa	Sam R. Garcia
CONTACT							
3.1. Statement of Interest							
3.1.1. Statement of Interest for Project	Stated they have worked continuously in partnership with Texas Higher Ed facilities and ISDs for over 22 years.	Stated their 19-year history working with South Texas College which includes familiarity with requirements and expectations.	Stated they have designed and provided professional services for several STC projects throughout the years. Their availability has sufficient staff and resources to support the requirements of the potential workload, even with our core team involved with other projects.	Pointed out their expertise with state-of-the-art spaces. Indicated that they are uniquely qualified for this project because of their extensive experience in public safety projects, coupled with an extensive knowledge of Texas Architecture.	The firm stated they have over 22 years working with clients through design and construction on various education projects.	Pointed to the recent work the firm provided to STC and their extensive experience that they've gathered through the years. Stated they are confident in their ability to continue providing excellent service to STC.	Indicated they are looking forward to the opportunity to work closely with STC and show the firm's capabilities. Stated they are available and well-qualified for this project.
3.1.2. History and Statistics of Firm	- Established in 2017 - Over 30 years experience with schools in Texas - They have a staff of 27 specialized in a wide range of disciplines. - Six licensed architects	- Firm established in 1990 - 600+ successful projects and 85% repeat client rate - Three registered architects	- Created in 2001 - Headquartered in McAllen, TX - Has completed more than 310 projects - Staff of 23 employees	- Offices in McAllen, Harlingen, and Corpus Christi - Established in 1988 - Over 400 successful projects for educational clients	- Established in 2000 - Pointed out experience in educational design. - Pointed out the 38 years experience of principal	- Established in 1949 - Office located in McAllen - Experience in educational architecture	- Founded in 2013 - Based in McAllen, TX
3.1.3. Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated they have experience exceeding expectations on projects with similar scope for other higher education clients.	Stated the firm's philosophy of being "client" oriented as much as "project" oriented.	Stated their holistic approach to each project is what sets them apart in their industry. Their clients are strategic partners during each phase of a project, whether feasibility, assessment, programming, design or construction.	Pointed out the teams has a vast amount of experience designing facilities for educational clients in South Texas and the Rio Grande Valley.	Stated they manage and coordinate a project from beginning to end, because of this they are able to use their knowledge base of Best Management Practices to the advantage of the project.	Stated that for 75 years they have been dedicated to excellence in architectural services throughout the RGV. They have also provided a list of Performing Art Center experience.	Cited the principal's 18 years experience and his personal involvement in a project throughout the entire process.
3.1.4. Statement of Availability and Commitment	Stated all members of the team are available to participate throughout the duration of the project.	Indicated their availability and commitment to the project. Stated that project architect and project manager would be involved with the project until completed.	Stated their team has been carefully assembled to exceed our expectations. Each of them have worked together multiple times. They will collaborative from start to finish, first seeking and then solving problems as they progress through the project.	Confirmed the availability of their team members for the duration of any project that may come available through STC.	Stated they do not pursue projects unless it is certain to have the capabilities, talent, and personnel to produce outstanding projects on or ahead of schedule.	Stated they are available to immediately implement design and construction document procedures.	Indicated they are ready and available to execute assignments associated with the project and commit to the timely execution of this project.

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES FOR PECAN WEST - NEW CONTINUING EDUCATION BUILDING
PROJECT NO. 22-23-1032**

VENDOR	Able City, LLC.	Boulinghouse Simpson Gates Architects	goERO International, LLC./ dba ERO Architects	Gignac & Associates, LLP.	Milnet Architectural Services, PLLC.	Rike Ogden Figueroa Alex Architects, Inc.	Sam Garcia Architect, LLC.
3.2 Prime Firm							
3.2.1 Resumes of Principals and Key Members	Included resumes for the following: - Mario A. Peña, Project Director - Claudio Leon, Quality Manager - Ricardo Solis, Project Architect - Frank Rotnofsky, Higher Education Facility Architect - Viviana Frank, Higher Education Facility Specialist - Victor Montes, Production Lead	Included resumes for the following: - Robert S. Simpson, Principal Architect - John Gates, Architect	Included resumes for the following staff: -Yessenia Suchil, Project Manager -Octavio Canu, Jr., Design Lead -Juan I. Cantu, Project Design Lead -Joey Yzaguirre, Production Manager - Roberto Pruneda, Interior Design and Visualization - Joel Galindo, Project Manager, Structural Engineering - Albert Chronis, Construction Administrator	Included resumes for the following staff: - Raymond Gignac, Principal-In-Charge Architect - Rolando Garza, Senior Project Architect - Carolyn James, Senior Interior Designer/Space Planner - Ivan Perez - Rosello, Project Architect - Nicholas Gignac, Architectural Designer - Juan Mujica, Project Manager - Ana Salas-Luksa, Assistant Project Manager - Hector Guevara - Production Support/Architectural Intern	Included resumes for the following staff: - Rodolfo R. Molina, Jr, President - Ramon Villalobos, Project Manager - Olivia Curry, Project Manager	Included resumes for the following staff: - Luis Figueroa, Principal/Owner - Michael E. Alex, Principal - Humberto Rodriguez, Principal/Owner -Miguel Martinez, Intern Architect -Cesar A. Roque, Project Manager	Included resumes for the following: - Sam R. Garcia, Principal in Charge - Sergio Castillo, Production Manager - Zuri Rivera, Interior Design - Jose Luis Rios, Jr., Project Manager
3.2.2 Project Assignments and Lines of Authority	Lines of authority and project assignments were shown in organization chart.	Lines of authority and assignments within firm are shown in an organizational chart that includes ten staff members.	Lines of authority and assignments within firm are shown in an organization chart.	Lines of authority and assignments within firm are shown in an organization chart that includes eight staff members.	Listed the team members for the project with the amount of time they would spend on the project. Indicated they do not "hand off" a project to a different team or personnel.	Lines of authority, project assignments and estimated percent of time of involvement of (3) team members is shown in organizational chart.	Indicated duties and time assignments for the two key team members.
3.2.3 Prime Firm proximity and meeting availability	Indicated they are located in McAllen, TX and are 2.3 miles from the Pecan Campus.	Indicated that their local presence give them the opportunity to respond in a timely many to any planned or unexpected meetings with STC.	Stated they are 2 miles away from the STC Pecan Campus.	Indicated they are located in McAllen, TX a 10 minute drive from STC campus and will be very accessible for meeting throughout the entire project.	Firm is located 3 miles from Pecan Campus West	Firm is located within 2 miles away from the STC Pecan Campus; stated that they are able to respond immediately to owner meetings during all phases of the project with (3) on site architects in McAllen.	Indicated that the firm is 2.5 miles away from the Pecan Campus.
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation that could affect the firm's ability to provide professional services.	Indicated that the firm is not involved in any litigation.	Provided information regarding litigation.	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES FOR PECAN WEST - NEW CONTINUING EDUCATION BUILDING
PROJECT NO. 22-23-1032**

VENDOR	Able City, LLC.	Boultinghouse Simpson Gates Architects	goERO International, LLC./ dba ERO Architects	Gignac & Associates, LLP.	Milnet Architectural Services, PLLC.	Rike Ogden Figueroa Alex Architects, Inc.	Sam Garcia Architect, LLC.
3.3 Project Team							
3.3.1 Organization chart with Role of Prime Firm and each consultants firm	Included organizational chart which showed the following consultants: - Chanin Engineering - Structural Engineering - DBR - MEP	Included organizational chart which showed the following consultants: - Halff Associates - MEP - Chanin Engineering - Structural	Included organizational chart showing prime firm and the following sub-consultants: - DBR - MEP/Security/Fire Suppression - Perez Consulting Engineers - Civil Engineering & Parking/Utilities	Included organization chart showing prime firm and the following consultants: - Perez Consulting Engineering - Civil Engineering - DBR Engineering - MEP Engineering - Green, Rubiano, and Associates - Structural Engineering	Included organizational chart showing prime firm and the following consultant: - DBR Engineering - MEP Engineering - Solorio Engineer - Structural	Included organizational chart showing prime firm and the following consultants: - Chanin Engineering - Structural Engineering- MEP Engineering - M. Garcia Engineering - Civil Engineering	Included organizational chart showing prime firm and the following consultants: - Melden & Hunt - Surveyor/Civil, Environmental, and Geotechnical Engineers - Site-Work Landscape - Architectural Landscape - A&G Engineering - Mechanical/Electrical Engineer - Green, Rubiano, and Associates - Structural Engineer - Posidon Fire - Fire Protection Engineer
3.4 Representative Projects							
3.4.1 Minimum of five (5) projects firm has worked on	- Laredo College Cigarroa Science Complex (\$17,000,000) - Laredo College Health Science Center (\$24,000,000) - Laredo ISD - Dennis E. Nixon Performing Arts Center (\$17M) - New United UID HS Career Technology Building (\$52,000,000) - USD Lyndon B Johnson Career Technology Addition (\$3,900,000)	- UTRGV Bus Canopy Projects - City of McAllen - McAllen Public Library and Dewey Park Trails (\$14,300,000) - South Texas College - Building K Renovations Admissions Welcome Center and Entrance (\$411,633) - UTRGV - School Of Medicine (\$4,610,972) - UTRGV Annex Building Renovation (\$2,727,000) - South Texas College (\$565,802)	- Texas State Technical College - University Center at Harlingen (\$7,363,772) - Houston ISD - E.L. Furr HS (\$40,500,152) - South Texas College - Nursing and Allied Health Professions School Expansion (\$16,000,000) - Harlingen CISD Dr. Abraham Cano 9th Grade HS (\$26,847,515) - Seguin ISD Seguin HS (\$81,856,065)	- Del Mar College Emerging Technology Expansion (\$8,000,000) - Corpus Christi ISD New Mary Carroll HS and CATE Facilities (\$142,000,000) - Corpus Christi ISD Veterans Memorial HS Welding Labs & CATE Shops (\$93,204,494) - PSJA ISD Collegiate Academy Campus Re-Purpose: Ag Science and CATE Facilities (\$27,200,000) - Robstown ISD Early College HS Additions and Renovations (\$11,300,000)	- TSTC - Engineering Center Phase II (\$3,400,000) - Falfurrias HS Phase I & II Renovations (\$9,958,322) - PSJA ISD Daniel Ramirez Elementary (\$13,000,000) - Edinburg CISD Robert Vela HS (\$10,000,000) - UT Health Cosmetic Surgery Center (\$151,473,72) - UTRGV Music, Science, & Learning Center Courtyard Improvements (\$408,166.85)	- Edinburg CISD Career and Technical Education Center (\$16,500,500) - STC Mid Valley Student Service Building Expansion (\$2,500,000) - Vanguard Academy Beethoven Secondary Campus (\$27,450,000) - Harlingen ISD School of Health Professions (\$15,319,400) - San Benito ISD Performing Arts (\$25,000,000) - Treasure Hills Elementary Classroom Additions and Renovations Phase I (\$8,195,000) and Phase II (\$6,798,000) - PSJA HS Stadium Renovations Phase I, II, and III (\$9,828,955) - PSJA ISD Zefelino Farias Elementary (\$10,358,911) - PSJA Southwest ECHS (\$45,000,000) - Valley View Early College HS (\$15,608,800)	- Anzalduas International Land Port of Entry (\$45,000,000) - Donna-Rio Bravo International Land Port of Entry (\$34,000,000) - Pharr TX Renovation of Fire Station #3 (\$460,000) - Re-roofing Hidalgo County Jail and Sheriff's Office (\$5,900,000) - Texas Department of Public Safety License Mega Center (\$3,400,000) - Rising Scholars Academy (\$44,000,000) - IDEA Public Schools IDEA Camp Rio (\$6,700,000) - CHCP McAllen (\$1,600,000) - La Feta Public Works (\$250,000)
3.5 References	- Laredo ISD - United ISD - Laredo College - Kilam Companies - City of Brownsville Housing Authority	- UTRGV - City of McAllen - Museum of South Texas History	- El Paso ISD - City of Pharr - Hidalgo County Pet 4 - Brownsville PUB - City of San Juan	- Region One ESC - Del Mar College - PSJA ISD - City of Weslaco	- Edinburg CISD - PSJA ISD - Texas State Technical College - UTRGV	- San Benito ISD - PSJA ISD - Donna ISD - Harlingen CISD	- Donna-Rio Bravo International Bridge - IDEA Public Schools - Rhodes Enterprises - Alamo Systems Industries - Cavazos Sport Institute

