

South Texas College  
Board of Trustees  
Facilities Committee  
Pecan Campus Ann Richards Administration Building A  
Conference Room A 1.42  
Tuesday, May 9, 2023  
@ 4:30 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 April 11, 2023 Facilities Committee Meeting Minutes ..... 1 - 11
- II. Review and Recommend Action on Request for Qualifications (RFQ) Evaluation and Selection Process for Architects and Engineers ..... 12 - 18
- III. Discussion and Action as Necessary to Include the Prohibited Contact Provision in the Solicitation for Competitive Procurement..... 19
- IV. Review and Recommend Action on Final Completion and Release of Final Payment for the District Wide Repainting of Exterior Stucco & Panels at Starr County Campus ..... 20 - 28
- V. Update on Status of Unexpended Plant Fund Construction Projects and Renewals & Replacements Projects ..... 29 - 36

### **Approval of Facilities Committee Meeting Minutes**

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

1. April 11, 2023 Facilities Committee Meeting

# **Meeting Minutes**

## **Facilities Committee Meeting**

### **April 11, 2023**

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

**MINUTES**

The Facilities Committee Meeting was held on Tuesday, April 11, 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., Ms. Rose Benavidez, and Mr. Paul R. Rodriguez

Other Trustees present: None

Members absent: Ms. Rose Benavidez

Also present: Dr. Ricardo J. Solis, Mrs. Mary Elizondo, Mr. Ricardo De La Garza, Mr. George McCaleb, Mrs. Becky Cavazos, Mr. Robert Cuellar, Mr. Martin Villarreal, Mr. Sam Saldana, Mr. David Valdez, Mrs. Sara Lozano, Mr. Jose Vela, Mrs. Olivia De La Rosa, Ms. Sandra Charles-Garza, Mr. Nathaniel Perez, and Mr. Andrew Fish.

**Approval of Facilities Committee Meeting Minutes**

As Dr. Alejo Salinas, Jr. was the sole Committee member present at the beginning of the meeting, he approved the Minutes for the March 7, 2023 Facilities Committee Meeting as written.

Ms. Rose Benavidez joined the meeting by Zoom and Mr. Paul R. Rodriguez joined the meeting in person shortly after this action.

To accommodate a scheduling conflict, the Committee took the following items out of the posted agenda order:

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

College staff recommended 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  Area leased: 5,160 sq.ft.	5 years, with two one-year options to renew	December 1, 2023 to December 1, 2028	\$9,030.00 Monthly plus utilities

#### Funding Source

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

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

### **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 recommended **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 were available in the FY 2022-2023 Renewals & Replacements Fund to cover the shortfall.

#### Estimated Project Timeline

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

#### Enclosed Documents

A presentation of the project was enclosed. The evaluation team members completed evaluations of 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 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. The motion carried.

### **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 Change Orders	Total 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 were enclosed 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 completion for the Pecan Campus Ann Richards Administration Building A Renovation of Administrative Offices project as presented. The motion carried.

### **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 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 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 Change Orders	Total 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 were enclosed 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 completion for the District Wide Repainting of Exterior Stucco & Panels at Starr County Campus project as presented. The motion carried.

### **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 would be requested at the Board meeting. The lease was 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 would be used for educational purposes by South Texas College's Continuing, Professional and Workforce Education department. The additional site in the La Joya area would allow the department to provide continuing education programs such as GED, ESL, phlebotomy, and CDL to La Joya area residents.

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

College staff recommended 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 were budgeted in the facility lease budget for FY 2022-2023.

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

## **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 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 proposed 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 was provided for the Committee's review.

### **Recommended Action**

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

Dr. Alejo Salinas, Jr. thanked administration for the recommendations, and noted that they were very similar to proposed changes he had considered proposing. Dr. Salinas recommended that the Committee take no action at this time, to allow for further review.

No action was taken.

## **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 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 5:09 p.m.

I certify that the foregoing are the true and correct minutes of the April 11, 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. On April 25, 2023, the Board stated that they would provide feedback to College staff after further review of the presented RFQ information.

