

South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building, Conference Room A 142  
Pecan Campus  
Monday, June 12, 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."

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- II. Review and Recommend Action on Request for Qualifications (RFQ) Evaluation and Selection Process for Architects and Engineers ..... 9 - 15
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- IV. Review and Recommend Action on Contracting Construction Services for the Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase I ..... 26 - 37
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- VII. Discussion and Action as Necessary on Unexpended Plant Fund – Construction Proposed Projects and Preliminary Budgets for Fiscal Year 2023 – 2024..... 48 - 53
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### **Approval of Facilities Committee Meeting Minutes**

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

1. May 9, 2023 Facilities Committee Meeting

# **Meeting Minutes**

## **Facilities Committee Meeting**

### **May 9, 2023**

**South Texas College  
Board of Trustees  
Facilities Committee  
Ann Richards Administration Building Conference Room A 1.42  
Pecan Campus, McAllen, Texas  
Tuesday, May 9, 2023 @ 4:30 PM**

**MINUTES**

The Facilities Committee Meeting was held on Tuesday, May 9, 2023 in the Ann Richards Administration Building Conference Room A 1.42 at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:30 p.m. with Dr. Alejo Salinas, Jr. presiding.

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

Other Trustees present: Mr. Paul R. Rodriguez

Members absent: Ms. Rose Benavidez and Mrs. Dalinda Gonzalez-Alcantar

Also present: Dr. Ricardo J. Solis, Mr. Javier Villalobos, Mrs. Mary Elizondo, Dr. Anahid Petrosian, Mr. Ricardo De La Garza, Mr. George McCaleb, Mr. Robert Cuellar, Mr. Martin Villarreal, Mr. Sam Saldana, Mr. David Valdez, Ms. Lynda Lopez, and Mr. Andrew Fish.

**Approval of Facilities Committee Meeting Minutes**

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Minutes for the April 11, 2023 Facilities Committee meetings were approved as written. 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. 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 was provided for the Committee's review.

Dr. Alejo Salinas, Jr. noted that Committee member Rodriguez was unable to attend this meeting, and deferred any further review or action until the full Committee would be able to participate. No action was taken.

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

### **Purpose and Justification**

Administration 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.

The requirement clause was 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 would include the prohibited contact provision in the formal solicitation documents.

The College 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, attended the Committee meeting to address any questions.

Mrs. Dalinda Gonzalez-Alcantar noted that the proposed language started the contact prohibition upon the proposal submission deadline. She observed that this would leave some period after publication of a request for proposals or qualifications and up through the submission deadline where potential respondents might still engage in the type of contact this language sought to prevent.

Administration agreed with the observation. The proposed language would be revised to start the contact prohibition upon the advertisement of any proposal, rather than the submission deadline.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Committee recommended 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, effective upon the publication of a solicitation for procurement. The motion carried.

### **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 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.

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It was recommended that final completion and release of final payment for this project with 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 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 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. The motion carried.

## 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 4:46 p.m.

I certify that the foregoing are the true and correct minutes of the May 9, 2023 Facilities Committee Meeting of the South Texas College Board of Trustees.

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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> <li>•Provide a history including credentials about the prime firm.</li> <li>•Provide a narrative describing the design team's unique qualifications and specialized design experience as it relates to the project.</li> <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    25    25    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> <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> <li>•Describe the <b>prime firm's proximity to South Texas College and its</b> ability to respond to planned and/or unexpected meetings with STC representatives during the planning, design, and construction phases of the project.</li> <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>	30    30    20    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>	100 points

## **Review and Recommend Action on Contracting Construction Services for the Pecan Campus North Academic Humanities Building P Renovations for the Accountability, Risk, and Compliance Department and the Office of Institutional Equity**

Approval to contract construction services for the Pecan Campus North Academic Humanities Building P Renovations for the Accountability, Risk, and Compliance (ARC) Department and the Office of Institutional Equity (OIE) project will be requested at the Board meeting.

### **Scheduling Priority**

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 is scheduled as a non-educational improvement to renovate areas of Pecan Campus North Academic Humanities Building P to convert classroom spaces to office spaces.

### **Background**

On January 31, 2023, the Board approved the schematic design of the project as prepared by Able City, LLC.

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

Advertised RFP	May 10, 2023 and May 17, 2023
RFP Responses Due	May 25, 2023
RFP Issued To	Six (6) Vendors
Responses Received From	One (1) Vendor
Responses Reviewed By	Facilities Planning and Construction, Facilities Operations and Maintenance, Project Architect, and the Purchasing Department
Highest Ranked Vendor	Holchemont, Ltd.

### **Highest Ranked Vendor**

College staff reviewed and evaluated the competitive sealed proposals and recommend **Holchemont, Ltd.** as the highest ranked in the amount of \$689,000. The table below details the construction budget and the contractor's proposal.

### **Funding Source**

<b>Source of Funding</b>	<b>Original Construction Budget</b>	<b>Highest Ranked Proposal Holchemont, Ltd</b>	<b>Original Budget Variance</b>
Unexpended Construction Plant Fund	\$630,000	\$689,000	(\$59,000)
<b>Total Amount</b>	<b>\$630,000</b>	<b>\$689,000</b>	<b>(\$59,000)</b>

### Total Project Budget

Unexpended Construction Plant Fund Projects	Construction Budget	Design	Misc.	FFE	Tech.	Total Project Budget
Pecan Campus North Academic Humanities Building P Renovations for the ARC Department and the OIE	\$630,000	\$71,100	\$4,500	\$110,000	\$50,000	\$865,600*

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

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

### Estimated Project Timeline

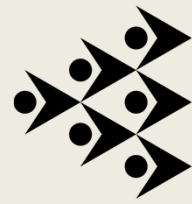
The project design phase is projected to last until May 2023, with construction to commence in July 2023 and Substantial Completion in March 2024.

### Enclosed Documents

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

### Recommended Action

Administration requests the Facilities Committee recommend Board approval of contracting construction services with Holchemont, Ltd. in the amount of \$689,000 for the Pecan Campus North Academic Humanities Building P Renovations for the Accountability, Risk, and Compliance (ARC) Department and the Office of Institutional Equity (OIE) project as presented.

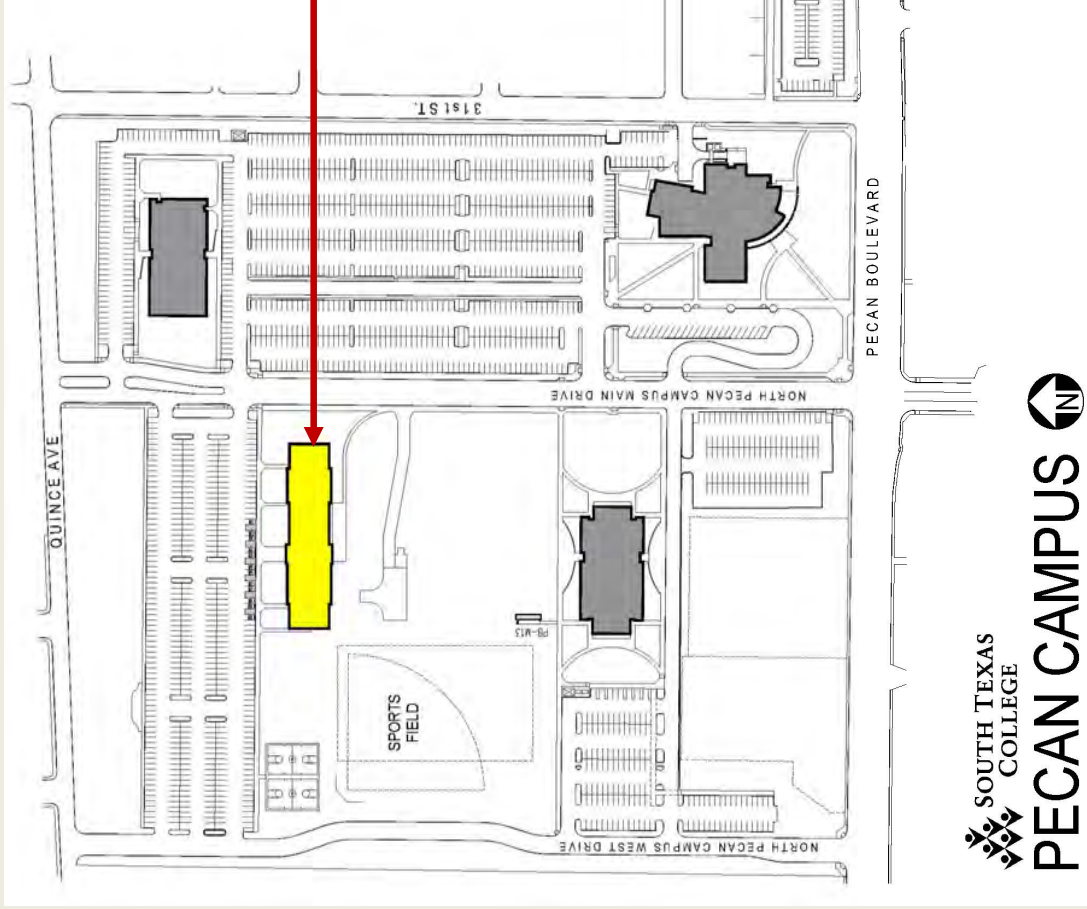


**SOUTH TEXAS  
COLLEGE**

**Pecan Campus North Academic and Humanities Building P  
Renovations for the Accountability, Risk, and Compliance  
Department and the Office of Institutional Equity  
Project 2022-041C**



# Pecan Campus North Academic Humanities Building P Renovations for the Accountability, Risk, and Compliance Department and the Office of Institutional Equity

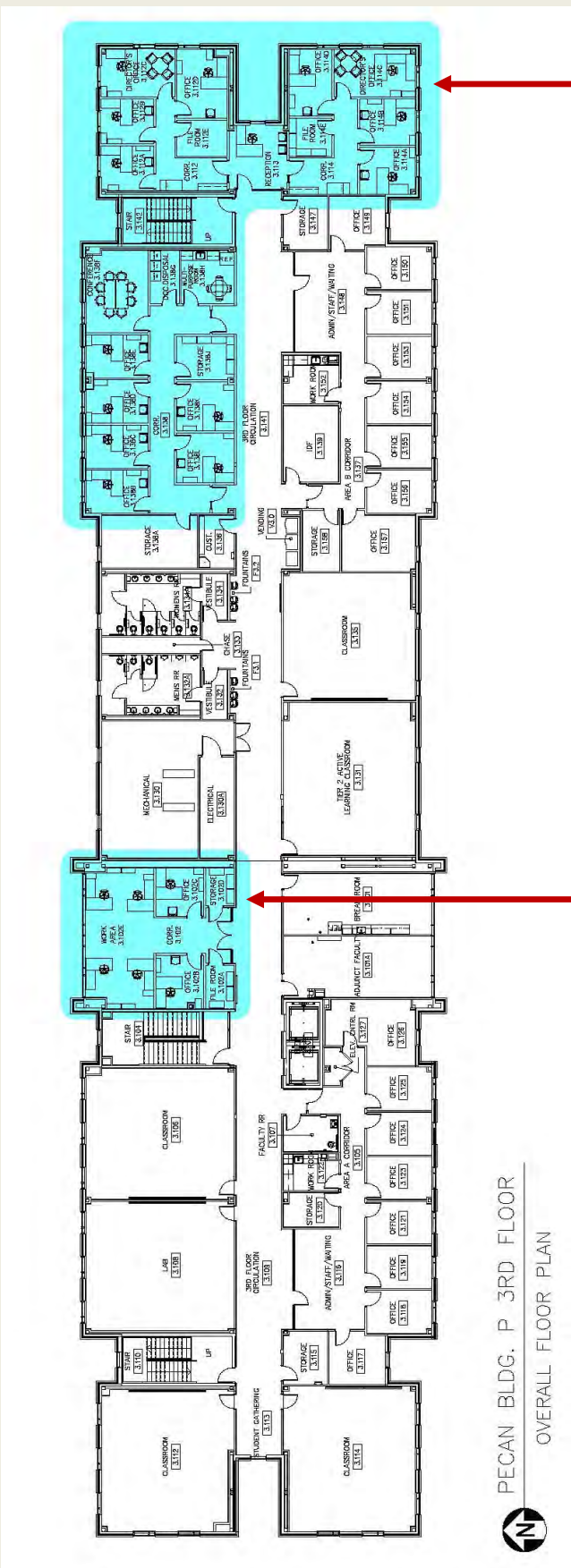


NORTH ACADEMIC  
HUMANITIES  
BUILDING P





# Pecan Campus North Academic Humanities Building P Renovations for the Accountability, Risk, and Compliance Department and the Office of Institutional Equity



ACCOUNTABILITY, RISK &  
COMPLIANCE AND OFFICE OF  
INSTITUTIONAL EQUITY

NORTH ACADEMIC HUMANITIES BUILDING P – 3<sup>RD</sup> FLOOR PLAN

# Pecan Campus North Academic Humanities Building P Renovations for the Accountability, Risk, and Compliance Department and the Office of Institutional Equity



## **Requested By**

Administration

## **Scope of Work**

Renovation of approximately 4,551 square feet of four (4) Classrooms in Pecan Campus North Academic Humanities Building P for the Accountability, Risk & Compliance, and Office of Institutional Equity.

