

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, March 7, 2023
@ 4:00 PM
McAllen, Texas

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

- I. Approval of January 17, 2023 Facilities Committee Meeting Minutes..... 1 - 16
- II. Review and Recommend Action on Schematic Design and Authorization to Proceed with Solicitation of Construction Services for the Pecan Campus Ann Richards Administration Building A Additional Parking Lot 17 - 20
- III. Review and Recommend Action on Contracting Construction Services for the District Wide Flooring Replacements Phase II at Pecan Campus, Mid Valley Campus, and Nursing and Allied Health Campus 21 - 31
- IV. Review and Recommend Action on Approval of Proposed Change Order for the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area 32 - 38
- V. Update on Status of Unexpended Plant Fund Construction Projects and Renewals & Replacements Projects 39 - 46

Approval of Facilities Committee Meeting Minutes

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

1. January 17, 2023 Facilities Committee Meeting

Meeting Minutes

Facilities Committee Meeting

January 17, 2023

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building Board Room
Pecan Campus, McAllen, Texas
Tuesday, January 17, 2023 @ 4:00 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, January 17, 2023 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:00 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, 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, Dr. Rodney Rodriguez, Mr. Ricardo De La Garza, Mr. George McCaleb, Mrs. Becky Cavazos, Mr. Robert Cuellar, Mr. Martin Villarreal, Mr. Sam Saldana, Mr. David Valdez, Ms. Lynda Lopez, Mrs. Sara Lozano, Mr. Jose Vela, Ms. Olivia De La Rosa, Dr. Rachel Sale, Dr. Sylvia Flores, Mr. Frank Rotnofsky, Mr. Claudio Leon, Mr. Mario Pena, Ms. Erica Salinas, Ms. Yesenia Suchil, 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 November 7, 2022 Facilities Committee meeting as presented. The motion carried.

**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 worked with College staff to develop a schematic design to meet the needs of the departments being relocated.

The project consisted 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 was \$645,610 which included funds for construction, design, miscellaneous, furniture, fixtures, and equipment (FFE), and technology costs.

On November 29, 2022, the Board of Trustees approved bringing this item back to the Facilities Committee for review and recommending action.

Funding Source

Funds for the Pecan Campus North Academic Humanities Building P Renovations for the ARC and the OIE Project 2022-041C were budgeted in the Unexpended Construction Plant Fund for use in Fiscal Year 2022 – 2023. Additional funds were available in the FY 2022-2023 Unexpended Construction Plant Fund to cover the estimated shortfall.

Reviewers

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

Estimated Project Timeline

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

Enclosed Documents

Able City, LLC. developed a schematic presentation describing the proposed design. The packet included drawings of the site plans, a floor plan, and a fact sheet.

Presenters

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

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Committee recommended 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. The motion carried.

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 were necessary for design and construction administration services for this project. The design scope of work included, but was 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 was scheduled as an educational improvement to construct a new facility for the Continuing Education Program.

Background

The project consisted of the construction of a new 24,500 square foot Continuing Education Building including the Testing Center space at the Pecan West Property, which was 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.**

Request for Qualifications (RFQ) - The solicitation process was as follows:

Solicitation Approved by Board	August 23, 2022
Advertised RFQ	October 5, 2022 and October 12, 2022
RFQ Responses Due	October 20, 2022
RFQ Issued To	Seventeen (17) Vendors
Responses Received From	Seven (7) Vendors
Responses Reviewed By	Academic Affairs Division, Facilities Operations & Maintenance, Facilities Planning & Construction, and Purchasing Departments

On November 29, 2022, the Board of Trustees approved bringing this item back to the Facilities Committee for review and recommending action.

Highest Ranked Vendor

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

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

The construction of the building would require new sitework which will include all necessary parking, drives, utilities, and infrastructure needed to support the building. Civil engineering services would be contracted separately from the architectural design services. The sitework package would 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. The sitework package is presented as another item on the agenda.

Funding Source

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

Estimated Project Timeline

The project design phase was 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 was included in the packet. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

The Facilities Committee took no action on this item.

Review and Recommend Action on Contracting Civil Engineering Services for the Subdivision Plat of the Pecan West Property

Approval to contract civil engineering services for the development of a subdivision plat for the Pecan West Property will be requested at the Board meeting.

Purpose

Engineering services were necessary to plat the property in order for the City of McAllen to authorize future construction projects on the Pecan West Property. The final subdivision plat would be prepared and recorded with the County of Hidalgo.

Background

Construction projects were planned and approved for the Pecan Campus West Property. The property must be platted for construction to begin. The plat would combine the three lots owned by the College into one subdivided property.

Request for Qualifications (RFQ) - The solicitation process was as follows:

Solicitation Approved by Board	August 23, 2022
Advertised RFQ	October 26, 2022 and November 2, 2022
RFQ Responses Due	November 10, 2022
RFQ Issued To	Twelve (12) Vendors
Responses Received From	Two (2) Vendors (one vendor was disqualified)
Responses Reviewed By	Facilities Operations & Maintenance, Facilities Planning & Construction, and Purchasing Departments

One of the vendors did not submit the required federal documents with their Statement of Qualifications, and therefore was not evaluated.

Highest Ranked Vendor

Based on the evaluations of the qualifications, **Perez Consulting Engineers, LLC.** was the highest ranked firm.

Funding Source

Funds for the development of a subdivision plat were available in the FY 2022-2023 Unexpended Plant Fund. An Economic Development Administration (EDA) Economic Adjustment Assistance federal grant would also fund the project.

Estimated Timeline

The final plat was projected to be completed in Summer 2023.

Enclosed Documents

A site map of the property was enclosed. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Committee recommended Board approval to contract engineering services with Perez Consulting Engineers, LLC. for the development of a subdivision plat for the Pecan West Property as presented. The motion carried.

Review and Recommend Action on Contracting Civil Engineering Services for the Pecan West Continuing Education Parking and Site Improvements

Approval to contract civil engineering services for the Pecan West Parking and Site Improvements for the Continuing Education Building project will be requested at the Board meeting.

Purpose

Civil engineering services were necessary for design and construction administration services for this project. The design scope of work included, but was not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

Scheduling Priority

This project was necessary for the infrastructure of the Continuing Education Building. It was reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction departments, Administration, and the Coordinated Operations Council. This project was scheduled as a routine improvement to construct a parking lot and site improvements for the Continuing Education Building.

Background

The project consisted of the construction of a parking lot and site improvements for the new Continuing Education Building to be constructed at the Pecan West Property, which was 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 parking lot
- Design and construction of site utilities and infrastructure
- Design and construction of landscape and irrigation work

Request for Qualifications (RFQ) - The solicitation process was as follows:

Advertised RFQ	October 19, 2022 and October 26, 2022
RFQ Responses Due	November 3, 2022
RFQ Issued To	Eleven (11) Vendors
Responses Received From	Three (3) Vendors (one vendor was disqualified)
Responses Reviewed By	Academic Affairs Division, Facilities Operations & Maintenance, Facilities Planning & Construction, and Purchasing Departments

One of the submissions was disqualified due to missing required documents.

Highest Ranked Vendor

Based on the evaluations of the qualifications, **Perez Consulting Engineers, LLC.** was the highest ranked firm.

The total project budget was \$1,875,000 which includes costs for construction, design, and miscellaneous.

Funding Source

Funds for the Pecan West Continuing Education Parking and Site Improvements Project 2023-018C were budgeted in the Unexpended Construction Plant Fund for available use in FY 2022-2023. An Economic Development Administration (EDA) Economic Adjustment Assistance federal grant would also fund the project.

Estimated Project Timeline

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

Enclosed Documents

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

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Committee recommended Board approval of contracting civil engineering services with **Perez Consulting Engineers, LLC.** for the Pecan West Continuing Education Parking and Site Improvements project as presented. The motion carried.

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

Approval to contract construction services for the Starr County Campus Workforce Center Building D Automotive Lab Expansion and North Academic Building C HVAC-R Outdoor Covered Area Addition project will be requested at the Board meeting. The procurement of a contractor will provide for construction services necessary for the project.

Scheduling Priority

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

Background

On February 22, 2022, the Board approved the schematic design for these projects as prepared by Able City, LLC. On September 27, 2022, the Board approved rejecting proposals to allow for a re-solicitation.

Request for Proposals (RFP) - The solicitation process was as follows:

Advertised RFP	October 19, 2022 and October 26, 2022
RFP Responses Due	December 1, 2022
RFP Issued To	Four (4) Vendors
Responses Received From	Two (2) Vendors
Responses Reviewed By	Representatives from the Architect, Academic Division of Business, Public Safety & Technology, Facilities Planning & Construction, Facilities Operations & Maintenance, and Purchasing Departments

Highest Ranked Vendor

College staff reviewed and evaluated the competitive sealed proposals and recommended **Triun, LLC.** as the highest ranked in the amount of \$2,330,000 which included Alternate #1 for the Starr County Campus Workforce Center Building D Automotive Lab Expansion, and \$438,000 which included Alternate #2 for the Starr County Campus North Academic Building C HVAC-R Outdoor Covered Area Addition. The table below details the construction budget, contractor's base proposals, and the amounts for the alternates.

Construction Budgets and Proposal Amounts

Unexpended Construction Plant Fund Projects	Construction Budget	Highest Ranked Proposal Amount	Alternate Amount	Subtotal	Budget Variance
Building D Automotive Lab Expansion	\$902,948	\$2,050,000	\$280,000*	\$2,330,000	(\$1,427,052)
Building C HVAC-R Outdoor Covered Area Addition	277,576	370,000	68,000**	438,000	(160,424)
Total Amount	\$1,180,524	\$2,420,000	\$348,000	\$2,768,000	(\$1,587,476)

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

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

Unexpended Construction Plant Fund Projects	Construction Budget	Design	Misc.	FFE	Tech.	Total
Building D Automotive Lab Expansion	\$902,948	\$86,000	\$20,500	\$45,100	67,700	\$1,124,248

Building C HVAC-R Outdoor Covered Area Addition	277,576	26,628	15,000	10,000	25,000	354,204
Total Amount	\$1,180,524	\$112,628	\$35,500	\$55,100	\$92,700	\$1,478,452*

Total Project Budgets

*Total Project Costs could increase due to the construction proposal costs and current market conditions.

Funding Source

Funds for the Starr County Campus Workforce Center Building D Automotive Lab Expansion Project 2022-005C and the Starr County Campus North Academic Building C HVAC-R Labs Expansion and Renovation Project 2022-007C 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.

Estimated Project Timeline

Construction was to commence in February 2023 and obtain Substantial Completion in March 2024.

Enclosed Documents

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

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Committee recommended Board approval of contracting construction services with Triun, LLC. in the amount of \$2,330,000 including Alternate #1 for the Starr County Campus Workforce Center Building D Automotive Lab Expansion, and \$438,000 which includes Alternate #2, for the North Academic Building C HVAC-R Outdoor Covered Area Addition projects, for a total of \$2,768,000 as presented. The motion carried.

Review and Recommend Action on Contracting Construction Services for the Mid Valley Campus Workforce Program Projects

Approval to contract construction services for the following Mid Valley Campus Workforce Program Projects will be requested at the Board meeting. The procurement of a contractor will provide for construction services necessary for the following projects:

1. Workforce Center Building D Welding Lab Expansion and Renovation
2. Workforce Center Building D Automotive Lab Expansion
3. Workforce Center Building D HVAC-R Classroom & Outdoor Lab Expansion

Scheduling Priority

These projects were requested by College Administration and the Academic Division of Business, Public Safety, & Technology. They were reviewed by the Facilities Planning & Construction department, Administration, the Coordinated Operations Council, the Facilities Committee, the Education & Workforce Development Committee, and the Board of Trustees. These projects were scheduled as educational space improvements to support Workforce Programs.

Background

On June 28, 2022, the Board approved the schematic design for these projects as prepared by PBK Architects, Inc.

Request for Proposals (RFP) - The solicitation process was as follows:

Solicitation Approved by Board	June 28, 2022
Advertised RFP	November 23, 2022 and November 30, 2022
RFP Responses Due	December 14, 2022
RFP Issued To	Six (6) Vendors
Responses Received From	Four (4) Vendors (one vendor was not evaluated)
Responses Reviewed By	Representatives from the Architect, Facilities Planning & Construction, Facilities Operations & Maintenance, and Purchasing Departments

One of the vendors withdrew their proposal, and therefore was not evaluated.

