

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, April 11, 2023
@ 4:00 PM
McAllen, Texas

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

I.	Approval of March 7, 2023 Facilities Committee Meeting Minutes	1 - 10
II.	Review and Recommend Action on Request for Qualifications (RFQ) Evaluation and Selection Process for Architects and Engineers	11 - 16
III.	Review and Recommend Action on Contracting Construction Services for the Pecan Campus Resurfacing of East Drive.....	17 - 26
IV.	Review and Recommend Action on Substantial Completion of the Pecan Campus Ann Richards Administration Building A Renovation of Administrative Offices	27 - 33
V.	Review and Recommend Action on Substantial Completion of the District Wide Repainting of Exterior Stucco & Panels at Starr County Campus	34 - 42
VI.	Review and Recommend Action on Approval of Lease Agreement with La Joya Independent School District for the Kika de la Garza Elementary School	43
VII.	Review and Recommend Action on Approval of Lease Agreement with P&N Shah Family, L.P. for the Shah Eye Center	44
VIII.	Update on Status of Unexpended Plant Fund Construction Projects and Renewals & Replacements Projects.....	45 - 52

Approval of Facilities Committee Meeting Minutes

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

1. March 7, 2023 Facilities Committee Meeting

Meeting Minutes

Facilities Committee Meeting

March 7, 2023

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

MINUTES

The Facilities Committee Meeting was held on Tuesday, March 7, 2023 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:10 p.m. with Dr. Alejo Salinas, Jr. presiding.

Members present: Dr. Alejo Salinas, Jr. and Mr. Paul R. Rodriguez

Other Trustees present: None

Members absent: Ms. Rose Benavidez

Also present: Mrs. Mary Elizondo, Dr. David Plummer, Dr. Anahid Petrosian, Mr. Matthew Hebbard, 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, Dr. Sylvia Flores, Mr. Ramiro Gutierrez, Mr. David Mazda, and Mr. Andrew Fish. Dr. Ricardo J. Solis attended via Zoom.

Approval of Facilities Committee Meeting Minutes

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Minutes for the January 17, 2023 Facilities Committee meetings were approved as written.

**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 was reviewed by the Facilities Operations & Maintenance and Facilities Planning & Construction Departments, and Administration. This project was 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 consisted 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 were budgeted in the Unexpended Construction Plant Fund for use in Fiscal Year 2022 – 2023.

Reviewers

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

Estimated Project Timeline

The project design phase was 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 developed a schematic presentation describing the proposed design. The packet included the schematic design and a fact sheet.

Presenters

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

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Committee recommended 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. The motion carried.

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 was part of the Deferred Maintenance plan developed by the Facilities Operations & Maintenance (FOM) and Facilities Planning & Construction (FPC) departments. The project was 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 was 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 included 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 had been in place between 18 and 23 years and had considerable wear. The scope of work would 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 recommended 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 were budgeted in the FY 2022-23 Renewals & Replacements Fund in the amount of \$500,000 for construction. Additional funds were 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 were provided in the packet. The evaluation team members completed evaluations for the firms and prepared the scoring and ranking summary.

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Committee recommended 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. The motion carried.

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 authorized modifications to the scope and completion date.

Scheduling Priority

These projects were requested by administrative staff at the RCPSE. The projects were 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 was scheduled as an educational space improvement project, and the canopy to provide protection from the elements and security for safety training vehicles was 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 was 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 contained 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 contained 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 would be modified by this change order because the cost increases associated with the scope modifications exceeded the contingency allowance in the project budget.

Additional Days for Completion

The contractor 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>		
	<i>Contingency Allowance</i>	\$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		
	<i>Remaining Contingency Allowance, to remain in construction budget</i>	3,330.00	
	Costs Applied to Construction Contract Amount	0.00	
	<u>FLAG Fire Training Area:</u>		
	<i>Contingency Allowance</i>	10,000.00	
	• Increases to cost, deducted from Contingency Allowance	(52,673.50)	
	○ Add utility sleeves, tees, valves, and plugs for the waterline system		
	<i>Remaining Contingency Allowance</i>	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 were budgeted in the Unexpended Construction Plant Fund for available use in FY 2022-2023.

Enclosed Documents

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

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Committee recommended 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. 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 4:28 p.m.

I certify that the foregoing are the true and correct minutes of the March 7, 2023 Facilities Committee Meeting of the South Texas College Board of Trustees.

Dr. Alejo Salinas, Jr., Presiding

Review and Recommend Action on Request for Qualifications (RFQ) Evaluation and Selection Process for Architects and Engineers

Purpose and Justification

Approval of the Request for Qualifications (RFQ) process for evaluating and selecting architects and engineers.

At the January 31, 2023 Board of Trustees meeting, the Board requested a review of the evaluation process for the Requests for Qualifications (RFQ) of architects and engineers used to develop contract award recommendations, in order to possibly reassess or change the process to better evaluate the architectural and engineering firms.

Background

The current RFQ process was Board approved and has been in place since July 29, 2014. The Texas Government Code Chapter 2254: Professional and Consulting Services is followed when completing this process.

The current main requirements for the response to an RFQ include six (6) main categories, which themselves consist of various sub-criteria, and are listed below:

1	Statement of Interest	Up to 100 points
2	Prime Firm	Up to 100 points
3	Project Team	Up to 100 points
4	Representative Projects	Up to 100 points
5	References	Up to 100 points
6	Project Execution	Up to 100 points

Current RFQ Process

After the RFQ responses are received, the Facilities Planning and Construction department in conjunction with the Purchasing department select the evaluation committee. The committee often consists of representatives from the Facilities Planning and Construction, Purchasing, and Facilities Operations and Maintenance departments, along with College staff from the department for which the RFQ was initiated. Additional representatives may be added to the evaluation committee on the basis of the size and scope of the project.

During the evaluation, each member of the committee independently completes a scored evaluation form for each firm that submitted a Statement of Qualifications (SOQ). The evaluation committee meets to review the final scores to analyze the individual scores for consistency, and any unreasonable inconsistencies are reviewed and addressed. The scores are based on the Board approved criteria and results are provided to the Purchasing department. The Purchasing department compiles the results provided and prepares the evaluation summary.

The evaluation summary is provided to Facilities Planning and Construction so that it can be included on the Facilities Committee agenda. The RFQ scores and rankings are provided to the Facilities Committee. The highest ranked firm is proposed to the Facilities Committee for the Committee's review and recommendation to the Board of Trustees.

Options for RFQ Process

College staff has researched various Request for Qualifications (RFQ) procedures, including those used by other colleges and universities in-state and nationwide. Based on the research of RFQ methodologies, the following are procedures that College staff proposes for modifying the College's RFQ process.