## **Estimated Total Project Budget**

Construction	\$ 630,000
Design	71,100
Miscellaneous	4,500
FFE	110,000
Technology	50,000
Total Project Budget	<b>\$ 865,600</b>

**SOUTH TEXAS COLLEGE  
PECAN CAMPUS NORTH ACADEMIC HUMANITIES BUILDING P RENOVATIONS  
FOR ADMINISTRATIVE AND SUPPORT SERVICES OFFICES  
PROJECT NO. 22-23-1062**

<b>NAME</b>		Holchemont, Ltd.
<b>ADDRESS</b>		900 N Main St
<b>CITY/STATE/ZIP</b>		McAllen, TX 78501
<b>PHONE</b>		956-686-2901
<b>FAX</b>		956-686-2925
<b>CONTACT</b>		Michael C. Montalvo
<b>#</b>	<b>Description</b>	<b>Proposed</b>
1	Base Proposal Pecan Campus North Academic Humanities Building P Renovations for Administrative and Support Services Offices	\$ 689,000.00
2	Begin Work Within	10 Working Days
3	Completion of Work Within	170 Calendar days
4	Bid Bond Provided	Yes
<b>TOTAL AMOUNT PROPOSED</b>		\$ 689,000.00
<b>TOTAL EVALUATION POINTS</b>		90.3
<b>RANKING</b>		1

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

**SOUTH TEXAS COLLEGE  
PECAN CAMPUS NORTH ACADEMIC HUMANITIES BUILDING P RENOVATIONS FOR ADMINISTRATIVE AND  
SUPPORT SERVICES OFFICES  
PROJECT NO. 22-23-1062  
EVALUATION SUMMARY**

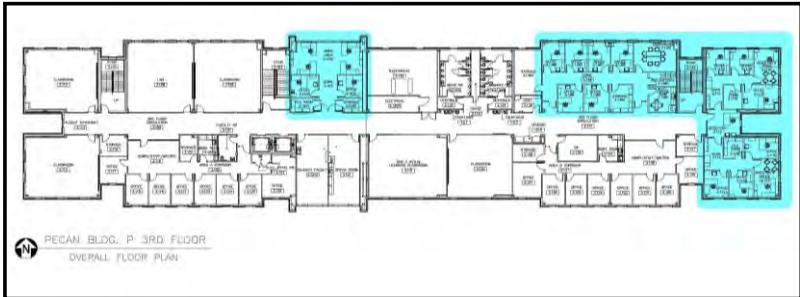

<b>VENDOR</b>			Holchemont, Ltd.	
<b>ADDRESS</b>			900 N Main St	
<b>CITY/STATE/ZIP</b>			McAllen, TX 78501	
<b>PHONE</b>			956-686-2901	
<b>FAX</b>			956-686-2925	
<b>CONTACT</b>			Michael C. Montalvo	
1	The Respondent's price proposal. (up to 45 points) -a. Refer to RFP Section 7, Pricing and Delivery Schedule.	Score will be calculated based on proposals submitted.	45	45
			45	
			45	
			45	
			45	
2	The Respondent's experience and reputation. (up to 10 points) -a. Provide total number of current company employees. -b. Provide dollar amounts for each project contracted in the past twenty four months. -c. Provide number of years your company has been in business. -d. Are there currently or in the past five years, any judgements, claims, arbitration proceedings, claim on bonds or suits pending or outstanding against your organization or its officers? -e. Provide a customer reference list of no less than five (5) organizations from whom your organization has previously provided services of equal type and scope within the past five (5) years as requested in the RFP. Reference list is to include company name, contact person, telephone number and description of the project. References will be contacted as part of this evaluation.	Points scale: 9 to 10 excellent 6 to 8 acceptable 3 to 5 marginal 0 to 2 poor/no response	7	7.6
			7	
			8	
			8	
			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	8	8
			8	
			8	
			8	
			8	
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	4.2
			4	
			4	
			4	
			5	
5	The Respondent's proposed personnel. (up to 8 points) -a. Provide resumes of the Respondent's team that will be directly involved in the project. The resume must include experience in similar projects, number of years with the firm and city of residence. -b. Describe the project assignment and the percent of time each team will be involved in the project. -c. Provide list of member(s) on your staff, directly involved in managing the project, who are Certified Construction Manager through the Construction Management Association of America (CMAA) or similar. -d. Within 24 hours after the proposal delivery date and time, provide a list of key subcontractors to be used including a list of five projects recently completed by each subcontractor.	Points scale: 8 excellent 6 to 7 acceptable 3 to 5 marginal 0 to 2 poor/no response	7	7
			7	
			7	
			6.5	
			7.5	
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	7	6.9
			7	
			7.5	
			7	
			6	

SOUTH TEXAS COLLEGE  
 PECAN CAMPUS NORTH ACADEMIC HUMANITIES BUILDING P RENOVATIONS FOR ADMINISTRATIVE AND  
 SUPPORT SERVICES OFFICES  
 PROJECT NO. 22-23-1062  
 EVALUATION SUMMARY

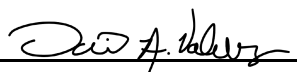
VENDOR			Holchemont, Ltd.	
ADDRESS			900 N Main St	
CITY/STATE/ZIP			McAllen, TX 78501	
PHONE			956-686-2901	
FAX			956-686-2925	
CONTACT			Michael C. Montalvo	
7	The Respondent's organization and approach to the project. (up to 6 points) -a. Provide a statement of the project approach. -b. Submit a 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	4.6
			4	
			5	
			5	
			4	
8	The Respondent's time frame for completing the project. (up to 7 points) -a. Refer to RFP Section 7, Pricing and Delivery Schedule.	Score will be calculated based on proposals submitted.	7	7
			7	
			7	
			7	
			7	
TOTAL EVALUATION POINTS		90.3		
RANKING		1		

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

**Project Fact Sheet**  
**6/4/2023**

<b>Project Name:</b> Pecan Campus - North Academic Humanities Building P Renovations for the Accountability, Risk, and Compliance Department, and Office of Institutional Equity			<b>Project No.</b> 2022-041C						
<b>Funding Source(s):</b> Unexpended Plant 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:	\$ 790,100.00	\$ 455,100.00	\$ -	\$ -	\$ -	\$ 630,000.00	\$ -	\$ 630,000.00	\$ -
Design	79,010.00	45,510.00	11,900.00	-	11,900.00	71,100.00	13,926.06	57,173.94	13,926.06
Miscellaneous:	5,000.00	5,000.00	2,500.00	456.12	2,043.88	4,500.00	45.65	4,454.35	501.77
FFE:	110,000.00	90,000.00	-	-	-	110,000.00	-	110,000.00	-
Technology:	50,000.00	50,000.00	-	-	-	50,000.00	-	50,000.00	-
<b>Total:</b>	<b>\$ 1,034,110.00</b>	<b>\$ 645,610.00</b>	<b>\$ 14,400.00</b>	<b>\$ 456.12</b>	<b>\$ 13,943.88</b>	<b>\$ 865,600.00</b>	<b>\$ 13,971.71</b>	<b>\$ 851,628.29</b>	<b>\$ 14,427.83</b>
			<b>FY 23-24</b>						
			<u>Project Budget</u>	<u>FY 23-24</u> <u>Actual Expenditures</u>	<u>Variance of Project</u> <u>Budget vs. Actual</u> <u>Expenditures</u>				<u>Total Actual</u> <u>Expenditures To</u> <u>Date</u>
Construction:			\$ 160,100.00	\$ -	\$ 160,100.00				\$ -
Design			7,910.00	-	7,910.00				13,926.06
Miscellaneous:			500.00	-	500.00				501.77
FFE:			-	-	-				-
Technology:			-	-	-				-
<b>Total:</b>			<b>\$ 168,510.00</b>	<b>\$ -</b>	<b>\$ 168,510.00</b>				<b>\$ 14,427.83</b>
<b>Project Team</b>			<b>Board Status</b>						
<b>Approval to Solicit</b>	3/29/2022		<b>Board Approval of</b> <b>Schematic Design</b> 1/31/2023			<b>Vendor</b>	<b>Contract</b> <b>Amount</b>	<b>Actual</b> <b>Expenditures</b>	<b>Variance</b>
<b>Architect/Engineer:</b>	Able City Architects					Able City Architects	\$ 40,959.00	\$ 13,926.06	\$ 27,032.94
<b>Contractor:</b>	TBD					TBD	\$ -	\$ -	\$ -
<b>STC FPC Project Manager:</b>	David Valdez		<b>Substantial Completion</b> TBD			<b>Board Acceptance</b> TBD			
			<b>Final Completion</b> TBD			<b>Board Acceptance</b> TBD			
<b>Project Description</b>			<b>Project Scope</b>						
Renovation of approximately 4,550 square feet of the Pecan Campus North Academic Humanities Building P for the Accountability, Risk, and Compliance Department, and Office of Institutional Equity.			Renovate existing instructional spaces on the third floor of the Pecan Campus North Academic Humanities Building P for administrative offices.						
<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		
3/29/2022	6/26/2022	1/31/2023	6/27/2023	7/5/2023	3/27/2024	3/26/2024	3/27/2024		
<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	-	-	456.12	-	-	\$	456.12		
2022-23	-	13,926.06	45.65	-	-	\$	13,971.71		
<b>Project Total</b>	\$ -	\$ 13,926.06	\$ 501.77	\$ -	\$ -	\$	14,427.83		
<b>Current Agenda Item</b>									
6/12/2023 Facilities Committee: Review and Recommend Action on Contracting Construction Services for the Pecan Campus North Academic Humanities Building P Renovations for the Accountability, Risk, and Compliance Department and the Office of Institutional Equity									
 <p>PECAN BLDG. P, 3RD FLOOR OVERALL FLOOR PLAN</p>					 <p>PECAN CAMPUS</p>				

FPC Project Manager



FPC Asst. Director



FPC Director



## **Review and Recommend Action on Contracting Construction Services for the Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase I**

Approval to contract construction services for the Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase I project will be requested at the Board meeting.

### **Scheduling Priority**

This project was initiated in 2021 due to the building being damaged by a rainstorm. The project has been reviewed by the Facilities Planning & Construction department, Administration, the President's Cabinet, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project is scheduled as an educational space improvement to restore the building to a fully operating condition.

### **Background**

On March 29, 2022, the Board approved contracting architectural services with Milnet Architectural Services, PLLC. The solicited construction services are for Phase I of the project, which only includes the repair and replacement of the damaged roof of the facility.

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

Advertised RFP	May 10, 2023 and May 17, 2023
RFP Responses Due	May 25, 2023
RFP Issued To	Five (5) Vendors
Responses Received From	Five (5) Vendors
Responses Reviewed By	Facilities Planning and Construction, Facilities Operations and Maintenance, Project Architect, and the Purchasing Department
Highest Ranked Vendor	Holchemont, Ltd.

### **Highest Ranked Vendor**

College staff reviewed and evaluated the competitive sealed proposals and recommend **Holchemont, Ltd.** as the highest ranked in the amount of \$666,000, which includes Alternate #1 to replace the bookstore roof. The table below details the construction budget and the contractor's proposal.

### **Funding Source**

<b>Source of Funding</b>	<b>Construction Budget</b>	<b>Highest Ranked Proposal Holchemont, Ltd.</b>	<b>Original Budget Variance</b>
Unexpended Construction Plant Fund	\$630,000	\$666,000	(\$36,000)
<b>Total Amount</b>	<b>\$630,000</b>	<b>\$666,000</b>	<b>(\$36,000)</b>

### **Total Project Budget**

<b>Renewals &amp; Replacements Fund Projects</b>	<b>Construction Budget</b>	<b>Design</b>	<b>Misc.</b>	<b>FFE</b>	<b>Tech.</b>	<b>Total Project Budget</b>
Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase I	\$630,000	\$60,000	\$12,000	\$158,700	\$125,000	\$985,700

Funds for the Mid Valley Campus South Academic Building H Repair and Renovations of Damaged Roof and Interior Areas Project 2022-038R are budgeted in the Renewals & Replacements Fund for use in Fiscal Year 2022 – 2023. Additional funds are available in the FY 2022-2023 Renewals & Replacements Fund to cover the estimated shortfall. Solicitation for construction services for Phase II - Repair and Renovations of Interior Areas will be done at a later date. Additional funds can be allocated and are available in the Renewals & Replacements Fund.

### **Estimated Project Timeline**

The project design phase for Phase I is projected to last until May 2023, with construction to commence in July 2023 and Substantial Completion in September 2023.

### **Enclosed Documents**

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

### **Recommended Action**

Administration requests the Facilities Committee recommend Board approval of contracting construction services with Holchemont, Ltd. in the amount of \$666,000 for the Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase I project as presented.