Highest Ranked Vendor

College staff reviewed and evaluated the competitive sealed proposals and recommended **Holchemont, Ltd.** as the highest ranked in the amount of \$1,189,000 for the Workforce Center Building D Welding Lab Expansion and Renovation, \$2,045,000 for the Workforce Center Building D Automotive Lab Expansion, and \$954,000 for the Workforce Center Building D HVAC-R Classroom & Outdoor Lab Expansion. The table below details the construction budgets and the contractor's proposals.

Construction Budgets and Proposal Amounts

Unexpended Construction Plant Fund Projects	Construction Budget	Highest Ranked Proposal Amount	Budget Variance
Welding Lab Expansion and Renovation	\$707,550	\$1,189,000	(\$481,450)
Automotive Lab Expansion	953,700	2,045,000	(1,091,300)
HVAC-R Classroom & Outdoor Lab Expansion	421,875	954,000	(532,125)
Total Amount	\$2,083,125	\$4,188,000	(\$2,104,875)

Total Project Budgets

Unexpended Construction Plant Fund Projects	Construction Budget	Design	Misc.	FFE	Tech.	Total
Welding Lab Expansion and Renovation	\$707,550	\$70,755	\$12,000	\$90,000	10,000	\$890,305
Automotive Lab Expansion	953,700	93,370	17,500	38,500	59,500	1,164,570
HVAC-R Classroom & Outdoor Lab Expansion	421,875	42,187	12,000	22,000	34,000	532,062
Total Amount	\$2,083,125	\$206,312	\$41,500	\$150,500	\$103,500	\$2,586,937*

*Total Project Costs could increase due to the construction proposal costs and current market conditions.

Funds for the Mid Valley Campus Workforce Center Building D Welding Lab Expansion and Renovation Project 2022-013C, the Mid Valley Campus Workforce Center Building D Automotive Lab Expansion Project 2022-012C, and the Mid Valley Campus Workforce Center Building D HVAC-R Classroom & Outdoor Lab Expansion Project 2022-014C 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.

Estimated Project Timeline

The project design phase was projected to last until October 2022, with construction to commence in February 2023 and Substantial Completion in October 2023.

Enclosed Documents

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

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Committee recommended Board approval of contracting construction services with Holchemont, Ltd. as the highest ranked in the amount of \$1,189,000 for the Workforce Center Building D Welding Lab Expansion and Renovation, \$2,045,000 for the Workforce Center Building D Automotive Lab Expansion, and \$954,000 for the Workforce Center Building D HVAC-R Classroom & Outdoor Lab Expansion projects as presented. The motion carried.

Review and Recommend Action on Substantial and Final Completion of the District Wide Repainting of Exterior Stucco & Panels at Pecan Campus and Pecan Plaza

Approval of substantial and final completion of the District Wide Repainting of Exterior Stucco & Panels at Pecan Campus and Pecan Plaza project will be requested at the Board Meeting:

Project		Completion Recommended	Date Received
1.	District Wide Repainting of Exterior Stucco & Panels at Pecan Campus and Pecan Plaza Project 2022-016R	Substantial Completion	November 14, 2022
	Contractor: Noble Texas Builders	Final Completion Recommended	December 14, 2022

This project was part of the Deferred Maintenance plan developed by the Facilities Operations & Maintenance and Facilities Planning & Construction departments. It was reviewed by the Facilities Planning & Construction and Facilities Operations & Maintenance departments, and Administration. It was scheduled as a non-educational improvement to repaint the stucco façades.

College staff visited the site and developed a construction punch list on November 14, 2022. A Certificate of Substantial Completion was issued. Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It was recommended that substantial and final completion and release of final payment for this project with Noble Texas Builders be approved. The original cost approved for this contractor's portions of the district wide project, which included Pecan Campus and Pecan Plaza, was \$148,350.

The following table summarizes the current budget status:

District Wide Repainting of Exterior Stucco & Panels at Pecan Campus and Pecan Plaza Project						
	Construction Budgets Total	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
Pecan Campus	\$130,000.00	\$139,255.00	\$0	\$139,255.00	\$121,217.70	\$18,037.30
Pecan Plaza	25,000.00	9,095.00	0	9,095.00	8,640.25	454.75
Total	\$155,000	\$148,350.00	\$0	\$148,350.00	\$129,857.95	\$18,492.05

Enclosed Documents

A copy of the Certificate of Substantial Completion, Letter of Final Completion and a photo were provided in the packet for the Committee's review and information.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Committee recommended Board approval of substantial and final completion and release of final payment of \$18,492.05 to Noble Texas Builders for the District Wide Repainting of Exterior Stucco & Panels at Pecan Campus and Pecan Plaza project as presented. The motion carried.

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

Approval of final 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.	Final Completion Recommended	November 18, 2022

This project was initiated in 2020 to maintain the safety conditions and code compliance of emergency evacuation routes. It was reviewed by the Facilities Planning & Construction and Facilities Operations & Maintenance departments, 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.

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It was recommended that final completion and release of final payment for this project with 5 Star GC Construction, LLC be approved. 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	\$296,047.75	\$15,897.25

On November 18, 2022, Chanin Engineering, LLC. verified that all punch list items were completed.

Enclosed Documents

A copy of the Final Completion Letter and photos was provided in the packet for the Committee's review and information.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Committee recommended Board approval of final completion and release of final payment of \$15,897.25 to 5 Star GC Construction, LLC for the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement 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 available to respond to questions and address concerns of the committee.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 4:37 p.m.

I certify that the foregoing are the true and correct minutes of the January 17, 2023 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 Ann Richards Administration Building A Additional Parking Lot

Approval of schematic design prepared by R. Gutierrez Engineering Corporation and authorization to proceed with Solicitation of Construction Services for the Pecan Campus Ann Richards Administration Building A Additional Parking Lot project will be requested at the Board meeting.

Schematic design is the first phase of basic design services provided by the project design team. Once approved, the engineer will proceed to prepare all necessary construction documents, which will then be issued for solicitation of construction proposals

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.

Background

On November 29, 2022, the Board of Trustees approved contracting civil engineering services with R. Gutierrez Engineering Corporation for this project. The engineer has worked with College staff to develop a schematic design that provides adequate additional parking.

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.

- 18 New Parking Spaces
- Parking Lot Lighting
- Landscaping and Irrigation

Funding Source

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

Reviewers

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

Estimated Project Timeline

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

Enclosed Documents

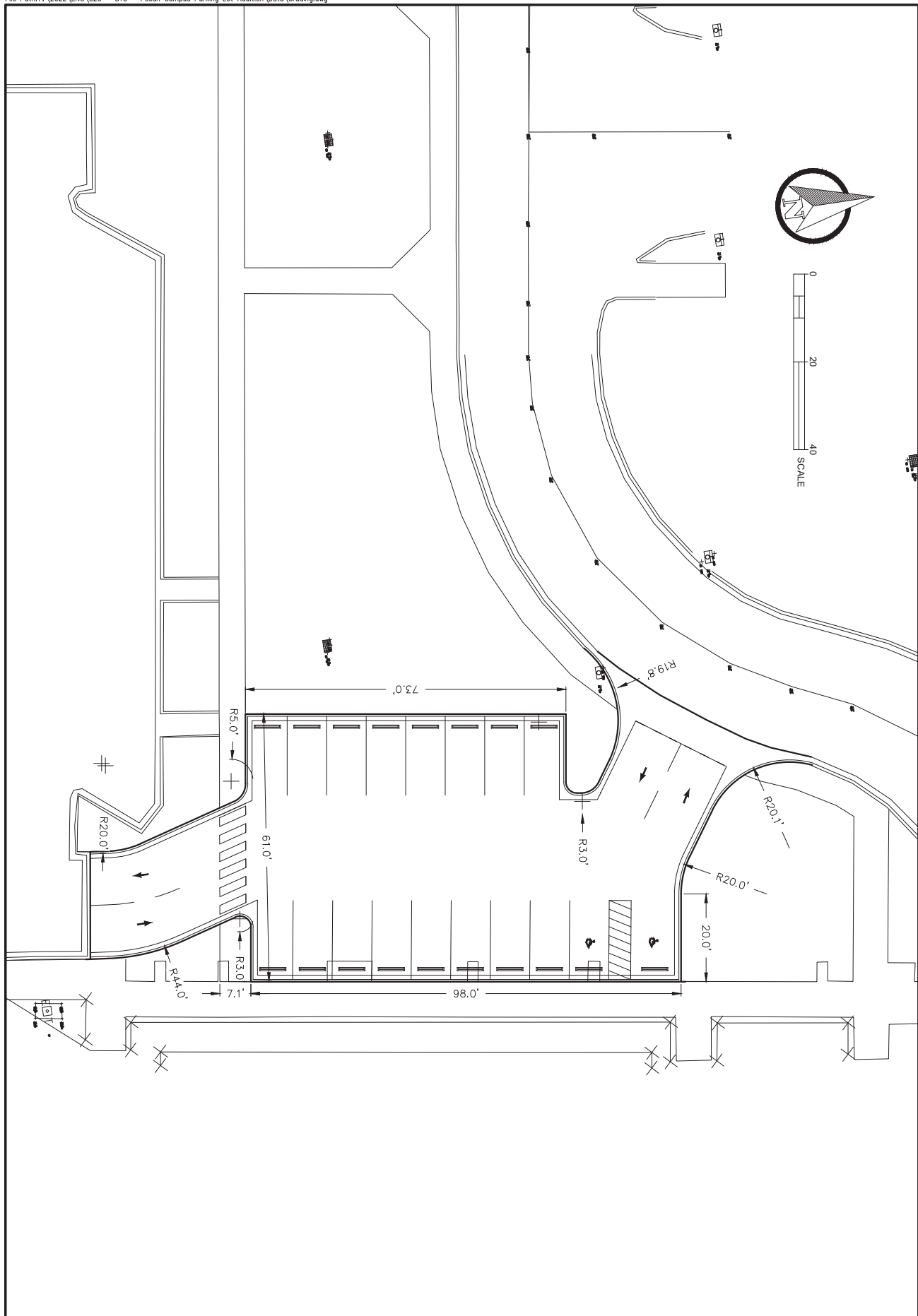
R. Gutierrez Engineering Corporation has developed a schematic presentation describing the proposed design. Enclosed are the schematic design and a fact sheet.

Presenters

Representatives from R. Gutierrez Engineering Corporation will attend the Facilities Committee meeting to present the schematic design of the project.

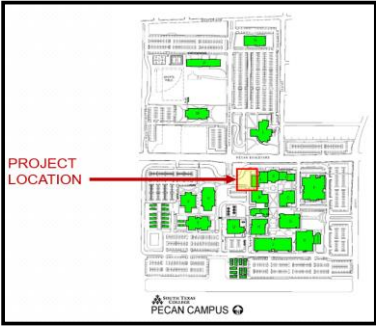
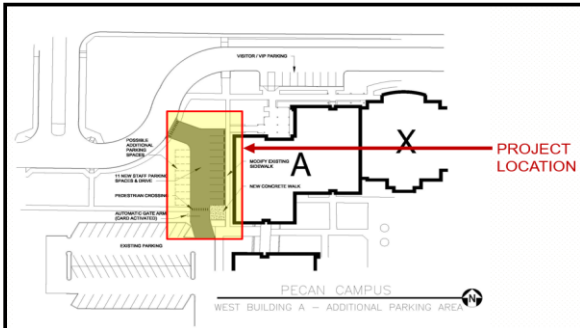
Recommended Action

Administration requests the Committee recommend Board approval of the proposed schematic design and authorization to proceed with solicitation of construction services for the Pecan Campus Ann Richards Administration Building A Additional Parking Lot project as presented.