- Pass/Fail Determination(s):
 - The following documents of the Statement of Qualifications (SOQ) submission will be given a pass/fail determination:
 - Execution of Offer
 - Grant Forms (if required)
 - Vendor References
- Specified Weight to Sub-criteria:
 - The individual sections within the RFQ categories will each be given a weighted score. This would emphasize more precise and prioritized scoring.
 - The proposed sub-criteria weights are enclosed in the packet.
- Interview of Firms:
 - The top two (2) or more of the highest-ranked firms, as evaluated by the evaluation committee, may be subject to an interview/presentation by the Facilities Committee or the Board of Trustees before a recommendation is made or action is taken to award a contract. The interview points will determine the final rankings of the firms for an award recommendation by the Board of Trustees.

Enclosed Documents

The list of the evaluation requirements with the proposed weighted sub-criteria follows for the Committee's review.

Recommended Action

Administration requests the Committee recommend Board approval of a Request for Qualifications process for evaluating and selecting architects and engineers as presented.

Request for Qualifications (RFQ) Criteria and Weighted Sub-Criteria
Exhibit A

Round 1		Evaluation Committee	
1	Execution of Offer	Pass/Fail	
2	Grant Forms (if required)	Pass/Fail	
3	References for Five (5) Projects	Pass/Fail	
Round 2		Points	Maximum Points
1	Statement of Interest		100
	<ul style="list-style-type: none"> •Provide a statement of interest for the project. 	25	
	<ul style="list-style-type: none"> •Provide a history including credentials about the prime firm. 	25	
	<ul style="list-style-type: none"> •Provide a narrative describing the design team's unique qualifications and specialized design experience as it relates to the project. 	25	
	<ul style="list-style-type: none"> •Provide a statement about the availability and commitment of the prime firm, its principals, its consultants, and key professionals to undertake the proposed project. 	25	
2	Prime Firm		100
	<ul style="list-style-type: none"> •Provide resumes giving the experience and expertise of the principals and key professional members for the prime firm that will be involved in the project, including their experience with similar projects and the number of years with the prime firm. 	30	
	<ul style="list-style-type: none"> •Describe the proposed project assignments and lines of authority and communication for principals and key professional members of the prime firm that will be involved in the project. Indicate the estimated percent of their time these individuals will commit to the project in order to meet the scheduled milestones. 	30	
	<ul style="list-style-type: none"> •Describe the prime firm's proximity to South Texas College and its ability to respond to planned and/or unexpected meetings with STC representatives during the planning, design, and construction phases of the project. 	20	
	<ul style="list-style-type: none"> •If applicable, describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services as required for STC's construction program. 	20	

Request for Qualifications (RFQ) Criteria and Weighted Sub-Criteria
Exhibit A

3	Project Team		100
	<p>Provide an organizational chart showing the roles of each firm or individual to be included.</p> <p>For each consultant firm or individual that the prime firm proposes:</p> <ul style="list-style-type: none"> Identify the consultant and provide a brief history about the consultant Describe the consultant's proposed role in the project List projects that the prime firm and the consultant have worked together on during the last five (5) years Provide a statement of the consultant's availability for the project Provide resumes giving the experience and expertise of principals and key professional members for the consultant on the project. 	<p>20</p> <p>20</p> <p>20</p> <p>20</p> <p>20</p>	
4	Representative Projects		100
	<p>List a maximum of five (5) projects the prime firm provided in an educational setting that is representative of the project contemplated under this solicitation.</p> <ul style="list-style-type: none"> Number of Projects Similar Scope & Size Educational Setting Time & Completion <p>Provide the following information for each project listed:</p> <ul style="list-style-type: none"> Project name and location Project Owner and contact information Project construction cost Project size in gross square feet Date project was started and completed Description of professional services prime firm provided for the project Project manager (individual responsible for coordinating the day-to-day work) Project architect (individual responsible for the overall success of the project) Project designer (individual responsible for design concepts) Names of consultant firms and their areas of expertise 	<p>25</p> <p>25</p> <p>25</p> <p>25</p>	

**Request for Qualifications (RFQ) Criteria and Weighted Sub-Criteria
Exhibit A**

5	References		100
	<p>Provide references for five (5) projects, other than South Texas College. The references shall include the following current information:</p> <p>Owner's name, Owner's representative who served as the day-to-day liaison during the planning, design, and construction of the project, and the Owner representative's telephone number and email address.</p>		
6	Project Execution		100
	<ul style="list-style-type: none"> •Provide a summary of your approach to the project that addresses key elements such as your interaction with STC staff, management of the different phases of the project, how you maintain quality control, and final project close-out. •Provide information as part of the submission response to assure that the Architectural firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Architect is intending to supplement production capability in order to meet schedule demands. 	<p style="text-align: center;">50</p> <p style="text-align: center;">50</p>	
Round 2 Total			600

Request for Qualifications (RFQ) Criteria and Weighted Sub-Criteria
Exhibit A

Round 3		Facilities Committee or Board of Trustees
1	<p>Facilities Committee or Board of Trustees - Interview/Presentation:</p> <p>The top two (2) or more of the highest-ranked firms may be subject to an interview/presentation by the Facilities Committee and/or Board of Trustees</p>	100 points

Review and Recommend Action on Contracting Construction Services for the Pecan Campus Resurfacing of East Drive

Approval to contract construction services for the Pecan Campus Resurfacing of East Drive 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 has been developed through the annual Deferred Maintenance process. It has been reviewed by the Facilities Planning & Construction and Facilities Operations & Maintenance departments, Administration, the President's Cabinet, the Coordinated Operations Council, and the Board of Trustees. This project is scheduled as a non-educational and routine improvement.

Background

On March 29, 2022, the Board approved contracting engineering services with Perez Consulting Engineers, LLC.

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

Advertised RFP	March 1, 2023 and March 8, 2023
RFP Responses Due	March 23, 2023
RFP Issued To	Sixteen (16) Vendors
Responses Received From	Two (2) Vendors
Responses Reviewed By	Facilities Planning and Construction, Facilities Operations and Maintenance, Project Engineer, and the Purchasing Department
Highest Ranked Vendor	5 Star GC Construction, LLC.

Highest Ranked Vendor

College staff reviewed and evaluated the competitive sealed proposals and recommend **5 Star GC Construction, LLC.** as the highest ranked in the amount of \$275,239. The table below details the construction budget and the contractor's proposal.

Construction Budget and Proposal Amount

Source of Funding	Original Construction Budget	Highest Ranked Proposal 5 Star GC Construction, LLC.	Original Budget Variance
Unexpended Construction Plant Fund	\$250,000	\$275,239	(\$25,239)

Total Project Budgets

Unexpended Construction Plant Fund Projects	Construction Budget	Design	Misc.	FFE	Tech.	Total Project Budget
Pecan Campus East Drive Resurfacing	\$250,000	\$25,000	\$5,000	\$0	\$0	\$280,000

Funding Source

Funds for the Pecan Campus East Drive Resurfacing Project 2022-017R are budgeted in the FY 2022-2023 Renewals & Replacements Fund. Additional funds are available in the FY 2022-2023 Renewals & Replacements Fund to cover the shortfall.