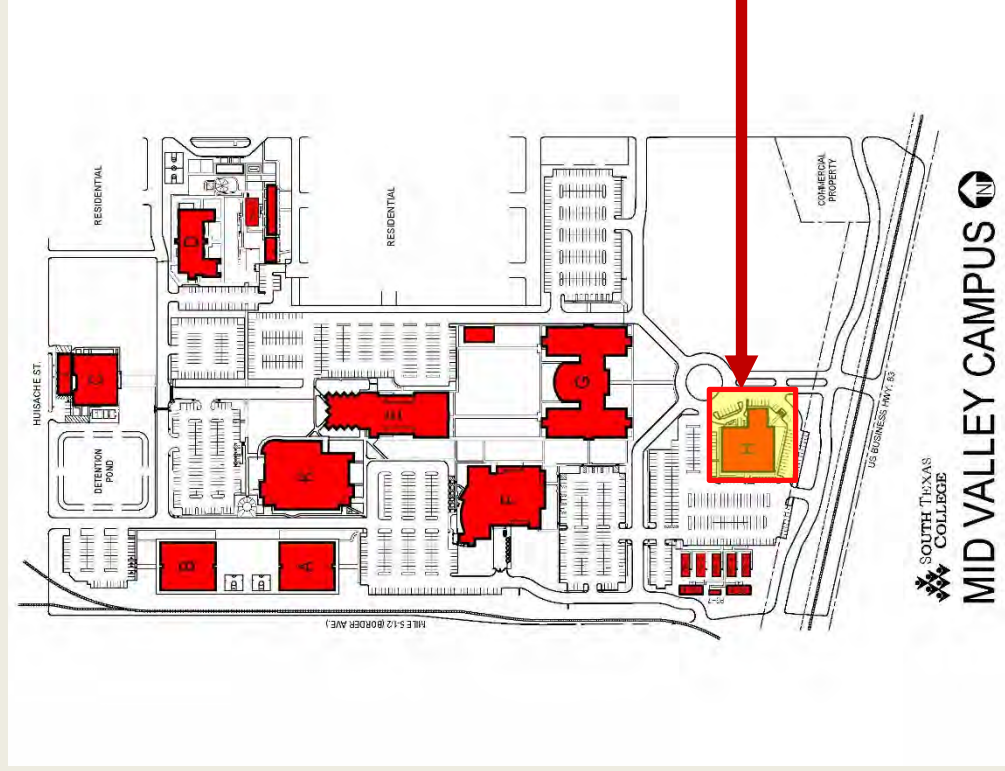




**SOUTH TEXAS  
COLLEGE**

## **Mid Valley Campus South Academic Building H Repair and Renovations of Damaged Roof and Interior Areas**

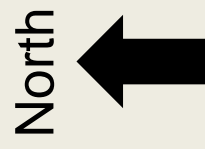
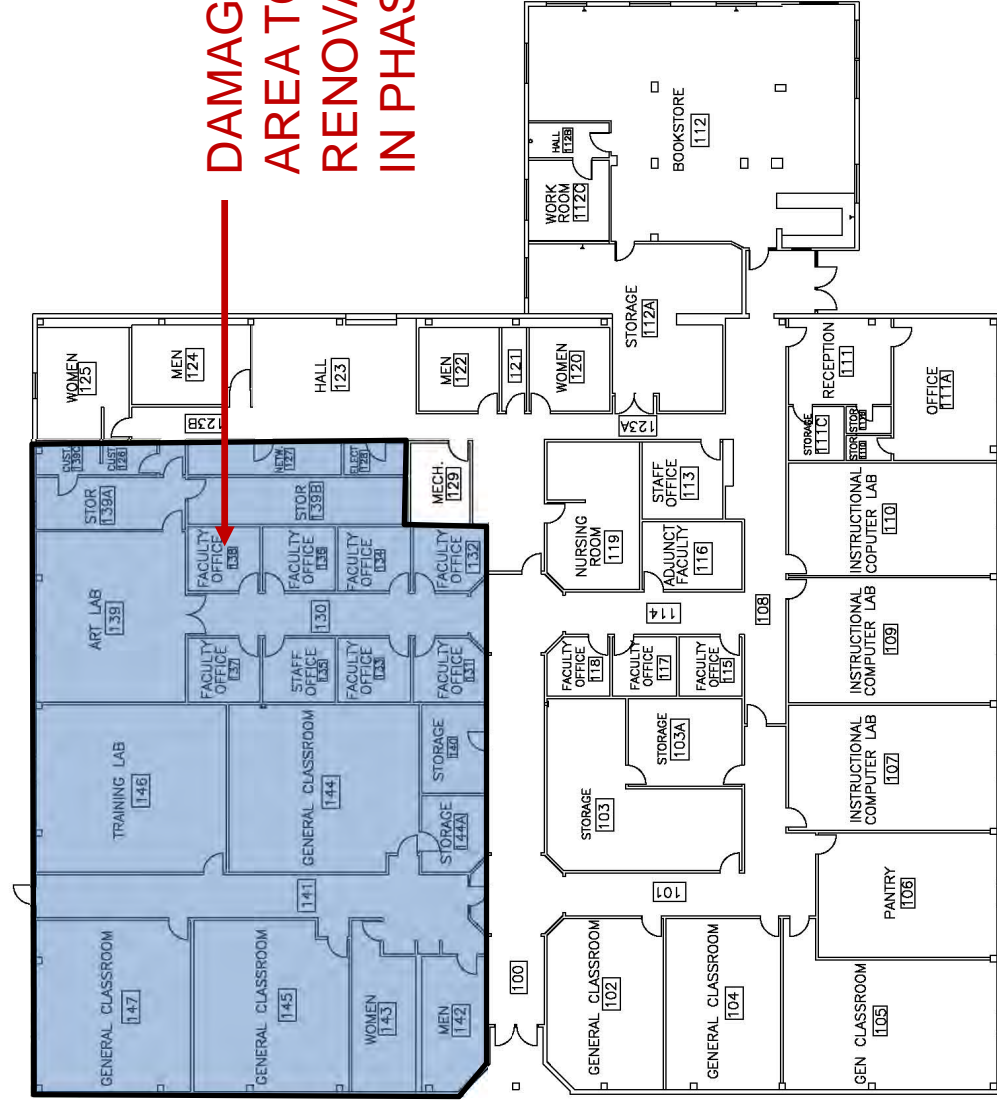
# Mid Valley South Academic Building H Repair and Renovations of Damaged Roof and Interior Areas



**PROJECT  
LOCATION**

# Mid Valley South Academic Building H

## Repair and Renovations of Damaged Roof and Interior Areas



Phase II

South Academic Building H



# Mid Valley South Academic Building H Repair and Renovations of Damaged Roof and Interior Areas



SOUTH TEXAS  
COLLEGE



## Original Roof Damage

Phase I

# Mid Valley South Academic Building H Repair and Renovations of Damaged Roof and Interior Areas



**Roof Damage as of 01/31/22**

**Phase I**



**Mid Valley South Academic Building H  
Repair and Renovations of Damaged Roof and Interior  
Areas**



**Phase II**

# Mid Valley South Academic Building H

## Repair and Renovations of Damaged Roof and Interior Areas

### Requested By

Facilities Planning & Construction and Facilities Operations & Maintenance Departments

### Scope of work

Design and construction of the repair and renovations to the roof and interior areas of the building.

### Estimated Total Project Budget

Construction	\$ 630,000
Design	60,000
Miscellaneous	12,000
FFE	158,700
Technology	<u>125,000</u>

Total Project Budget    \$ 985,700

**MID VALLEY CAMPUS SOUTH ACADEMIC BUILDING H REPAIR AND RENOVATIONS OF DAMAGED ROOF AND INTERIOR AREAS PHASE I**  
**SOUTH TEXAS COLLEGE**  
**PROJECT NO. 22-23-1063**

<b>NAME</b>		American Contracting, USA, Inc.	Araiza General Construction, LLC.	Holchemont, Ltd.	Seachrist-Hall Company	Tadco, LLC./ dba Tadco Roofing
<b>ADDRESS</b>		1606 S Reynolds St	480B N Sam Houston Blvd	900 N Main St	2826 W Expway 83	902 E Owassa Rd
<b>CITY/STATE/ZIP</b>		Rio Hondo, TX 78583	San Benito, TX 78586	McAllen, TX 78501	Harlingen, TX 78552	Edinburg, TX 78542
<b>PHONE</b>		956-748-4030	956-626-1091	956-686-2901	956-423-7086	956-961-4736
<b>FAX</b>		956-748-2891		956-686-2925	956-423-4700	956-961-4737
<b>CONTACT</b>		Leticia Barcenas	Alexis Ariaza	Michael C. Montalvo	J. Carlos Coronado	Javier Ramos
<b>#</b>	<b>Description</b>	<b>Proposed</b>	<b>Proposed</b>	<b>Proposed</b>	<b>Proposed</b>	<b>Proposed</b>
1	Base Proposal Mid Valley Campus South Academic Bldg H Repair & Renovation of Damaged Roof and Interior Areas Phase I (structural barrel roof only)	\$ 652,000.00	\$ 615,532.00	\$ 573,000.00	\$ 670,840.00	\$ 639,300.00
2	Begin Work Within	10 Working Days	10 Working Days	10 Working Days	15 Working Days	20 Working Days
3	Completion of Work Within	150 Calendar Days	70 Calendar Days	90 Calendar Days	120 Calendar Days	90 Calendar Days
4	Alternate No. 1: Bookstore Roof Replacement (flat roof system adjacent to barrel roof)	\$ 115,000.00	\$ 102,156.00	\$ 93,000.00	\$ 117,825.00	\$ 106,500.00
5	Begin Work Within	10 Working Days	10 Working Days	10 Working Days	15 Working Days	20 Working Days
6	Completion of Work Within	45 Calendar Days	70 Calendar Days	30 Calendar Days	30 Calendar Days	90 Calendar Days
<b>TOTAL AMOUNT PROPOSED</b>		\$ 652,000.00	\$ 615,532.00	\$ 573,000.00	\$ 670,840.00	\$ 639,300.00
<b>TOTAL AMOUNT WITH ALTERNATE</b>		\$ 767,000.00	\$ 717,688.00	\$ 666,000.00	\$ 788,665.00	\$ 745,800.00
<b>TOTAL EVALUATION POINTS</b>		84.56	76.25	90.1	86.42	85.22
<b>RANKING</b>		4	5	1	2	3

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


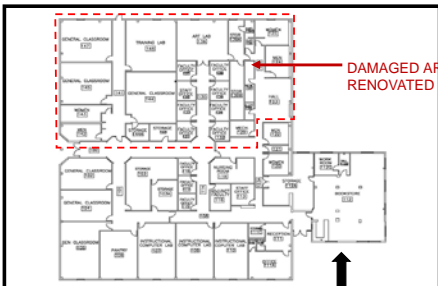



**SOUTH TEXAS COLLEGE  
MID VALLEY CAMPUS SOUTH ACADEMIC BUILDING H REPAIR AND RENOVATIONS OF DAMAGED ROOF AND INTERIOR AREAS PHASE I  
PROJECT NO. 22-23-1063  
EVALUATION SUMMARY**

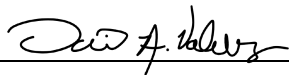
VENDOR			American Contracting, USA, Inc.		Araiza General Construction, LLC.		Holchemont, Ltd.		Seachrist-Hall Company		Tadco, LLC./ dba Tadco Roofing	
ADDRESS			1606 S Reynolds St		480B N Sam Houston Blvd		900 N Main St		2826 W Expressway 83		902 E Owassa Rd	
CITY/STATE/ZIP			Rio Hondo, TX 78583		San Benito, TX 78586		McAllen, TX 78501		Harlingen, TX 78552		Edinburg, TX 78542	
PHONE			956-748-4030		956-626-1091		956-686-2901		956-423-7086		956-961-4736	
FAX			956-748-2891				956-686-2925		956-423-4700		956-961-4737	
CONTACT			Leticia Barcenas		Alexis Ariaza		Michael C. Montalvo		J. Carlos Coronado		Javier Ramos	
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.	39.07	39.07	41.75	41.75	45	45	38	38	40.18	40.18
			39.07		41.75		45		38		40.18	
			39.07		41.75		45		38		40.18	
			39.07		41.75		45		38		40.18	
			39.07		41.75		45		38		40.18	
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 projectReferences 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	8	8.4	8	7.6	7	7.8	9	8.6	8	8.8
			8		8		8		9		9	
			9		8		8		9		9	
			8		8		8		7		8	
			9		6		8		9		10	
3	The quality of the Respondent's goods or services. (up to 10 points) -a. Describe your company's quality control program. -b. Explain the methods used to maintain quality control in the construction project. -c. Describe company's process for addressing warranty claims. -d. Describe the experience of key personnel responsible for maintaining quality control. -e. Provide examples of past STC construction projects or other similar projects. (all respondents will receive a minimum of 3 points for item (e) unless it is determined that past performance bond is poor). Reference for similar projects will be contacted and responses will be considered as part of this evaluation.	Points scale: 9 to 10 excellent 6 to 8 acceptable 3 to 5 marginal 0 to 2 poor/no response	8	8.4	8	7.8	8	7.6	8	8.8	8	8.5
			8		8		8		9		8.5	
			9		8		8		9		9	
			8		8		7		9		8	
			9		7		7		9		9	
4	The Respondent's safety record. (up to 5 points) -a. Provide copy of your company's safety program or describe how job site safety is managed. Include safety policies which employees must be in compliance with. -b. What is your company's Experience Modifier Rate (EMR) for the three (3) most recent annual insurance-year ratings? -c. Have you had any OSHA fines within the last three (3) years? If yes, provide details.	Points scale: 5 excellent 4 acceptable 2 to 3 marginal 0 to 1 poor/no response	4	4	3	3.3	4	4	4	4	4	4.2
			4		3.5		4		4		4	
			4		3		4		4		4	
			3		3		4		4		4	
			5		4		4		4		5	
5	The Respondent's proposed personnel. (up to 8 points) -a. Provide resumes of the Respondent's team that will be directly involved in the project. The resume must include experience in similar projects, number of years with the firm and city of residence. -b. Describe the project assignment and the percent of time each team will be involved in the project. -c. Provide list of member(s) on your staff, directly involved in managing the project, who are Certified Construction Manager through the Construction Management Association of America (CMAA) or similar. -d. Within 24 hours after the proposal delivery date and time, provide a list of key subcontractors to be used including a list of five projects recently completed by each subcontractor.	Points scale: 8 excellent 6 to 7 acceptable 3 to 5 marginal 0 to 2 poor/no response	6	6.6	4	3.4	7	6.8	7	7.2	7	7.4
			6		4		7		7		7	
			7		4		6		7		8	
			7		3		7		7		7	
			7		2		7		8		8	
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	7	7.8	7	5.2	7	7.5	8	8.2	8	8.2
			7		5		7.5		8		8	
			8		5		7		8		8	
			8		3		8		8		8	
			9		6		8		9		9	
7	The Respondent's organization and approach to the project. (up to 6 points) -a. Provide a statement of the project approach. -b. Submit a work schedule with key dates and milestones. -c. Do you anticipate difficulties in serving STC and how do you plan to manage these? What assistance will you require from STC?	Points scale: 6 excellent 4 to 5 acceptable 2 to 3 marginal 0 to 1 poor/no response	5	5.2	4.5	3.7	4	4.4	5	5.4	5	5.4
			5		3		5		5		5	
			5		3		5		6		6	
			5		4		4		5		5	
			6		4		4		6		6	
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.	5.09	5.09	3.5	3.5	7	7	6.22	6.22	2.54	2.54
			5.09		3.5		7		6.22		2.54	
			5.09		3.5		7		6.22		2.54	
			5.09		3.5		7		6.22		2.54	
			5.09		3.5		7		6.22		2.54	
TOTAL EVALUATION POINTS			84.56		76.25		90.1		86.42		85.22	
RANKING			4		5		1		2		3	