<div style="writing-mode: vertical-rl; transform: rotate(180deg);">SHEET #</div>	<div> <div>SCALE:</div> <div>DATE: February 2023</div> <div>FB. No.:</div> <div>SURVEY BY:</div> <div>DRAWN BY:</div> <div>PREPARED BY: R.G.</div> <div>CHECKED BY: R.G.</div> </div>	<div> <div>SOUTH TEXAS COLLEGE</div> <div>PECAN CAMPUS</div> <div>ADDITIONAL PARKING LOT</div> </div>	<div> <div>PRELIMINARY—FOR REVIEW ONLY</div> <div>These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:</div> <div>RAMIRO GUTIERREZ</div> <div>PEST Name</div> </div>	<div> <div>Professional Engineers & Land Surveyors</div> <div>130 E. PARK AVENUE • PHARR, TEXAS 77577</div> <div>(TEL) 956 782-2557 • (FAX) 956 782-2558</div> <div>ENGINEERING FIRM No. 446</div> <div>SURVEYING FIRM No. 101850-00</div> </div>

Project Fact Sheet
3/1/2023

Project Name: Pecan Campus - Ann Richards Administration Building A Additional Parking Lot 19				Project No. 2023-015C															
Funding Source(s): Unexpended Plant Fund																			
		FY 22-23																	
	<u>Total</u> <u>Project Budget</u>	<u>Project Budget</u>	<u>FY 22-23</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:	\$ 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	260.70	49,739.30			260.70												
FFE:	-	-	-	-			-												
Technology:	-	-	-	-			-												
Total:	\$ 200,000.00	\$ 200,000.00	\$ 260.70	\$ 199,739.30			\$ 260.70												
Project Team				Board Status															
Approval to Solicit Architect/Engineer: 9/27/2022 R. Gutierrez Engineering Corporation Architect/Engineer: R. Gutierrez Engineering Corporation Contractor: TBD STC FPC Project Manager: David Valdez				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Vendor</th> <th style="text-align: right;">Contract Amount</th> <th style="text-align: right;">Actual Expenditures</th> <th style="text-align: right;">Variance</th> </tr> <tr> <td>R. Gutierrez Engineering</td> <td style="text-align: right;">\$ 12,516.00</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ 12,516.00</td> </tr> <tr> <td>TBD</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> </tr> </table>				Vendor	Contract Amount	Actual Expenditures	Variance	R. Gutierrez Engineering	\$ 12,516.00	\$ -	\$ 12,516.00	TBD	\$ -	\$ -	\$ -
				Vendor	Contract Amount	Actual Expenditures	Variance												
				R. Gutierrez Engineering	\$ 12,516.00	\$ -	\$ 12,516.00												
				TBD	\$ -	\$ -	\$ -												
Board Approval of Schematic Design TBD																			
Substantial Completion 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	11/29/2022	3/28/2023	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	-	-	260.70		-	-	260.70												
Project Total	\$ -	\$ -	\$ 260.70		\$ -	\$ -	\$ 260.70												
Current Agenda Item																			
3/7/2023 Facilities Committee: Review and Recommend Action on Schematic Design of the Pecan Campus Ann Richards Administration Building A Additional Parking Lot																			
<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>PROJECT LOCATION</p> </div> <div style="text-align: center;">  <p>PROJECT LOCATION</p> </div> </div>																			

FPC Project Manager *David A. Valdez*

FPC Asst. Director

Rita Cella

FPC Director

RMA

Review and Recommend Action on Contracting Construction Services for the District Wide Flooring Replacements Phase II at Pecan Campus, Mid Valley Campus, and Nursing and Allied Health Campus

Approval to contract construction services for the District Wide Flooring Replacements Phase II at Pecan Campus, Mid Valley Campus, and Nursing and Allied Health Campus project will be requested at the Board meeting. The procurement of a contractor will provide for construction services necessary for the project.

Scheduling Priority

This project is part of the Deferred Maintenance plan developed by the Facilities Operations & Maintenance (FOM) and Facilities Planning & Construction (FPC) departments. The project has been reviewed by the FPC and FOM departments, the President's Cabinet, and the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project is scheduled as the second phase of a routine improvement to replace flooring in buildings district wide as necessary.

Background

On June 22, 2021, the Board approved the priority schedule for the District Wide Flooring Replacements. The second phase includes the following locations:

District Wide Flooring Replacements Phase II		
Campus	Buildings	Floor / Sq. Ft.
Pecan Campus	Student Services Building K • Carpet and LVT Replacement	1 st Floor – 17,877 sq. ft. 2 nd Floor – 10,968 sq. ft.
Mid Valley Campus	Childcare Development Center Building L • LVT Replacement	4,405 sq. ft.
Nursing and Allied Health Campus	NAH East Building A • Carpet and LVT Replacement	1 st Floor – 3,342 sq. ft. 2 nd Floor – 9,904 sq. ft. 3 rd Floor – 9,631 sq. ft. 4 th Floor – 11,053 sq. ft.
Phase II Total		67,180 sq. ft.

The flooring in these buildings has been in place between 18 and 23 years and has considerable wear. The scope of work will include the replacement of carpet and the installation of luxury vinyl tile (LVT) to replace vinyl composition tile (VCT) in the buildings as listed above.

Request for Proposals (RFP) - The solicitation process was as follows:

Advertised RFP	February 8, 2023 and February 15, 2023
RFP Responses Due	February 28, 2023
RFP Issued To	Twelve (12) Vendors
Responses Received From	Three (3) Vendors
Responses Reviewed By	College staff from the FPC, FOM, and Purchasing depts.
Highest Ranked Vendor(s)	Intertech Flooring

Proposed Contractors

College staff reviewed and evaluated the competitive sealed proposals and recommend the contractor(s) as listed below:

Campus	Highest Ranked Contractor	Highest Ranked Proposal Bid
Pecan Campus: Student Services Building K	Intertech Flooring	\$189,749
Mid Valley Campus: Childcare Development Center Building L	Intertech Flooring	37,641
Nursing and Allied Health Campus: NAH East Building A	Intertech Flooring	227,686
Total Amount		\$455,076

Funding Source

Funds for the District Wide Flooring Replacements Phase II Project 2023-019R are budgeted in the FY 2022-23 Renewals & Replacements Fund in the amount of \$500,000 for construction. Additional funds are available in the FY 2022-23 Renewals & Replacements Fund as necessary.

District Wide Flooring Replacements Phase II Construction Budget and Variance	
Item	Amount
Construction Budget	\$500,000
Total Bid Proposals Amount	455,076
Variance	\$44,924

Enclosed Documents

Site plans of the 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 construction services with Intertech Flooring in the amounts of \$189,749 for the Pecan Campus Student Services Building K, \$37,641 for the Mid Valley Campus Childcare Development Center Building L, and \$227,686 for the Nursing and Allied Health Campus NAH East Building A for the District Wide Flooring Replacements Phase II as presented.



District Wide Flooring Replacement -

Mid Valley Campus Childcare Development Center Building L, Dr.
Ramiro R. Casso Nursing & Allied Health East Building A, and Pecan
Campus Student Services Building K

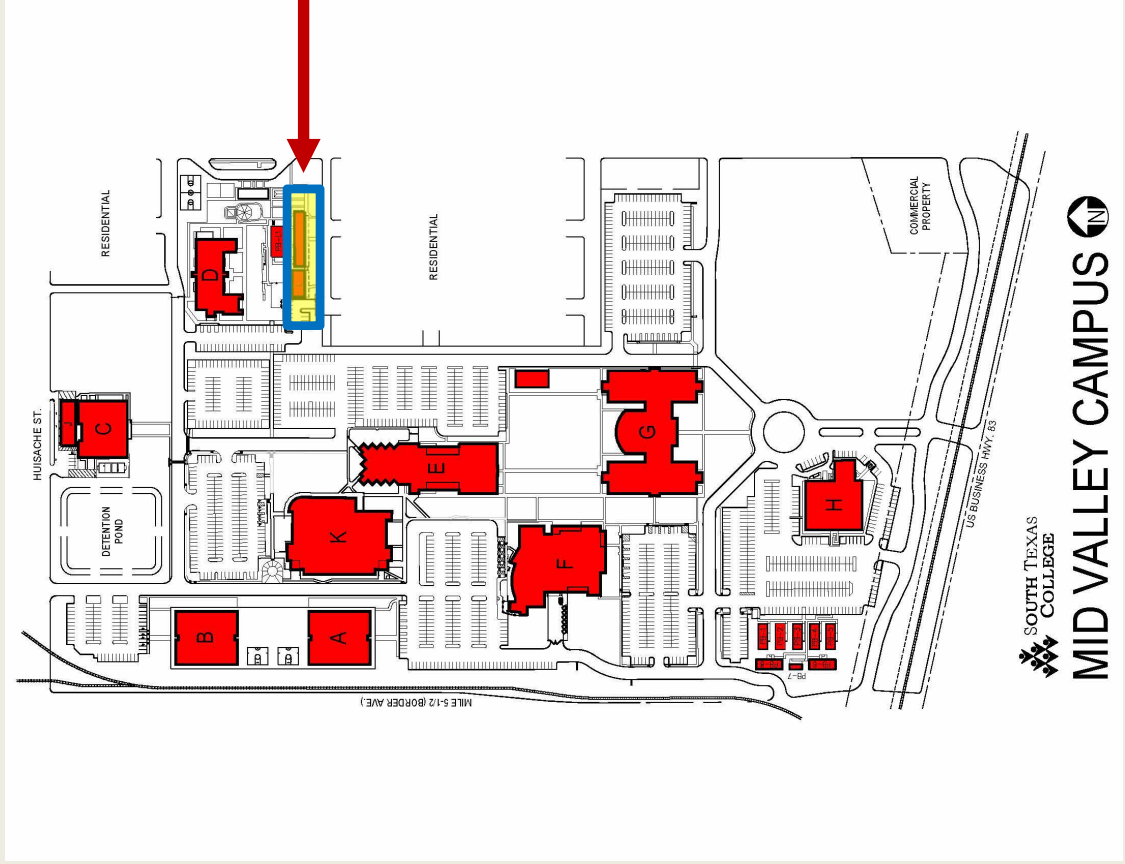
RFP – 22-23-1051



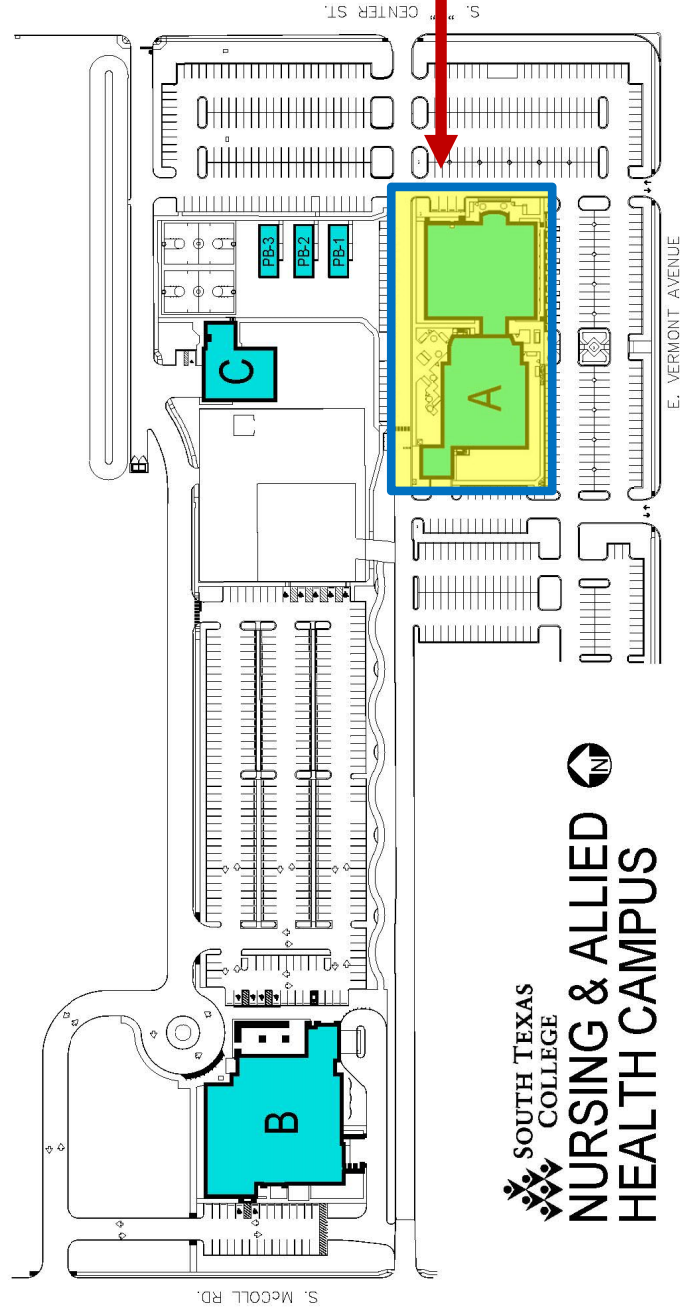
**SOUTH TEXAS
COLLEGE**

Mid Valley Campus Child Development Center Building L

Project Site



Dr. Ramiro R. Casso Nursing & Allied Health East Building A Project Site



Pecan Campus Student Services Building K

Project Site



SOUTH TEXAS COLLEGE
DISTRICT WIDE FLOORING REPLACEMENT - MID VALLEY CAMPUS CHILDCARE DEVELOPMENT CENTER
BUILDING L, DR. RAMIRO R. CASSO NURSING AND ALLIED HEALTH EAST BUILDING A, AND PECAN
CAMPUS STUDENT SERVICES BUILDING K
PROJECT NO. 22-23-1051