Estimated Project Timeline

Construction is to commence in May 2023 and obtain Substantial Completion in August 2023.

Enclosed Documents

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

Recommended Action

Administration requests the Committee recommend Board approval of contracting construction services with 5 Star GC Construction, LLC. in the amount of \$275,239 for the Pecan Campus Resurfacing of East Drive project as presented.



**SOUTH TEXAS
COLLEGE**

RFQ 21-22-1040 Pecan Campus – Resurfacing of East Drive

Pecan Campus Resurfacing of East Drive Proposed Site



Pecan Campus Resurfacing of East Drive South View



Pecan Campus Resurfacing of East Drive North View



Pecan Campus Resurfacing of East Drive

Proposed Scope & Budget

Requested By

Facilities Planning & Construction and Facilities Operations & Maintenance Departments

Scope of work

Replacement of asphalt paved surface at drive.

Estimated Total Project Budget

Construction	\$ 250,000
Design	25,000
Miscellaneous	<u>5,000</u>
Total Project Budget	\$ 280,000

**SOUTH TEXAS COLLEGE
PECAN CAMPUS RESURFACING OF EAST DRIVE
PROJECT NO. 22-23-1011**

NAME		5 Star GC Construction, LLC.	Foremost Paving, Inc.
ADDRESS		3209 Melody Ln	22630 N FM 88
CITY/STATE/ZIP		Mission, TX 78574	Elsa, TX 78543
PHONE		956-867-5040	956-316-8900
FAX		956-599-9055	956-316-8901
CONTACT		Peyton Oakley	Trey Pebley
#	Description	Proposed	Proposed
1	Base Proposal: Pecan Campus Resurfacing of East Drive	\$ 275,239.00	\$ 294,975.00
2	Begin Work Within	10 Working Days	40 Working Days
3	Completion of Work Within	70 Calendar days	50 Calendar Days
4	Bid Bond Provided	Yes	Yes
TOTAL AMOUNT PROPOSED		\$ 275,239.00	\$ 294,975.00
TOTAL EVALUATION POINTS		91.3	71.16
RANKING		1	2

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


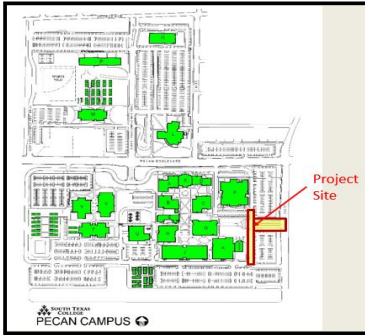
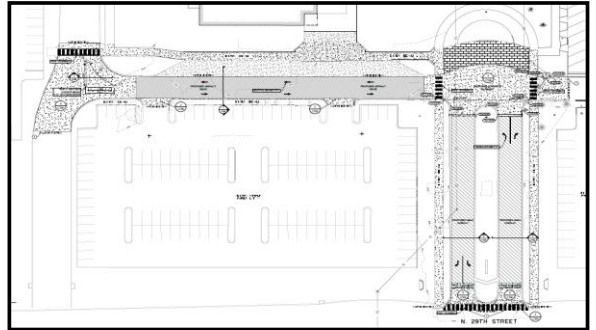
**SOUTH TEXAS COLLEGE
PECAN CAMPUS RESURFACING OF EAST DRIVE
PROJECT NO. 22-23-1011
EVALUATION SUMMARY**

VENDOR			5 Star GC Construction, LLC.		Foremost Paving, Inc.	
ADDRESS			3209 Melody Ln		22630 N FM 88	
CITY/STATE/ZIP			Mission, TX 78574		Elsa, TX 78543	
PHONE			956-867-5040		956-316-8900	
FAX			956-599-9055		956-316-8901	
CONTACT			Peyton Oakley		Trey Pebley	
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.	45	45	41.98	41.98
			45		41.98	
			45		41.98	
			45		41.98	
			45		41.98	
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	7	8.4	10	9.46
			9		9	
			8		9	
			9		9.5	
			9		9.8	
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	7	8.3	3	3
			8.5		3	
			8		3	
			9		3	
			9		3	
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	4.1	3	3.3
			4		3	
			4		4	
			4.5		3.5	
			4		3	
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	7	6.8	2	0.8
			7		0	
			7		2	
			6		0	
			7		0	
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 start 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	6	6.8	7	6.2
			8		5	
			8		7	
			6		7	
			6		5	
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	4.9	0	0.2
			4.5		0	
			5		1	
			4.5		0	
			5.5		0	
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	6.22	6.22
			7		6.22	
			7		6.22	
			7		6.22	
			7		6.22	
TOTAL EVALUATION POINTS			91.3		71.16	
RANKING			1		2	

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

Project Fact Sheet

4/3/2023

Project Name: Pecan Campus - Resurfacing of East Drive				Project No. 2022-017R			
Funding Source(s): Renewals & Replacement Fund							
		FY 21-22			FY 22-23		
	Total		FY 21-22	Variance of Project		FY 22-23	Variance of
	Project Budget	Project Budget	Actual Expenditures	Budget vs. Actual Expenditures	Project Budget	Actual Expenditures	Project Budget vs. Actual Expenditures
Construction:	\$ 250,000.00	\$ 70,000.00	\$ -	\$ 70,000.00	\$ 250,000.00	\$ -	\$ 250,000.00
Design:	25,000.00	10,000.00	19,500.00	(9,500.00)	\$ 5,000.00	\$ -	\$ 5,000.00
Miscellaneous:	5,000.00	12,000.00	7,719.37	4,280.63	\$ 9,000.00	\$ 206.01	\$ 8,793.99
FFE:	-	-	-	-	\$ -	\$ -	\$ -
Technology:	-	-	-	-	\$ -	\$ -	\$ -
Total:	\$ 280,000.00	\$ 92,000.00	\$ 27,219.37	\$ 64,780.63	\$ 264,000.00	\$ 206.01	\$ 263,793.99
							Total Actual Expenditures To Date
							\$ 27,425.38
Project Team				Board Status			
Approval to Solicit Architect/Engineer:	9/28/2021					Contract Amount	Actual Expenditures
Architect/Engineer:	Perez Consulting Engineers	Board Approval of Schematic Design		TBD			Variance
Contractor:	TBD	Substantial Completion		TBD	Board Acceptance		TBD
STC FPC Project Manager:	Samuel Saldana	Final Completion		TBD	Board Acceptance		TBD
Project Description				Project Scope			
Resurfacing of the south portion of the existing East drive.				East Drive located on the east side of the Student Services Building K will be resurfaced to repair the cracked and deteriorated asphalt due to vehicular traffic.			
Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
9/28/2021	3/29/2022	N/A	4/25/2023	5/15/2023	8/22/2023	9/27/2023	N/A
Projected Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2021-22	-	19,500.00	7,925.38	-	-	\$ 27,425.38	
2022-23	-	-	-	-	-	\$ -	
Project Total	\$ -	\$ 19,500.00	\$ 7,925.38	\$ -	\$ -	\$ 27,425.38	
Current Agenda Item							
4/11/2023 Facilities Committee: Review and Recommend Action on Contracting Construction Services for the Pecan Campus Resurfacing of East Drive							
							