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

**Project Fact Sheet**  
**5/30/2023**

<b>Project Name:</b> MVC - South Academic Building H Repair and Renovations						<b>Project No.</b> 2022-038R	
<b>Funding Source(s):</b> Renewals and Replacement Fund							
			<b>FY21-22</b>			<b>FY22-23</b>	
	<b>Original Project Budget</b>	<b>Revised Project Budget</b>	<b>Budget Transfer</b>	<b>FY 21-22 Actual Expenditures</b>	<b>Variance of Project Budget vs. Actual Expenditures</b>	<b>FY 22-23 Actual Expenditures</b>	<b>Variance of Project Budget vs. Actual Expenditures</b>
							<b>Total Actual Expenditures To Date</b>
Construction:	\$ 600,000.00	\$ 630,000.00	\$ -	\$ -	\$ -	\$ 630,000.00	\$ -
Design:	60,000.00	60,000.00	-	-	-	40,163.00	26,353.62
Miscellaneous:	12,000.00	12,000.00	-	456.12	(456.12)	25,000.00	13,500.00
FFE:	158,700.00	158,700.00	-	-	-	-	-
Technology:	125,000.00	125,000.00	-	-	-	-	-
<b>Total:</b>	<b>\$ 955,700.00</b>	<b>\$ 985,700.00</b>	<b>\$ -</b>	<b>\$ 456.12</b>	<b>\$ (456.12)</b>	<b>\$ 695,163.00</b>	<b>\$ 25,309.38</b>
			Funds will be used from the insurance claim and savings from other projects.				
<b>Project Team</b>			<b>Board Status</b>				
<b>Approval to Solicit Architect/Engineer:</b> 10/26/2021			<b>Board Approval of Schematic Design</b> TBD			<b>Vendor</b>	<b>Contract Amount</b>
<b>Architect/Engineer:</b> Milnet Architectural Services						<b>Actual Expenditures</b>	<b>Variance</b>
<b>Contractor:</b> TBD			<b>Substantial Completion</b> TBD			Milnet Architectural Services	\$56,332
						TBD	\$-
<b>STC FPC Project Manager:</b> David Valdez			<b>Final Completion</b> TBD			<b>Board Acceptance</b>	TBD
						<b>Board Acceptance</b>	TBD
<b>Project Description</b>			<b>Project Scope</b>				
Repair the existing roof and renovate the interior due to a recent heavy rain storm damage. Renovate approximately 6,720 square feet of interior space.			Repair the roof membrane with a new Garland roof membrane. Demolish the interior gypsum board walls, flooring, ceiling, and lighting fixtures and renovate the damaged areas with new materials to match existing.				
<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
10/26/2021	3/29/2022	TBD	6/27/2023	7/15/2023	TBD	TBD	TBD
<b>Project Calendar of Expenditures by Fiscal Year</b>							
<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	\$ -	\$ -	\$ 456.12	\$ -	\$ -	\$ 456.12	
2022-23	\$ -	\$ 13,809.38	\$ 11,500.00	\$ -	\$ -	\$ 25,309.38	
<b>Project Total</b>	<b>\$ -</b>	<b>\$ 13,809.38</b>	<b>\$ 11,956.12</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25,765.50</b>	
<b>Current Agenda Item</b>							
6/12/2023 Facilities Committee: Review and Recommend Action on Contracting Construction Services for the Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase I							
 <p>PROJECT LOCATION</p>		 <p>DAMAGED AREA TO BE RENOVATED</p> <p align="center">North</p>					

FPC Project Manager



FPC Asst. Director



FPC Director



## **Review and Recommend Action on Substantial Completion of the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation**

Approval of substantial completion of the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation project will be requested at the Board Meeting:

<b>Project</b>		<b>Completion Recommended</b>	<b>Date Received</b>
1.	Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation Project 2022-002C  Architect: Boultinghouse Simpson Gates Architects Contractor: Holchemont, Ltd.	Substantial Completion Recommended	May 24, 2023

This project was requested by College Administration and the Academic Division of Business, Public Safety, & Technology. It has been reviewed by the Facilities Planning & Construction department, the President's Cabinet, the Coordinated Operations Council, the Facilities Committee, the Education & Workforce Development Committee, and the Board of Trustees. This project was scheduled as an educational space improvement to provide classroom and lab space for instruction and demonstration.

College staff and the Architect visited the site and developed a construction punch list on May 24, 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 Holchemont, Ltd. The original cost approved for this project was \$413,000.

The following table summarizes the current budget status:

Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$357,225.00	\$413,000.00	(\$1,930.21)	\$411,069.79	\$340,318.02	\$70,751.77

### **Enclosed Documents**

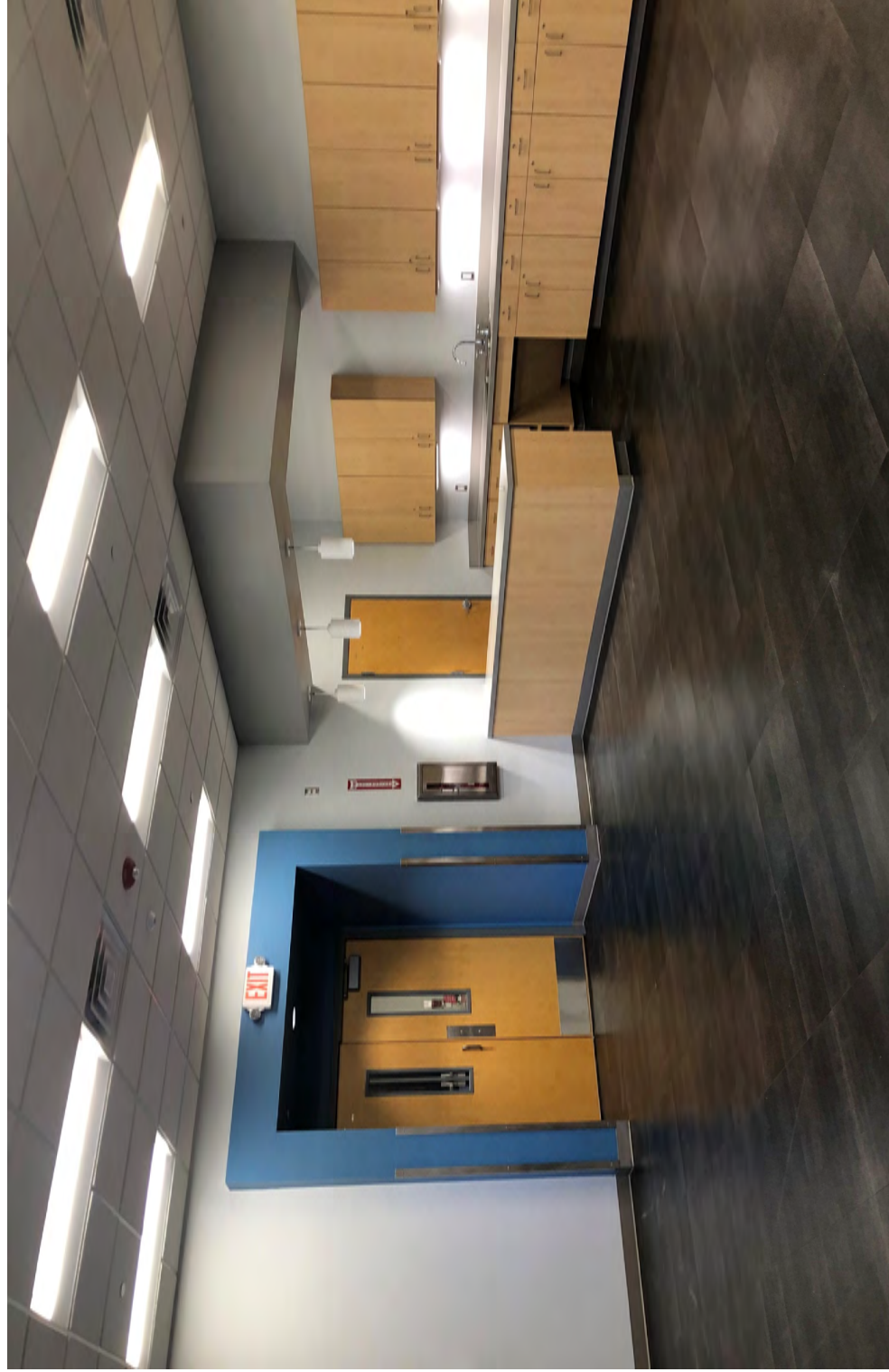
A copy of the Substantial Completion Certificate and photos are enclosed for the Committee's review and information.

### **Recommended Action**

Administration requests the Committee recommend Board approval of substantial completion for the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation project as presented.

# Mid Valley Campus Center for Learning Excellence Building A

## Culinary Arts Lab Renovation



# Mid Valley Campus Center for Learning Excellence Building A

## Culinary Arts Lab Renovation







# AIA® Document G704® – 2017

## Certificate of Substantial Completion

**PROJECT:** *(name and address)*  
STC Mid Valley Campus  
Center for Learning Excellence Bldg A  
Space Renovation for the Culinary  
Art Program | RFQ#21-22-1047

**CONTRACT INFORMATION:**  
Contract For: General Construction  
Date: May 9, 2022

**CERTIFICATE INFORMATION:**  
Certificate Number: one (01)  
Date: May 24, 2023

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

**ARCHITECT:** *(name and address)*  
Boultinghouse Simpson  
Gates Architects  
3301 N. McColl Road  
McAllen, TX 78501

**CONTRACTOR:** *(name and address)*  
Holchemont, Ltd.  
900 N. Main Street  
McAllen, Texas 78501

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

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

Entire project. See attached punch list for the remaining items to be repaired or remedied.

Boultinghouse Simpson  
Gates Architects

**ARCHITECT** *(Firm Name)*

**SIGNATURE**

John Gates, AIA, Project  
Manager

**PRINTED NAME AND TITLE**

May 24, 2023

**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.)*

### 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.)*

See attached punch list for remaining items to be repaired or remedied.

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: \$ 5,000.00

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.)*

### MAINTENANCE

As of 5:00 p.m. on May 24th, 2023 the responsibility for Maintenance of the Building shall be as follows:

For completed work and areas of the building which will be occupied by the Owner, the Owner will assume full responsibility.

For incomplete work such as those items remaining on the Certificate of Substantial Completion, the Contractor will retain responsibility, but must obtain permission from the Owner for access to the building.

#### DAMAGES TO THE WORK

As of 5:00 p.m. on May 24th, 2023 the responsibility for damages to the Work shall be as follows:

The Owner will assume the responsibility for any damages which occur. If the Contractor damages any of the Work during the completion of the punch-list items, he shall be responsible for correcting them.

#### INSURANCE

The Contractor's insurance coverage will continue in effect until the Date of Final Completion.

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

Holchemont, Ltd.

**CONTRACTOR** (*Firm  
Name*)

**SIGNATURE**

**PRINTED NAME AND TITLE**

**DATE**

South Texas College

**OWNER** (*Firm Name*)

**SIGNATURE**

**PRINTED NAME AND TITLE**

**DATE**



Project Fact Sheet  
6/5/2023

Project Name:					MVC - Center for Learning Excellence Building A Culinary Arts Renovation			Project No.		2022-002C	
Funding Source(s):					Unexpended Plant Fund						
			FY 21-22			FY 22-23					
	<u>Original</u>	<u>* Revised</u>		<u>FY 21-22</u>	<u>Variance of Project</u>		<u>FY 22-23</u>	<u>Variance of</u>			
	<u>Project Budget</u>	<u>Project Budget</u>	<u>Project Budget</u>	<u>Actual Expenditures</u>	<u>Budget vs. Actual</u>	<u>Project Budget</u>	<u>Actual</u>	<u>Project Budget</u>	<u>vs. Actual</u>	<u>Total Actual</u>	
					<u>Expenditures</u>		<u>Expenditures</u>	<u>Expenditures</u>		<u>Expenditures To</u>	
										<u>Date</u>	
Construction:	\$ 357,225.00	\$ 413,000.00	\$ 75,000.00	\$ 135,426.77	\$ (60,426.77)	\$ 418,000.00	\$ 204,891.25	\$ 213,108.75	\$	340,318.02	
**Other Construction:							\$ 4,690.10		\$	4,690.10	
Design	35,725.00	35,725.00	28,600.00	33,105.25	(4,505.25)	4,099.00	2,359.39	1,739.61		35,464.64	
Miscellaneous:	7,145.00	7,145.00	7,145.00	3,678.82	3,466.18	6,000.00		6,000.00		3,678.82	
FFE:	88,410.00	88,410.00	-	-	-	15,000.00	15,643.03	(643.03)		15,643.03	
Technology:	25,000.00	25,000.00	-	-	-	45,000.00	16,781.14	28,218.86		16,781.14	
Total:	\$ 513,505.00	\$ 569,280.00	\$ 110,745.00	\$ 172,210.84	\$ (61,465.84)	\$ 488,099.00	\$ 244,364.91	\$ 248,424.19	\$	416,575.75	
**Other Construction Costs: Data Drop Installation						*Revised Project Budget based on the Construction amount.					