NAME		Diaz Floors & Interiors, Inc.	Terra Fuerte Construction, LLC.	W.E. Imhoff & Co. Inc./ dba Intertech Flooring
ADDRESS		1205 W Polk	P O Box 5657	1301 Business Park Dr Ste D
CITY/STATE/ZIP		Pharr, TX 78577	McAllen, TX 78502	Mission, TX 78572
PHONE		956-787-0056	956-844-6146	956-584-3592
FAX		956-781-7917		956-584-2149
CONTACT		Andres Diaz, Sr.	Rolando Leal	Vicente Garza
#	Description	Proposed	Proposed	Proposed
	Mid Valley Campus Building L			
1	A. Carpet			
2	B. LVT Mannington	\$ 37,946.94	\$ 45,473.00	\$ 37,641.00
3	Alternate No. 1 LVT Tarkett	\$ 40,421.85	\$ 45,000.00	
4	Begin Work Within	10-15 Working Days	7 Working Days	10 Working Days
5	Completion of Work Within	30-60 Calendar days	76 Calendar Days	20 Calendar days
TOTAL PROJECT AMOUNT		\$ 37,946.94	\$ 45,473.00	\$ 37,641.00
TOTAL EVALUATION POINTS		91.63	82.54	93.1
RANKING		2	3	1
	Nursing and Allied Health - East Bldg A			
6	A. Carpet	\$ 60,447.60	\$ 105,000.00	\$ 65,393.00
7	B. LVT Mannington	\$ 218,232.01	\$ 172,000.00	\$ 162,293.00
8	Alternate No. 1 LVT Tarkett	\$ 230,494.15	\$ 160,000.00	\$ 162,293.00
9	Begin Work Within	10-15 Working Days	7 Working Days	10 Working Days
10	Completion of Work Within	45-60 Calendar Days	76 Calendar Days	60 Calendar Days
TOTAL PROJECT AMOUNT		\$ 278,679.61	\$ 277,000.00	\$ 227,686.00
TOTAL EVALUATION POINTS		83.76	82.28	93.1
RANKING		2	3	1
	Pecan Campus Building K			
11	A. Carpet	\$ 62,238.00	\$ 120,000.00	\$ 85,964.00
12	B. LVT Mannington	\$ 141,689.20	\$ 122,000.00	\$ 103,785.00
13	Alternate No. 1 LVT Tarkett	\$ 148,348.30	\$ 116,000.00	\$ 103,785.00
14	Begin Work Within	10-15 Working Days	7 Working Days	10 Working Days
15	Completion of Work Within	40-60 Calendar Days	76 Calendar Days	60 Calendar Days
TOTAL PROJECT AMOUNT		\$ 203,927.20	\$ 242,000.00	\$ 189,749.00
TOTAL EVALUATION POINTS		88.87	80.58	93.1
RANKING		2	3	1
TOTAL AMOUNT PROPOSED		\$ 520,553.75	\$ 564,473.00	\$ 455,076.00

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

**SOUTH TEXAS COLLEGE
DISTRICT WIDE FLOORING REPLACEMENT FOR PECAN CAMPUS STUDENT SERVICES BUILDING K
PROJECT NO. 22-23-1051
EVALUATION SUMMARY**

VENDOR			Diaz Floors & Interiors, Inc.		Terra Fuerte Construction, LLC.		W.E. Imhoff & Co., Inc./ dba Intertech Flooring	
ADDRESS			1205 W Polk		614 E Frontage Rd		1301 Business Park Dr Ste D	
CITY/STATE/ZIP			Pharr, TX 78577		Alamo, TX 78516		Mission, TX 78572	
PHONE			956-787-0056		956-844-6146		956-584-3592	
FAX			956-781-7917				956-584-2149	
CONTACT			Andres Diaz, Sr.		Rolando Leal		Vicente Garza	
1	The Respondent's price proposal. (up to 45 points) -a. Refer to RFP Section 7, Pricing and Delivery Schedule.	Score will be calculated based on proposals submitted.	41.87	41.87	35.28	35.28	45	45
			41.87		35.28		45	
			41.87		35.28		45	
			41.87		35.28		45	
			41.87		35.28		45	
2	The Respondent's experience and reputation. (up to 10 points) -a. Provide total number of current company employees. -b. Provide dollar amounts for each project contracted in the past twenty four months. -c. Provide number of years your company has been in business. -d. Are there currently or in the past five years, any judgements, claims, arbitration proceedings, claim on bonds or suits pending or outstanding against your organization or its officers? -e. Provide a customer reference list of no less than five (5) organizations from whom your organization has previously provided services of equal type and scope within the past five (5) years as requested in the RFP. Reference list is to include company name, contact person, telephone number and description of the project. References will be contacted as part of this evaluation.	Points scale: 9 to 10 excellent 6 to 8 acceptable 3 to 5 marginal 0 to 2 poor/no response	9	8.8	9	8.5	9	8.8
			9		9		9	
			8		8		8	
			9		8		9	
			9		8.5		9	
3	The quality of the Respondent's goods or services. (up to 10 points) -a. Describe your company's quality control program. -b. Explain the methods used to maintain quality control in the construction project. -c. Describe company's process for addressing warranty claims. -d. Describe the experience of key personnel responsible for maintaining quality control. -e. Provide examples of past STC construction projects or other similar projects. (all respondents will receive an minimum of 3 points for item (e) unless it is determined that past performance bond is poor). Reference for similar projects will be contacted and responses will be considered as part of this evaluation.	Points scale: 9 to 10 excellent 6 to 8 acceptable 3 to 5 marginal 0 to 2 poor/no response	8	8.1	8	7.6	8	8.6
			8		8		9	
			8		8		8	
			8		6		9	
			8.5		8		9	
4	The Respondent's safety record. (up to 5 points) -a. Provide copy of your company's safety program or describe how job site safety is managed. Include safety policies which employees must be in compliance with. -b. What is your company's Experience Modifier Rate (EMR) for the three (3) most recent annual insurance-year ratings? -c. Have you had any OSHA fines within the last three (3) years? If yes, provide details.	Points scale: 5 excellent 4 acceptable 2 to 3 marginal 0 to 1 poor/no response	4	3.9	3	3.4	4	4.1
			3.5		4		4	
			4		4		4	
			4		3		4	
			4		3		4.5	
5	The Respondent's proposed personnel. (up to 8 points) -a. Provide resumes of the Respondent's team that will be directly involved in the project. The resume must include experience in similar projects, number of years with the firm and city of residence. -b. Describe the project assignment and the percent of time each team will be involved in the project. -c. Provide list of member(s) on your staff, directly involved in managing the project, who are Certified Construction Manager through the Construction Management Association of America (CMAA) or similar. -d. Within 24 hours after the proposal delivery date and time, provide a list of key subcontractors to be used including a list of five projects recently completed by each subcontractor.	Points scale: 8 excellent 6 to 7 acceptable 3 to 5 marginal 0 to 2 poor/no response	6	6.2	7	6.8	7	6.8
			6		7		7	
			7		7		7	
			5		6		6	
			7		7		7	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points) -a. Attach a letter of intent from a surety company indicating your company's ability to bond for the entire construction cost of the project and total bonding limitation. -b. Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution or other entity? If yes, provide details and prospects for resolution. -c. Provide a list and description of all construction projects currently under contract including total cost and star and end dates. -d. Attach a Dunn and Bradstreet Analysis or current financial statements, preferably audited.	Points scale: 8 to 9 excellent 6 to 7 acceptable 3 to 5 marginal 0 to 2 poor/no response	7	7.8	7	7.3	7	7.8
			8		6.5		8	
			8		8		8	
			8		7		8	
			8		8		8	
7	The Respondent's organization and approach to the project. (up to 6 points) -a. Provide a statement of the project approach. -b. Submit a work schedule with key dates and milestones. -c. Do you anticipate difficulties in serving STC and how do you plan to manage these? What assistance will you require from STC?	Points scale: 6 excellent 4 to 5 acceptable 2 to 3 marginal 0 to 1 poor/no response	5	5.2	5	4.7	5	5
			5.5		4.5		5	
			5		5		5	
			5		5		5	
			5.5		4		5	
8	The Respondent's time frame for completing the project. (up to 7 points) -a. Refer to RFP Section 7, Pricing and Delivery Schedule.	Score will be calculated based on proposals submitted.	7	7	7	7	7	7
			7		7		7	
			7		7		7	
			7		7		7	
			7		7		7	
TOTAL EVALUATION POINTS			88.87		80.58		93.1	
RANKING			2		3		1	

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

**SOUTH TEXAS COLLEGE
DISTRICT WIDE FLOORING REPLACEMENT FOR MID VALLEY CAMPUS CHILDCARE DEVELOPMENT CENTER BUILDING L
PROJECT NO. 22-23-1051
EVALUATION SUMMARY**