FPC Project Manager SPS

FPC Asst. Director Rita Cella

FPC Director RDA

Review and Recommend Action on Substantial Completion of the Pecan Campus Ann Richards Administration Building A Renovation of Administrative Offices

Approval of substantial completion of the Pecan Campus Ann Richards Administration Building A Renovation of Administrative Offices project will be requested at the Board Meeting:

Project		Completion Recommended	Date Received
1.	Pecan Campus Ann Richards Administration Building A Renovation of Administrative Offices Project 2022-040C Architect: The Warren Group Architects Contractor: CRC Development & Construction, LLC	Substantial Completion Recommended	March 31, 2023

This project was requested by Administration and has been reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction departments, and Administration. This project was scheduled as a non-educational improvement to renovate areas of Building A for Administrative Offices.

College staff and the Architect visited the site and developed a construction punch list on March 31, 2023. A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by CRC Development & Construction, LLC. The original cost approved for this project was \$682,000.

The following table summarizes the current budget status:

Pecan Campus Ann Richards Administration Building A Renovation of Administrative Offices					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$465,000.00	\$682,000.00	\$0	\$682,000.00	\$583,333.34	\$143,666.66

Enclosed Documents

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

Recommended Action

Administration requests the Committee recommend Board approval of substantial completion for the Pecan Campus Ann Richards Administration Building A Renovation of Administrative Offices project as presented.

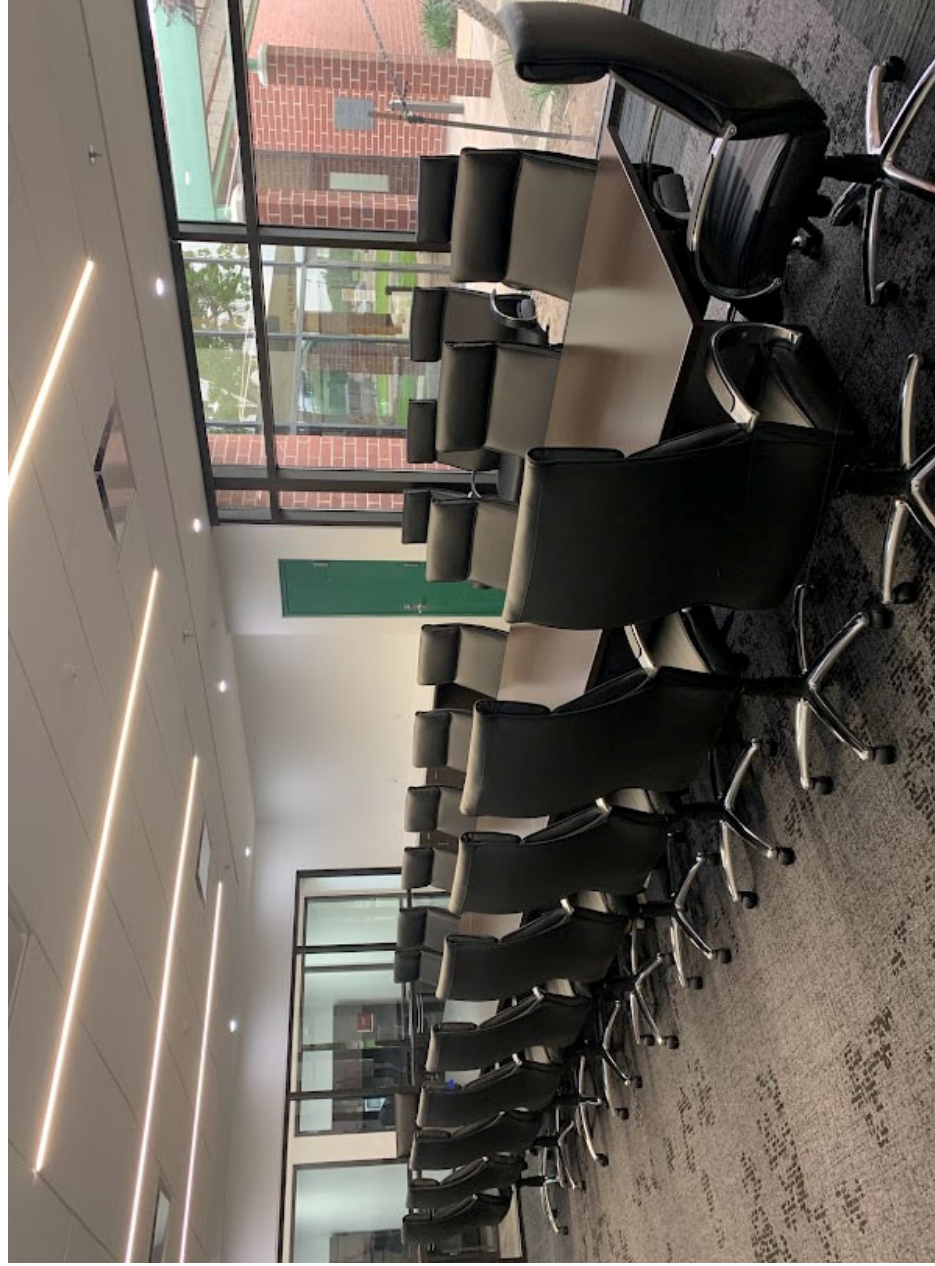
Pecan Campus Ann Richards Administration Building A Renovation of Administrative Offices



Pecan Campus Ann Richards Administration Building A Renovation of Administrative Offices



Pecan Campus Ann Richards Administration Building A Renovation of Administrative Offices



DRAFT

AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> South Texas College No. 21-22-1055 South Teas College Ann Richards Administration- Pecan Campus Building A Renovation of Administration Offices	CONTRACT INFORMATION: Contract For: General Construction Date: September 1, 2022	CERTIFICATE INFORMATION: Certificate Number: 1 Date:
OWNER: <i>(name and address)</i> South Texas College 3201 W Pecan Blvd McAllen, TX 78501	ARCHITECT: <i>(name and address)</i> Nassri-Warren Group Architects, Inc. dba/ The Warren Group Architects, Inc. 804 S. Main Street, McAllen, TX 78501	CONTRACTOR: <i>(name and address)</i> CRC Development & Construction, LLC 2016 . 45 th St. McAllen, TX 78503

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

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

Nassri-Warren Group
Architects, Inc. dba/ The
Warren Group
Architects, Inc.