Project Team			Board Status			
Approval to Solicit Architect/Engineer:	7/27/2021		Board Approval of Schematic Design	1/25/2022		
Architect/Engineer:	Boultinghouse Simpson Gates Architects					
Contractor:	Holchemont LTD					
STC FPC Project Manager:	Martin Villarreal		Substantial Completion	5/24/2023	Board Acceptance	TBD
			Final Completion	TBD	Board Acceptance	TBD
Project Description			Project Scope			
Design and construction of an existing space for a Kitchen Lab and Dining/Catering Lab for the Culinary Arts Program.			Renovation of existing former cafeteria in Building A, Rm 107. Classroom adjoining (108) would be repurposed for classroom training and exhibits or events. 2,061Sqft			

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
7/27/2021	10/26/2021	1/25/2022	4/26/2022	5/29/2022	6/27/2023	7/25/2023	6/5/2023
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2021-22	135,426.77	33,105.25	3,678.82	-	-	\$ 172,210.84	
2022-23	209,581.35	2,359.39	-	15,643.03	16,781.14	\$ 244,364.91	
Project Total	\$ 345,008.12	\$ 35,464.64	\$ 3,678.82	\$ 15,643.03	\$ 16,781.14	\$ 416,575.75	

Current Agenda Item


06/12/2023 Facilities Committee Meeting - Review and Recommend Action on Substantial Completion of the MVC - Center for Learning Excellence Building A Culinary Arts Renovation





FPC Project Manager 

FPC Asst. Director 

FPC Director 



## **Review and Recommend Action on Substantial Completion of the Nursing Allied Health Campus East Building A Occupational Therapy Kitchen Lab Expansion**

Approval of substantial completion of the Nursing Allied Health Campus East Building A Occupational Therapy Kitchen Lab Expansion project will be requested at the Board Meeting:

<b>Project</b>		<b>Completion Recommended</b>	<b>Date Received</b>
1.	Nursing Allied Health Campus East Building A Occupational Therapy Kitchen Lab Expansion Project 2022-004C  Architect: Negrete & Kolar Architects, LLP Contractor: CRC Development & Construction Co., LLC.	Substantial Completion Recommended	May 6, 2023

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

College staff and the Architect visited the site and developed a construction punch list on May 6, 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 Co., LLC. The original cost approved for this project was \$184,320.

The following table summarizes the current budget status:

<b>Nursing Allied Health Campus East Building A Occupational Therapy Kitchen Lab Expansion</b>					
<b>Construction Budget</b>	<b>Approved Proposal Amount</b>	<b>Net Total Change Orders</b>	<b>Current Project Cost</b>	<b>Previous Amount Paid</b>	<b>Remaining Balance</b>
\$90,000.00	\$184,320.00	\$0	\$184,320.00	\$167,287.40	\$17,032.60

### **Enclosed Documents**

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

### **Recommended Action**

Administration requests the Committee recommend Board approval of substantial completion for the Nursing Allied Health Campus East Building A Occupational Therapy Kitchen Lab Expansion project as presented.

## Nursing & Allied Health Campus East Building A Occupational Therapy Kitchen Lab Expansion



# CERTIFICATE OF SUBSTANTIAL COMPLETION

[X] OWNER

[X] ARCHITECT

[X] CONTRACTOR

PROJECT: **Nursing & Allied Health  
Occupational Kitchen Lab Expansion  
McAllen, Texas 78504**

ARCHITECT: **Negrete & Kolar Architects, LLP**

ARCHITECT'S PROJECT NUMBER: **2022-02**

TO (Owner): **South Texas College  
3201 West Pecan Boulevard  
McAllen, Texas 78501**

CONTRACTOR: **CRC Devt. & Const. Co.**

CONTRACT FOR: **General Construction**

DATE OF ISSUANCE: **6 June 2023**

CONTRACT DATE: **13 September 2022**

CERTIFICATE OF SUBSTANTIAL COMPLETION SHALL INCLUDE: **Selective Demolition, Renovation, and Expansion of existing Kitchen and Restroom into a New Occupational Therapy Kitchen Lab. New Kitchen Lab expansion includes residential kitchen appliances and counters, dry food pantry storage, and millwork cabinets and drawers. Certificate includes new interior and floor finishes and mechanical and electrical upgrades. Project completion also includes adjacent Neuromat Lab handwash sink and counter and Media Lab Tall Cabinet storage.**

The Work performed under this Contract has been reviewed and found to be Substantially Complete. The Date of Substantial Completion of the Project or portion thereof designated above is hereby established as **6 June 2023**, which is also the date of commencement of applicable warranties for Work listed above as required by the Contract Documents, except as stated below.

PROJECT OR DESIGNATED PORTION SHALL NOT INCLUDE: **(none)**

## DEFINITION OF 'DATE OF SUBSTANTIAL COMPLETION'

The Date of Substantial Completion of the Work or designated portion thereof is the Date certified by the Architect when construction is sufficiently complete, in accordance with the Contract Documents, so the Owner can occupy or utilize the Work or designated portion thereof for the use for which it is intended, as expressed in the Contract Documents.

A list of items to be completed or corrected, prepared by the Contractor and amended by the Architect is attached hereto. 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. The date of commencement of warranties for items on the attached list will be the date of final payment unless otherwise agreed to in writing.

Negrete & Kolar Architects, LLP  
ARCHITECT

  
BY: DAVID NEGRETE, AIA; PRINCIPAL

6/6/2023  
DATE

The Contractor will complete or correct the Work on the list of items attached hereto within **Thirty (30)** Calendar Days from the above Date of Substantial Completion.

CRC Development & Const. Co., LLC  
CONTRACTOR

  
BY: CARLO CANTU

DATE

The Owner accepts the Work or designated portion thereof as substantially complete and will assume full possession thereof at **12:00:01 AM** on **6 June 2023**.

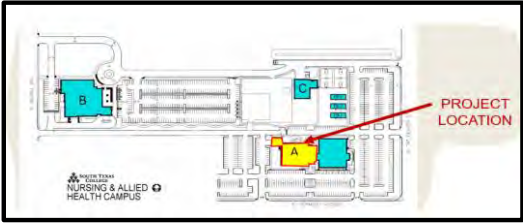
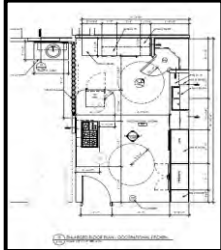

South Texas College  
OWNER

BY: DR. RICARDO J. SOLIS, PRESIDENT

DATE

The responsibilities of the Owner and the Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows: (Note-Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage; Contractor shall secure consent of surety company, if any.)

Project Fact Sheet  
6/4/2023

<b>Project Name:</b> Nursing Allied Health Campus - East Building A Occupational Therapy Kitchen Expansion						<b>Project No.</b> 2022-004C														
<b>Funding Source(s):</b> Unexpended Plant Fund																				
			FY 21-22			FY 22-23														
	* Revised Total		FY 21-22 Actual			FY 22-23 Actual														
	Project Budget		Budget vs. Actual			Budget vs. Actual														
	Total Project Budget		Project Budget	Expenditures	Expenditures	Project Budget	Expenditures	Expenditures												
Construction:	\$ 63,000.00	\$ 184,320.00	\$ 63,000.00		63,000.00	\$ 90,000.00	\$ 167,287.40	\$ (77,287.40)												
Design:	6,000.00	6,000.00	6,000.00	7,542.50	(1,542.50)	2,760.00	2,924.90	(164.90)												
Miscellaneous:	1,500.00	1,500.00	1,500.00	1,078.94	421.06	1,000.00	-	1,000.00												
FFE:	3,000.00	3,000.00	3,000.00		3,000.00	3,000.00	-	3,000.00												
Technology:	-	-	-	-	-	-	-	-												
<b>Total:</b>	<b>\$ 73,500.00</b>	<b>\$ 194,820.00</b>	<b>\$ 73,500.00</b>	<b>\$ 8,621.44</b>	<b>\$ 64,878.56</b>	<b>\$ 96,760.00</b>	<b>\$ 170,212.30</b>	<b>\$ (73,452.30)</b>												
*Revised Project Budget based on the Construction cost amount.																				
<b>Project Team</b>			<b>Board Status</b>																	
<b>Approval to Solicit</b> <b>Architect/Engineer:</b> 9/28/2021  <b>Architect/Engineer:</b> Negrete and Kolar Architects <b>Contractor:</b> CRC Construction			<b>Board Approval of Schematic Design</b> 5/26/2022  <b>Substantial Completion</b> TBD  <b>Final Completion</b> TBD			<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Vendor</td> <td style="text-align: center;">Contract Amount</td> <td style="text-align: center;">Actual Expenditures</td> <td style="text-align: center;">Variance</td> </tr> <tr> <td>Negrete &amp; Kolar Architects</td> <td style="text-align: right;">\$ 10,775.00</td> <td style="text-align: right;">\$ 10,467.40</td> <td style="text-align: right;">\$ 307.60</td> </tr> <tr> <td>CRC Construction</td> <td style="text-align: right;">\$ 184,320.00</td> <td style="text-align: right;">\$ 167,287.40</td> <td style="text-align: right;">\$ 17,032.60</td> </tr> </table>			Vendor	Contract Amount	Actual Expenditures	Variance	Negrete & Kolar Architects	\$ 10,775.00	\$ 10,467.40	\$ 307.60	CRC Construction	\$ 184,320.00	\$ 167,287.40	\$ 17,032.60
						Vendor	Contract Amount	Actual Expenditures	Variance											
						Negrete & Kolar Architects	\$ 10,775.00	\$ 10,467.40	\$ 307.60											
CRC Construction	\$ 184,320.00	\$ 167,287.40	\$ 17,032.60																	
<b>Board Acceptance</b> TBD																				
<b>Board Acceptance</b> TBD																				
<b>Project Description</b>			<b>Project Scope</b>																	
Expansion of the Occupational Therapy Kitchen			Expansion of the Occupational Therapy Kitchen, removal of existing training restroom, additional plumbing and storage shelving. <b>Kitchen: 923 SF</b> <span style="float: right;"><b>New</b></span>																	
<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												
9/28/2021	12/14/2021	5/26/2022	9/27/2022	11/15/2022	6/27/2023	7/27/2023		6/27/2023												
<b>Project Calendar of Expenditures by Fiscal Year</b>																				
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total														
2021-22	\$ -	\$ 7,542.50	\$ 1,078.94	\$ -	\$ -	\$ 8,621.44														
2022-23	\$ 167,287.40	\$ 2,924.90	\$ -	\$ -	\$ -	\$ 170,212.30														
<b>Project Total</b>	<b>\$ 167,287.40</b>	<b>\$ 10,467.40</b>	<b>\$ 1,078.94</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 178,833.74</b>														
<b>Current Agenda Item</b>																				
<b>06/12/2023 Facilities Committee Meeting</b> - Review and Recommend Action on Substantial Completion of the Nursing Allied Health Campus East Building A Occupational Therapy Kitchen Lab Expansion																				
 <p>Project Location</p>			 <p>Proposed Location</p>			 <p>Proposed Layout</p>														

FPC Project Manager



FPC Asst. Director



FPC Director



## **Discussion and Action as Necessary on Unexpended Plant Fund – Construction Proposed Projects and Preliminary Budgets for Fiscal Year 2023 – 2024**

Approval of the Unexpended Plant Fund – Construction Proposed Projects and Preliminary Budgets for FY 2023 – 2024 will be requested at the Board meeting. Mary Elizondo and Ricardo de la Garza will review the proposed Unexpended Plant Fund - Construction Projects budgeted for FY 2023 - 2024. The proposed projects listed are managed by the College's Facilities Planning & Construction Department staff.

The definitions below provide a brief description of the Construction Projects and funding source:

### **Unexpended Plant Fund**

The College utilizes the Unexpended Plant Fund to budget and fund new construction and renovation projects termed Capital Improvements Projects (CIPs).

The College's construction fund projects are identified on an annual basis through a broad-based involvement of Administration, President's Administrative Staff, and the Coordinated Operations Council to determine facilities needs and priorities.

### **Capital Improvements Projects**

The CIPs are projects requested and reviewed by College personnel for new renovation and construction. In the CIP process, the College's administrative staff, in conjunction with their respective department/division staff, identify facility improvement needs and justifications. The various needs are described on a CIP form which includes a project description and evaluation criteria. The evaluation criteria requires the requestor to provide written statements describing how the proposed improvement supports the College's Strategic Directions. This CIP process was developed in order to prioritize improvements, provide an equitable opportunity, and provide an integrated planning process supporting the College mission and related priorities.

The proposed preliminary project budgets include the following budget categories: Construction; Design; Furniture, Fixtures, & Equipment (FFE); Miscellaneous Items; and Technology Equipment. The Miscellaneous items include materials testing, surveys, cost of advertisement, cost of printing, and related fees required by the governing authorities.

### **Funding Source**

Upon Board approval, the proposed projects will be included in the Unexpended Plant Fund - Construction Fund budget for use in FY 2023-2024.

**Presenters**

Mary Elizondo, Vice President of the Finance & Administrative Services Division, and Ricardo de la Garza, Director of Facilities Planning & Construction, will be present to address questions related to the proposed projects and budget.

**Enclosed Documents**

A report summarizing the proposed preliminary Unexpended Plant Funds Construction projects and budgets for FY 2023 - 2024 is enclosed for the Committee's review and information.

**Recommended Action**

Administration requests the Committee recommend Board approval of the Unexpended Plant Fund – Construction proposed projects and preliminary budgets for FY 2023 - 2024.