VENDOR			Diaz Floors & Interiors, Inc.		Terra Fuerte Construction, LLC.		W.E. Imhoff & Co., Inc./ dba Intertech Flooring	
ADDRESS			1205 W Polk		614 E Frontage Rd		1301 Business Park Dr Ste D	
CITY/STATE/ZIP			Pharr, TX 78577		Alamo, TX 78516		Mission, TX 78572	
PHONE			956-787-0056		956-844-6146		956-584-3592	
FAX			956-781-7917				956-584-2149	
CONTACT			Andres Diaz, Sr.		Rolando Leal		Vicente Garza	
1	The Respondent's price proposal. (up to 45 points) -a. Refer to RFP Section 7, Pricing and Delivery Schedule.	Score will be calculated based on proposals submitted.	44.63	44.63	37.24	37.24	45	45
			44.63		37.24		45	
			44.63		37.24		45	
			44.63		37.24		45	
			44.63		37.24		45	
2	The Respondent's experience and reputation. (up to 10 points) -a. Provide total number of current company employees. -b. Provide dollar amounts for each project contracted in the past twenty four months. -c. Provide number of years your company has been in business. -d. Are there currently or in the past five years, any judgements, claims, arbitration proceedings, claim on bonds or suits pending or outstanding against your organization or its officers? -e. Provide a customer reference list of no less than five (5) organizations from whom your organization has previously provided services of equal type and scope within the past five (5) years as requested in the RFP. Reference list is to include company name, contact person, telephone number and description of the project. References will be contacted as part of this evaluation.	Points scale: 9 to 10 excellent 6 to 8 acceptable 3 to 5 marginal 0 to 2 poor/no response	9	8.8	9	8.5	9	8.8
			9		9		9	
			8		8		8	
			9		8		9	
			9		8.5		9	
3	The quality of the Respondent's goods or services. (up to 10 points) -a. Describe your company's quality control program. -b. Explain the methods used to maintain quality control in the construction project. -c. Describe company's process for addressing warranty claims. -d. Describe the experience of key personnel responsible for maintaining quality control. -e. Provide examples of past STC construction projects or other similar projects. (all respondents will receive a minimum of 3 points for item (e) unless it is determined that past performance bond is poor). Reference for similar projects will be contacted and responses will be considered as part of this evaluation.	Points scale: 9 to 10 excellent 6 to 8 acceptable 3 to 5 marginal 0 to 2 poor/no response	8	8.1	8	7.6	8	8.6
			8		8		9	
			8		8		8	
			8		6		9	
			8.5		8		9	
4	The Respondent's safety record. (up to 5 points) -a. Provide copy of your company's safety program or describe how job site safety is managed. Include safety policies which employees must be in compliance with. -b. What is your company's Experience Modifier Rate (EMR) for the three (3) most recent annual insurance-year ratings? -c. Have you had any OSHA fines within the last three (3) years? If yes, provide details.	Points scale: 5 excellent 4 acceptable 2 to 3 marginal 0 to 1 poor/no response	4	3.9	3	3.4	4	4.1
			3.5		4		4	
			4		4		4	
			4		3		4	
			4		3		4.5	
5	The Respondent's proposed personnel. (up to 8 points) -a. Provide resumes of the Respondent's team that will be directly involved in the project. The resume must include experience in similar projects, number of years with the firm and city of residence. -b. Describe the project assignment and the percent of time each team will be involved in the project. -c. Provide list of member(s) on your staff, directly involved in managing the project, who are Certified Construction Manager through the Construction Management Association of America (CMAA) or similar. -d. Within 24 hours after the proposal delivery date and time, provide a list of key subcontractors to be used including a list of five projects recently completed by each subcontractor.	Points scale: 8 excellent 6 to 7 acceptable 3 to 5 marginal 0 to 2 poor/no response	6	6.2	7	6.8	7	6.8
			6		7		7	
			7		7		7	
			5		6		6	
			7		7		7	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points) -a. Attach a letter of intent from a surety company indicating your company's ability to bond for the entire construction cost of the project and total bonding limitation. -b. Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution or other entity? If yes, provide details and prospects for resolution. -c. Provide a list and description of all construction projects currently under contract including total cost and star and end dates. -d. Attach a Dunn and Bradstreet Analysis or current financial statements, preferably audited.	Points scale: 8 to 9 excellent 6 to 7 acceptable 3 to 5 marginal 0 to 2 poor/no response	7	7.8	7	7.3	7	7.8
			8		6.5		8	
			8		8		8	
			8		7		8	
			8		8		8	
7	The Respondent's organization and approach to the project. (up to 6 points) -a. Provide a statement of the project approach. -b. Submit a work schedule with key dates and milestones. -c. Do you anticipate difficulties in serving STC and how do you plan to manage these? What assistance will you require from STC?	Points scale: 6 excellent 4 to 5 acceptable 2 to 3 marginal 0 to 1 poor/no response	5	5.2	5	4.7	5	5
			5.5		4.5		5	
			5		5		5	
			5		5		5	
			5.5		4		5	
8	The Respondent's time frame for completing the project. (up to 7 points) -a. Refer to RFP Section 7, Pricing and Delivery Schedule.	Score will be calculated based on proposals submitted.	7	7	7	7	7	7
			7		7		7	
			7		7		7	
			7		7		7	
			7		7		7	
TOTAL EVALUATION POINTS			91.63		82.54		93.1	
RANKING			2		3		1	




**SOUTH TEXAS COLLEGE
DISTRICT WIDE FLOORING REPLACEMENT FOR DR. RAMIRO R. CASSO NURSING AND ALLIED HEALTH EAST BUILDING A
PROJECT NO. 22-23-1051
EVALUATION SUMMARY**

VENDOR			Diaz Floors & Interiors, Inc.		Terra Fuerte Construction, LLC.		W.E. Imhoff & Co., Inc./ dba Intertech Flooring	
ADDRESS			1205 W Polk		614 E Frontage Rd		1301 Business Park Dr Ste D	
CITY/STATE/ZIP			Pharr, TX 78577		Alamo, TX 78516		Mission, TX 78572	
PHONE			956-787-0056		956-844-6146		956-584-3592	
FAX			956-781-7917				956-584-2149	
CONTACT			Andres Diaz, Sr.		Rolando Leal		Vicente Garza	
1	The Respondent's price proposal. (up to 45 points) -a. Refer to RFP Section 7, Pricing and Delivery Schedule.	Score will be calculated based on proposals submitted.	36.76	36.76	36.98	36.98	45	45
			36.76		36.98		45	
			36.76		36.98		45	
			36.76		36.98		45	
			36.76		36.98		45	
2	The Respondent's experience and reputation. (up to 10 points) -a. Provide total number of current company employees. -b. Provide dollar amounts for each project contracted in the past twenty four months. -c. Provide number of years your company has been in business. -d. Are there currently or in the past five years, any judgements, claims, arbitration proceedings, claim on bonds or suits pending or outstanding against your organization or its officers? -e. Provide a customer reference list of no less than five (5) organizations from whom your organization has previously provided services of equal type and scope within the past five (5) years as requested in the RFP. Reference list is to include company name, contact person, telephone number and description of the project. References will be contacted as part of this evaluation.	Points scale: 9 to 10 excellent 6 to 8 acceptable 3 to 5 marginal 0 to 2 poor/no response	9	8.8	9	8.5	9	8.8
			9		9		9	
			8		8		8	
			9		8		9	
			9		8.5		9	
3	The quality of the Respondent's goods or services. (up to 10 points) -a. Describe your company's quality control program. -b. Explain the methods used to maintain quality control in the construction project. -c. Describe company's process for addressing warranty claims. -d. Describe the experience of key personnel responsible for maintaining quality control. -e. Provide examples of past STC construction projects or other similar projects. (all respondents will receive a minimum of 3 points for item (e) unless it is determined that past performance bond is poor). Reference for similar projects will be contacted and responses will be considered as part of this evaluation.	Points scale: 9 to 10 excellent 6 to 8 acceptable 3 to 5 marginal 0 to 2 poor/no response	8	8.1	8	7.6	8	8.6
			8		8		9	
			8		8		8	
			8		6		9	
			8.5		8		9	
4	The Respondent's safety record. (up to 5 points) -a. Provide copy of your company's safety program or describe how job site safety is managed. Include safety policies which employees must be in compliance with. -b. What is your company's Experience Modifier Rate (EMR) for the three (3) most recent annual insurance-year ratings? -c. Have you had any OSHA fines within the last three (3) years? If yes, provide details.	Points scale: 5 excellent 4 acceptable 2 to 3 marginal 0 to 1 poor/no response	4	3.9	3	3.4	4	4.1
			3.5		4		4	
			4		4		4	
			4		3		4	
			4		3		4.5	
5	The Respondent's proposed personnel. (up to 8 points) -a. Provide resumes of the Respondent's team that will be directly involved in the project. The resume must include experience in similar projects, number of years with the firm and city of residence. -b. Describe the project assignment and the percent of time each team will be involved in the project. -c. Provide list of member(s) on your staff, directly involved in managing the project, who are Certified Construction Manager through the Construction Management Association of America (CMAA) or similar. -d. Within 24 hours after the proposal delivery date and time, provide a list of key subcontractors to be used including a list of five projects recently completed by each subcontractor.	Points scale: 8 excellent 6 to 7 acceptable 3 to 5 marginal 0 to 2 poor/no response	6	6.2	7	6.8	7	6.8
			6		7		7	
			7		7		7	
			5		6		6	
			7		7		7	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points) -a. Attach a letter of intent from a surety company indicating your company's ability to bond for the entire construction cost of the project and total bonding limitation. -b. Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution or other entity? If yes, provide details and prospects for resolution. -c. Provide a list and description of all construction projects currently under contract including total cost and star and end dates. -d. Attach a Dunn and Bradstreet Analysis or current financial statements, preferably audited.	Points scale: 8 to 9 excellent 6 to 7 acceptable 3 to 5 marginal 0 to 2 poor/no response	7	7.8	7	7.3	7	7.8
			8		6.5		8	
			8		8		8	
			8		7		8	
			8		8		8	
7	The Respondent's organization and approach to the project. (up to 6 points) -a. Provide a statement of the project approach. -b. Submit a work schedule with key dates and milestones. -c. Do you anticipate difficulties in serving STC and how do you plan to manage these? What assistance will you require from STC?	Points scale: 6 excellent 4 to 5 acceptable 2 to 3 marginal 0 to 1 poor/no response	5	5.2	5	4.7	5	5
			5.5		4.5		5	
			5		5		5	
			5		5		5	
			5.5		4		5	
8	The Respondent's time frame for completing the project. (up to 7 points) -a. Refer to RFP Section 7, Pricing and Delivery Schedule.	Score will be calculated based on proposals submitted.	7	7	7	7	7	7
			7		7		7	
			7		7		7	
			7		7		7	
			7		7		7	
TOTAL EVALUATION POINTS			83.76		82.28		93.1	
RANKING			2		3		1	

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

Project Fact Sheet

3/1/2023

Project Name: District Wide - Flooring Replacement Phase II				Project No. 2023-019R			
Funding Source(s): Renewals & Replacements Fund							
		FY 22-23 Total Project Budget		FY 22-23 Actual Expenditures		Variance of Project Budget vs. Actual Expenditures	
Construction:		\$ 500,000.00		\$ 13,543.68		\$ 486,456.32	
Design:		-		-		-	
Miscellaneous:		4,000.00		-		4,000.00	
FFE:		-		-		-	
Technology:		-		-		-	
Total:		\$ 504,000.00		\$ 13,543.68		\$ 490,456.32	
Project Team				Board Status			
Approval to Solicit : 6/22/2021 Architect/Engineer: N/A Contractor:		Board Approval of Schematic Design NA Substantial Completion TBD		Location PCN Bldg. U PCN Bldg. K MVC Bldg. L NAH Bldg. A Starr Bldg. F PCN PB 25A&B		Vendor Diaz Flooring Mannington Intertech Flooring Diaz Flooring	
				Contract Amount \$ 8,472.00 \$ 17,413.32 \$ 12,955.00 \$ 13,543.68		Actual Expenditures \$ 8,472.00 \$ - \$ - \$ - \$ 17,413.32 \$ 12,955.00 \$ 13,543.68	
						Variance \$ 8,472.00 \$ - \$ - \$ - \$ 17,413.32 \$ 12,955.00 \$ -	
STC FPC Project Manager: Martin Villarreal		Final Completion TBD		Board Acceptance TBD		Board Acceptance TBD	
Project Description				Project Scope			
Replacing various flooring material district wide due to flooring reaching their life expectancy. Request for Proposals or Request for Quotes are issued depending on the estimated construction cost.				Every fiscal year, different facilities are scheduled to have the flooring replaced. Maintenance developed a flooring priority schedule determining which flooring material needs to be replaced. Average six flooring replacements per fiscal year.			
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
N/A	N/A	N/A	3/28/2023	5/17/2023	8/22/2023	9/26/2023	N/A
Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2022-23	13,543.68	-	-	-	-	\$ 13,543.68	
Project Total	\$ 13,543.68	\$ -	\$ -	\$ -	\$ -	\$ 13,543.68	
Current Agenda Item							
N/A							
<div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p>Pecan Campus</p> </div> <div style="text-align: center;">  <p>Mid-Valley Campus</p> </div> <div style="text-align: center;">  <p>Nursing and Allied Health Campus</p> </div> </div>							

FPC Project Manager 

FPC Asst. Director 

FPC Director 

Review and Recommend Action on Approval of Proposed Change Order for the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles and Flammable Liquid and Gas (FLAG) Fire Training Area

Approval of a proposed change order with 5 Star GC Construction, LLC. for the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles and Flammable Liquid and Gas (FLAG) Fire Training Area projects will be requested at the Board meeting. The proposed change order authorizes modifications to the scope and completion date.

Scheduling Priority

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

Background

On September 27, 2022, the Board approved contracting construction services with 5 Star GC Construction, LLC. for the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles and Flammable Liquid and Gas (FLAG) Fire Training Area projects. A change order to the construction contract is needed for additional costs and time associated with scope modifications that include the following.