ARCHITECT *(Firm Name)*

SIGNATURE

Laura Nassri Warren,
AIA

PRINTED NAME AND TITLE

DATE OF SUBSTANTIAL COMPLETION

WARRANTIES

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

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

As Stated on Contract

WORK TO BE COMPLETED OR CORRECTED

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

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

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within Thirty (30) days from the above date of Substantial Completion.

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

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

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

As indicated on the general conditions of the contract for construction of the above referenced project

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

CRC Development &
Construction, LLC

CONTRACTOR (*Firm
Name*)

South Texas College

OWNER (*Firm Name*)

SIGNATURE

PRINTED NAME AND TITLE

DATE



SIGNATURE

PRINTED NAME AND TITLE

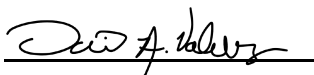
DATE



Project Fact Sheet
4/3/2023

Project Name: Pecan Campus - Ann Richards Administration Building A Renovation of Administrative Offices						Project No. 2022-040C			
Funding Source(s): Unexpended Plant Fund									
			FY 21-22			FY 22-23			
	<u>Original</u> <u>Project Budget</u>	<u>Revised</u> <u>Project Budget</u>	<u>Project Budget</u>	<u>FY 21-22</u> <u>Actual Expenditures</u>	<u>Variance of Project</u> <u>Budget vs. Actual</u> <u>Expenditures</u>	<u>Project Budget</u>	<u>FY 22-23</u> <u>Actual</u> <u>Expenditures</u>		
						<u>Variance of</u> <u>Project Budget</u> <u>vs. Actual</u> <u>Expenditures</u>	<u>Total Actual</u> <u>Expenditures To</u> <u>Date</u>		
Construction:	\$ 465,000.00	\$ 682,000.00	\$ -	\$ -	\$ -	\$ 465,000.00	\$ 453,593.34		
Other Construction:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,800.00	\$ 9,800.00		
Design	46,500.00	46,500.00	37,200.00	33,480.00	3,720.00	26,500.00	17,136.80		
Miscellaneous:	2,500.00	2,500.00	1,200.00	3,146.32	(1,946.32)	1,300.00	3,385.00		
FFE:	110,000.00	110,000.00	-	-	-	110,000.00	-		
Technology:	36,000.00	36,000.00	-	-	-	36,000.00	-		
Total:	\$ 660,000.00	\$ 877,000.00	\$ 38,400.00	\$ 36,626.32	\$ 1,773.68	\$ 638,800.00	\$ 476,141.54		
						\$ 162,658.46	\$ 512,767.86		
						R.L.Abatement - \$9,800			
Project Team			Board Status						
Approval to Solicit Architect/Engineer:	3/8/2022		Board Approval of Schematic Design 06/28/2022 Substantial Completion TBD Final Completion TBD			Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	The Warren Group Architects					The Warren Group Architects	\$ 45,756.00	\$ 42,843.20	\$ 2,912.80
Contractor:	CRC Development & Construction, LLC					CRC Development & Construction, LLC	\$ 682,000.00	\$ 453,593.34	\$ 228,406.66
						R.L.Abatement	\$ 9,800.00	\$ 9,800.00	\$ -
STC FPC Project Manager:	David Valdez					Board Acceptance	TBD		
Project Description			Project Scope						
Renovation of the Pecan Campus Ann Richards Administration Building A Renovation for the President's Office.			Renovation of approximately 3100 square feet of Office Space in Pecan Campus Ann Richards Administration Building A for the President's Office Area. Space to contain President's Office, 4 Staff Offices, Conference Room, Reception, Workroom, Storage and Private Restroom.						
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		
3/8/2022	4/26/2022	6/28/2022	8/23/2022	9/18/2022	4/28/2023	5/23/2023	4/1/2023		
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total			
2021-22	-	33,480.00	3,146.32	-	-	-	-	-	\$ 36,626.32
2022-23	463,393.34	9,363.20	3,385.00	-	-	-	-	-	\$ 476,141.54
Project Total	\$ 463,393.34	\$ 42,843.20	\$ 6,531.32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 512,767.86
Current Agenda Item									
4/11/2023 Facilities Committee: Review and Recommend Action on Substantial Completion of the Pecan Campus Ann Richards Administration Building A Renovation of Administrative Offices									
<div style="display: flex; justify-content: space-around;">   </div>									

FPC Project Manager



FPC Asst. Director



FPC Director



Review and Recommend Action on Substantial Completion of the District Wide Repainting of Exterior Stucco & Panels at Starr County Campus

Approval of substantial completion of the District Wide Repainting of Exterior Stucco & Panels at Starr County Campus project will be requested at the Board Meeting:

Project		Completion Recommended	Date Received
1.	District Wide Repainting of Exterior Stucco & Panels at Starr County Campus Project No. 2022-016R Contractor: Terra Fuerte Construction, LLC	Substantial Completion Recommended	March 23, 2023

This project was part of the Deferred Maintenance plan developed by the Facilities Operations & Maintenance and Facilities Planning & Construction departments. It has been 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 March 23, 2023. A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by Terra Fuerte Construction, LLC. The original cost approved for this contractor's portions of the district wide project, which includes Starr County Campus, was \$275,235.

The following table summarizes the current budget status:

District Wide Repainting of Exterior Stucco & Panels at Starr County Campus					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$250,000.00	\$275,235.00	\$0	\$275,235.00	\$0	\$275,235.00

Enclosed Documents

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

Recommended Action

Administration requests the Committee recommend Board approval of substantial completion for the District Wide Repainting of Exterior Stucco & Panels at Starr County Campus project as presented.

District Wide Repainting of Exterior Stucco & Panels at Starr County Campus



Starr County Campus - Physical Plant Building P

District Wide Repainting of Exterior Stucco & Panels at Starr County Campus



Starr County Campus - Student Services Building G

District Wide Repainting of Exterior Stucco & Panels at Starr County Campus



Starr County Campus - Student Activities Building H

District Wide Repainting of Exterior Stucco & Panels at Starr County Campus



Starr County Campus - South Academic Building E

District Wide Repainting of Exterior Stucco & Panels at Starr County Campus



Starr County Campus - Library Building K

District Wide Repainting of Exterior Stucco & Panels at Starr County Campus



Starr County Campus - Health Professions and Sciences Building L

Substantial Completion Acceptance

Project Name: District Wide Repainting of Exterior Stucco and Panels - Starr County Campus

Project No.: RFP - 21-22-1017

Owner: South Texas College

Contractor: Terra Fuerte Construction, LLC.

A/E Firm: N/A

Scope of Work Covered by This Acceptance:

Repainting of Exterior Stucco walls and Panels at the Starr County Campus, Buildings E, G, H, K, L and P.