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"> <li>•Provide a statement of interest for the project.</li> </ul>	25	
	<ul style="list-style-type: none"> <li>•Provide a history including credentials about the prime firm.</li> </ul>	25	
	<ul style="list-style-type: none"> <li>•Provide a narrative describing the design team's unique qualifications and specialized design experience as it relates to the project.</li> </ul>	25	
	<ul style="list-style-type: none"> <li>•Provide a statement about the availability and commitment of the prime firm, its principals, its consultants, and key professionals to undertake the proposed project.</li> </ul>	25	
2	Prime Firm		100
	<ul style="list-style-type: none"> <li>•Provide resumes giving the experience and expertise of the principals and key professional members for the <b>prime firm</b> that will be involved in the project, including their experience with similar projects and the number of years with the prime firm.</li> </ul>	30	
	<ul style="list-style-type: none"> <li>•Describe the proposed project assignments and lines of authority and communication for principals and key professional members of the <b>prime firm</b> 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.</li> </ul>	30	
	<ul style="list-style-type: none"> <li>•Describe the <b>prime firm's</b> <del>proximity to South Texas College and its</del> ability to respond to planned and/or unexpected meetings with STC representatives during the planning, design, and construction phases of the project.</li> </ul>	20	
	<ul style="list-style-type: none"> <li>•If applicable, describe any litigation the <b>prime firm</b> is currently involved in which could affect the firm's ability to provide professional services as required for STC's construction program.</li> </ul>	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 <b>each</b> firm or individual to be included.</p> <p>For each <b>consultant</b> firm or individual that the prime firm proposes:</p> <ul style="list-style-type: none"> <li>Identify the consultant and provide a brief history about the consultant</li> <li>Describe the consultant's proposed role in the project</li> <li>List projects that the prime firm and the consultant have worked together on during the last five (5) years</li> <li>Provide a statement of the consultant's availability for the project</li> <li>Provide resumes giving the experience and expertise of principals and key professional members for the consultant on the project.</li> </ul>	<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"> <li>Number of Projects</li> <li>Similar Scope &amp; Size</li> <li>Educational Setting</li> <li>Time &amp; Completion</li> </ul> <p>Provide the following information for each project listed:</p> <ul style="list-style-type: none"> <li>Project name and location</li> <li>Project Owner and contact information</li> <li>Project construction cost</li> <li>Project size in gross square feet</li> <li>Date project was started and completed</li> <li>Description of professional services prime firm provided for the project</li> <li>Project manager (individual responsible for coordinating the day-to-day work)</li> <li>Project architect (individual responsible for the overall success of the project)</li> <li>Project designer (individual responsible for design concepts)</li> <li>Names of consultant firms and their areas of expertise</li> </ul>	<p>25</p> <p>25</p> <p>25</p> <p>25</p>	

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

<b>5</b>	<b>References</b>		<b>100</b>
	<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>		
<b>6</b>	<b>Project Execution</b>		<b>100</b>
	<ul style="list-style-type: none"> <li>•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.</li> <li>•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.</li> </ul>	<p style="text-align: center;"><b>50</b></p> <p style="text-align: center;"><b>50</b></p>	
<b>Round 2 Total</b>			<b>600</b>

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>	<b>100 points</b>

## **Discussion and Action as Necessary to Include the Prohibited Contact Provision in the Solicitation for Competitive Procurement**

### **Purpose and Justification**

Administration requests that the Committee recommend Board approval to include the prohibited contact provision in the solicitation for competitive procurement when responding to competitive bids, proposals, and statements of qualifications to preserve the integrity of the procurement process by prohibiting attempts by a vendor to influence the award of a contract.

The requirement clause is as follows:

#### ***Prohibited Contact Provision***

*For the period between the proposal submission deadline and the time that the South Texas College Board of Trustees takes action to award a contract or to reject all proposals, respondents, including their agents and representatives, shall not contact, either verbally or through written format, any College Board of Trustees member, administrator, executive, College consultant, member of the proposal evaluation committee, or any other College staff, to discuss or otherwise influence the evaluation and decision-making process relating to the award of a contract. If a respondent violates the foregoing prohibition, such contact may result in disqualification of the respondent's proposal. The foregoing prohibition will not apply to communication with a respondent initiated by the College to request an interview, an oral presentation, or additional information to clarify any aspect of the respondent's proposal.*

Board approved contracts that are awarded will include the prohibited contact provision in the formal solicitation documents.

The College has worked with Legal Counsel to include this clause as part of the solicitation for competitive procurement.

Mary G. Elizondo, Vice President for Finance and Administrative Services, and Becky Cavazos, Director of Purchasing, will be present at the Committee meeting to address any questions.