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES FOR PECAN WEST - NEW CONTINUING EDUCATION BUILDING
PROJECT NO. 22-23-1032**

VENDOR	Able City, LLC.	Boulinghouse Simpson Gates Architects	goERO International, LLC./ dba ERO Architects	Gignac & Associates, LLP.	Milnet Architectural Services, PLLC.	Rike Ogden Figueroa Alex Architects, Inc.	Sam Garcia Architect, LLC.
3.6 Project Execution							
3.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.	Stated that their main objective is to design for STC the most flexible, functional, cost-effective, easy-to-maintain, and innovative interior renovation as possible. Provided a detailed design phase.	Stated they currently utilize Building Information Modeling (BIM).	Indicated they follow an established management plan that has mutually agreed on milestones throughout the schedule. Formal meetings and reviews occur at those milestones. Informally for the Owner, the Design Team meets weekly to discuss issues, advance concepts, test adherence to the plan and seek and solve problems. Provided details on their project delivery process.	Provided very detailed project approach process.	Provided process that includes quality control, plan & specification reviews, construction phase quality control, schedules, and budgets.	Provided detailed project approach process.	Firm indicated that their project approach emphasizes communication between the design team, the client and other stakeholders.
3.6.2 Willingness and ability to expedite services. Ability to supplement production.	Stated their team members are willing and able to expedite design services and construction administration for the project.	Stated they have been successful in controlling their workload so that they don't have to add staff solely to meet the demands of any project.	Stated they are willing and able to expedite design services and construction administration for the project.	Indicated they are able to adjust schedules and fast-track projects to meet owner deadlines.	Stated they will provide STC with expedited services and deliver the project on time or ahead of schedule with fewer interruptions in production and better communication regarding standards of design and construction.	Stated that they are eager and will to expediate Design and Construction Administration Services for any new or potential STC project.	Stated they can and will do what needs to be done from a staffing and manpower perspective to meet client's project deadlines.
TOTAL EVALUATION POINTS	573.6	561.4	552.8	567.6	564.88	561.4	553.2
RANKING	1	4	6	2	3	4	5

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

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES FOR PECAN CAMPUS WEST - NEW CONTINUING EDUCATION BUILDING
PROJECT NO. 22-23-1032
EVALUATION SUMMARY**

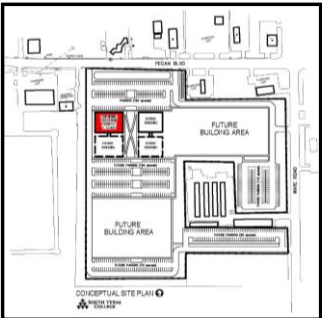
VENDOR	Able City, LLC.	Gignac & Associates, LLP.	goERO International, LLC./dba ERO Architects	Mihnet Architectural Services, PLLC.	Rike Ogden Figueroa Allex Architects, Inc.	Sam Garcia Architect, LLC.
ADDRESS	200 S 10th St Ste 907	3700 N 10th St	135 Paseo Del Prado Ste 33	608 S 12th St	1007 Walnut Ave	200 S 10th St Ste 1602
CITY/STATE/ZIP	McAllen, TX 78501	McAllen, TX 78504	Edinburg, TX 78539	McAllen, TX 78501	McAllen, TX 78501	McAllen, TX 78501
PHONE	956-790-0442	956-630-9494	956-655-4655	956-688-5656	956-686-7771	956-631-8327
CONTACT	Mario A. Pena	Danny Boultinghouse	Eli R. Ochoa	Rodolfo R. Molina, Jr.	Luis A. Figueroa	Sam R. Garcia
3.1 Statement of Interest (up to 100 points)						
3.1.1 Statement of interest on project 3.1.2 Firm History including credentials 3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project 3.1.4 Availability and commitment of firm and its principal(s) and key professionals	98	98	98	98	98	95
	96	95	90	96	95	91
	96	95	93	95.8	94.2	95
	95	90	90	95	90	90
	100	95	95	95	95	95
3.2 Prime Firm (up to 100 points)						
3.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm 3.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s). 3.2.3 Prime Firm proximity and meeting availability 3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	98	98	98	98	98	95
	98	97	89	96	98	97
	96	95	92	95	95	95
	95	90	85	90	90	90
	100	95	90	95	90	90
3.3 Project Team (up to 100 points)						
3.3.1 Organizational chart showing, the roles of the prime firm and each consultant firm or individual included. --Identify the consultant and provide a brief history about the consultant --Describe the consultant's proposed role in the project and its related project experience --List a project(s) that the prime firm and the consultant have worked together on during the last five years --Provide a statement of the consultant's availability for the project(s) --Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project(s)	98	97	98	98	98	90
	95	93	94	93	95	95
	97	94	92	96	95	95
	95	88	85	90	88	85
	90	95	90	95	90	90

**SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES FOR PECAN CAMPUS WEST - NEW CONTINUING EDUCATION BUILDING
PROJECT NO. 22-23-1032
EVALUATION SUMMARY**

VENDOR	Able City, LLC.	Boultinghouse Simpson Gates Architects	Gignac & Associates, LLP.	goERO International, LLC/dba ERO Architects	Milnet Architectural Services, PLLC.	Rike Ogden Figueroa Allex Architects, Inc.	Sam Garcia Architect, LLC.								
3.4 Representative Projects (up to 100 points)															
3.4.1 Specific data on 5 projects the prime firm provided or is providing professional services in an educational setting --Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise.	99	98	98	97	97	95	90								
	94	96	93	92	96	96	93								
	95	93	92	95	95	93	94								
	90	85	90	90	85	88	80								
	95	95	95	95	95	95	95								
3.5 Five References (up to 100 points)															
3.5.1 Provide references for 5 projects, other than STC. The references shall include the following current information: --Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number and email address	94	93	91	92	92	90	92								
	92	93	92	92	95	93	92								
	95	94	92	95	95	94	94								
	90	90	88	90	90	90	90								
	98	95	95	100	100	100	90								
3.6 Project Execution (up to 100 points)															
3.6.1 Provide a summary of your approach to the project that addresses key elements such as your interaction with STC staff, management of the different phases of the project, how you maintain quality control, and final project close-out. 3.6.2 Provide information as part of submission response to assure that Architectural firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Architect is intending to supplement production capability in order to meet schedule demands.	98	98	96	98	97	98	98								
	96	90	96	97	95	97	96								
	95	94	92	95	95	94	94								
	95	88	85	95	90	85	85								
	95	90	90	90	95	90	95								
TOTAL EVALUATION POINTS		573.6		561.4		552.8		567.6		564.8		561.4		553.2	
RANKING		1		4		6		2		3		4		5	