Effective Date of Acceptance: 3/23/2023

This constitutes the Owner's acceptance for Beneficial Occupancy: Yes ☒ No ☐

In accordance with plans and specifications of the Contract, this is to confirm the results of the substantial completion inspection(s). The "punch list(s)" of items remaining to be completed or corrected as of the effective date of this acceptance, is formally issued under separate cover. It is expressly understood that the failure to include any items on such list (s) does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. In accordance with the Contract, the Date of Substantial Completion is that Date jointly certified by the Architect/Engineer, owner and Contractor that the Work is sufficiently completed for the Owner to utilize it, or designated portion thereof, for the intended purpose.

As of the effective date noted above, the Contractor is relieved of the responsibilities for utilities, maintenance, security, custodial services, and insurance coverage, which may pertain specifically to the Work, covered by this acceptance. The Contractor remains responsible; however, to maintain full insurance coverage as required by the Contract for any areas of the project not yet accepted, and such coverage as may be necessary for its employees and subcontractors while engaged in completion of the punch list items as identified above.

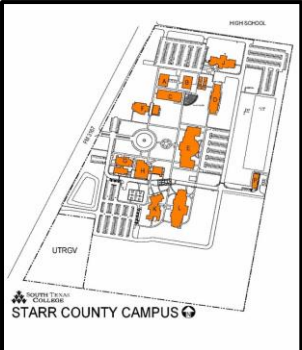







The Owner and A/E will continue to inspect the entire project, including the work accepted herein, until final completion and acceptance of all elements of the work. This inspection will cover such defects as may have been overlooked as well as the items currently remaining on the punch list (s). The date of Substantial Completion Acceptance of the Project or portion designated above is the date of issuance established by this document, which is also the date of commencement of applicable warranties required by the Contract Documents.

The Contractor shall complete/correct the items identified on the punch list(s) within		30
Calendar days from the Effective Date of this Acceptance.		
<u>ROLANDO LEAL</u>	<u>[Signature]</u>	<u>3/23/23</u>
Printed Name and Title	Signature	Date

The Architect/Engineer agrees that the Work noted in this Acceptance is sufficiently complete to be used as intended.		
N/A		
Printed Name and Title	Signature	Date

With the exception of those items noted on the attached "punch list(s)", the Owner accepts the Work designated herein as Substantially Complete as of the Effective Date of this Acceptance.		
<u>RICARDO DELA CORTA FPC DIRECTOR</u>	<u>[Signature]</u>	<u>3-24-2023</u>
Printed Name and Title	Signature	Date

Project Fact Sheet
4/3/2023

Project Name: District Wide - District Wide Repainting of Exterior Stucco & Panels - Starr County Campus						Project No. 2017-020R				
Funding Source(s): Renew and Replacement Fund										
			FY 21-22			FY 22-23				
	<u>Original</u> <u>Project Budget</u>	<u>* Revised</u> <u>Project Budget</u>	<u>Project Budget</u>	<u>FY 21-22</u> <u>Actual Expenditures</u>	<u>Variance of Project</u> <u>Budget vs. Actual</u> <u>Expenditures</u>	<u>Project Budget</u>	<u>FY 22-23</u> <u>Actual</u> <u>Expenditures</u>			
						<u>Variance of</u> <u>Project Budget</u> <u>vs. Actual</u> <u>Expenditures</u>	<u>Total Actual</u> <u>Expenditures To</u> <u>Date</u>			
Construction:	\$ 200,000.00	\$ 275,235.00	\$ 200,000.00	\$ -	\$ 200,000.00	\$ 250,000.00	\$ -			
Design	20,000.00	20,000.00	20,000.00	-	20,000.00	-	-			
Miscellaneous:	3,000.00	3,000.00	3,000.00	109.16	2,890.84	3,000.00	-			
FFE:	-	-	-	-	-	-	-			
Technology:	-	-	-	-	-	-	-			
Total:	\$ 223,000.00	\$ 298,235.00	\$ 223,000.00	\$ 109.16	\$ 222,890.84	\$ 253,000.00	\$ -			
						*Project Budget adjusted due to Construction cost amount.				
Project Team			Board Status							
Approval to Solicit	N/A		<u>Board Approval of</u> <u>Schematic Design</u>		NA	Vendor	Contract Amount	Actual Expenditures	Variance	
Architect/Engineer:	N/A					Terra Fuerte Construction, LLC	\$ 235,948.00	\$ -	\$ -	
Contractor:	Terra Fuerte Construction, LLC									
STC FPC Project Manager:	Samuel Saldana		<u>Substantial Completion</u>		TBD	<u>Board Acceptance</u>	TBD			
			<u>Final Completion</u>		TBD	<u>Board Acceptance</u>	TBD			
Project Description			Project Scope							
Painting of Exterior Stucco and Panels for Building(s) - Building D Workforce Center - Building E South Academic - Building G Student Services - Building H Student Activities Center - Building K Library - Building L Health Professions and Sciences - Building P Physical Plant			Repainting of Building D, Building E, Building G, Building H, Building K, Building L and Building P Exterior Stucco and Panels as indicated by the construction documents.							
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			
10/27/2020	N/A	N/A	6/28/2022	2/8/2023	4/28/2023	5/23/2023	N/A			
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total				
2021-22	-	-	109.16	-	-	\$ 109.16				
2022-23	-	-	-	-	-	\$ -				
Project Total	\$ -	\$ -	\$ 109.16	\$ -	\$ -	\$ 109.16				
Current Agenda Item										
04/11/2023 Facilities Committee Meeting: Review and Recommend Action on Substantial Completion of the District Wide Repainting of Exterior Stucco & Panels at Starr County Campus										
			 <p align="center">BUILDING L</p>		 <p align="center">BUILDING G</p>		 <p align="center">BUILDING K</p>		 <p align="center">BUILDING P</p>	
			 <p align="center">BUILDING E</p>		 <p align="center">BUILDING E</p>		 <p align="center">BUILDING L</p>			

FPC Project Manager



FPC Asst. Director



FPC Director



Review and Recommend Action on Approval of Lease Agreement with La Joya Independent School District for the Kika de la Garza Elementary School

Approval of a facility lease agreement with La Joya Independent School District for use by South Texas College for instructional use will be requested at the Board meeting. The lease is needed for programs with specific needs for the general classrooms, office spaces, parking lot, and storage area at the facility.

Background

The Kika De La Garza Elementary School will be used for educational purposes by South Texas College's Continuing, Professional and Workforce Education department. The additional site in the La Joya area will allow the department to provide continuing education programs such as GED, ESL, phlebotomy, and CDL to La Joya area residents.

The lease agreement includes areas for general classrooms, office space, and parking lots.

College staff recommends approval to approve the lease agreement as noted below.

Facility	Lease Term	Term Requested	Lease Cost
Kika De La Garza Elementary School - general classrooms, office space, and parking lots	1 year	May 1, 2023 to April 30, 2024	TBD

Funding Source

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

Recommended Action

Administration requests the Committee recommend Board approval of the facility lease agreement with La Joya Independent School District for use of instructional facilities at the Kika De La Garza Elementary School for the period as presented.