### **Recommendation**

It is requested that the Committee recommend Board approval to include the prohibited contact provision in the solicitation for competitive procurement when responding to competitive bids, proposals, and statements of qualifications to preserve the integrity of the procurement process by prohibiting attempts by a vendor to influence the award of a contract.

**Review and Recommend Action on Final Completion and Release of Final Payment  
for the District Wide Repainting of Exterior Stucco & Panels at Starr County  
Campus**

Approval of final completion and release of final payment for 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	Final Completion Recommended	April 28, 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.

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with Terra Fuerte Construction, LLC be approved. The original cost approved for this project 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	(\$39,287.00)	\$235,948.00	\$218,708.05	\$17,239.95

**Enclosed Documents**

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

**Recommended Action**

Administration requests the Committee recommend Board approval of final completion and release of final payment of \$17,239.95 to Terra Fuerte Construction, LLC of the District Wide Repainting of Exterior Stucco & Panels at Starr County Campus 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



P.O. BOX 9701  
McAllen, TX 78502-9701

Facilities Planning & Construction  
3200 W. Pecan Blvd. • McAllen, TX 78501

(956) 872-3737  
(956) 872-3747

April 28, 2023

South Texas College  
3200 W. Pecan Blvd., Bldg N. Suite 179  
McAllen, TX 78501

Re: RFP 21-22-1017 STC District Wide Repainting of Exterior Stucco Walls and Panels – Starr County Campus

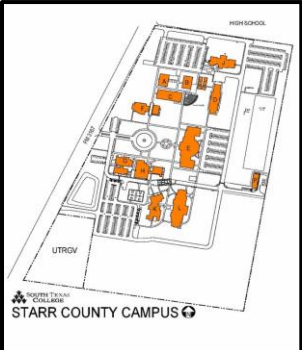







South Texas College Facilities Planning and Construction recommends Final Acceptance of the STC **District Wide Repainting of Exterior Stucco Walls and Panels for Starr County Campus** as of **April 28, 2023** and recommends release of final payment to Terra Fuerte Construction LLC.

If you have any questions, please contact our office.

Sincerely,

Rick de la Garza, Director  
Facilities Planning & Construction  
3200 W. Pecan Blvd., Bldg. N. Suite 179  
McAllen, TX 78501  
Phone: 956-872-3737  
Fax: 956-872-3747

**Project Fact Sheet**  
**5/2/2023**

<b>Project Name:</b> District Wide - District Wide Repainting of Exterior Stucco & Panels - Starr County Campus						<b>Project No.</b> 2017-020R	
<b>Funding Source(s):</b> Renew and Replacement Fund							
			<b>FY 21-22</b>			<b>FY 22-23</b>	
	<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	\$ 218,708.05
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	3,000.00
FFE:	-	-	-	-	-	-	-
Technology:	-	-	-	-	-	-	-
<b>Total:</b>	<b>\$ 223,000.00</b>	<b>\$ 298,235.00</b>	<b>\$ 223,000.00</b>	<b>\$ 109.16</b>	<b>\$ 222,890.84</b>	<b>\$ 253,000.00</b>	<b>\$ 218,708.05</b>
						*Project Budget adjusted due to Construction cost amount.	
<b>Project Team</b>			<b>Board Status</b>				
<b>Approval to Solicit</b>	N/A		<b>Board Approval of Schematic Design</b> NA  <b>Substantial Completion</b> 3/23/2023  <b>Final Completion</b> TBD			<b>Vendor</b>	<b>Contract Amount</b>
<b>Architect/Engineer:</b>	N/A					<b>Actual Expenditures</b>	<b>Variance</b>
<b>Contractor:</b>	Terra Fuerte Construction, LLC					Terra Fuerte Construction, LLC	\$ 235,948.00
<b>STC FPC Project Manager:</b>	Samuel Saldana					<b>Board Acceptance</b>	4/25/2023
<b>Project Description</b>			<b>Project Scope</b>				
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.				
<b>Projected Timeline</b>							
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
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Miscellaneous</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>	
2021-22	-	-	109.16	-	-	\$ 109.16	
2022-23	218,708.05	-	-	-	-	\$ 218,708.05	
<b>Project Total</b>	<b>\$ 218,708.05</b>	<b>\$ -</b>	<b>\$ 109.16</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 218,817.21</b>	
<b>Current Agenda Item</b>							
<b>05/09/2023 Facilities Committee Meeting - Review and Recommend Action on Final Completion and Release of Final Payment for the District Wide Repainting of Exterior Stucco &amp; Panels at Starr County Campus</b>							
		 BUILDING L	 BUILDING G	 BUILDING K	 BUILDING P		
		 BUILDING E	 BUILDING E	 BUILDING L			