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

Project Fact Sheet
11/1/2022

Project Name: Pecan West - Continuing Education Building				Project No. 2021-002C															
Funding Source(s): Unexpended Plant Fund																			
				FY 21-22															
	New Continuing Education Building Project Budget	Testing Center Project Budget	Total Project Budget	FY 21-22 Project Budget	FY 21-22 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures													
Construction:	\$ 5,600,000.00	\$ 1,012,500	\$ 6,612,500.00	\$ -	\$ -	\$ -													
Design:	634,535.00	101,250	735,785.00	355,500.00	-	355,500.00													
Miscellaneous:	190,360.50	10,000	200,360.50	42,660.00	-	42,660.00													
FFE:	539,354.75	50,000	589,354.75	-	-	-													
Technology:	571,081.50	40,000	611,081.50	-	-	-													
Total:	\$ 7,535,331.75	\$ 1,213,750.00	\$ 8,749,081.75	\$ 398,160.00	\$ -	\$ 398,160.00													
				FY 23-24															
				FY 23-24 Project Budget	FY 23-24 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Total Actual Expenditures To Date												
Construction:				\$ 5,031,870.00	\$ -	\$ 5,031,870.00	\$ -												
Site Work:				745,350.00	-	745,350.00	-												
Design:				583,125.00	-	583,125.00	114.45												
Miscellaneous:				167,361.00	-	167,361.00	-												
FFE:				495,855.00	-	495,855.00	-												
Technology:				512,082.00	-	512,082.00	-												
Total:				\$ 7,535,643.00	\$ -	\$ 7,535,643.00	\$ 228.90												
Project Team				Board Status															
Approval to Solicit Architect/Engineer: 8/23/2022				<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>TBD</td> <td align="right">\$ -</td> <td align="right">\$ -</td> <td align="right">\$ -</td> </tr> <tr> <td>TBD</td> <td align="right">\$ -</td> <td align="right">\$ -</td> <td align="right">\$ -</td> </tr> </table>				Vendor	Contract Amount	Actual Expenditures	Variance	TBD	\$ -	\$ -	\$ -	TBD	\$ -	\$ -	\$ -
Vendor	Contract Amount	Actual Expenditures	Variance																
TBD	\$ -	\$ -	\$ -																
TBD	\$ -	\$ -	\$ -																
Architect/Engineer: TBD																			
Contractor: TBD				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Board Approval of Schematic Design</td> <td align="center">TBD</td> <td>Board Acceptance</td> <td align="center">TBD</td> </tr> <tr> <td>Substantial Completion</td> <td align="center">TBD</td> <td>Board Acceptance</td> <td align="center">TBD</td> </tr> <tr> <td>Final Completion</td> <td align="center">TBD</td> <td>Board Acceptance</td> <td align="center">TBD</td> </tr> </table>				Board Approval of Schematic Design	TBD	Board Acceptance	TBD	Substantial Completion	TBD	Board Acceptance	TBD	Final Completion	TBD	Board Acceptance	TBD
Board Approval of Schematic Design	TBD	Board Acceptance	TBD																
Substantial Completion	TBD	Board Acceptance	TBD																
Final Completion	TBD	Board Acceptance	TBD																
STC FPC Project Manager: David Valdez																			
Project Description				Project Scope															
Design and construction of a new facility for Continuing Education.				Design and construction of a new 24,500 square foot facility to provide classrooms, a testing center, and office space for the programs serviced by Continuing Education.															
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												
8/23/2022	11/17/2022	4/25/2023	11/21/2023	12/4/2023	1/23/2024	2/27/2024	2/27/2024												
Project Calendar of Expenditures by Fiscal Year																			
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Contingency	Project Total												
2021-22	-	-	-	-	-	-	\$ -												
2022-23	-	-	114.45	-	-	-	\$ 114.45												
Project Total	\$ -	\$ -	\$ 114.45	\$ -	\$ -	\$ -	\$ 114.45												
Current Agenda Item																			
11/8/2022 Facilities Committee Meeting: Review and Recommend Action on Contracting Architectural Services for the Pecan West Continuing Education Building																			
																			

FPC Project Manager David A. Valdez

FPC Asst. Director Rita C. [Signature]

FPC Director RMA

Review and Recommend Action on Contracting Civil Engineering Services for the Pecan Campus Ann Richards Administration Building A Additional Parking Lot and the Technology Campus Truck Driving Range Expansion

Approval to contract civil engineering services for the Pecan Campus Ann Richards Administration Building A Additional Parking Lot and the Technology Campus Truck Driving Range Expansion projects will be requested at the Board meeting.

Purpose

Engineering services are necessary for design and construction administration services for these projects. The design scope of work includes, but is not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the projects.

Scheduling Priority

The Pecan Campus Ann Richards Administration Building A Additional Parking Lot 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.

The Technology Campus Truck Driving Range Expansion 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

Pecan Campus Ann Richards Administration Building A Additional Parking Lot:

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

Technology Campus Truck Driving Range Expansion:

The existing truck driving skills pad needs to be increased by at least an additional 19 feet in length to meet the minimum size requirements from the Texas Department of Public Safety to qualify as a third-party skills testing facility.

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')

On September 27, 2022, the Board of Trustees approved the solicitation for civil engineering services. Solicitation for civil engineering qualifications began on October 5, 2022, for the purpose of selecting a civil engineering firm to prepare the necessary plans and specifications for this project. A total of twelve (12) firms received a copy of the Request for Qualifications (RFQ) and a total of four (4) firms submitted their responses on October 20, 2022.

Timeline for Solicitation of Statements of Qualifications	
October 5, 2022	Solicitation of statements of qualifications began.
October 20, 2022	Four (4) statements of qualifications were received.

Highest Ranked Vendor

Based on the evaluations of the qualifications, **R. Gutierrez Engineering Corporation** was the highest ranked firm.

The total project budget for the Pecan Campus Ann Richards Administration Building A Additional Parking Lot is \$200,000 which includes costs for construction, design, and miscellaneous.

The total project budget for the Technology Campus Truck Driving Range Expansion is \$41,350 which includes costs for construction, design, and miscellaneous.

The combined total of both project budgets is \$241,350.

Funding Source

Funds for the Pecan Campus Ann Richards Administration Building A Additional Parking Lot Project 2023-015C and the Technology Campus Truck Driving Range Expansion Project 2023-001C are available in the Unexpended Construction Plant Fund for use in FY 2022 – 2023.

Reviewers

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

Estimated Project Timelines

Pecan Campus Ann Richards Administration Building A Additional Parking Lot:

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

Technology Campus Truck Driving Range Expansion:

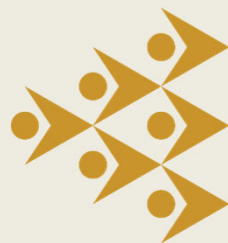
The project design phase is projected to last until January 2023, with construction to commence in March 2023 and Substantial Completion in May 2023.

Enclosed Documents

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

Recommended Action

Administration requests the Committee recommend Board approval of contracting civil engineering services with R. Gutierrez Engineering Corporation for the Pecan Campus Ann Richards Administration Building A Additional Parking Lot and the Technology Campus Truck Driving Range Expansion projects as presented.



**SOUTH TEXAS
COLLEGE**

Pecan Campus

Ann Richards Building A Additional Parking Lot

CIP 2023-015C

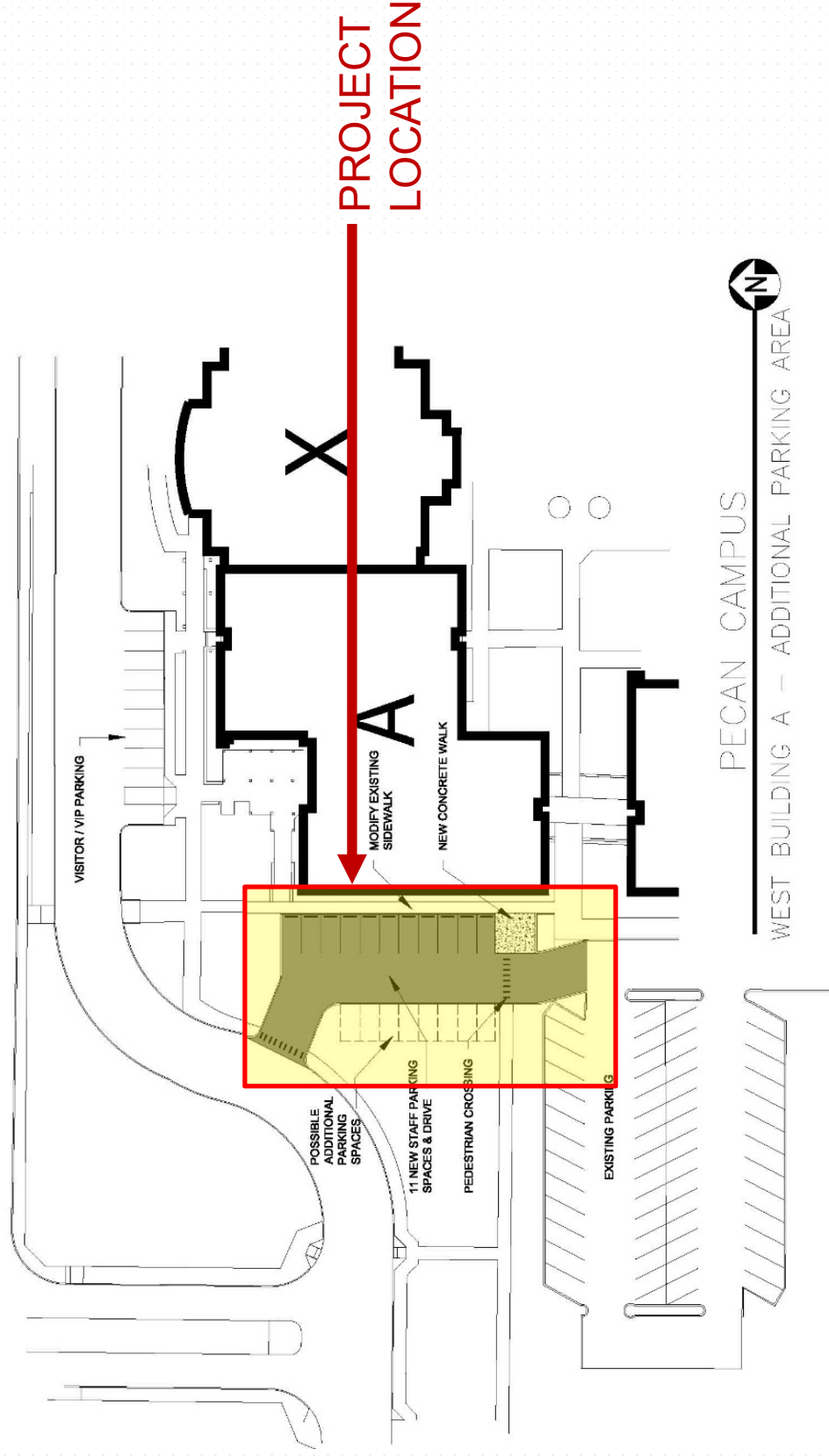
Pecan Campus Building A Additional Parking Lot Proposed Project Site



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

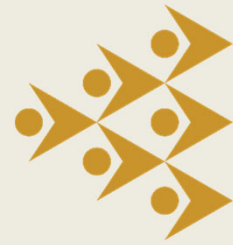
Pecan Campus Building A Additional Parking Lot