South Texas College  
Unexpended Plant Fund - Capital Improvement Projects  
FY23 Proposed Projects and Budget

#	Project Name	Project Manager	Construction	Design	Misc.	F.F.E.	Tech.	Security	FY23 Continued Projects	FY24 New Projects	FY24 Total Project Budget	20% Cost Escalation	FY24 Grand Total Project Budget
A. Pecan Campus													
1	<b>Library Space Renovation</b> Space Modifications of the existing Library Building F.	DV	\$ 150,000	\$ -	\$ -	\$ 250,000	\$ 50,000	\$ -	\$ 450,000	\$ -	\$ 450,000	\$ 90,000.00	\$ 540,000
2	<b>Pecan West Continuing Education Building A</b> Construct a new Continuing Education Building including the Testing Center at the Pecan Campus west property.	DV	1,138,100	157,550	75,500	-	-	-	1,371,150	-	1,371,150	274,230	1,645,380
3	<b>Pecan West Parking and Site Improvements</b> Construct a new site improvements at the Pecan Campus west property.	DV	500,532	81,223	46,470				628,225		628,225	125,645	753,870
4	<b>North Academic Humanities Building P Renovation for the Accountability, Risk, &amp; Compliance and Institutional Equity Departments</b> Renovate (3) existing classrooms and multipurpose space for the Accountability, Risk, & Compliance and Institutional Equity Departments.	DV	630,000	11,340	1,500	110,000	50,000	-	802,840	-	802,840	160,568	963,408
5	<b>Kinesiology Building Q</b> Construct a new Kinesiology Building (Phase I) at the North side of the Pecan Campus.	SS	840,000	336,000	10,000	-	-	-	1,186,000	-	1,186,000	237,200	1,423,200
6	<b>Cooper Center for Performing Arts Building L Music and Dance Expansion and Renovation</b> Renovation and expansion of the existing Cooper Center for Performing Arts Building L.	MV	1,090,000	305,000	10,000	-	-	-	1,405,000	-	1,405,000	281,000	1,686,000
7	<b>Business and Science Building G Engineering Lab Renovation</b> Renovation existing classrooms and labs into two engineering labs.		400,000	40,000	10,000	50,000	-	-	500,000	-	500,000	100,000	600,000
8	<b>Ann Richards Administration Building A Additional Parking Lot</b> Addition of a small parking lot to the West side of Building A for Administration and Visitors.	DV	26,000	4,000	41,500	-	-	-	71,500	-	71,500	14,300	85,800
9	<b>Student Services Building K Renovation</b> Renovation of advising, financial aid, and cashier areas.		-	25,000	1,200	-	-	-	26,200	-	26,200	5,240	31,440
NEW CIP	<b>North Academic Humanities Building P Renovation for the Accounts Receivable and Grant Accounting Departments</b> Relocate the following to Bldg P: Accounts Receivable (from Bldg K), and AR/Grant Accounting Manager office (from Bldg N to area near Grant Accounting in P1.112)		50,000	-	1,500	40,000	3,000	-	-	94,500	94,500	18,900.00	113,400
NEW CIP	<b>Operations Support Center Building Z</b> Construct a new Warehouse for College Operations		-	150,000	8,400	-	-	-	-	158,400	158,400	31,680.00	190,080
	Pecan Campus Subtotal		\$ 4,824,632	\$ 1,110,113	\$ 206,070	\$ 450,000	\$ 103,000	\$ -	\$ 6,440,915	\$ 252,900	\$ 6,693,815	\$ 1,338,763	\$ 8,032,578
10													
10	<b>Human Resources Building A Renovation</b> Modify interior spaces to create an open concept for visitors		\$ 400,000	\$ 40,000	\$ 10,000	\$ 50,000	\$ 50,000	\$ -	550,000	\$ -	\$ 550,000	\$ 110,000.00	\$ 660,000
NEW CIP	<b>East Building B Renovation for Cosmetology</b> Renovation for a new Cosmetology program		-	257,000	15,000	-	-	-	-	272,000	272,000	54,400.00	326,400
	Pecan Plaza Subtotal		\$ 400,000	\$ 297,000	\$ 25,000	\$ 50,000	\$ 50,000	\$ -	\$ 550,000	\$ 272,000	\$ 822,000	\$ 164,400	\$ 986,400



South Texas College  
Unexpended Plant Fund - Capital Improvement Projects  
FY23 Proposed Projects and Budget

#	Project Name	Project Manager	Construction	Design	Misc.	F.F.E.	Tech.	Security	FY23 Continued Projects	FY24 New Projects	FY24 Total Project Budget	20% Cost Escalation	FY24 Grand Total Project Budget
C. Mid Valley Campus													
11	<b>Workforce Center Building D Welding Expansion</b> Design and construction of a welding lab expansion for additional welding stations at the Workforce Center Building D.	MV	\$ 773,000	\$ 13,000	\$ 4,200	\$ 90,000	\$ 18,500	\$ -	\$ 898,700	\$ -	\$ 898,700	\$ 179,740.00	\$ 1,078,440
12	<b>Automotive Lab Building M</b> Design and construction of automotive lab expansion which includes 2 bays, wash station, eye wash, mechanical, electrical, and custodial room.	MV	1,330,000	18,000	5,500	38,500	59,500	-	1,451,500	-	1,451,500	290,300	1,741,800
13	<b>Workforce Center Building D HVAC-R Classroom and Outdoor Covered Area Expansion</b> Design and construction of HVAC Classroom and Outside Covered Area for brazing instruction and equipment storage on the east side of the Workforce Center Building D.	MV	620,000	11,000	4,200	22,000	34,000	-	691,200	-	691,200	138,240.00	829,440
14	<b>Child Development Center Portable PB-L2 Renovation</b> Relocation and renovation of existing Portable PB4 for the CDC classrooms.	DV	220,000	25,000	5,000	30,000	25,000	-	305,000	-	305,000	61,000.00	366,000
NEW CIP	<b>Student Union Building F Financial Aid Renovation</b> Design and construction of on the expansion the front counter, installation of door, and provide more storage space..		40,000	4,000	5,000	20,000	20,000	-	-	89,000	89,000	17,800.00	106,800
	Mid Valley Campus Subtotal		\$ 2,983,000	\$ 71,000	\$ 23,900	\$ 200,500	\$ 157,000	\$ -	\$ 3,346,400	\$ 89,000	\$ 3,435,400	\$ 687,080	\$ 4,122,480
D. Technology Campus													
15	<b>Exterior Solar Panels Structures</b> Construction of two free-standing structures to be used for instructional purposes on the north side of Institute for Advanced Manufacturing Building E.	SS	\$ 55,000	\$ 1,200	\$ 5,000	\$ -	\$ -	\$ -	\$ 61,200	\$ -	\$ 61,200	\$ 12,240	\$ 73,440
16	<b>Welding Lab Building F</b> Construction of a new building to be used for instructional purposes on the north side of Advanced Technical Careers Building B.	SS	2,300,000	50,000	22,000	102,340	102,340	-	2,576,680	-	2,576,680	515,336	3,092,016
17	<b>Truck Driving Range Expansion</b> Expand the existing truck driving skills pad to meet state requirements.	DV	30,000	1,500	6,000	-	-	-	37,500	-	37,500	7,500	45,000
18	<b>Institute for Advanced Manufacturing Building E Collaboration Lab Renovation</b> Convert existing storage space into a training lab for instructional use.		250,000	25,000	5,000	-	5,000	-	285,000	-	285,000	57,000	342,000
	Technology Campus Subtotal		\$ 2,635,000	\$ 77,700	\$ 38,000	\$ 102,340	\$ 107,340	\$ -	\$ 2,960,380	\$ -	\$ 2,960,380	\$ 592,076	\$ 3,552,456
E. Nursing and Allied Health Campus													
19	<b>East Building A Renovation of Radiology Lab to Multipurpose Skills Lab</b> Renovate existing Radiology lab inside NAH East Building A to a Multipurpose Skills Lab for instruction.	O&M	\$ 125,000	\$ 12,500	\$ 3,500	\$ 10,320	\$ 10,320	\$ -	\$ 161,640	\$ -	\$ 161,640	\$ 32,328	\$ 193,968
20	<b>East Building A Breakroom and Offices Expansion Renovation</b> Renovate existing offices to include additional offices and breakroom.	O&M	110,000	11,000	2,750	9,350	9,350	-	142,450	-	\$ 142,450	\$ 28,490	170,940
NEW CIP	<b>System Offices Building E Dental Assistant Lab Renovation</b> Design and construction for a Dental Assistant / Dental Hygienist Lab at the Texas A&M Building in Room 154.		433,000	43,500	11,000	37,000	37,000	-	-	561,500	\$ 561,500	\$ 112,300	673,800
NEW CIP	<b>System Offices Building E Renovation</b> Design and renovation of the existing facility to accommodate various departments		2,500,000	250,000	5,000	-	-	-	-	2,755,000	2,755,000	551,000.00	3,306,000
	Nursing and Allied Health Campus Subtotal		\$ 3,168,000	\$ 317,000	\$ 22,250	\$ 56,670	\$ 56,670	\$ -	\$ 304,090	\$ 3,316,500	\$ 3,620,590	\$ 724,118	\$ 4,344,708



South Texas College  
Unexpended Plant Fund - Capital Improvement Projects  
FY23 Proposed Projects and Budget

#	Project Name	Project Manager	Construction	Design	Misc.	F.F.E.	Tech.	Security	FY23 Continued Projects	FY24 New Projects	FY24 Total Project Budget	20% Cost Escalation	FY24 Grand Total Project Budget
F. Starr County Campus													
21	<b>Workforce Center Building D Welding Expansion</b> Design and Construction of Welding Lab Expansion for Additional Welding Stations at the Workforce Center Building D.	MV	\$ 53,500	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 54,500	\$ -	\$ 54,500	\$ 10,900	\$ 65,400
22	<b>Automotive Lab Building Q</b> Design and Construction of Automotive Lab Expansion including 2 bays, storage, wash station, eyewash, mechanical room, electrical room, custodial room, and covered walkway connecting to the Workforce Center Building D.	MV	1,700,000	30,000	12,000	45,100	69,700	-	1,856,800	-	1,856,800	371,360	2,228,160
23	<b>North Academic Building C HVAC-R Outdoor Covered Area Expansion</b> Design and Construction of HVAC Outside Covered Area for brazing instruction, equipment storage, and additional electrical/data in classrooms C312, C313, C314, C315 inside the North Academic Building C.	MV	320,000	30,000	5,000	10,000	25,000	-	390,000	-	390,000	78,000	468,000
	<b>Starr County Campus Subtotal</b>		<b>\$ 2,073,500</b>	<b>\$ 61,000</b>	<b>\$ 17,000</b>	<b>\$ 55,100</b>	<b>\$ 94,700</b>	<b>\$ -</b>	<b>\$ 2,301,300</b>	<b>\$ -</b>	<b>\$ 2,301,300</b>	<b>\$ 460,260</b>	<b>\$ 2,761,560</b>
G. Regional Center for Public Safety Excellence													
24	<b>Canopy for Safety Training Vehicles</b> Provide a covered structure for the fire truck and police vehicles.	DV	\$ 38,100	\$ 3,810	\$ -	\$ -	\$ -	\$ -	\$ 41,910	\$ -	\$ 41,910	\$ 8,382	\$ 50,292
25	<b>Canopy for Students/Instructors</b> Provide a canopy for students and instructors to perform pre/post check routines under a shaded structure.	DV	27,700	2,770	-	-	-	-	30,470	-	30,470	6,094	36,564
26	<b>Chiller Installation</b> Connection of existing relocated chiller to provide campus redundancy.	MV	20,000	2,000	-	-	-	-	22,000	-	22,000	-	22,000
27	<b>Fire Training Area</b> Provide a concrete pad, associated fire line infrastructure, access drive, and a self contained fire training trailer for the Fire Science program.	DV	17,300	1,730	-	-	-	-	19,030	-	19,030	3,806	22,836
28	<b>Perimeter Fencing</b> Provide a perimeter security fence.	DV	168,000	5,000	20,000	-			193,000	-	193,000	38,600	231,600
29	<b>Skills Pad and EVOC Lighting</b> Installation of Skills Pad and Emergency Vehicle Operator Course site lighting.	SS	40,000	3,000	1,200	-			44,200	-	44,200	8,840	53,040
30	<b>Two-Story Residential Fire Training Structure Building K</b> Design and construction of a two-story residential fire training structure for Fire Science, Law Enforcement, and Continuing Education programs.	SS	1,850,000	36,000	17,000	68,750	106,250		2,078,000	-	2,078,000	415,600	2,493,600
NEW CIP	<b>Building A Expansion of Parking Lot #1</b> Expansion for additional 76 parking spaces to the existing parking lot for Students and Visitors.	DV	287,000	28,700	15,000	-	-	-	-	330,700	330,700	66,140	396,840
	<b>Regional Center for Public Safety Excellence Subtotal</b>		<b>\$ 2,448,100</b>	<b>\$ 83,010</b>	<b>\$ 53,200</b>	<b>\$ 68,750</b>	<b>\$ 106,250</b>	<b>\$ -</b>	<b>\$ 2,428,610</b>	<b>\$ 330,700</b>	<b>\$ 2,759,310</b>	<b>\$ 547,462</b>	<b>\$ 3,306,772</b>
H. District Wide													
31	<b>Fence Enclosures</b> Provide enclosures for miscellaneous mechanical equipment for all campuses.		\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000	\$ -	\$ 35,000	\$ -	\$ 35,000
32	<b>Outdoor Furniture</b> Provide new outdoor furniture for all campuses.		-	-	-	25,000	-	-	25,000	-	25,000	-	25,000
33	<b>Land and Facility Purchases</b> Purchasing of potential land and facility acquisitions.		3,000,000	-	-	-	-	-	3,000,000	-	3,000,000	500,000	3,500,000
34	<b>Renovations and Contingencies</b> Projects which may arise unexpectedly for all campuses and project contingencies.		750,000	75,000	18,750	41,250	63,750	-	948,750	-	948,750	-	948,750
35	<b>Campus Master Plan</b> Provide a college wide campus master plan to determine current and future needs.		-	375,000	-	-	-	-	375,000	-	375,000	-	375,000

South Texas College  
Unexpended Plant Fund - Capital Improvement Projects  
FY23 Proposed Projects and Budget

#	Project Name	Project Manager	Construction	Design	Misc.	F.F.E.	Tech.	Security	FY23 Continued Projects	FY24 New Projects	FY24 Total Project Budget	20% Cost Escalation	FY24 Grand Total Project Budget
36	<b>Facility Signage</b> Provide various building signage types (i.e. building name lettering, exterior/interior wayfinding signage) for all campuses.	DV	150,000	-	-	-	-	-	150,000	-	150,000	-	150,000
37	<b>Removal of Existing Trees</b> Removal of any existing trees for all campuses.		25,000	-	900	-	-	-	25,900	-	25,900	-	25,900
	District Wide Subtotal		\$ 3,960,000	\$ 450,000	\$ 19,650	\$ 66,250	\$ 63,750	\$ -	\$ 4,559,650	\$ -	\$ 4,559,650	\$ 500,000	\$ 5,059,650
FY23 Proposed Project Budget Totals			\$ 22,492,232	\$ 2,466,823	\$ 405,070	\$ 1,049,610	\$ 738,710	\$ -	\$ 22,891,345	\$ 4,261,100	\$ 27,152,445	\$ 5,014,159	\$ 32,166,604

### **Discussion and Action as Necessary on Renewals & Replacements Plant Fund Proposed Projects and Preliminary Budgets for Fiscal Year 2023 – 2024**

Approval of the Renewals & Replacements Plant Fund Proposed Projects and Preliminary Budgets for FY 2023 - 2024 will be requested at the Board meeting. Mary Elizondo and Rick de la Garza will review the proposed Renewals & Replacements Projects budgeted for FY 2023 - 2024. The proposed projects listed are not related to the Capital Improvement Projects and are managed by the College's Facilities Planning & Construction Department staff.