Scope Modifications

Canopy for Safety Training Vehicles:

- Installation of a new 5' wide concrete sidewalk from the existing sidewalk to the new canopy as required by Texas Department of Licensing and Regulations (TDLR)
 - Installation of a 3' pedestrian gate
- Total Cost of Proposed Scope Modifications \$6,670

The project contains a contingency allowance of \$10,000. Changes to the scope which increase the construction costs are able to be deducted from the contingency allowance.

The unused contingency allowance balance will remain in the project budget.

- Contingency Allowance \$10,000
- Change Proposal Amount (6,670)
- Contingency Allowance Balance \$3,330

Flammable Liquid and Gas (FLAG) Fire Training Area:

- Installation of utility sleeves for future domestic water, sewer, and telecommunications, additional tees, valves, and plugs for future waterline tie-in connections for the future Multistory Fire Structure, Two-Story Residential Fire Training Structure, and the future Confined Space/Trench Rescue Training Structure
- Total Cost of Proposed Scope Modifications \$52,673.50

The project contains a contingency allowance of \$10,000. Changes to the scope which increase the construction costs are able to be deducted from the contingency allowance. The change proposal exceeds the contingency allowance by \$42,673.50.

- Contingency Allowance \$10,000.00
- Change Proposal Amount (52,673.50)
- Change Proposal Balance (\$42,673.50)

The contract cost will be modified by this change order because the cost increases associated with the scope modifications exceed the contingency allowance in the project budget.

Additional Days for Completion

The contractor has requested additional days due to the modifications to the scope.

Original Substantial Completion Date.....May 11, 2023

Additional Days Requested per proposed Change Order #1 Ten (10) days

Revised Substantial Completion Date per proposed Change Order #1May 21, 2023

Below is a description of the proposed change order items:

Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area			
Proposed Change Order No.	Item Description	Cost	Days
1	<u>Canopy for Safety Training Vehicles:</u>		
	<u>Contingency Allowance</u>	\$10,000.00	
	• Increases to cost, deducted from Contingency Allowance	(6,670.00)	10 days
	○ Add 5' wide concrete sidewalk		
	○ Add one (1) 3' pedestrian gate		
	<u>Remaining Contingency Allowance, to remain in construction budget</u>	3,330.00	
	Costs Applied to Construction Contract Amount	0.00	
	<u>FLAG Fire Training Area:</u>		
	<u>Contingency Allowance</u>	10,000.00	
	• Increases to cost, deducted from Contingency Allowance	(52,673.50)	
	○ Add utility sleeves, tees, valves, and plugs for the waterline system		
	<u>Remaining Contingency Allowance</u>	0.00	
	Costs Applied to Construction Contract Amount	42,673.50	
Net Effect of Proposed Change Order No. 1 to Contract Amount		\$42,673.50	10 days

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

Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area Construction Budget with Change Order Proposal	
Construction Contract Amount	\$1,659,250.00
Net Effect of Change Order No. 1 to Contract Amount	42,673.50
Revised Construction Contract Amount	\$1,701,923.50

Funding Source

Funds for the RCPSE Canopy for Safety Training Vehicles Project 2019-016C and the RCPSE Flammable Liquid and Gas (F.L.A.G.) Fire Training Area Project 2019-020C are budgeted in the Unexpended Construction Plant Fund for available use in FY 2022-2023.

Enclosed Documents

A draft of the proposed Change Order #1 is enclosed.

Recommended Action

Administration requests the Committee recommend Board approval of the proposed change order with 5 Star GC Construction, LLC. for scope modifications in the amount of \$42,673.50, after deductions from the project contingency allowances, and adding ten (10) additional days for the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area projects as presented.

DRAFT AIA® Document G701® – 2017

Change Order

PROJECT: <i>(Name and address)</i> Regional Center for Public Safety Excellence: Flammable Liquid and Gas Fire Training Area, Canopies for Students, Instructors and Safety Training Vehicles Excellence Flammable Liquid & Gas Fire Training Area	CONTRACT INFORMATION: Contract For: General Construction Date: October 12th., 2022	CHANGE ORDER INFORMATION: Change Order Number: 001 Date: March 29, 2023
OWNER: <i>(Name and address)</i> South Texas College 3200 West Pecan Blvd. McAllen, TX 78501	ARCHITECT: <i>(Name and address)</i> Gignac & Associates 3700 N. 10th St., Suite 205 McAllen, TX 78501	CONTRACTOR: <i>(Name and address)</i> 5 Star GC Construction, LLC 3209 Melody Lane Mission, TX 78574

THE CONTRACT IS CHANGED AS FOLLOWS:

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

PR-01 CPR-01 Additional flatwork and gate as required by TDLR

PR-02 CPR-02R1 Addition of underground sleeves for future buildings and misc. underground utilities

Flammable Liquid and Gas Fire Training Area

Contingency Allowance: \$10,000.00
Change Proposal Request-02: \$52,673.50
Contingency Allowance Balance: \$0.00
Change Order No 1 amount: \$42,673.50
Contract Time increase by Zero (0) days

Canopy for Students and Instructors

Contingency Allowance: \$5,000.00
Contingency Allowance Balance: \$5,000.00
Increase to Original Contract Sum: \$0.00
Contract Time increase by Zero (0) days

Canopy for Safety Training Vehicles

Contingency Allowance: \$10,000.00
Change Proposal Request No.1: \$6,670.00
Contingency Allowance Balance: \$3,330.00
Contract Time Increase by Ten (10) days

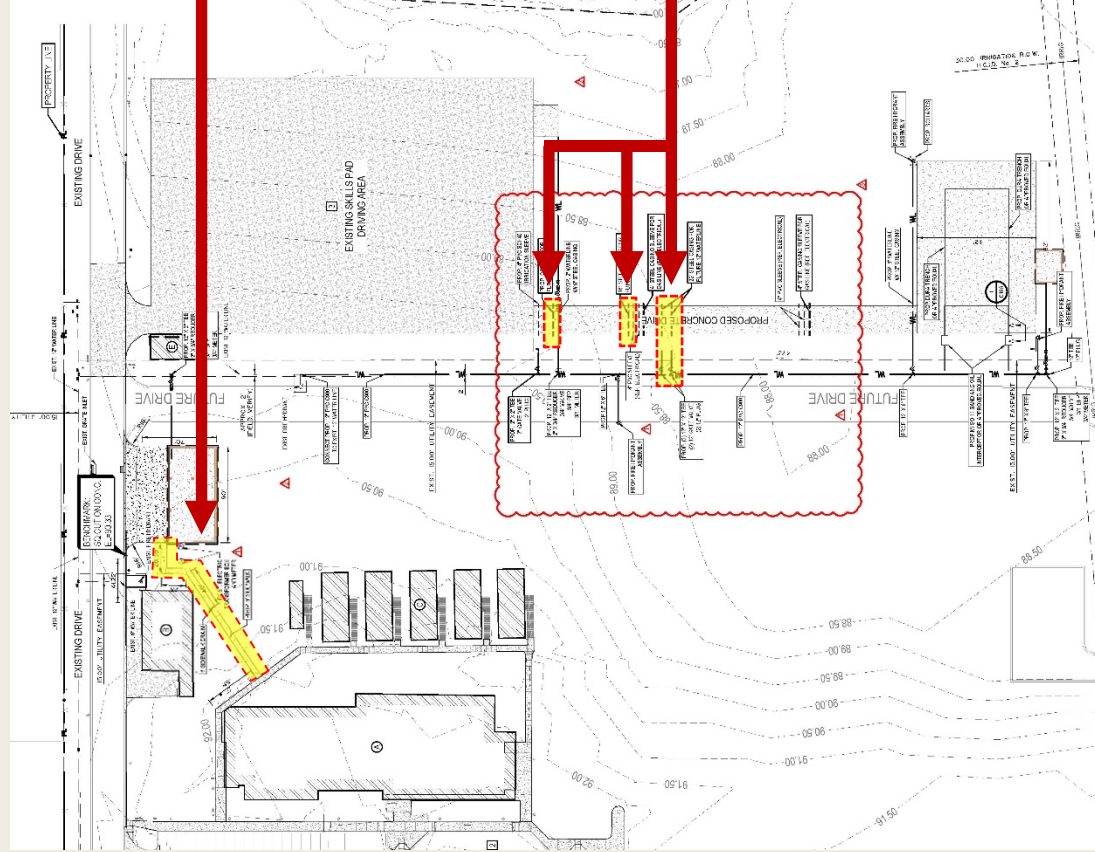
The original Contract Sum was
The net change by previously authorized Change Orders
The Contract Sum prior to this Change Order was
The Contract Sum will be increased by this Change Order in the amount of
The new Contract Sum including this Change Order will be

\$	974,746.00
\$	0.00
\$	974,746.00
\$	42,673.50
\$	1,017,419.50

The Contract Time will be increased by Ten (10) days.
The new date of Substantial Completion will be May 21, 2023

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

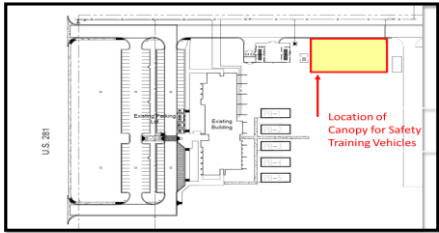

Regional Center for Public Safety Excellence FLAG Fire Training Area, Canopies for Students, Instructors, and Safety Training Vehicles – Change Order No.1



Texas Department of Licensing and Regulation (TDLR) requested accessible route from existing sidewalk to the new canopy for safety training vehicles.

Additional utility sleeves needed for future domestic water, sewer, and telecommunication connections to future Multistory Fire Training Structure, Two-Story Fire Residential Facility, and Trench/Rescue Training area.

Project Fact Sheet
3/1/2023

Project Name: Regional Center for Public Safety Excellence - Canopy for Safety Training Vehicles						Project No.: 2019-016C						
Funding Source(s): Unexpended Plant Fund												
	Original Total Project Budget	*Revised Total Project Budget	FY 20-21			FY 21-22			FY 22-23			Total Actual Expenditures To Date
			Project Budget	FY 20-21 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 21-22 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 22-23 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	
Construction:	\$ 245,000.00	\$ 760,560.20	\$ 85,000.00	\$ -	\$ 85,000.00	\$ 245,000.00	\$ -	\$ 245,000.00	\$ 405,000.00	\$ 232,722.07	\$ 172,277.93	\$ 232,722.07
Design	24,500.00	24,500.00	8,500.00	-	8,500.00	24,500.00	31,359.72	(6,859.72)	7,887.00	-	7,887.00	31,359.72
Miscellaneous:	10,000.00	10,000.00	4,000.00	159.67	3,840.33	10,000.00	1,918.74	8,081.26	8,164.00	31.30	8,132.70	1,950.04
FFE:	-	-	-	-	-	-	-	-	-	-	-	-
Technology:	6,000.00	6,000.00	6,000.00	-	6,000.00	6,000.00	-	6,000.00	-	-	-	-
Total:	\$ 285,500.00	\$ 801,060.20	\$ 103,500.00	\$ 159.67	\$ 103,340.33	\$ 285,500.00	\$ 33,278.46	\$ 252,221.54	\$ 421,051.00	\$ 232,753.37	\$ 188,297.63	\$ 266,031.83
*Revised Project Budget based on the Construction cost amount.												
Project Team						Board Status						
Approval to Solicit						Board Approval						
Architect/Engineer: 4/27/2021						1/25/2022						
Architect/Engineer: Gignac Associates						Vendor Contract Amount Actual Expenditures Variance						
Contractor: 5 Star GC Construction, LLC						Gignac \$ 17,762.50 \$ 31,359.72 \$ (13,597.22)						
STC FPC Project Manager: David Valdez						Construction, LLC \$ 760,560.20 \$ 232,722.07 \$ -						
						Substantial Completion 5/11/2023						
						Board Acceptance TBD						
						Board Acceptance TBD						
Project Description						Project Scope						
Design and construction of a canopy for the safety training vehicles.						Design and construction of a canopy for the safety training vehicles such as the fire truck, public safety vehicles, and fire trainers. The canopy will provide covered protection from the elements and an enclosure for security protection.						
Projected Timeline												
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In					
4/27/2021	7/27/2021	1/25/2022	9/27/2022	11/18/2022	6/27/2023	7/25/2023	N/A					
Project Calendar of Expenditures by Fiscal Year												
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total						
2020-21	\$ -	\$ -	\$ 159.67	\$ -	\$ -	\$ 159.67						
2021-22	-	31,359.72	1,918.74	-	-	\$ 33,278.46						
2022-23	232,722.07	-	31.30	-	-	\$ 232,753.37						
Project Total	\$ 232,722.07	\$ 31,359.72	\$ 2,109.71	\$ -	\$ -	\$ 266,191.50						
Current Agenda Item												
N/A												
<div style="display: flex; justify-content: space-around;">   </div>												