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



SOUTH TEXAS
COLLEGE

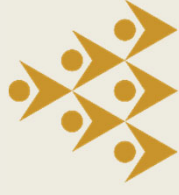
Technology Campus

Truck Driving Range Expansion

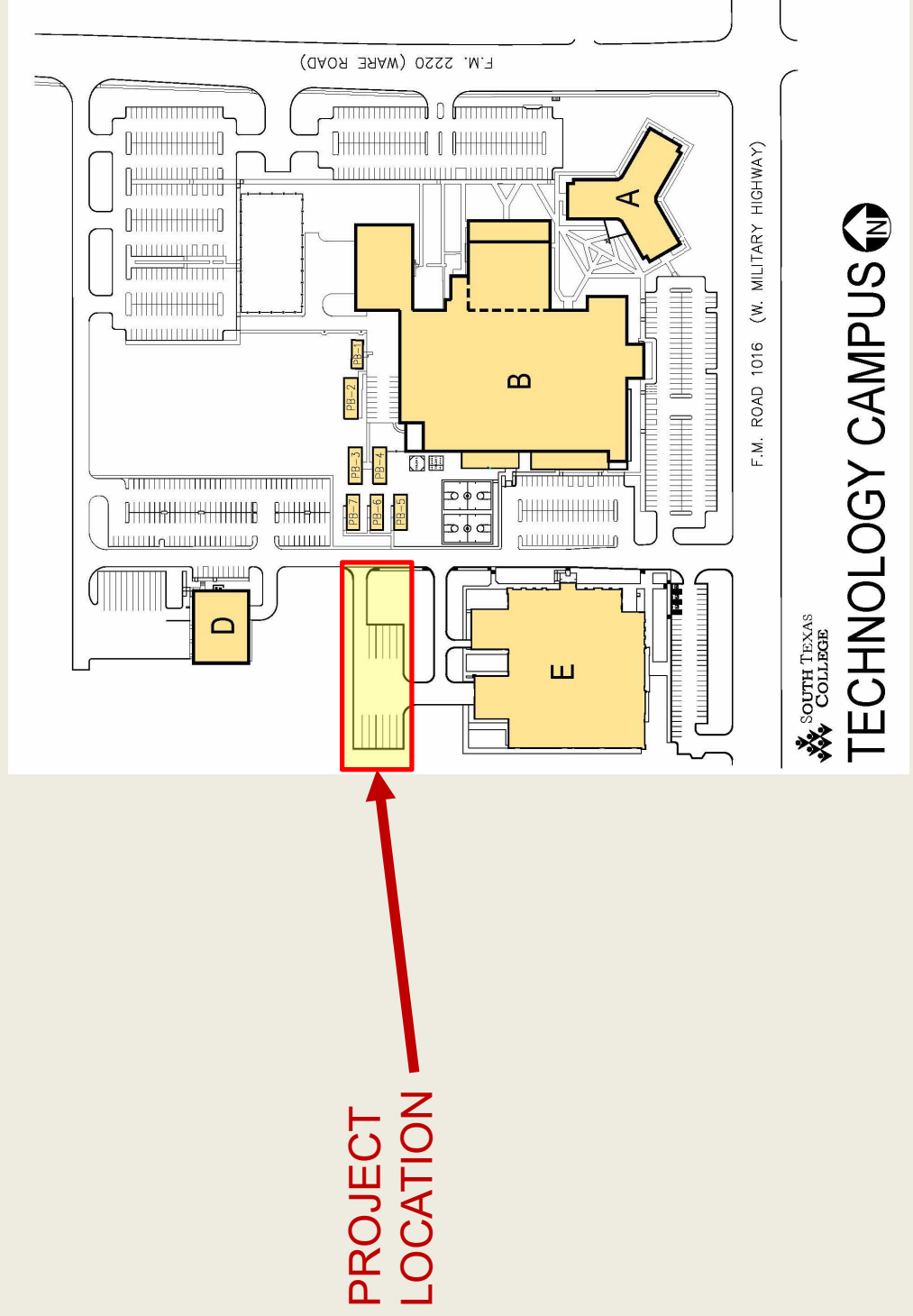
CIP 2023-001C

Technology Campus Truck Driving Range Expansion

Proposed Project Site

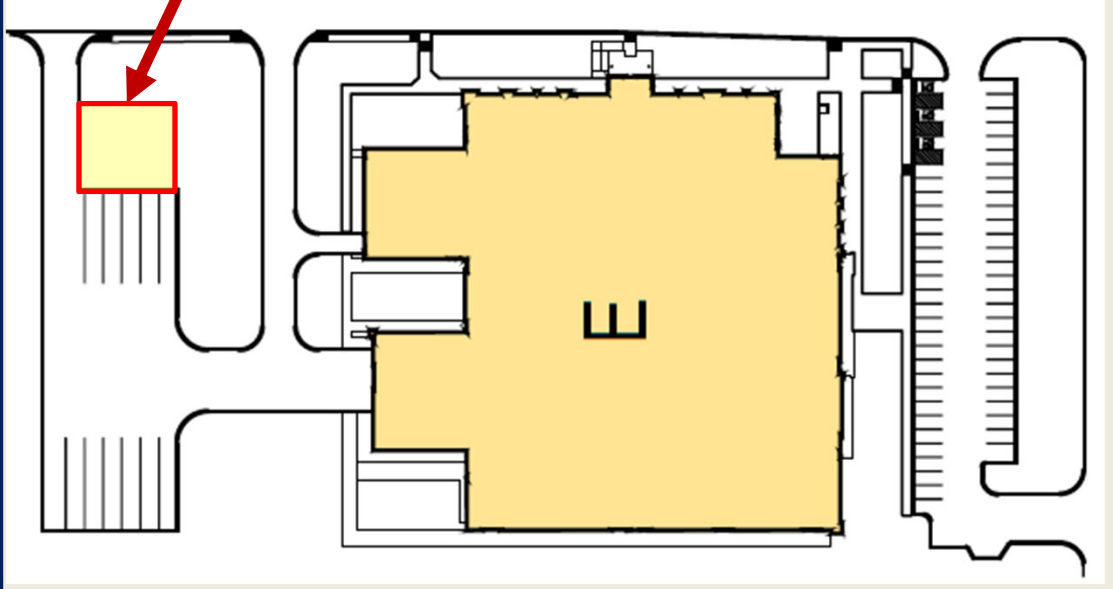


SOUTH TEXAS
COLLEGE

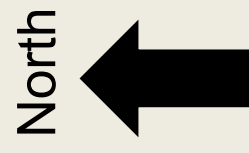


Technology Campus Truck Driving Range Expansion

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

SOUTH TEXAS COLLEGE
CIVIL ENGINEERING SERVICES - PECAN CAMPUS ANN RICHARDS ADMINISTRATION BUILDING A ADDITIONAL PARKING LOT AND THE
TECHNOLOGY CAMPUS TRUCK DRIVING RANGE EXPANSION
PROJECT NO. 22-23-1031

VENDOR	M2 Engineering, PLLC.	Perez Consulting Engineers, LLC.	R. Gutierrez Engineering Corporation	SAMES, Inc.
ADDRESS	1810 E Griffin Parkway	808 Dallas Ave	130 E Park Ave	200 S 10th St Ste 1500
CITY/STATE/ZIP	Mission, TX 78572	McAllen, TX 78501	Pharr, TX 78577	McAllen, TX 78501
PHONE	956-600-8628	956-631-4482	956-782-2557	956-702-8880
FAX		956-682-1545	956-782-2558	956-702-8883
CONTACT	Emigdio Salinas	J. David Perez	Ramiro Gutierrez	Saul D. Maldonado
3.1 Statement of Interest				
3.1.1 Statement of Interest for Project	Firm submitted a summary of qualifications and experience of the firm and its principal as their statement of interest.	Stated they are very interested in assisting STC with the Pecan Campus Ann Richards Administration Building. A additional parking lot and the Technology campus truck driving range expansion projects. Having worked with STC, they are familiar with the procedures for a smooth project design and construction.	Firm stated their interest in the project. They summarized their firms capability in various aspects of services required for the project.	Firm stated they are fully committed and prepared to offer STC a solid team of experts with comprehensive engineering design.
3.1.2 History and Statistics of Firm	- Established in 2018 - Office located in Mission, TX	- Established in 1991 - Located in McAllen, TX - Principal has been providing services since 1976	- Established in 1998 - 3 Professional Engineers and 1 Registered Professional Land Surveyor - Located in Pharr, Texas	- Established in 2008 - Located in McAllen, Texas - 100 Employees
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Included their Certificate of Registration for Texas Board of Professional Engineers.	Pointed to the firm's experience throughout the Rio Grande Valley area in various aspects of services. Provided an example of the type of work already provided to the STC previously.	The firm described the specific details needed for the work and provided a list of previous similar work they have provided for STC.	Stated they provide turn-key options including complete project development, design, construction and completion.
3.1.4 Statement of Availability and Commitment	Firm did not directly address this item.	Indicated that are involved in other work, but is approx. 85% complete. They can assign a project engineer as soon as awarded and can add personnel as workload increases.	Stated they are committed to providing STC with the attention it deserves. They are able to commence work on any STC project immediately.	Indicated that firm believes they can provide a quality product on-time and within budget.
3.2 Prime Firm				
3.2.1 Resumes of Principals and Key Members	Included resumes for the following staff: - Emigdio Salinas, PE, President	Included resumes for the following staff: - J. David Perez, P.E., President - Jorge D. Perez, P.E., Vice President	Included resumes for the following staff: - Ramiro Gutierrez, PE, President/Principal in Charge - Hernan A. Lugo, PE, CFM, Engineering Design & Quality Control - Pablo Soto, Jr. PE, RPLS, Survey Project Manager	Included resumes for the following staff: - Saul D. Maldonado, PE, Principal-in-Charge - Nadia M. Lopez, PR, Project Engineer/Project Manager - Aldo Garcia, EIT, Project Engineer - Oscar Hernandez, RPLS, Survey Manager - Esequiel Garcia, SIT, Project Surveyor - Luis Mendez, Assistant Project Engineer - Justin Serna, EIT, Assistant Project Engineer
3.2.2 Project Assignments and Lines of Authority	Firm did not directly address this item.	Named key personnel in an organization chart.	Named two key personnel and the roles each will play in the project. Indicated that the percentage time of the project team will be as much as may be needed.	Listed seven personnel and a summary of their expertise, and named the main person who would be responsible for providing services as well as the time commitment.
3.2.3 Prime Firm proximity and meeting availability	Firm is located in Mission, Texas and 2.8 miles from STC.	Firm has stated that they are less than 10 minutes away from Pecan Campus which makes them readily available for scheduled and unplanned meetings.	Firm is located in Pharr. They indicated that they can be at the STC Planning & Construction office within 15 minutes of departure from our base of operations.	Firm is located in McAllen, Texas and is 7 minutes from STC.
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	Indicated they have never been in litigation or arbitration for any past or current projects.	Firm states they are not involved in any litigation.	Firm states they are currently not involved in any litigation.	Indicated that firm has not been involved in litigation disputes.