Review and Recommend Action on Approval of Lease Agreement with P&N Shah Family, L.P. for the Shah Eye Center

Approval of a facility lease agreement with P&N Shah Family, L.P. for use by South Texas College for instructional use will be requested at the Board meeting. The lease is needed for programs with specific needs for the general classrooms, student common area, cosmetology labs, office spaces, and dispensary/storage area at the facility.

Background

The Shah Eye Center will be used for educational purposes for South Texas College Cosmetology program. The Cosmetology program is currently sharing a facility with PSJA ISD. In its first semester, the Cosmetology program exceeded the expected number of students, and due to its expansion, an additional area is needed to meet the demand. The additional area will allow for the program to comply with state licensing requirements specific to the Cosmetology program and use of an independent facility.

The lease agreement includes areas for general classrooms, a student common area, cosmetology labs, office spaces, and dispensary/storage area.

The term of the lease agreement is for a five (5) year period from December 1, 2023 to December 1, 2028. The lease agreement allows for two (2) successive options to renew the lease for terms of one (1) year each. College staff has negotiated the lease with P&N Shah Family, L.P.

College staff recommends approval to approve the lease agreement as noted below.

Facility	Lease Term	Term Requested	Lease Cost
Shah Eye Center – general classrooms, student common area, cosmetology labs, office spaces, and dispensary/storage area	5 years, with two one-year options to renew	December 1, 2023 to December 1, 2028	\$9,030.00 Monthly plus utilities
Area leased: 5,160 sq.ft.			

Funding Source

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

Recommended Action

Administration requests the Committee recommend Board approval of the facility lease agreement with P&N Shah Family, L.P. for use of instructional facilities at the Shah Eye Center facility for the period as presented.

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

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

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	4/25/2023	5/23/2023
3	North Academic Humanities Bldg P Renovation for Administrative and Support Services Office	DV	Abel City, LLC 5/26/22	1/31/2023	6/27/2023	7/15/2023	2/27/2024	3/26/2024
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	8/22/2023	3/26/2024	5/15/2024	4/25/2025	5/25/2025
6	Ann Richards Administration Bldg A Additional Parking Lot	DV	R. Gutierrez Engineering Corporation 11/29/2022	3/28/2023	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	5/23/2023	5/23/2023
10	Workforce Center Building D Welding Expansion	MV	PBK Architects 10/26/21	6/28/2022	Holchemont LTD 1/31/2023	3/30/2023	1/30/2024	2/27/2004
11	Workforce Building M Automotive Expansion	MV	PBK Architects 10/26/21	6/28/2022	Holchemont LTD 1/31/2023	3/30/2023	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	Holchemont LTD 1/31/2023	3/30/2023	1/30/2024	2/27/2004
Technology Campus								
13	Welding Lab Expansion Bldg	SS	EGV Architects 2/22/22	8/23/2022	6/27/2023	7/15/2023	6/27/2024	7/27/2024
14	Truck Driving Range Expansion	DV	R. Gutierrez Engineering Corporation 11/29/2022	N/A	5/23/2023	6/15/2023	8/22/2023	9/26/2023
15	Exterior Solar Panel Structure	SS	Sames Inc. 9/28/21	6/28/2022	Rio United 2/14/2023	4/14/2023	8/22/2023	9/26/2023
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	5/23/2023	6/27/2023
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 Q Automotive Expansion	MV	Abel City Architects 10/26/2021	2/22/2022	Trium Construction 1/31/23	3/30/2023	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	3/30/2023	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	5 Star GC Construction 2/14/2023	4/15/2023	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	\$ 513,740	\$ 146,260	\$ 638,800	Low	April 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	\$ 14,382	\$ 1,019,728	\$ 865,600	Low	June 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	August 2023	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	May 2023	Approval of Construction Services	R. Gutierrez Engineers
Pecan Campus Subtotal												\$ 37,083,578	\$ 529,807	\$ 36,553,771	\$ 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	\$ 45,944	\$ 491,556	\$ 721,273	High	January 2024	Approval of Substantial Completion	PBK Architects
11	Workforce Center Building M Automotive Lab Expansion	MV					●					\$ 920,500	\$ 57,168	\$ 863,332	\$ 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	\$ 30,996	\$ 497,004	\$ 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	\$ 396,947	\$ 134,418	\$ 488,099	High	May 2023	Approval of Substantial Completion	Boultinghouse Simpson Gates Architects
Mid Valley Campus Subtotal												\$ 2,517,365	\$ 531,056	\$ 1,986,309	\$ 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 F	SS			●							\$ 1,559,180	\$ 39,253	\$ 1,519,927	\$ 122,400	High	May 2023	Approval of Construction Services	EGV Architects
16	Truck Driving Range Expansion	DV			●							\$ 49,620	\$ 261	\$ 49,359	\$ 41,350	Low	May 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	\$ 54,836	\$ 2,038,064	\$ 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	
Dr. Ramiro R. Casso Nursing & Allied Health Campus																				
18	East Building A Occupational Therapy Kitchen Lab Expansion	SS					●					\$ 99,500	\$ 69,164	\$ 30,336	\$ 96,760	High	May 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	\$ 69,164	\$ 341,582	\$ 116,116					
Starr County Campus																				
21	Workforce Center Building D Welding Expansion	MV					●					\$ 598,000	\$ 152,195	\$ 445,805	\$ 395,594	High	July 2023	Approval of Substantial Completion	Gignac & Associates, LLP	Kimber 1985
22	Workforce Building Q 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	\$ 238,308	\$ 1,590,992	\$ 1,614,570					
Regional Center for Public Safety Excellence																				
24	Canopy for Safety Training Vehicles	DV					●					\$ 285,000	\$ 441,768	\$ (156,768)	\$ 421,051	High	June 2023	Approval of Substantial Completion	Gignac & Associates, LLP	5 Star Construction
25	Canopy for Students/Instructors	DV					●					\$ 247,000	\$ 321,896	\$ (74,896)	\$ 155,078	High	June 2023	Approval of Substantial Completion	Gignac & Associates, LLP	5 Star Construction
26	Chiller Installation	MV									●	\$ 170,000	\$ 199,938	\$ (29,938)	\$ 22,000	High	TBD	TBD	Half Associates, Inc	Johnson Controls
27	Fire Training Area	DV					●					\$ 443,000	\$ 181,404	\$ 261,596	\$ 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	\$ 97,614	\$ 244,386	\$ 313,920	High	September 2023	Approval of Substantial Completion	DBR	Metro Electric
30	Two-Story Residential Fire Training Structure	SS				●						\$ 1,581,200	\$ 138,749	\$ 1,442,451	\$ 1,274,750	Medium	December 2023	Approval of Substantial Completion	Martinez Architects	TBD
Regional Center for Public Safety Excellence Subtotal												\$ 3,261,200	\$ 1,381,369	\$ 1,879,831	\$ 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	\$ 5,825,912	\$ 51,018,118	\$ 23,311,095					