FPC Project Manager *C Project Manager

David A. Valdez

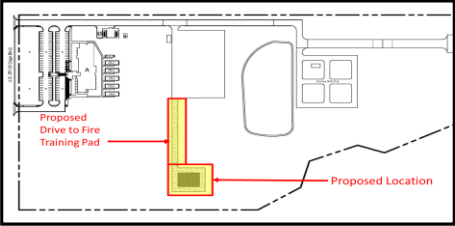

FPC Asst. Director

Rita G. Gignac

FPC Director

R. R. R.

Project Fact Sheet
3/1/2023

Project Name: Regional Center for Public Safety Excellence - Flammable Liquid and Gas (FLAG) Fire Training Area										Project No. 2019-020C													
Funding Source(s): Unexpended Plant Fund																							
			FY 20-21			FY 21-22			FY 22-23														
	Original Project Budget	*Revised Project Budget	Project Budget	FY 20-21 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 21-22 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 22-23 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Total Actual Expenditures To Date											
Construction:	\$ 300,000.00	\$ 345,641.78	\$ 300,000.00	\$ -	\$ 300,000.00	\$ 60,000.00	\$ -	\$ 60,000.00	\$ 284,173.00	\$ 96,987.00	\$ 187,186.00	\$ 96,987.00											
Design	30,000.00	30,000.00	30,000.00	-	30,000.00	24,000.00	42,843.28	(18,843.28)	10,418.00	-	10,418.00	42,843.28											
Miscellaneous:	13,600.00	13,600.00	13,600.00	159.67	13,440.33	13,433.00	3,587.54	9,845.46	1,095.00	2,871.18	(1,776.18)	6,618.39											
FFE:	100,000.00	100,000.00	100,000.00	-	100,000.00	-	-	-	-	-	-	-											
Technology:	-	-	-	-	-	-	-	-	-	-	-	146,448.67											
Total:	\$ 443,600.00	\$ 489,241.78	\$ 443,600.00	\$ 159.67	\$ 443,440.33	\$ 97,433.00	\$ 46,430.82	\$ 51,002.18	\$ 295,686.00	\$ 99,858.18	\$ 195,827.82	\$ 292,897.34											
*Revised Project Budget based on the Construction cost amount.																							
Project Team						Board Status																	
Approval to Solicit Architect/Engineer: 4/27/2021						Board Approval of Schematic Design 1/25/2022																	
Architect/Engineer: Gignac Associates						<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Vendor</td> <td>Contract Amount</td> <td>Actual Expenditures</td> <td>Variance</td> </tr> <tr> <td>Gignac</td> <td>\$ 21,750.00</td> <td>\$ 42,843.28</td> <td>\$ (21,093.28)</td> </tr> <tr> <td>5 Star GC Construction, LLC</td> <td>\$ 345,641.78</td> <td>\$ 96,987.00</td> <td>\$ -</td> </tr> </table>						Vendor	Contract Amount	Actual Expenditures	Variance	Gignac	\$ 21,750.00	\$ 42,843.28	\$ (21,093.28)	5 Star GC Construction, LLC	\$ 345,641.78	\$ 96,987.00	\$ -
Vendor	Contract Amount	Actual Expenditures	Variance																				
Gignac	\$ 21,750.00	\$ 42,843.28	\$ (21,093.28)																				
5 Star GC Construction, LLC	\$ 345,641.78	\$ 96,987.00	\$ -																				
Contractor: 5 Star GC Construction, LLC						Substantial Completion 5/11/2023																	
STC FPC Project Manager: David Valdez						Final Completion TBD																	
Project Description						Project Scope																	
Design and construction of a fire training area for the fire science program.						Design and construction of a concrete pad, associated fire line, and access drive for a new fire training area for the fire science program and to conduct fire training exercises.																	
Projected Timeline																							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In																
4/27/2021	7/27/2021	1/25/2022	9/27/2022	11/18/2022	6/27/2023	7/25/2023	N/A																
Project Calendar of Expenditures by Fiscal Year																							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total																	
2020-21	\$ -	\$ -	\$ 159.67	\$ -	\$ -	\$ 159.67																	
2021-22	-	42,843.28	3,587.54	-	-	\$ 46,430.82																	
2022-23	96,987.00	-	2,871.18	-	-	\$ 99,858.18																	
Project Total	\$ 96,987.00	\$ 42,843.28	\$ 6,618.39	\$ -	\$ -	\$ 146,448.67																	
Current Agenda Item																							
N/A																							
<div style="display: flex; justify-content: space-around;">   </div>																							

FPC Project Manager David A. Valdez

FPC Asst. Director Rita G. Gignac

FPC Director R. D. A.

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.

FY 2022 - 2023 Capital Improvement Projects Project Milestone with Board Approved Dates

#	Projects	FPC Project Managers	Architect/ Engineer	Schematic Designs Board Approved	Contractor	Start / NTP Date	Substantial Completion Date	Final Completion
Pecan Campus								
1	New Continuing Education Bldg	DV	TBD	TBD	TBD	TBD	TBD	TBD
2	Ann Richards Administration Bldg A Renovation of Adminstration Offices	DV	Warren Group Architects 4/26/22	6/28/2022	CRC Development & Construction 8/23/2022	9/18/2022	3/28/2023	4/25/2023
3	North Academic Humanities Bldg P Renovation for Administrative and Support Services Office	DV	Abel City, LLC 5/26/22	1/31/2023	5/23/2023	6/5/2023	12/12/2023	1/30/2024
4	Pecan Campus Kinesiology Bldg Phase I	SS	Boultinghouse Simpson Gates Architects 6/28/22	6/27/2023	10/24/2023	11/15/2023	11/26/2024	12/10/2024
5	Cooper Center for Performing Arts Bldg L Expansion and Renovations for the Music and Dance Programs	MV	Brown Reynolds Watford Architects 6/28/22	TBD	TBD	TBD	TBD	TBD
6	Ann Richards Administration Bldg A Additional Parking Lot	DV	R. Gutierrez Engineering Corporation 11/29/2022	4/25/2023	5/25/2023	6/5/2023	10/24/2023	11/28/2023
7	Library Bldg F Renovation and Expansion	DV	ERO Architect 6/25/19	2/23/2021	N/A	-	-	-
8	Business and Science Bldg G Engineering Lab Renovation	TBD	-	-	-	-	-	-

FY 2022 - 2023 Capital Improvement Projects Project Milestone with Board Approved Dates

#	Projects	FPC Project Managers	Architect/ Engineer	Schematic Designs Board Approved	Contractor	Start / NTP Date	Substantial Completion Date	Final Completion
Mid-Valley Campus								
9	Center for Learning Excellence Building A Renovation Existing Cafeteria to Culinary Arts Instructional Kitchen	MV	Boultinghouse Simpson Gates Architects 10/26/21	1/25/2022	Holchemont LTD 4/26/22	5/29/2022	4/25/2023	5/23/2023
10	Workforce Center Building D Welding Expansion	MV	PBK Architects 10/26/21	6/28/2022	1/31/2023	3/8/2023	1/30/2024	2/27/2004
11	Workforce Building D Automotive Expansion	MV	PBK Architects 10/26/21	6/28/2022	1/31/2023	3/8/2023	1/30/2024	2/27/2004
12	North Academic Building C HVAC-R Classroom and Outdoor Covered Area	MV	PBK Architects 10/26/21	6/28/2022	1/31/2023	3/8/2023	1/30/2024	2/27/2004
Technology Campus								
13	Welding Lab Expansion Bldg	SS	EGV Architects 2/22/22	8/23/2022	4/25/2023	5/1/2023	2/27/2024	3/27/2024
14	Truck Driving Range Expansion	DV	R. Gutierrez Engineering Corporation 11/29/2022	N/A	4/25/2023	5/3/2023	7/27/2023	8/25/2023
15	Exterior Solar Panel Structure	SS	Sames Inc. 9/28/21	6/28/2022	2/14/2023	3/15/2023	7/25/2023	8/25/2023
16	Institute for Advanced Manufacturing Bldg E Collaboration Lab Renovation	TBD	-	-	-	-	-	-
Nursing & Allied Health Campus								
17	East Building A Occupational Therapy Kitchen Lab Expansion	SS	Negrete and Kolar Architects 12/14/2021	5/26/2022	CRC Development & Construction 9/27/2022	10/15/2022	4/25/2023	5/23/2023
18	East Building A Renovation of Radiology Lab to Multipurpose Skills Lab	TBD	-	-	-	-	-	-

FY 2022 - 2023 Capital Improvement Projects Project Milestone with Board Approved Dates

#	Projects	FPC Project Managers	Architect/ Engineer	Schematic Designs Board Approved	Contractor	Start / NTP Date	Substantial Completion Date	Final Completion
19	East Building A Breakroom and Offices Expansion Renovation	TBD	-	-	-	-	-	-
Starr County Campus								
20	Workforce Center Bldg D Welding Expansion	MV	Gignac Associates 12/10/19	11/23/2021	Kimber 1985 8/23/2022	10/27/2022	7/25/2023	8/22/2023
21	Workforce Bldg D Automotive Expansion	MV	Abel City Architects 10/26/2021	2/22/2022	Trium Construction 1/31/23	3/8/2023	5/28/2024	6/25/2024
22	North Academic Bldg C HVAC-R Classroom and Outdoor Area	MV	Abel City Architects 10/26/2021	2/22/2022	Trium Construction 1/31/23	3/8/2023	5/28/2024	6/25/2024
Regional Center for Public Safety Excellence								
23	Chiller Insallation	MV	Halff Associates, Inc 11/11/20	N/A	Johnson Controls 1/26/21	2/10/2022	11/29/2022	11/29/2022
24	Canopy for Safety Training Vehicles	DV	Gignac Associates 7/27/21	1/25/2022	5 Star GC Construction 9/27/2022	10/24/2022	6/27/2023	7/25/2023
25	Canopies for Students/Instructors	DV	Gignac Associates 7/27/21	1/25/2022	5 Star GC Construction 9/27/2022	10/24/2022	6/27/2023	7/25/2023
26	Flammable Liquid and Fire Training Area	DV	Gignac Associates 7/27/21	1/25/2022	5 Star GC Construction 9/27/2022	10/24/2022	6/27/2023	7/25/2023
27	Skills Pad and EVOC Lighting	SS	DBR Engineering 1/25/22	N/A	Metro Electric, Inc. 10/18/22	11/15/2022	9/26/2023	10/24/2023
28	Perimeter Fencing	DV	N/A	TBD	TBD	TBD	TBD	TBD
29	Two-Story Residential Fire Training Structure	SS	Martinez Architects 1/25/22	6/28/2022	2/14/2023	3/15/2023	10/23/2024	11/27/2024