SOUTH TEXAS COLLEGE
CIVIL ENGINEERING SERVICES - PECAN CAMPUS ANN RICHARDS ADMINISTRATION BUILDING A ADDITIONAL PARKING LOT AND THE
TECHNOLOGY CAMPUS TRUCK DRIVING RANGE EXPANSION
PROJECT NO. 22-23-1031

VENDOR	M2 Engineering, PLLC.	Perez Consulting Engineers, LLC.	R. Gutierrez Engineering Corporation	SAMES, Inc.
3.3 Project Team				
3.3.1 Organization chart with Role of Prime Firm and each consultants firm	Included organizational chart showing prime firm. They did not include any sub consultants for this project.	Included organizational chart showing prime firm and the following consultant: - CVQ Land Surveyors - Sigma HN - MEP	Included organizational chart showing prime firm. They did not include any sub consultants for this project.	Included organizational chart showing prime firm. They did not include any sub consultants.
3.4 Representative Projects				
3.4.1 Minimum of five (5) projects firm has worked on	<ul style="list-style-type: none"> - Hidalgo County PCT No. 4 - Sunflower Park - Texas Department of Transportation & City of Mercedes - Mile 1 East (\$13M) - La Joya ISD - Juarez Lincoln High School Drainage Improvement (\$497,000) - McAllen Data Center - Fiber Optic Improvements along 23rd St to Hidalgo International Bridge - McAllen Public Utility - Houston Ave Water Line Improvements Project (\$1.3M) - City of Mission - Project Gabriel Drainage Improvements Projects (\$2.1M) 	<ul style="list-style-type: none"> -South Texas College - Nursing & Allied Health Center - South Texas College - North Pecan Campus Infrastructure Improvements Project (\$3 Million) - South Texas College - Reconstruction of 31st St (\$338,091.40) - PSJA ISD - T-STEM Early College & Football Stadium Parking Lot - (\$1,800 per packing space) - UTRGV - Lamar and ITT Parking Lot (\$1.965M) 	<ul style="list-style-type: none"> - South Texas College - Nursing and Allied Health Center Campus Parking and Site Improvements (\$2.2 Million) - South Texas College - Pecan Plaza Area for Police Vehicles (\$202,500) - PSJA ISD - Liberty Middle School Athletic Fields (\$3.7 Million) - PSJA ISD - LBJ Middle School Renovations and Additions (\$1,100,000) - PSJA ISD - Carnahan Elementary School Parking Lot Additions (\$184,497.90) 	<ul style="list-style-type: none"> - Edinburg CISD - BL Garza Middle School New Parking Lot and Pavement Reconstruction (\$417,107) - Edinburg CISD - Norma Linda Trevino Elementary Student Drop Off Lane Improvements (\$200,000) - Edcouch-Elsa ISD High School Gym Roof Repair (\$1,616,807) - Edinburg CISD - Economides High School Paving Improvements Project (\$96,227)
3.5 References				
3.5.1 References for five (5) projects	<ul style="list-style-type: none"> - Hidalgo County Urban County - City of Mission - Hidalgo County Drainage District No. 1 - City of Edinburg - McAllen Public Utility - La Joya ISD 	<ul style="list-style-type: none"> - ERO Architects - Boultinghouse Simpson Architects - UTRGV - PSJA ISD 	<ul style="list-style-type: none"> - PSJA ISD - City of Pharr - EGV Architects 	<ul style="list-style-type: none"> - Edinburg CISD - PSJA ISD - IDEA Academy Public Schools - Hidalgo County Urban County Program - La Joya ISD
3.6 Project Execution				
3.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.	Provided a brief summary of the phases/stages they will follow on the project.	Presented step-by-step approaches for project tasks and schedule.	Provided a brief summary of the phases/stages they will follow on the project.	Stated the initial preparation of the project to comprehensive planning documents through final design, strategy sessions and adaptations to perspective challenges as well as managing tasks through a scheduled phasing system, the firm can successfully manage this project from inception to completion.
3.6.2 Willingness and ability to expedite services. Ability to supplement production.	Stated that communication is the key to managing projects effectively to ensure work is of the highest quality and is completed on time and within budget.	Stated that firm is cognizant of deadline and schedules to begin the construction of the Truck Driving Range Expansion project.	Stated the firm's willingness and ability to commence work on the project. The do not foresee a need to supplement production capability.	Stated that they are willing and able to expedite services and construction administration and, if needed, they can increase their Professional Staff to meet schedule milestones and project demands.
Total Evaluation Points	548.2	570.6	572.6	561.8
Ranking	4	2	1	3

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

SOUTH TEXAS COLLEGE
CIVIL ENGINEERING SERVICES - PECAN CAMPUS ANN RICHARDS ADMINISTRATION BUILDING A ADDITIONAL PARKING LOT
AND THE TECHNOLOGY CAMPUS TRUCK DRIVING RANGE EXPANSION
PROJECT NO. 22-23-1031
EVALUATION SUMMARY

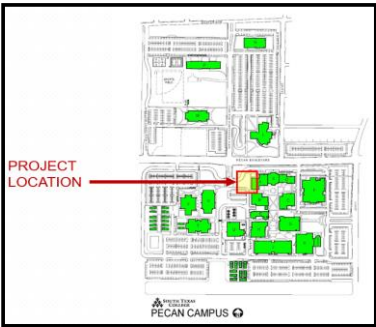
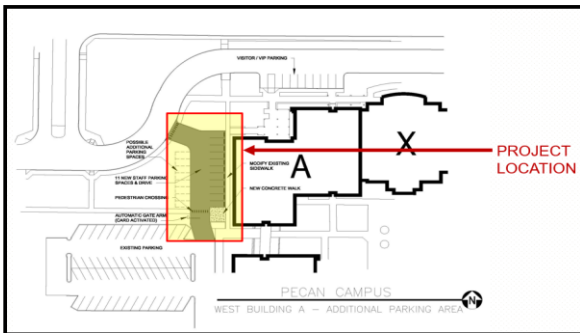
VENDOR	M2 Engineering, PLLC.	Perez Consulting Engineers, LLC.	R. Gutierrez Engineering Corporation	SAMES, Inc.				
ADDRESS	1810 E Griffin Parkway	808 Dallas Ave	130 E Park Ave	200 S 10th St Ste 1500				
CITY/STATE/ZIP	Mission, TX 78572	McAllen, TX 78501	Pharr, TX 78577	McAllen, TX 78501				
PHONE	956-600-8628	956-631-4482	956-782-2557	956-702-8880				
FAX		956-682-1545	956-782-2558	956-702-8883				
CONTACT	Emigdio Salinas	J. David Perez	Ramiro Gutierrez	Saul D. Maldonado				
3.1 Statement of Interest (up to 100 points)								
3.1.1 Statement of interest on projects	95	91.2	98	94.8	95	96	97	94.2
3.1.2 Firm History including credentials	90		95		97		95	
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	88		90		95		95	
3.1.4 Availability and commitment of firm and its principal(s), its consultants and key professionals	90		95		97		90	
	93		96		96		94	
3.2 Prime Firm (up to 100 points)								
3.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm	93	88.2	98	95.4	98	96	96	93.6
3.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s).	90		96		98		96	
3.2.3 Prime Firm proximity and meeting availability	88		90		90		90	
3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC.	80		97		97		93	
	90		96		97		93	
3.3 Project Team (up to 100 points)								
3.3.1 Organizational chart showing, the roles of the prime firm and each consultant firm or individual included. --Identify the consultant and provide a brief history about the consultant --Describe the consultant's proposed role in the project and its related project experience --List a project(s) that the prime firm and the consultant have worked together on during the last five years --Provide a statement of the consultant's availability for the project(s) --Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project(s)	92	91	97	96.2	97	94.8	96	93.4
3.3.2 provide an organizational chart showing the roles of the prime firm and each specialized consultant firm(s) or individual(s) to be included if any. --Identify the consultant and provide a brief history about the consultant and their area of design expertise --Describe the consultant's proposed role in the project --List (3) projects the consultant has worked on during the last 5 years which best describe the firm's design expertise --List a project(s) that the prime firm and the specialized consultant have worked together on during the last 5 years --Provide a statement of the consultant's availability for the project --Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project	90		95		96		96	
	90		95		90		90	
	91		97		95		92	
	92		97		96		93	
3.4 Representative Projects (up to 100 points)								
3.4.1 Specific data on 5 projects the prime firm provided or is providing professional services in an educational setting --Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise	95	91.8	98	95.8	97	96	96	94
	90		96		96		96	
	88		95		95		90	
	92		95		96		94	
	94		95		96		94	

SOUTH TEXAS COLLEGE
CIVIL ENGINEERING SERVICES - PECAN CAMPUS ANN RICHARDS ADMINISTRATION BUILDING A ADDITIONAL PARKING LOT
AND THE TECHNOLOGY CAMPUS TRUCK DRIVING RANGE EXPANSION
PROJECT NO. 22-23-1031
EVALUATION SUMMARY

VENDOR	M2 Engineering, PLLC.	Perez Consulting Engineers, LLC.	R. Gutierrez Engineering Corporation	SAMES, Inc.				
3.5 Five References (up to 100 points)								
3.5.1 Provide references for 5 projects, other than STC, listed in response to Part four, 3.4.1. The references shall include: --Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number and email address	95	93.2	95	94.4	96	94.6	95	93.8
	95		95		95			
	88		90		90		88	
	95		97		97		97	
	93		95		95		94	
3.6 Project Execution (up to 100 points)								
3.6.1 Provide a summary of your approach to the project that addresses key elements such as your interaction with STC staff, management of the different phases of the project, how you maintain quality control, and final project close-out. 3.6.2 Provide information as part of submission response to assure that Architectural firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Architect is intending to supplement production capability in order to meet schedule demands.	94	92.8	95	94	95	95.2	95	92.8
	95		95		95		95	
	90		90		95		90	
	93		95		95		90	
	92		95		96		94	
TOTAL EVALUATION POINTS	548.2		570.6		572.6		561.8	
RANKING	4		2		1		3	