FPC Project Manager

*SPS*

FPC Asst. Director

*Rita G...*

FPC Director

*RBA*

### **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	6/27/2023	7/15/2023	11/18/2023	12/12/2023
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
<b>Mid-Valley Campus</b>								
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	6/27/2023
10	Workforce Center Building D Welding Expansion	MV	PBK Architects 10/26/21	6/28/2022	Holchemont LTD 1/31/2023	4/10/2023	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	4/10/2023	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	4/10/2023	1/30/2024	2/27/2004
<b>Technology Campus</b>								
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	6/27/2023	7/15/2023	9/26/2023	10/24/2023
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	-	-	-	-	-	-
<b>Nursing &amp; Allied Health Campus</b>								
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	-	-	-	-	-	-
<b>Starr County Campus</b>								
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	4/12/2023	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	4/12/2023	5/28/2024	6/25/2024
<b>Regional Center for Public Safety Excellence</b>								
23	Chiller Installation	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	4/26/2023	3/26/2024	4/27/2024

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	Pecan West Continuing Education Parking & Site Improvements	DV		●								\$ -	\$ 1,059	\$ (1,059)	\$ -	Low	TBD	Approval of Engineering Services	Perez Consulting Engineers
4	Ann Richards Administration Building A Renovation of Administration Offices	DV						●				\$ 660,000	\$ 604,577	\$ 55,423	\$ 638,800	Low	May 2023	Approval of Final Completion	The Warren Group Architects
5	North Academic Humanities Building P Renovations for Administrative and Support Services Office	DV			●							\$ 1,034,110	\$ 14,428	\$ 1,019,682	\$ 865,600	Low	June 2023	Approval of Construction Services	Able City, LLC
6	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
7	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
8	Business and Science Building G Engineering Lab Renovation	TBD	●									\$ 500,000	\$ -	\$ 500,000	\$ 35,000	Low	TBD	TBD	TBD
9	Ann Richards Administration Building A Additional Parking Lot	DV				●						\$ 200,000	\$ 261	\$ 199,739	\$ 200,000	Low	June 2023	Approval of Construction Services	R. Gutierrez Engineers
Pecan Campus Subtotal												\$ 37,083,578	\$ 621,748	\$ 36,461,830	\$ 6,002,501				
Pecan Plaza																			
10	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																			
11	Workforce Center Building D Welding Expansion	MV					●					\$ 537,500	\$ 45,944	\$ 491,556	\$ 721,273	High	January 2024	Approval of Substantial Completion	PBK Architects
12	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
13	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
14	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																			
15	Exterior Solar Panels Structure	SS					●					\$ 199,100	\$ 15,322	\$ 183,778	\$ 198,224	High	August 2023	Approval of Substantial Completion	SAMES, Inc
16	Welding Lab Expansion Building F	SS			●							\$ 1,559,180	\$ 39,253	\$ 1,519,927	\$ 122,400	High	July 2023	Approval of Construction Services	EGV Architects
17	Truck Driving Range Expansion	DV				●						\$ 49,620	\$ 261	\$ 49,359	\$ 41,350	Low	June 2023	Approval of Construction Services	R. Gutierrez Engineers
18	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																				
19	East Building A Occupational Therapy Kitchen Lab Expansion	SS						●				\$ 99,500	\$ 113,236	\$ (13,736)	\$ 96,760	High	May 2023	Approval of Substantial Completion	Negrete & Kolar Architects, LLP	CRC Development and Construction, LLC
20	East Building A Renovation of Radiology Lab to Multipurpose Skills Lab	TBD	●									\$ 163,296	\$ -	\$ 163,296	\$ 10,106	Low	TBD	TBD	TBD	TBD
21	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	\$ 113,236	\$ 297,510	\$ 116,116					
Starr County Campus																				