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

#	Projects	FPC Project Manager	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2022 Budget	Priority Status	Upcoming Board Meeting Item	Architect/ Engineering Firm	Contractor
Pecan Campus																			
1	Student Activities Building H Data Cabling Infrastructure Replacement	RC	●									\$ 150,000	\$ -	\$ 150,000	\$ 150,000	High	TBD	TBD	TBD
2	Reseeding and Regrading of Athletic Fields	DV			●							\$ 50,000	\$ -	\$ 50,000	\$ 50,000	High	TBD	TBD	TBD
3	Stucco Repainting	SS									●	\$ 137,000	\$ 141,469	\$ (4,469)	\$ 137,000	High	January 2023	Approval of Final Completion	Noble Texas Builders
4	Resurfacing of East Drive	SS				●						\$ 280,000	\$ 27,425	\$ 252,575	\$ 264,000	High	April 2023	Approval of Construction Services	Perez Consulting Engineers
5	South Academic Building J Generator Replacement	SS					●					\$ 280,000	\$ 19,528	\$ 260,472	\$ 270,063	High	November 2023	Approval of Substantial Completion	Metro Electric
6	Library Building F Exterior Building Envelope Repairs	TBD	●									\$ 125,000	\$ -	\$ 125,000	\$ 125,000	High	TBD	TBD	TBD
Pecan Campus Subtotal												\$ 1,022,000	\$ 188,422	\$ 833,578	\$ 996,063				
Pecan Plaza																			
7	Stucco Repainting	SS									●	\$ 12,000	\$ 9,204	\$ 2,796	\$ 12,000	High	January 2023	Approval of Final Completion	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	\$ 354,105	\$ (31,105)	\$ 323,000	Low	February 2023	Approval of Substantial & Final Completion	Terra Fuerte, LLC
9	South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas	DV			●							\$ 985,700	\$ 16,906	\$ 968,794	\$ 695,163	Low	TBD	TBD	Milnet Architectural Services
10	North Academic Building G Analog to Digital Conversion	RC				●						\$ 720,000	\$ -	\$ 720,000	\$ 720,000	Low	TBD	TBD	TBD
11	North Academic Building G Data Cabling Infrastructure Replacement	TBD	●									\$ 425,000	\$ -	\$ 425,000	\$ 425,000	Low	TBD	TBD	TBD
Mid Valley Campus Subtotal												\$ 2,453,700	\$ 371,011	\$ 2,082,689	\$ 2,163,163				
Technology Campus																			
12	Emerging Technologies Building A Analog to Digital Replacement	TBD	●									\$ 515,000	\$ -	\$ 515,000	\$ 515,000	Low	TBD	TBD	TBD
13	Advancd Technical Careers Bldg. B Atrium Repainting	RC			●							\$ 60,000	\$ -	\$ 60,000	\$ 60,000	Low	TBD	TBD	TBD
Technology Campus Subtotal												\$ 575,000	\$ -	\$ 575,000	\$ 575,000				

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

#	Projects	FPC Project Manager	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2022 Budget	Priority Status	Upcoming Board Meeting Item	Architect/ Engineering Firm	Contractor	
Dr. Ramiro R. Casso Nursing & Allied Health Campus																				
14	NAH East Building A Westside Window Waterproofing Repairs	RC	●									\$ 90,000	\$ -	\$ 90,000	\$ 90,000	Low	TBD	TBD	TBD	
15	NAH East Building A Westside Elevators Repairs	RC/O&M		●								\$ 250,000	\$ -	\$ 250,000	\$ 250,000	Medium	TBD	TBD	N/A	Oracle Elevator
16	NAH East Building A Exterior Stair Repairs and Replacement	SS									●	\$ 293,000	\$ 334,139	\$ (41,139)	\$ 15,850	High	January 2023	Approval of Final Completion	Chanin Engineering, LLC	5 Star GC Construction, 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	Metro Electric
Nursing and Allied Health Campus Subtotal												\$ 1,055,000	\$ 358,394	\$ 696,606	\$ 761,069					
Starr County Campus																				
20	Stucco Repainting	SS						●				\$ 253,000	\$ 2,509	\$ 250,491	\$ 253,000	High	April 2023	Approval of Substantial Completion	TBD	Terra Fuerte, LLC
21	Administration/Bookstore Building A Data Cabling Infrastructure Replacement	RC	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	High	TBD	TBD	TBD	TBD
22	Center for Learning Excellence Building B Data Cabling Infrastructure Replacement	RC	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	High	TBD	TBD	TBD	TBD
23	North Academic Building C Data Cabling Infrastructure Replacement	RC	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	High	TBD	TBD	TBD	TBD
Starr County Campus Subtotal												\$ 433,000	\$ 2,509	\$ 430,491	\$ 433,000					
District Wide																				
26	Renewals & Replacements	N/A	N/A									\$ 151,000	\$ -	\$ 151,000	\$ 151,000	N/A	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	TBD
28	Interior LED Lighting Replacements	RC/O&M		●								\$ 110,000	\$ -	\$ 110,000	\$ 110,000	Low	N/A		N/A	TBD
29	Ext. Walkway LED Lighting Replacements	RC/O&M		●								\$ 50,000	\$ -	\$ 50,000	\$ 50,000	Low	N/A		N/A	TBD
30	Building Automation Systems Replacements	RC/O&M		●								\$ 76,500	\$ -	\$ 76,500	\$ 76,500	Low	N/A		N/A	TBD
31	Flooring Replacements	MV					●					\$ 504,000	\$ 31,390	\$ 472,610	\$ 504,000	Medium	August 2023	Approval of Substantial Completion	N/A	Intertech Flooring
32	HVAC Replacements	RC/O&M		●								\$ 325,000	\$ -	\$ 325,000	\$ 325,000	Low	TBD		N/A	TBD
33	Exterior Lighting Replacements	RC/O&M		●								\$ 279,000	\$ -	\$ 279,000	\$ 279,000	Low	N/A		N/A	TBD
34	Water Tower Logo Replacements	DV	●									\$ 80,000	\$ -	\$ 80,000	\$ 80,000	N/A	TBD		N/A	TBD
35	Outdoor Furniture Replacements	TBD	●									\$ 25,000	\$ 290	\$ 24,710	\$ 25,000	N/A	TBD		N/A	TBD
36	Project Cost Control Reserve	N/A	●									\$ 676,489	\$ -	\$ 676,489	\$ 676,489	N/A	TBD		N/A	TBD
District Wide Subtotal												\$ 2,379,489	\$ 31,680	\$ 2,347,809	\$ 2,379,489					
Totals		0	6	7	1	0	2	1	0	0	1	\$ 7,930,189	\$ 961,221	\$ 6,968,968	\$ 7,319,784					