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

Project Fact Sheet
11/1/2022

Project Name: Pecan Campus - Ann Richards Administration Building A Additional Parking Lot				Project No. 2023-015C					
Funding Source(s): Unexpended Plant Fund									
		FY 22-23							
	Total Project Budget	Project Budget	FY 22-23 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures		Total Actual Expenditures To Date			
Construction:	\$ 130,000.00	\$ 130,000.00	\$ -	\$ 130,000.00		\$ -			
Design	20,000.00	20,000.00	-	20,000.00		-			
Miscellaneous:	50,000.00	50,000.00	114.45	49,885.55		114.45			
FFE:	-	-	-	-		-			
Technology:	-	-	-	-		-			
Total:	\$ 200,000.00	\$ 200,000.00	\$ 114.45	\$ 199,885.55		\$ 114.45			
Project Team				Board Status					
Approval to Solicit									
Architect/Engineer:	9/27/2022			Board Approval of Schematic Design	TBD	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	TBD					TBD	\$ -	\$ -	\$ -
Contractor:	TBD					TBD	\$ -	\$ -	\$ -
STC FPC Project Manager: David Valdez				Substantial Completion	TBD	Board Acceptance TBD			
				Final Completion	TBD	Board Acceptance TBD			
Project Description				Project Scope					
Construction of a new parking lot on the West side of the Pecan Campus Ann Richards Administration Building A.				Construction of a new parking lot of approximately 5,600 square feet on the West side of the Pecan Campus Ann Richards Administration Building A.					
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	11/17/2022	4/2/2023	5/23/2023	6/5/2023	10/24/2023	11/28/2023	N/A		
Fiscal Year	Construction	Design	Miscellaneous		FFE	Tech	Project Total		
2022-23	-	-	114.45		-	-	\$ 114.45		
Project Total	\$ -	\$ -	\$ 114.45		\$ -	\$ -	\$ 114.45		
Current Agenda Item									
11/8/22 Facilities Committee Meeting: Review and Recommend Action on Contracting Civil Engineering Services for the Pecan Campus Ann Richards Administration Building A Additional Parking Lot and the Technology Campus Truck Driving Range Expansion									
<div style="display: flex; justify-content: space-around;">   </div>									

FPC Project Manager David A. Valdez

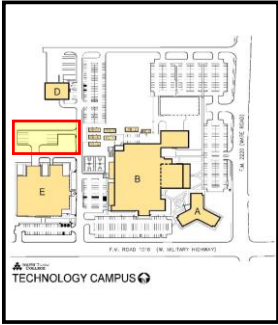

FPC Asst. Director

Rita G. Miller

FPC Director

RMA

Project Fact Sheet
11/1/2022

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	114.25	2,885.75		114.25		
FFE:	-	-	-	-		-		
Technology:	-	-	-	-		-		
Total:	\$ 41,350.00	\$ 41,350.00	\$ 114.25	\$ 41,235.75		\$ 114.25		
Project Team				Board Status				
Approval to Solicit								
Architect/Engineer:	9/27/2022	Board Approval of Schematic Design		TBD	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	TBD			TBD	\$ -	\$ -	\$ -	
Contractor:	TBD			TBD	\$ -	\$ -	\$ -	
STC FPC Project Manager: David Valdez				Substantial Completion	TBD	Board Acceptance TBD		
				Final Completion	TBD	Board Acceptance TBD		
Project Description				Project Scope				
Expanding the existing skills pad to 19 feet by 88.5 feet to meet DPS requirements.				Expand the existing 19,560 square feet driving skills pad by 1,800 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	11/17/2022	n/a	2/28/2023	3/13/2023	5/23/2023	5/23/2023	n/a	
Fiscal Year	Construction	Design	Miscellaneous		FFE	Tech	Project Total	
2022-23	-	-	114.25		-	-	\$ 114.25	
Project Total	\$ -	\$ -	\$ 114.25		\$ -	\$ -	\$ 114.25	
Current Agenda Item								
11/8/2022 Facilities Committee Meeting: Review and Recommend Action on Contracting Civil Engineering Services for the Pecan Campus Ann Richards Administration Building A Additional Parking Lot and the Technology Campus Truck Driving Range Expansion								
<div style="display: flex; justify-content: space-around;">   </div>								

FPC Project Manager David A. Valdez

FPC Asst. Director

Rita G. Miller

FPC Director

R. Miller

Review and Recommend Action on Substantial Completion of the Nursing and Allied Health Campus NAH East Building A Exterior Stair Repairs and Replacement

Approval of substantial completion of the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement project will be requested at the Board Meeting:

Project		Completion Recommended	Date Received
1.	Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement Project 2021-011R Engineer: Chanin Engineering, LLC Contractor: 5 Star GC Construction, LLC.	Substantial Completion Recommended	October 11, 2022

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

College staff visited the site and developed a construction punch list on October 11, 2022. A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by 5 Star GC Construction, LLC. The original cost approved for this project was \$305,000.

The following table summarizes the current budget status:

Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$250,000	\$305,000.00	\$6,945.00	\$311,945.00	\$253,455.25	\$58,489.75

Enclosed Documents

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

Recommended Action

Administration requests the Committee recommend Board approval of substantial completion for the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement project as presented.

Nursing and Allied Health Campus NAH East Building A Stair Repairs and Replacement

West Side



Nursing and Allied Health Campus NAH East Building A Stair Repairs and Replacement

North Side



CERTIFICATE OF SUBSTANTIAL COMPLETION

Owner:	South Texas College	Owner's Contract No.:	21-22-1009
Contractor:	5 Star GC Construction, LLC	Contractor's Project No.:	
Engineer:	Chanin Engineering, LLC	Engineer's Project No.:	21-128
Project:	Dr. Ramiro R. Casso- NAH East Building A Stair Repairs & Replacement	Contract Name:	

This final Certificate of Substantial Completion applies to:

☒ All Work ☐ The following specified portions of the Work:

October 11, 2022

Date of Substantial Completion

The Work to which this Certificate applies has been inspected by authorized representatives of Owner, Contractor, and Engineer, and found to be substantially complete. The Date of Substantial Completion of the Work or portion thereof designated above is hereby established, subject to the provisions of the Contract pertaining to Substantial Completion. The date of Substantial Completion in the final Certificate of Substantial Completion marks the commencement of the contractual correction period and applicable warranties required by the Contract.

A punch list of items to be completed or corrected is attached to this Certificate. This list may not be all-inclusive, and the failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract.



The responsibilities between Owner and Contractor for security, operation, safety, maintenance, heat, utilities, insurance, and warranties upon Owner's use or occupancy of the Work shall be as provided in the Contract, except as amended as follows: *[Note: Amendments of contractual responsibilities recorded in this Certificate should be the product of mutual agreement of Owner and Contractor; see Paragraph 15.03.D of the General Conditions.]*

Amendments to Owner's responsibilities: ☒ None ☐ As follows:

Amendments to Contractor's responsibilities: ☒ None ☐ As follows:



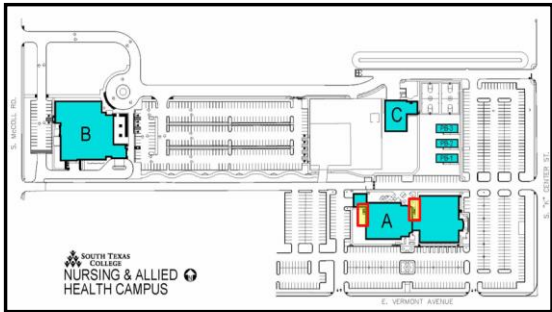
The following documents are attached to and made a part of this Certificate: Punchlist

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents, nor is it a release of Contractor's obligation to complete the Work in accordance with the Contract.

EXECUTED BY ENGINEER:		RECEIVED:		RECEIVED:	
By: <u></u>	By: _____	By: <u></u>			
(Authorized signature)	Owner (Authorized Signature)	Contractor (Authorized Signature)			
Title: <u>Miguel Chanin / President</u>	Title: _____	Title: <u>Alan Oakley</u>			
Date: <u>10-11-22</u>	Date: _____	Date: <u>10-17-22</u>			

Project Fact Sheet

11/1/2022

Project Name: NAHC - Building A Stair Repairs and Replacement						Project No. 2021-011R																	
Funding Source(s): Renewals & Replacements Fund																							
	FY 20-21			FY 21-22			FY 22-23																
	<div style="display: flex; justify-content: space-between;"> <div> FY 20-21 *Project Budget Construction: \$ 150,000.00 Design: 15,000.00 Miscellaneous: 4,000.00 FFE: - Technology: - Total: \$ 169,000.00 </div> <div> Variance of Project Budget vs. Actual Expenditures Construction: \$ - Design: 9,600.00 Miscellaneous: - FFE: - Technology: - Total: \$ 9,600.00 </div> <div> FY 20-21 Actual Expenditures Construction: \$ - Design: 9,600.00 Miscellaneous: - FFE: - Technology: - Total: \$ 9,600.00 </div> </div>			<div style="display: flex; justify-content: space-between;"> <div> FY 21-22 **Project Budget Construction: \$ 250,000.00 Design: 28,000.00 Miscellaneous: 15,000.00 FFE: - Technology: - Total: \$ 293,000.00 </div> <div> Variance of Project Budget vs. Actual Expenditures Construction: \$ (3,455.25) Design: 22,840.00 Miscellaneous: 10,025.34 FFE: - Technology: - Total: \$ 29,410.09 </div> <div> FY 21-22 Actual Expenditures Construction: \$ 253,455.25 Design: 5,160.00 Miscellaneous: 4,974.66 FFE: - Technology: - Total: \$ 263,589.91 </div> </div>			<div style="display: flex; justify-content: space-between;"> <div> FY 22-23 Project Budget Construction: \$ 15,250.00 Design: 600.00 Miscellaneous: - FFE: - Technology: - Total: \$ 15,850.00 </div> <div> Variance of Revised Budget vs. Actual Expenditures Construction: \$ - Design: 600.00 Miscellaneous: - FFE: - Technology: - Total: \$ 15,850.00 </div> <div> FY 22-23 Actual Expenditures Construction: \$ - Design: 600.00 Miscellaneous: - FFE: - Technology: - Total: \$ - </div> </div>		Total Actual Expenditures To Date Construction: \$ 253,455.25 Design: 14,760.00 Miscellaneous: 4,974.66 FFE: - Technology: - Total: \$ 273,189.91														
*Fee for Stair Assessment Report of \$3,000.00 FY20-21				**Budget revised due to structural engineer assessment. Engineer assessment fee of \$3,000 included in design cost of \$28,000.																			
Project Team				Board Status																			
Approval to Solicit Architect/Engineer: 10/27/2020 Architect/Engineer: Chanin Engineering Contractor: 5 Star Construction, LLC STC FPC Project Manager: Samuel Saldana				Board Approval of Assessment Report 5/25/2021 Substantial Completion TBD Final Completion TBD																			
				<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Vendor</th> <th>Contract Amount</th> <th>Actual Expenditures</th> <th>Variance</th> </tr> </thead> <tbody> <tr> <td>Chanin Eng. Assessment</td> <td>\$ 3,000.00</td> <td>\$ 3,000.00</td> <td>\$ -</td> </tr> <tr> <td>Chanin Engineering</td> <td>\$ 12,000.00</td> <td>\$ 11,760.00</td> <td>\$ 240.00</td> </tr> <tr> <td>5 Star Construction</td> <td>\$ 311,945.00</td> <td>\$ 253,455.25</td> <td>\$ 58,489.75</td> </tr> </tbody> </table>				Vendor	Contract Amount	Actual Expenditures	Variance	Chanin Eng. Assessment	\$ 3,000.00	\$ 3,000.00	\$ -	Chanin Engineering	\$ 12,000.00	\$ 11,760.00	\$ 240.00	5 Star Construction	\$ 311,945.00	\$ 253,455.25	\$ 58,489.75
Vendor	Contract Amount	Actual Expenditures	Variance																				
Chanin Eng. Assessment	\$ 3,000.00	\$ 3,000.00	\$ -																				
Chanin Engineering	\$ 12,000.00	\$ 11,760.00	\$ 240.00																				
5 Star Construction	\$ 311,945.00	\$ 253,455.25	\$ 58,489.75																				
Project Description				Project Scope																			
Repair west existing exterior stairs for Building A due to rust damage and deterioration and replace the north existing stairs.				Structural engineer evaluated the stairs and made a recommendation to repair the west exterior stairs and replace the north exterior stairs.																			
Projected Timeline																							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect / Engineer	Board Approval of Assessment Report	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															
10/27/2020	1/26/2021	5/25/2021	NA	12/14/2021	2/4/2022	11/22/2022	12/13/2022	N/A															
Project Calendar of Expenditures by Fiscal Year																							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total																	
2020-21	\$ -	\$ 9,600.00	\$ -	\$ -	\$ -	\$ 9,600.00																	
2021-22		253,455.25	5,160.00	4,974.66		\$ 263,589.91																	
2022-23																							
Project Total	\$ 253,455.25	\$ 14,760.00	\$ 4,974.66	\$ -	\$ -	\$ 273,189.91																	
Current Agenda Item																							
11/08/2022 Facilities Committee: Review and Recommend Action on Substantial Completion for Nursing and Allied Health Campus East Building A Stair Repairs and Replacement																							
<div style="display: flex; justify-content: space-around;">    </div>																							