22	Workforce Center Building D Welding Expansion	MV					●					\$ 598,000	\$ 301,738	\$ 296,262	\$ 395,594	High	July 2023	Approval of Substantial Completion	Gignac & Associates, LLP	Kimber 1985
23	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
24	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	\$ 387,851	\$ 1,441,449	\$ 1,614,570					
Regional Center for Public Safety Excellence																				
25	Canopy for Safety Training Vehicles	DV					●					\$ 285,000	\$ 493,657	\$ (208,657)	\$ 421,051	High	June 2023	Approval of Substantial Completion	Gignac & Associates, LLP	5 Star Construction
26	Canopy for Students/Instructors	DV					●					\$ 247,000	\$ 369,908	\$ (122,908)	\$ 155,078	High	June 2023	Approval of Substantial Completion	Gignac & Associates, LLP	5 Star Construction
27	Chiller Installation	MV									●	\$ 170,000	\$ 199,938	\$ (29,938)	\$ 22,000	High	TBD	TBD	Half Associates, Inc	Johnson Controls
28	Fire Training Area	DV					●					\$ 443,000	\$ 202,892	\$ 240,108	\$ 295,686	High	June 2023	Approval of Substantial Completion	Gignac & Associates, LLP	5 Star Construction
29	Perimeter Fencing	DV	●									\$ 193,000	\$ -	\$ 193,000	\$ 193,000	Low	TBD	TBD	TBD	TBD
30	Skills Pad and EVOC Lighting	SS					●					\$ 342,000	\$ 209,689	\$ 132,311	\$ 313,920	High	September 2023	Approval of Substantial Completion	DBR	Metro Electric
31	Two-Story Residential Fire Training Structure	SS					●					\$ 1,581,200	\$ 139,152	\$ 1,442,048	\$ 1,274,750	Medium	March 2024	Approval of Substantial Completion	Martinez Architects	5 Star Construction
Regional Center for Public Safety Excellence Subtotal												\$ 3,261,200	\$ 1,615,235	\$ 1,645,965	\$ 2,675,485					
District Wide																				
32	Fence Enclosures	MV	●									\$ 35,000	\$ -	\$ 35,000	\$ 35,000	Low	N/A		N/A	TBD
33	Outdoor Furniture	AR		●								\$ 25,000	\$ -	\$ 25,000	\$ 25,000	Low	N/A		N/A	TBD
34	Land	N/A	N/A									\$ 5,500,000	\$ 2,921,979	\$ 2,578,021	\$ 5,500,000	N/A	N/A		N/A	N/A
35	Renovation and Contingencies	N/A	N/A									\$ 948,750	\$ 58,443	\$ 890,307	\$ 948,750	N/A	N/A		N/A	TBD
36	Facility Signage	DV	●									\$ 50,000	\$ -	\$ 50,000	\$ 50,000	Low	N/A		N/A	TBD
37	Removal of Existing Trees	TBD	●									\$ 25,900	\$ -	\$ 25,900	\$ 25,900	Low	N/A		N/A	TBD
38	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	\$ 2,980,422	\$ 6,663,519	\$ 9,703,941					
Totals			12	3	6	0	8	1	0	0	3	\$ 56,844,030	\$ 6,345,271	\$ 50,498,759	\$ 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	\$ 141,469	\$ (4,469)	\$ 137,000	High	January 2023	Approval of Final Completion	TBD	Noble Texas Builders
4	Resurfacing of East Drive	SS					●					\$ 280,000	\$ 27,698	\$ 252,302	\$ 264,000	High	September 2023	Approval of Substantial Completion	Perez Consulting Engineers	5-Star Construction
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	\$ 188,695	\$ 833,305	\$ 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	\$ 354,105	\$ (31,105)	\$ 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	\$ 16,906	\$ 968,794	\$ 695,163	Low	June 2023	Approval of Construction Services	Milnet Architectural Services	TBD
10	North Academic Building G Analog to Digital Conversion	RC				●						\$ 720,000	\$ 71,709	\$ 648,291	\$ 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	\$ 442,721	\$ 2,010,979	\$ 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	Advanced Technical Careers Bldg. B Atrium Repainting	RC			●							\$ 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	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	\$ 221,217	\$ 31,783	\$ 253,000	High	May 2023	Approval of Final 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	\$ 221,217	\$ 211,783	\$ 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	\$ 44,345	\$ 459,655	\$ 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	\$ 44,635	\$ 2,334,854	\$ 2,379,489					
Totals		0	6	7	1	0	2	0	1	0	1	\$ 7,930,189	\$ 1,264,867	\$ 6,665,322	\$ 7,319,784					