Red text signifies projected dates

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	N/A	N/A	N/A
2	New Continuing Education Building & Testing Center Addition	DV		●								\$ 9,898,468	\$ 521	\$ 9,897,947	\$ 603,728	Low	TBD	Approval of Architectural Services	TBD
3	Ann Richards Administration Building A Renovation of Administration Offices	DV					●					\$ 660,000	\$ 507,735	\$ 152,265	\$ 638,800	Low	March 2023	Approval of Substantial Completion	The Warren Group Architects
4	North Academic Humanities Building P Renovations for Administrative and Support Services Office	DV			●							\$ 1,034,110	\$ 6,600	\$ 1,027,510	\$ 865,600	Low	May 2023	Approval of Construction Services	Able City, LLC
5	Pecan Campus Kinesiology Building Phase I	SS			●							\$ 3,240,000	\$ 446	\$ 3,239,554	\$ 483,660	Low	June 2023	Approval of Schematic Design	Boultinghouse Simpson Gates Architects
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	TBD	Approval of Schematic Design	BRW Architects
7	Business and Science Building G Engineering Lab Renovation	TBD	●									\$ 500,000	\$ -	\$ 500,000	\$ 35,000	Low	TBD	TBD	TBD
8	Ann Richards Administration Building A Additional Parking Lot	DV			●							\$ 200,000	\$ 261	\$ 199,739	\$ 200,000	Low	TBD	TBD	R. Gutierrez Engineers
Pecan Campus Subtotal												\$ 37,083,578	\$ 516,019	\$ 36,567,559	\$ 6,002,501				
Pecan Plaza																			
9	Human Resources Building A Renovation	RG									●	\$ 5,000	\$ 40,886	\$ (35,886)	\$ 600	Completed	N/A		N/A
Pecan Plaza Subtotal												\$ 5,000	\$ 40,886	\$ (35,886)	\$ 600				
Mid-Valley Campus																			
10	Workforce Center Building D Welding Expansion	MV					●					\$ 537,500	\$ 44,226	\$ 493,274	\$ 721,273	High	January 2024	Approval of Substantial Completion	PBK Architects
11	Workforce Center Building D Automotive Lab Expansion	MV					●					\$ 920,500	\$ 55,299	\$ 865,201	\$ 915,668	High	January 2024	Approval of Substantial Completion	PBK Architects
12	Workforce Center Building D HVAC-R Classroom and Outdoor Covered Area	MV					●					\$ 528,000	\$ 29,867	\$ 498,133	\$ 425,868	High	January 2024	Approval of Substantial Completion	PBK Architects
13	Center for Learning Excellence Building A Renovation of Existing Cafeteria to Culinary Arts Instructional Kitchen	MV					●					\$ 531,365	\$ 312,601	\$ 218,764	\$ 488,099	High	April 2023	Approval of Substantial Completion	Boultinghouse Simpson Gates Architects
Mid Valley Campus Subtotal												\$ 2,517,365	\$ 441,993	\$ 2,075,372	\$ 2,550,908				
Technology Campus																			
14	Exterior Solar Panels Structure	SS				●						\$ 199,100	\$ 15,322	\$ 183,778	\$ 198,224	High	July 2023	Approval of Substantial Completion	SAMES, Inc
15	Welding Lab Expansion Building	SS			●							\$ 1,559,180	\$ 39,202	\$ 1,519,978	\$ 122,400	High	April 2023	Approval of Construction Services	EGV Architects
16	Truck Driving Range Expansion	DV			●							\$ 49,620	\$ 261	\$ 49,359	\$ 41,350	Low	April 2023	Approval of Construction Services	R. Gutierrez Engineers
17	Institute for Advanced Manufacturing Building E Collaboration Lab Renovation	TBD	●									\$ 285,000	\$ -	\$ 285,000	\$ 285,000	Low	TBD	TBD	TBD
Technology Campus Subtotal												\$ 2,092,900	\$ 54,785	\$ 2,038,115	\$ 646,974				

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	
Nursing and Allied Health Campus Subtotal																				
18	East Building A Occupational Therapy Kitchen Lab Expansion	SS					●					\$ 99,500	\$ 41,111	\$ 58,389	\$ 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	\$ 41,111	\$ 369,635	\$ 116,116					
Starr County Campus																				
21	Workforce Center Building D Welding Expansion	MV					●					\$ 598,000	\$ 149,455	\$ 448,545	\$ 395,594	High	July 2023	Approval of Substantial Completion	Gignac & Associates, LLP	Kimber 1985
22	Workforce Building D Automotive Expansion	MV					●					\$ 1,078,300	\$ 68,208	\$ 1,010,092	\$ 922,098	High	May 2024	Approval of Substantial Completion	Able City, LLC	Triun Construction
23	North Academic Building C HVAC-R Classroom and Outdoor Covered Area	MV					●					\$ 153,000	\$ 17,905	\$ 135,095	\$ 296,878	High	May 2024	Approval of Substantial Completion	Able City, LLC	Triun Construction
Starr County Campus Subtotal												\$ 1,829,300	\$ 235,568	\$ 1,593,732	\$ 1,614,570					
Regional Center for Public Safety Excellence																				
24	Canopy for Safety Training Vehicles	DV					●					\$ 285,000	\$ 266,192	\$ 79,764	\$ 421,051	High	June 2023	Approval of Substantial Completion	Gignac & Associates, LLP	5 Star Construction
25	Canopy for Students/Instructors	DV					●					\$ 247,000	\$ 200,448	\$ 67,264	\$ 155,078	High	June 2023	Approval of Substantial Completion	Gignac & Associates, LLP	5 Star Construction
26	Chiller Installation	MV									●	\$ 170,000	\$ 199,938	\$ 157,262	\$ 22,000	High	TBD	TBD	Half Associates, Inc	Johnson Controls
27	Fire Training Area	DV					●					\$ 443,000	\$ 146,449	\$ 97,364	\$ 295,686	High	June 2023	Approval of Substantial Completion	Gignac & Associates, LLP	5 Star Construction
28	Perimeter Fencing	DV	●									\$ 193,000	\$ -	\$ 193,000	\$ 193,000	Low	TBD	TBD	TBD	TBD
29	Skills Pad and EVOC Lighting	SS					●					\$ 342,000	\$ 52,291	\$ 341,532	\$ 313,920	High	September 2023	Approval of Substantial Completion	DBR	Metro Electric
30	Two-Story Residential Fire Training Structure	SS				●						\$ 1,581,200	\$ 126,249	\$ 381,055	\$ 1,274,750	Medium	December 2023	Approval of Substantial Completion	Martinez Architects	TBD
Regional Center for Public Safety Excellence Subtotal												\$ 3,261,200	\$ 991,567	\$ 1,317,241	\$ 2,675,485					
District Wide																				
31	Fence Enclosures	MV	●									\$ 35,000	\$ -	\$ 35,000	\$ 35,000	Low	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	\$ 2,922,043	\$ 2,577,957	\$ 5,500,000	N/A	N/A		N/A	N/A
34	Renovation and Contingencies	N/A	N/A									\$ 948,750	\$ 58,443	\$ 890,307	\$ 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	\$ 2,980,486	\$ 6,663,455	\$ 9,703,941					
Totals			12	3	6	0	8	1	0	0	3	\$ 56,844,030	\$ 5,302,416	\$ 50,589,222	\$ 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	TBD
2	Reseeding and Regrading of Athletic Fields	DV			●							\$ 50,000	\$ -	\$ 50,000	\$ 50,000	High	TBD	TBD	TBD	TBD
3	Stucco Repainting	SS									●	\$ 137,000	\$ 139,364	\$ (2,364)	\$ 137,000	High	January 2023	Approval of Final Completion	TBD	Noble Texas Builders
4	Resurfacing of East Drive	SS			●							\$ 280,000	\$ 27,219	\$ 252,781	\$ 264,000	High	April 2022	Approval of Construction Services	Perez Consulting Engineers	TBD
5	South Academic Building J Generator Replacement	SS					●					\$ 280,000	\$ 19,528	\$ 260,472	\$ 270,063	High	November 2023	Approval of Substantial Completion	DBR	Metro Electric
6	Library Building F Exterior Building Envelope Repairs	TBD	●									\$ 125,000	\$ -	\$ 125,000	\$ 125,000	High	TBD	TBD	TBD	TBD
Pecan Campus Subtotal												\$ 1,022,000	\$ 186,111	\$ 835,889	\$ 996,063					
Pecan Plaza																				
7	Stucco Repainting	SS									●	\$ 12,000	\$ 9,204	\$ 2,796	\$ 12,000	High	January 2023	Approval of Final Completion	TBD	Noble Texas Builders
Pecan Plaza Subtotal												\$ 12,000	\$ 9,204	\$ 2,796	\$ 12,000					
Mid Valley Campus																				
8	Stucco Repainting and Exterior Upgrades	SS						●				\$ 323,000	\$ 336,405	\$ (13,405)	\$ 323,000	Low	February 2023	Approval of Substantial & Final Completion	TBD	Terra Fuerte, LLC
9	South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas	DV			●							\$ 985,700	\$ 456	\$ 985,244	\$ 695,163	Low	TBD	TBD	Milnet Architectural Services	TBD
10	North Academic Building G Analog to Digital Conversion	RC				●						\$ 720,000	\$ -	\$ 720,000	\$ 720,000	Low	TBD	TBD	TBD	TBD
11	North Academic Building G Data Cabling Infrastructure Replacement	TBD	●									\$ 425,000	\$ -	\$ 425,000	\$ 425,000	Low	TBD	TBD	TBD	TBD
Mid Valley Campus Subtotal												\$ 2,453,700	\$ 336,861	\$ 2,116,839	\$ 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	TBD
13	North Academic Building G Data Cabling Infrastructure Replacement	TBD	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	Low	TBD	TBD	TBD	TBD
Technology Campus Subtotal												\$ 575,000	\$ -	\$ 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
16	NAH East Building A Exterior Stair Repairs and Replacement	SS									●	\$ 293,000	\$ 318,542	\$ (25,542)	\$ 15,850	High	January 2023	Approval of Final Completion	Chanin Engineering, LLC
17	NAH East Building A Generator Replacements	SS					●					\$ 422,000	\$ 24,255	\$ 397,745	\$ 405,219	Low	November 2023	Approval of Substantial Completion	DBR
Nursing and Allied Health Campus Subtotal												\$ 1,055,000	\$ 342,797	\$ 712,203	\$ 761,069				
Starr County Campus																			
20	Stucco Repainting	SS					●					\$ 253,000	\$ 109	\$ 252,891	\$ 253,000	High	June 2023	Approval of Substantial Completion	TBD
21	Administration/Bookstore Building A Data Cabling Infrastructure Replacement	RC	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	High	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
23	North Academic Building C Data Cabling Infrastructure Replacement	RC	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	High	TBD	TBD	TBD
Starr County Campus Subtotal												\$ 433,000	\$ 109	\$ 432,891	\$ 433,000				
District Wide																			
26	Renewals & Replacements	N/A	N/A									\$ 151,000	\$ -	\$ 151,000	\$ 151,000	N/A	N/A		N/A
27	Fire Alarm Panel Replacement/Upgrade	RC/O&M		●								\$ 102,500	\$ -	\$ 102,500	\$ 102,500	Low	N/A		N/A
28	Interior LED Lighting Replacements	RC/O&M		●								\$ 110,000	\$ -	\$ 110,000	\$ 110,000	Low	N/A		N/A
29	Ext. Walkway LED Lighting Replacements	RC/O&M		●								\$ 50,000	\$ -	\$ 50,000	\$ 50,000	Low	N/A		N/A
30	Building Automation Systems Replacements	RC/O&M		●								\$ 76,500	\$ -	\$ 76,500	\$ 76,500	Low	N/A		N/A
31	Flooring Replacements	MV				●						\$ 504,000	\$ 13,544	\$ 490,456	\$ 504,000	Medium	March 2023	Approval of Construction Services	N/A
32	HVAC Replacements	RC/O&M		●								\$ 325,000	\$ -	\$ 325,000	\$ 325,000	Low	TBD		N/A
33	Exterior Lighting Replacements	RC/O&M		●								\$ 279,000	\$ -	\$ 279,000	\$ 279,000	Low	N/A		N/A
34	Water Tower Logo Replacements	DV	●									\$ 80,000	\$ -	\$ 80,000	\$ 80,000	N/A	TBD		N/A
35	Outdoor Furniture Replacements	TBD	●									\$ 25,000	\$ 290	\$ 24,710	\$ 25,000	N/A	TBD		N/A
36	Project Cost Control Reserve	N/A	●									\$ 676,489	\$ -	\$ 676,489	\$ 676,489	N/A	TBD		N/A
District Wide Subtotal												\$ 2,379,489	\$ 13,834	\$ 2,365,655	\$ 2,379,489				
Totals		0	7	7	0	1	2	0	0	0	1	\$ 7,930,189	\$ 888,916	\$ 7,041,273	\$ 7,319,784				