FPC Project Manager SPF

FPC Asst. Director

Rita Geller

FPC Director

Rodriguez

Review and Recommend Action on Substantial and Final Completion of the Regional Center for Public Safety Excellence Additional Chiller Installation

Approval of substantial and final completion of the Regional Center for Public Safety Excellence (RCPSE) Additional Chiller Installation project will be requested at the Board Meeting:

Project		Completion Recommended	Date Received
1.	Regional Center for Public Safety Excellence Additional Chiller Installation Project 2019-019C	Substantial Completion	October 27, 2022
	Engineer: Halff Associates, Inc. Contractor: Johnson Controls	Final Completion Recommended	November 2, 2022

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

College staff visited the site and developed a construction punch list on October 27, 2022. A Certificate of Substantial Completion has been issued. Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that substantial and final completion and release of final payment for this project with Johnson Controls be approved. The original cost approved for this project was \$199,345.40.

The following table summarizes the current budget status:

Regional Center for Public Safety Excellence Additional Chiller Installation					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$150,000.00	\$199,345.40	\$0	\$199,345.40	\$178,914.16	\$20,431.24

Enclosed Documents

A copy of the Substantial Completion Certificate and a photo are enclosed for the Committee's review and information.

Recommended Action

Administration requests the Committee recommend Board approval of substantial and final completion and release of final payment of \$20,431.24 to Johnson Controls for the Regional Center for Public Safety Excellence Additional Chiller Installation project as presented.



Regional Center for Public Safety Excellence
Additional Chiller Installation



AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
South Texas College Regional Center for
Public Safety Excellence
RFP #21-22-1015
Re-bid Chiller Installation

CONTRACT INFORMATION:
Contract For: General Construction

Date: 12/17/2021

CERTIFICATE INFORMATION:
Certificate Number: 001

Date: 11/01/2022

OWNER: *(name and address)*
South Texas College
3201 W. Pecan
McAllen, Texas 78501

ARCHITECT: *(name and address)*
Halff Associates, Inc.
5000 W. Military Highway, Suite 100
McAllen, Texas 78503

CONTRACTOR: *(name and address)*
Johnson Controls, Inc.
1200 E Hackberry Ave, Suite A
McAllen, Texas 78501

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.

(Identify the Work, or portion thereof, that is substantially complete.)

Entire Work

Halff Associates, Inc.

ARCHITECT *(Firm Name)*



SIGNATURE

Ray Peynado, PE
Electrical Engineer

PRINTED NAME AND TITLE

10/27/2022

DATE OF SUBSTANTIAL COMPLETION

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

n/a

WORK TO BE COMPLETED OR CORRECTED

A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:

(Identify the list of Work to be completed or corrected.)

n/a

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

Cost estimate of Work to be completed or corrected: \$n/a

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)

n/a

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

Johnson Controls, Inc.

CONTRACTOR *(Firm Name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE

South Texas College

OWNER *(Firm Name)*

SIGNATURE

Dr. Ricardo J. Solis,
President

PRINTED NAME AND TITLE

DATE



November 2, 2022

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

RE: 42876 South Texas College Regional Center for Public Safety Excellence Chiller Installation –
Final Completion

Dear Mr. De La Garza:

As of November 2, 2022, Johnson Controls has completed construction and has addressed all punch list items for this project.

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

Please feel free to contact our office if you have any questions.

Sincerely,

HALFF ASSOCIATES, INC.

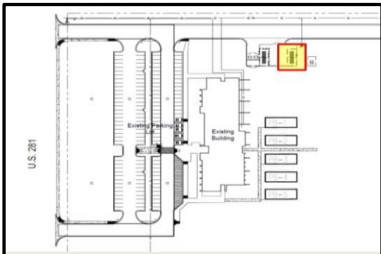

A handwritten signature in blue ink, appearing to read "Ray Peynado", with a long horizontal flourish extending to the right.

Ray Peynado, PE
Electrical Engineer

cc: file

Project Fact Sheet

11/1/2022

Project Name: Regional Center for Public Safety Excellence - Chiller Installation										Project No. 2019-019C	
Funding Source(s): Unexpended Plant Fund											
			FY 18-19			*FY 20-21			FY 21-22		
			FY 18-19			FY 20-21			FY 21-22		
			Actual			Actual			Actual		
			Expenditures			Expenditures			Expenditures		
			Expenditures			Expenditures			Expenditures		
Construction:	\$ 150,000.00	\$ 199,345.40	\$ 150,000.00	\$ -	\$ 150,000.00	\$ 150,000.00	\$ -	\$ 150,000.00	\$ 150,000.00	\$ 178,914.16	\$ (28,914.16)
Design	15,000.00	15,000.00	15,000.00	-	15,000.00	15,000.00	11,250.00	3,750.00	3,750.00	8,285.85	(4,535.85)
Miscellaneous:	5,000.00	5,000.00	5,000.00	-	5,000.00	5,000.00	748.34	4,251.66	4,500.00	739.58	3,760.42
FFE:	-	-	-	-	-	-	-	-	-	-	-
Technology:	-	-	-	-	-	-	-	-	-	-	-
Total:	\$ 170,000.00	\$ 219,345.40	\$ 170,000.00	\$ -	\$ 170,000.00	\$ 170,000.00	\$ 11,998.34	\$ 158,001.66	\$ 158,250.00	\$ 187,939.59	\$ (29,689.59)
						*Budget was not included in the FY19-20 Unexpended Fund ; Maintenance was exploring scope of work as an in-house project.			Original total design estimate of \$15,000 includes: 10% for design services @ \$15,000. Fee Adjusted to actual construction cost.		
			FY 22-23								
			FY 22-23								
			Actual								
			Expenditures								
Construction:	\$ 20,000.00	\$ -	\$ 20,000.00								
Design	2,000.00	-	2,000.00								
Miscellaneous:	-	-	-								
FFE:	-	-	-								
Technology:	-	-	-								
Total:	\$ 22,000.00	\$ -	\$ 22,000.00								\$ 199,937.93
						**Project Budget adjusted due to Construction cost amount.					
Project Team						Board Status					
Approval to Solicit Architect/Engineer: 11/11/2020						Board Approval of Schematic Design N/A					
Architect/Engineer: Halff & Associates, Inc.						Vendor Halff & Associates \$ 19,934.54 \$ 19,535.85 \$ 398.69					
Contractor: JCI						JCI \$ 199,345.40 \$ 178,914.16 \$ 20,431.24					
STC FPC Project Manager: Martin Villarreal						Substantial Completion TBD Board Acceptance TBD					
						Final Completion TBD Board Acceptance TBD					
Project Description						Project Scope					
Design and installation of chilled water lines to the existing chiller.						Design and installation of chilled water lines to the existing chiller to utilize the relocated chiller for redundancy.					
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				
11/11/2020	1/26/2021	N/A	12/14/2021	2/10/2022	11/17/2022	11/17/2022	N/A				
Project Calendar of Expenditures by Fiscal Year											
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total					
2018-19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
2020-21	-	11,250.00	748.34	-	-	\$ 11,998.34					
2021-22	178,914.16	8,285.85	739.58	-	-	\$ 187,939.59					
2022-23	-	-	-	-	-	\$ -					
Project Total	\$ 178,914.16	\$ 19,535.85	\$ 1,487.92	\$ -	\$ -	\$ 199,937.93					
Current Agenda Item											
11/8/22 Facilities Committee Meeting: Review and Recommend Action on Substantial and Final Completion of the Regional Center for Public Safety Excellence Additional Chiller Installation.											
<div style="display: flex; justify-content: space-around;">   </div>											

FPC Project Manager

Martin Villarreal

FPC Asst. Director

Rita Geller

FPC Director

Rita Geller

Review and Recommend Action on El Milagro Clinic Parking Lot License Agreement between El Milagro Clinic, the City of McAllen, and South Texas College for the Nursing and Allied Health

Approval of a license agreement between El Milagro Clinic, the City of McAllen, and South Texas College for use of the El Milagro Clinic Parking Lot will be requested at the Board meeting.