### **Renewals and Replacements Fund**

Personnel from the College's Facilities Operations and Maintenance Department and the Facilities Planning & Construction Department work together to identify deferred maintenance projects. These efforts result in a five-year plan which is updated on an annual basis and includes capital renewal and replacement construction projects needed at each campus. Using this five-year deferred maintenance plan, a Renewals and Replacements budget is prepared each year to address the deferred maintenance planned needs for the following fiscal year.

### **Enclosed Documents**

A report summarizing the proposed Renewals and Replacements projects and budgets proposed for FY 2023 - 2024 is enclosed for the Committee's review and information.

### **Funding Source**

Upon Board approval, the proposed projects will be included in the Renewals and Replacements Plant Fund budget for use FY 2023 - 2024.

### **Presenters**

Mary Elizondo and Ricardo de la Garza will be present to address questions related to the proposed projects and budget.

### **Recommended Action**

Administration requests the Committee recommend Board approval of the Renewals & Replacements Plant Fund proposed projects and preliminary budgets for FY 2023 - 2024.

South Texas College  
Unexpended Plant Fund - Renewals and Replacements Projects  
FY23 Proposed Projects and Budget

#	Project Name	Project Manager	Construction	Design	Misc.	F.F.E.	Tech.	Security	FY23 Continued Projects	FY24 New Projects	FY24 Total Project Budget	20% Cost Escalation	FY24 Grand Total Project Budget
A. Pecan Campus													
1	<b>Reseeding and Regrading of Athletic Fields</b> Evaluate and repair any issues on the existing athletic field, including reseeding and regrading.	DV	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ 10,000	\$ 60,000
2	<b>Resurfacing of East Drive</b> Resurface existing east drive located at the 29th street east entrance and east of Student Services Building K.	SS	185,000	2,000	-	-	-	-	187,000	-	187,000	37,400	224,400
3	<b>South Academic Building J Generator Replacement</b> Replacement of the existing generator at South Academic Building J with a new generator.	SS	340,000	4,100	-	-	-	-	344,100	-	344,100	68,820	412,920
4	<b>Library Building F Exterior Building Envelope Repairs</b> Remediation of existing building envelope.	DV	100,000	10,000	15,000	-	-	-	125,000	-	125,000	25,000	150,000
5	<b>Stucco Repainting Phase II</b> Repainting of existing exterior stucco walls Physical Plant Buiding E, Library Building F, Business & Science Building G, South Academic Building J, Student Services Building K, Student Activities Building H, Cooper Center For Performing Arts Building L, Information Technology Building M, Institutional Support Services Building N, Adminstration Building X		500,000	-	3,000	-	-	-	503,000	-	503,000	100,600	603,600
New R&R	<b>Art Building B Analog to Digital Replacement</b> Replace all existing audio visual equipment with new upgraded cabling inside Art Building A to meet current standards		187,000	-	-	-	10,000	-	-	197,000	197,000	39,400	236,400
New R&R	<b>Cooper Center for Performing Arts Building L Analog to Digital Replacement</b> Replace all existing audio visual equipment with new upgraded cabling inside Cooper Center for Performing Arts Building L to meet current standards		70,500	-	-	-	14,000	-	-	84,500	84,500	16,900	101,400
	<b>Pecan Campus Subtotal</b>		\$ 1,432,500	\$ 16,100	\$ 18,000	\$ -	\$ 24,000	\$ -	\$ 1,209,100	\$ 281,500	\$ 1,490,600	\$ 298,120	\$ 1,788,720
C. Mid Valley Campus													
6	<b>South Academic Building H Repair of Damaged Roof and Interior Areas</b> Repair damaged roof and interior areas of the South Academic Building H.	DV	\$ 1,305,000	\$ 130,000	\$ 10,000	\$ 160,000	\$ 125,000	\$ -	\$ 1,730,000	\$ -	\$ 1,730,000	\$ 346,000	\$ 2,076,000
7	<b>Stucco Repainting Phase II</b> Repainting of existing exterior stucco walls Workforce Center Buiding D, South Academic Building H		200,000	-	3,000	-	-	-	203,000	-	203,000	40,600	243,600
	<b>Mid Valley Campus Subtotal</b>		\$ 1,505,000	\$ 130,000	\$ 13,000	\$ 160,000	\$ 125,000	\$ -	\$ 1,933,000	\$ -	\$ 1,933,000	\$ 386,600	\$ 2,319,600

South Texas College  
Unexpended Plant Fund - Renewals and Replacements Projects  
FY23 Proposed Projects and Budget

#	Project Name	Project Manager	Construction	Design	Misc.	F.F.E.	Tech.	Security	FY23 Continued Projects	FY24 New Projects	FY24 Total Project Budget	20% Cost Escalation	FY24 Grand Total Project Budget
D. Nursing & Allied Health Campus													
8	<b>NAH East Building A West Side Window Waterproofing Repairs</b> Provide proper waterproofing for windows on west side of NAH East Building A to prevent water infiltration.	RC	\$ 65,000	\$ 15,000	\$ 10,000	\$ -	\$ -	\$ -	\$ 90,000	\$ -	\$ 90,000	\$ 18,000	\$ 108,000
9	<b>NAH East Building A Westside Elevators Repairs</b> Upgrade of existing elevator and cab inside NAH East Building A.	RC	250,000	-	-	-	-	-	250,000	-	250,000	50,000	300,000
10	<b>NAH East Building A Generator Replacements</b> Replacement of the two (2) existing generators at East Building A with new generators.	SS	205,000	4,100	9,500	-	-	-	218,600	-	218,600	43,720	262,320
	Nursing and Allied Health Campus Subtotal		\$ 520,000	\$ 19,100	\$ 19,500	\$ -	\$ -	\$ -	\$ 558,600	\$ -	\$ 558,600	\$ 111,720	\$ 670,320
E. Technology Campus													
11	<b>Advanced Technical Careers Bldg. B Atrium Repainting</b> Repainting of existing interior areas inside the Advanced Technical Careers Building B.	O&M	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ 75,000	\$ 15,000	\$ 90,000
New CIP	<b>Resurfacing of Parking Lot 2 &amp; Regrading of Existing Swales</b> Resurfacing of Lot #2 and regrading swales along Military Hwy and Ware Road.		350,000	35,000	10,000	-	-	-	-	395,000	395,000	79,000	474,000
	Technology Campus Subtotal		\$ 425,000	\$ 35,000	\$ 10,000	\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ 470,000	\$ 94,000	\$ 564,000
F. Starr County Campus													
12	<b>Stucco Repainting Phase II</b> Repainting of existing exterior stucco walls on Buildings D, F, J		250,000	-	3,000	-	-	-	253,000	-	253,000	50,600	303,600
New R&R	<b>General Academic Building E Analog to Digital Replacement</b> Replace all existing audio visual equipment with new upgraded cabling inside General Academic Building E to meet current standards		\$ 96,500	\$ -	\$ -	\$ -	\$ 42,000	\$ -	\$ -	\$ 138,500	\$ 138,500	\$ 27,700	\$ 166,200
	Starr County Campus Subtotal		\$ 96,500	\$ -	\$ -	\$ -	\$ 42,000	\$ -	\$ 253,000	\$ 138,500	\$ 391,500	\$ 78,300	\$ 469,800

South Texas College  
Unexpended Plant Fund - Renewals and Replacements Projects  
FY23 Proposed Projects and Budget

#	Project Name	Project Manager	Construction	Design	Misc.	F.F.E.	Tech.	Security	FY23 Continued Projects	FY24 New Projects	FY24 Total Project Budget	20% Cost Escalation	FY24 Grand Total Project Budget
G. District Wide													
13	<b>Renewals and Replacements</b> Replace/Renew any miscellaneous equipment, material, etc. for all campuses.		\$ 150,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ 151,000	\$ -	\$ 151,000	\$ -	\$ 151,000
14	<b>Fire Alarm Panel Replacements</b> Replace/Upgrade existing fire alarm panels for all campuses.		100,000	-	2,500	-	-	-	102,500	-	102,500	20,500	123,000
15	<b>Interior LED Lighting Replacements</b> Upgrade of existing interior light fixtures to LED for all campuses.		110,000	-	-	-	-	-	110,000	-	110,000	22,000	132,000
16	<b>Exterior Walkway LED Lighting Replacements</b> Upgrade of existing exterior light fixtures to LED for all campuses.		50,000	-	-	-	-	-	50,000	-	50,000	10,000	60,000
17	<b>Building Automation Systems Replacements</b> Upgrade of existing building systems controls for all campuses.		75,000	-	1,500	-	-	-	76,500	-	76,500	15,300	91,800
18	<b>Flooring Replacements</b> Replacement of existing flooring for all campuses.	MV	500,000	-	4,000	-	-	-	504,000	-	504,000	-	504,000
19	<b>HVAC Replacements</b> Replace/Upgrade of existing HVAC equipment for all campuses.	MV	2,800,000	250,000	-	-	-	-	3,050,000	-	3,050,000	610,000	3,660,000
20	<b>Exterior Lighting Replacements</b> Upgrade of existing exterior light fixtures for all campuses.		250,000	25,000	4,000	-	-	-	279,000	-	279,000	55,800	334,800
21	<b>Signage Replacement</b> Replace/Renew College Logo on existing directional signage and existing facilities	DV	250,000	-	-	-	-	-	250,000	-	250,000	50,000	300,000
22	<b>Water Tower Logo Replacements</b> Replace/Renew College Logo on existing City of McAllen Water Towers.	DV	80,000	-	-	-	-	-	80,000	-	80,000	16,000	96,000
23	<b>Outdoor Furniture Replacements</b> Replace existing outdoor furniture district wide.		-	-	-	25,000	-	-	25,000	-	25,000	-	25,000
District Wide Subtotal			\$ 4,365,000	\$ 275,000	\$ 13,000	\$ 25,000	\$ -	\$ -	\$ 4,678,000	\$ -	\$ 4,678,000	\$ 799,600	\$ 5,477,600
FY23 Proposed Project Budget Totals			\$ 8,344,000	\$ 475,200	\$ 73,500	\$ 185,000	\$ 191,000	\$ -	\$ 8,706,700	\$ 420,000	\$ 9,521,700	\$ 1,768,340	\$ 11,290,040

**Review and Recommend Action on Schematic Design and Authorization to  
Proceed with Solicitation of Construction Services for the Pecan Campus  
Kinesiology Building Phase I**

Approval of schematic design prepared by Boultinghouse Simpson Gates Architects (BSGA) and authorization to proceed with Solicitation of Construction Services for the Pecan Campus Kinesiology Building Phase I 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 architect will proceed to prepare all necessary construction documents, which will then be issued for solicitation of construction proposals.

**Scheduling Priority**

This project was requested by Administration to vacate the College's facilities located at the Pecan Plaza property. It has been reviewed by the Kinesiology, Facilities Operations & Maintenance, and Facilities Planning & Construction Departments, Administration, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project is scheduled as an educational space improvement to construct a facility for Kinesiology program instruction.

**Background**

On June 28, 2022, the Board of Trustees approved contracting architectural services with BSGA for this project. The architect has worked with College staff to develop a schematic design that meets the needs of the Kinesiology program.

The project consists of the construction of a new 15,900 square foot Kinesiology Building to be located along Pecan Boulevard south of the existing Information Technology Building M at Pecan Campus. It was initially proposed between the Information Technology Building M and the North Academic Humanities Building P but it is recommended at the new location to have a more prominent presence.

- Design and construction of the structure to include:
  - Various Workout and Training Areas, Staff Offices, Main Lobby Area, Reception, Workroom, Storage, Lockers, Showers, Restrooms, and Support Service Areas
- Approximate square feet of the proposed space: 15,900 s.f.

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

<b>Pecan Campus Kinesiology Building Phase I Construction Budget and Estimated Construction Cost</b>		
<b>Construction Budget</b>	<b>Estimated Construction Cost</b>	<b>Variance</b>
\$2,400,000	\$4,770,000	(\$2,370,000)

### **Funding Source**

Funds for the Pecan Campus Kinesiology Building Phase I Project 2022-042C are available in the Unexpended Construction Plant Fund for use in Fiscal Year 2022 – 2023.

### **Reviewers**

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

### **Estimated Project Timeline**

The project design phase is projected to last until January 2024, with construction to commence in March 2024 and Substantial Completion in January 2025.

### **Enclosed Documents**

BSGA has developed a schematic presentation describing the proposed design. Enclosed are the schematic design and a fact sheet.

### **Presenters**

Representatives from BSGA will attend the Facilities Committee meeting to present the schematic design of the project.