Background

On September 25, 2018, the Board of Trustees approved a license agreement for use of an 80-space vehicle parking lot located on the El Milagro Clinic property adjacent to the Nursing & Allied Health Campus. A new agreement will need to be approved in order for the College to continue using the parking area.

The El Milagro Director, Ms. Marisol Resendez, has been contacted regarding this renewal and the El Milagro Board of Directors has approved the renewal of the license agreement. Approval of the new agreement from the City of McAllen, who are co-owners of the property, will be coordinated. The license agreement allows for the use of the parking lot for two years and the option to renew for two additional years, at the cost of \$1,250 annually.

Recommended Action

Administration requests the Committee recommend Board approval of the El Milagro Clinic Parking Lot license agreement between El Milagro Clinic, the City of McAllen, and South Texas College as presented.

Review and Recommend Action on Renewal of Lease Agreement with La Joya Independent School District for the La Joya Jimmy Carter High School Teaching Center

Approval to renew the facility lease agreement with La Joya Independent School District (ISD) for use by South Texas College for instructional use will be requested at the Board meeting.

Justification

The lease is needed to accommodate programs with specific needs for the general classrooms, science labs, computer labs, welding lab, continuing education courses and Early College High School courses being offered at the La Joya Jimmy Carter High School facility.

Background

The Board of Trustees previously approved the current facility lease agreement on January 31, 2017 as part of the La Joya Jimmy Carter Early College High School program. The lease agreement includes areas for classrooms, science labs, science prep rooms, science storage rooms, computer labs, and an outdoor welding lab.

The lease agreement allows for two (2) successive options to renew the lease for terms of five (5) years each. This renewal would be the first of the two (2) renewal options. College staff has prepared a notice to La Joya ISD staff notifying them of the College's intention to renew under the terms in the agreement.

Staff recommends approval to renew the lease agreement as noted below.

Facility	Lease Term	Term Requested	Lease Cost
La Joya ISD – Jimmy Carter High School – Classrooms, Science Labs, Science Prep Rooms, Science Storage Rooms, Computer Labs, Welding Lab, Library and Parking Lot	5 years	November 8, 2022 to November 7, 2027	\$1 annually

Funding Source

Funds for these expenditures are budgeted in the facility lease budget for FY 2022-2023.

Recommended Action

Administration requests the Committee recommend Board approval to renew the facility lease agreement with La Joya Independent School District for use of instructional facilities for the La Joya Jimmy Carter High School Teaching Center facility for the period as presented.

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	\$ 603,728	Low	November 2022	Approval to Contract Architectural and Engineering Services	TBD	TBD
3	Ann Richards Administration Building A Renovation of Administration Offices	DV					●					\$ 660,000	\$ 79,851	\$ 580,149	\$ 638,800	Low	March 2023	Approval of Substantial Completion	The Warren Group Architects	CRC Development and Construction, LLC
4	North Academic Humanities Building P Renovations for Administrative and Support Services Office	DV			●							\$ 1,034,110	\$ 456	\$ 1,033,654	\$ 865,600	Low	November 2022	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	December 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	March 2023	Approval of Schematic Design	BRW 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	November 2022	Approval to Contract Engineering Services	TBD	TBD
Pecan Campus Subtotal												\$ 37,083,578	\$ 81,210	\$ 37,002,368	\$ 6,002,501					
Pecan Plaza																				
9	Human Resources Building A Renovation	RG									●	\$ 5,000	\$ 40,240	\$ (35,240)	\$ 600	Completed	N/A		N/A	O&M
Pecan Plaza Subtotal												\$ 5,000	\$ 40,240	\$ (35,240)	\$ 600					
Mid-Valley Campus																				
10	Workforce Center Building D Welding Expansion	MV			●							\$ 537,500	\$ 7,551	\$ 529,949	\$ 721,273	High	December 2022	Approval of Construction Services	PBK Architects	TBD
11	Workforce Center Building D Automotive Lab Expansion	MV			●							\$ 920,500	\$ 10,359	\$ 910,141	\$ 915,668	High	December 2022	Approval of Construction Services	PBK Architects	TBD
12	Workforce Center Building D HVAC-R Classroom and Outdoor Covered Area	MV			●							\$ 528,000	\$ 6,744	\$ 521,256	\$ 425,868	High	December 2022	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	\$ 197,277	\$ 334,088	\$ 488,099	High	December 2022	Approval of Substantial Completion	Boultinghouse Simpson Gates Architects	Holchemont
Mid Valley Campus Subtotal												\$ 2,517,365	\$ 221,930	\$ 2,295,435	\$ 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	\$ 6,238	\$ 192,862	\$ 198,224	High	January 2023	Approval of Construction Services	SAMES, Inc	TBD
15	Welding Lab Expansion Building	SS			●							\$ 1,559,180	\$ 34,209	\$ 1,524,971	\$ 122,400	High	March 2023	Approval of Construction Services	EGV Architects	TBD
16	Truck Driving Range Expansion	DV		●								\$ 49,620	\$ 114	\$ 49,506	\$ 41,350	Low	November 2022	Approval to Contract Engineering Services	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	\$ 40,561	\$ 2,052,339	\$ 646,974					
Nursing and Allied Health Campus Subtotal																				
18	East Building A Occupational Therapy Kitchen Lab Expansion	SS					●					\$ 99,500	\$ 8,621	\$ 90,879	\$ 96,760	High	April 2023	Approval of Substantial Completion	Negrete & Kolar Architects, LLP	CRC Development and Construction, LLC
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	\$ 8,621	\$ 402,125	\$ 116,116					
Starr County Campus																				
21	Workforce Center Building D Welding Expansion	MV				●						\$ 598,000	\$ 30,632	\$ 567,368	\$ 395,594	High	June 2023	Approval of Substantial Completion	Gignac & Associates, LLP	Kimber 1985
22	Workforce Building D Automotive Expansion	MV				●						\$ 1,078,300	\$ 66,145	\$ 1,012,155	\$ 922,098	High	December 2022	Approval of Construction Services	Able City, LLC	TBD
23	North Academic Building C HVAC-R Classroom and Outdoor Covered Area	MV				●						\$ 153,000	\$ 17,009	\$ 135,991	\$ 296,878	High	December 2022	Approval of Construction Services	Able City, LLC	TBD
Starr County Campus Subtotal												\$ 1,829,300	\$ 113,786	\$ 1,715,514	\$ 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	\$ 33,438	\$ 79,764	\$ 421,051	High	April 2023	Approval of Substantial Completion	Gignac & Associates, LLP	TBD
25	Canopy for Students/Instructors	DV				●						\$ 247,000	\$ 22,372	\$ 67,264	\$ 155,078	High	April 2023	Approval of Substantial Completion	Gignac & Associates, LLP	TBD
26	Chiller Installation	MV					●					\$ 170,000	\$ 199,938	\$ 157,262	\$ 22,000	High	November 2022	Approval of Substantial & Final Completion	Half Associates, Inc	Johnson Controls
27	Fire Training Area	DV				●						\$ 443,000	\$ 46,590	\$ 97,364	\$ 295,686	High	April 2023	Approval of Substantial Completion	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	\$ 15,689	\$ 341,532	\$ 313,920	High	September 2023	Approval of Substantial Completion	DBR	TBD
30	Two-Story Residential Fire Training Structure	SS			●							\$ 1,581,200	\$ 85,565	\$ 381,055	\$ 1,274,750	Medium	January 2023	Approval of Construction Services	Martinez Architects	TBD
Regional Center for Public Safety Excellence Subtotal												\$ 3,261,200	\$ 403,593	\$ 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	\$ 909,942	\$ 54,393,722	\$ 23,311,095					

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
2	Reseeding and Regrading of Athletic Fields	DV			●							\$ 50,000	\$ -	\$ 50,000	\$ 50,000	High	TBD	TBD	TBD
3	Stucco Repainting	SS					●					\$ 137,000	\$ 109	\$ 136,891	\$ 137,000	High	November 2022	Approval of Substantial Completion	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
5	South Academic Building J Generator Replacement	SS					●					\$ 280,000	\$ 12,691	\$ 267,309	\$ 270,063	High	November 2023	Approval of Substantial Completion	DBR
6	Library Building F Exterior Building Envelope Repairs	TBD	●									\$ 125,000	\$ -	\$ 125,000	\$ 125,000	High	TBD	TBD	TBD
Pecan Campus Subtotal												\$ 1,022,000	\$ 40,020	\$ 981,980	\$ 996,063				
Pecan Plaza																			
7	Stucco Repainting	SS					●					\$ 12,000	\$ 109	\$ 11,891	\$ 12,000	High	December 2022	Approval of Substantial Completion	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	January 2023	Approval of Substantial Completion	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
10	North Academic Building G Analog to Digital Conversion	RC					●					\$ 720,000	\$ -	\$ 720,000	\$ 720,000	Low	TBD	TBD	TBD
11	North Academic Building G Data Cabling Infrastructure Replacement	TBD	●									\$ 425,000	\$ -	\$ 425,000	\$ 425,000	Low	TBD	TBD	TBD
Mid Valley Campus Subtotal												\$ 2,453,700	\$ 565	\$ 2,453,135	\$ 2,163,163				
Technology Campus																			
12	Emerging Technologies Building A Analog to Digital Replacement	TBD	●									\$ 515,000	\$ -	\$ 515,000	\$ 515,000	Low	TBD	TBD	TBD
13	North Academic Building G Data Cabling Infrastructure Replacement	TBD	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	Low	TBD	TBD	TBD
Technology Campus Subtotal												\$ 575,000	\$ -	\$ 575,000	\$ 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	\$ 273,190	\$ 19,810	\$ 15,850	High	November 2022	Approval of Substantial Completion	Chanin Engineering, LLC	5 Star GC Construction, LLC
17	NAH East Building A Generator Replacements	SS					●					\$ 422,000	\$ 18,785	\$ 403,215	\$ 405,219	Low	November 2023	Approval of Substantial Completion	TBD	TBD
Nursing and Allied Health Campus Subtotal												\$ 1,055,000	\$ 291,975	\$ 763,025	\$ 761,069					
Starr County Campus																				
20	Stucco Repainting	SS					●					\$ 253,000	\$ 109	\$ 252,891	\$ 253,000	High	April 2023	Approval of Substantial Completion	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	0	1	3	0	0	0	0	\$ 9,779,925	\$ 332,778	\$ 9,447,147	\$ 7,319,784					