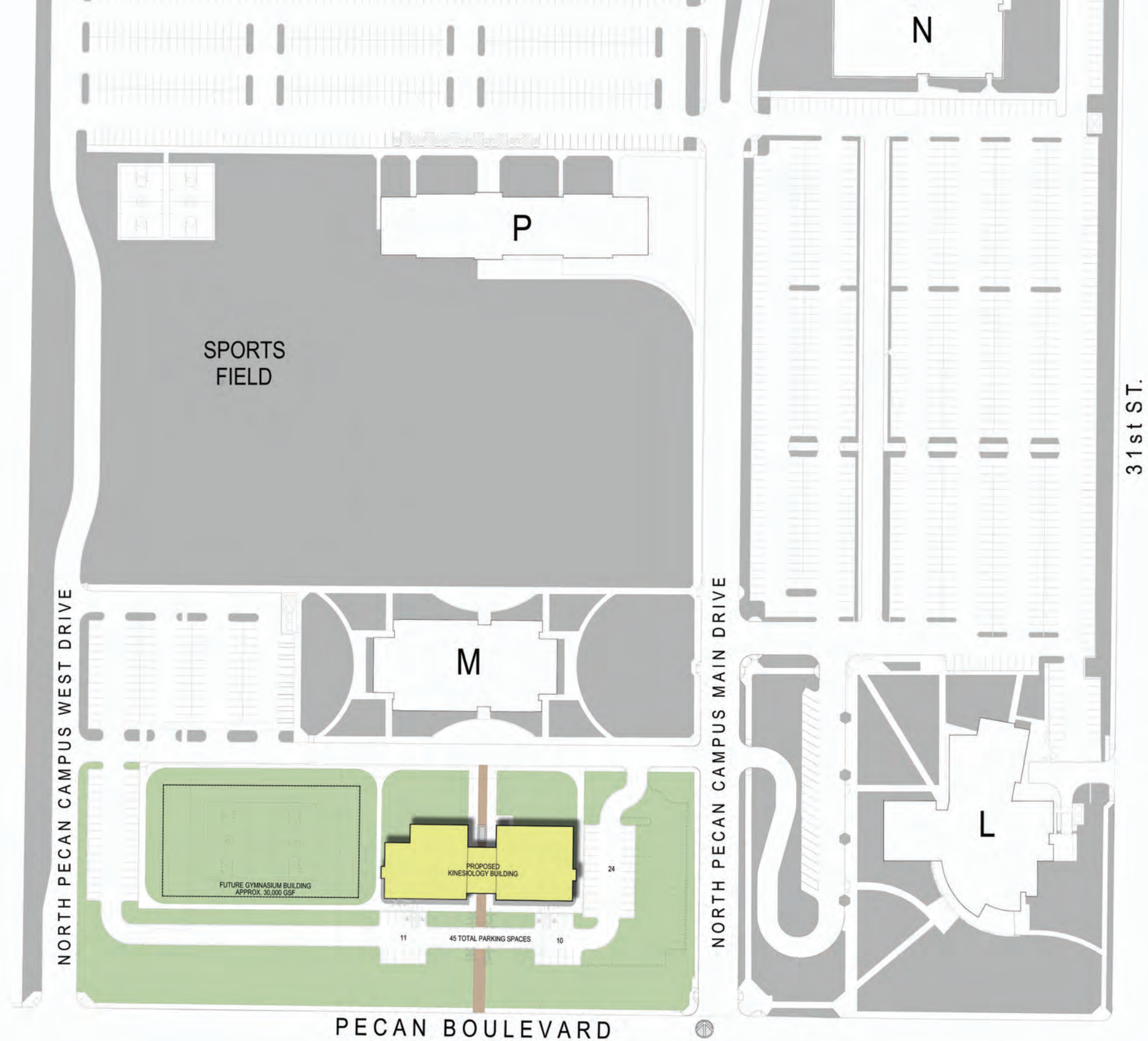
### **Recommended Action**

Administration requests the Committee recommend Board approval of the proposed schematic design and authorization to proceed with solicitation of construction services for the Pecan Campus Kinesiology Building Phase I project as presented.





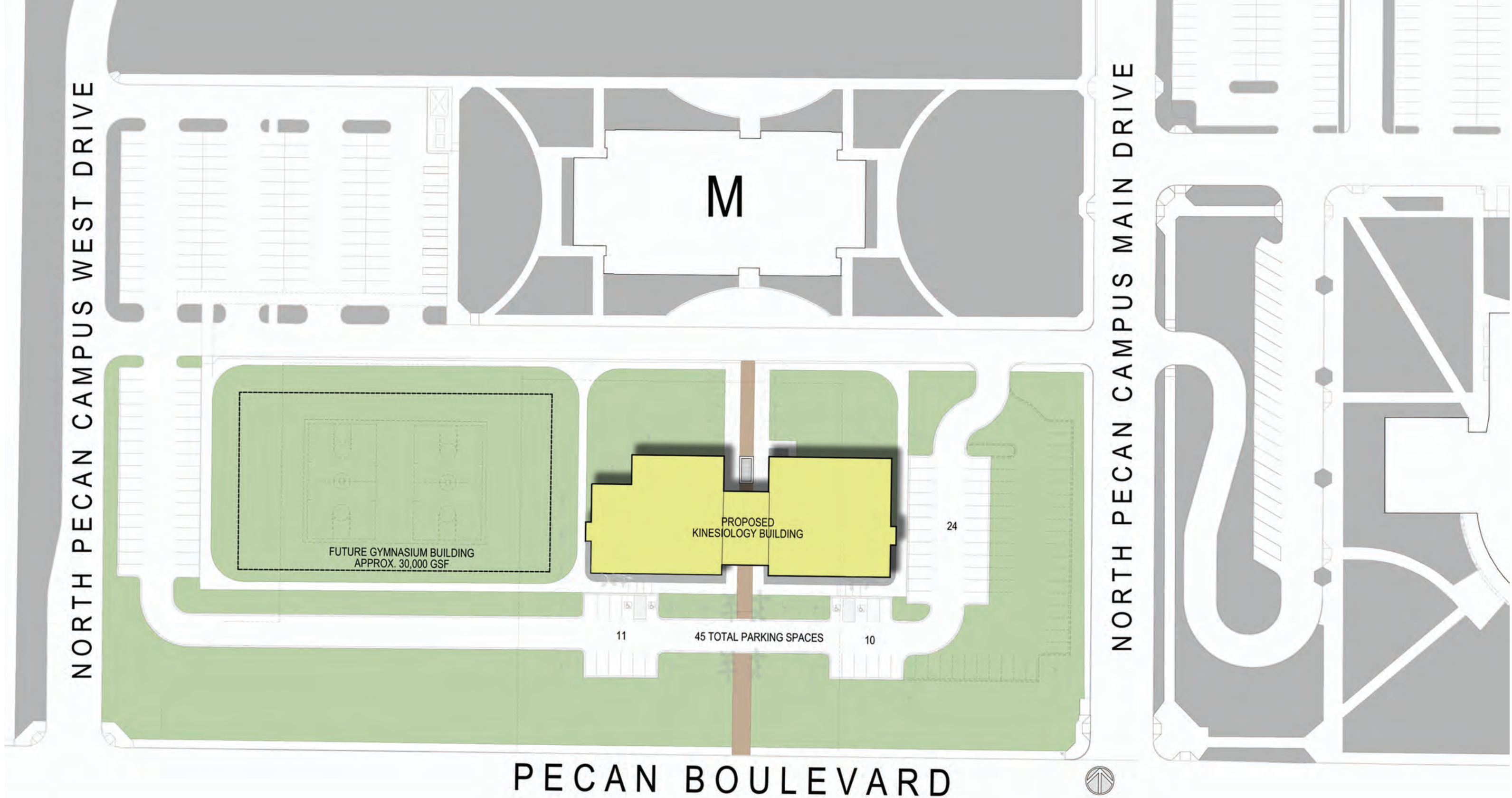




# KINESIOLOGY BUILDING

SOUTH TEXAS COLLEGE-PECAN CAMPUS  
SCHEMATIC DESIGN





# KINESIOLOGY BUILDING

SOUTH TEXAS COLLEGE-PECAN CAMPUS  
SCHEMATIC DESIGN





# KINESIOLOGY BUILDING

SOUTH TEXAS COLLEGE-PECAN CAMPUS  
SCHEMATIC DESIGN

















# KINESIOLOGY BUILDING

SOUTH TEXAS COLLEGE-PECAN CAMPUS  
SCHEMATIC DESIGN















SOUTH TEXAS  
COLLEGE

# KINESIOLOGY BUILDING

SOUTH TEXAS COLLEGE-PECAN CAMPUS  
SCHEMATIC DESIGN

Boultinghouse  
Simpson  
Gates  
ARCHITECTS







# KINESIOLOGY BUILDING

SOUTH TEXAS COLLEGE-PECAN CAMPUS  
SCHEMATIC DESIGN







# KINESIOLOGY BUILDING

SOUTH TEXAS COLLEGE-PECAN CAMPUS  
SCHEMATIC DESIGN








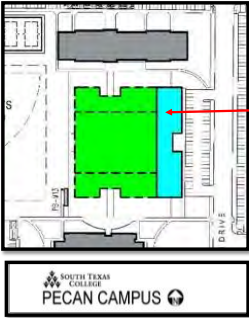








Project Fact Sheet  
6/4/2023

<b>Project Name:</b> Pecan Campus - Kinesiology Building Phase I					<b>Project No.</b> 2022-042C																														
<b>Funding Source(s):</b> Unexpended Plant Fund																																			
	Total Project Budget	FY 21-22			FY 22-23			FY 23-24			Total Actual Expenditures To Date																								
		Project Budget	Expenditures	Variance of Project Budget Actual vs. Actual Expenditures	Project Budget	Expenditures	Variance of Project Budget Actual vs. Actual Expenditures	Project Budget	Expenditures	Variance of Project Budget Actual vs. Actual Expenditures																									
Construction:	\$ 2,400,000.00	\$ -	\$ -	\$ -	\$ 240,000.00	\$ -	\$ 240,000.00	\$ 2,160,000.00	\$ -	\$ 2,160,000.00	\$ -																								
Design	240,000.00	5,400.00	-	5,400.00	186,600.00	-	186,600.00	53,400.00	-	53,400.00	-																								
Miscellaneous:	72,000.00	7,200.00	446.37	6,753.63	42,600.00	-	42,600.00	29,400.00	-	29,400.00	446.37																								
FFE:	204,000.00	-	-	-	14,400.00	-	14,400.00	189,600.00	-	189,600.00	-																								
Technology:	204,000.00	-	-	-	-	-	-	204,000.00	-	204,000.00	-																								
<b>Total:</b>	<b>\$ 3,120,000.00</b>	<b>\$ 12,600.00</b>	<b>\$ 446.37</b>	<b>\$ 12,153.63</b>	<b>\$ 483,600.00</b>	<b>\$ -</b>	<b>\$ 483,600.00</b>	<b>\$ 2,636,400.00</b>	<b>\$ -</b>	<b>\$ 2,636,400.00</b>	<b>\$ 446.37</b>																								
<b>Project Team</b>						<b>Board Status</b>																													
<b>Approval to Solicit Architect/Engineer:</b> 4/26/2022  <b>Architect/Engineer:</b> Boultinghouse Simpson Gates Architects  <b>Contractor:</b> TBD  <b>STC FPC Project Manager:</b> Samuel Saldana						<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Vendor</th> <th>Contract Amount</th> <th>Actual Expenditures</th> <th>Variance</th> </tr> <tr> <td>Boultinghouse Simpson Gates Architects</td> <td>\$ 147,120.00</td> <td>\$ -</td> <td>\$ 147,120.00</td> </tr> <tr> <td>TBD</td> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> </tr> </table> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td><b>Board Approval of Schematic Design</b></td> <td>TBD</td> <td><b>Board Acceptance</b></td> <td>TBD</td> </tr> <tr> <td><b>Substantial Completion</b></td> <td>TBD</td> <td><b>Board Acceptance</b></td> <td>TBD</td> </tr> <tr> <td><b>Final Completion</b></td> <td>TBD</td> <td><b>Board Acceptance</b></td> <td>TBD</td> </tr> </table>						Vendor	Contract Amount	Actual Expenditures	Variance	Boultinghouse Simpson Gates Architects	\$ 147,120.00	\$ -	\$ 147,120.00	TBD	\$ -	\$ -	\$ -	<b>Board Approval of Schematic Design</b>	TBD	<b>Board Acceptance</b>	TBD	<b>Substantial Completion</b>	TBD	<b>Board Acceptance</b>	TBD	<b>Final Completion</b>	TBD	<b>Board Acceptance</b>	TBD
Vendor	Contract Amount	Actual Expenditures	Variance																																
Boultinghouse Simpson Gates Architects	\$ 147,120.00	\$ -	\$ 147,120.00																																
TBD	\$ -	\$ -	\$ -																																
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<b>Substantial Completion</b>	TBD	<b>Board Acceptance</b>	TBD																																
<b>Final Completion</b>	TBD	<b>Board Acceptance</b>	TBD																																
<b>Project Description</b>						<b>Project Scope</b>																													
Construction of a new 15,900 square foot Kinesiology Building in between the existing Information Technology Building M and North Academic Humanities Building P at Pecan Campus.						Various Workout and Training Areas, Staff Offices, Reception, Workroom, Storage, Showers, Restrooms, and Support Service Areas.																													
<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																												
4/26/2022	6/28/2022	6/27/2023	2/24/2024	3/15/2024	1/26/2025	2/26/2025	1/26/2025																												
<b>Project Calendar of Expenditures by Fiscal Year</b>																																			
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total																													
2021-22	\$ -	\$ -	\$ 446.37	\$ -	\$ -	\$ 446.37																													
2022-23	-	-	-	-	-	\$ -																													
2023-24	-	-	-	-	-	\$ -																													
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 446.37</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 446.37</b>																													
<b>Current Agenda Item</b>																																			
06/12/2023 Facilities Committee Meeting - Review and Recommend Action on Schematic Design for the Pecan Campus Kinesiology Building - Phase I																																			
<div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p>Project Location</p> </div> <div style="text-align: center;">  <p>Proposed Location</p> </div> <div style="text-align: center;"> <p>Project Location (Phase 1)</p> </div> </div>																																			

FPC Project Manager

*SPS*

FPC Asst. Director

*Rita Geller*

FPC Director

*RANA*

### **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	6/26/2023
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	9/22/2023	4/26/2024	6/15/2024	5/25/2025	6/25/2025
6	Ann Richards Administration Bldg A Additional Parking Lot	DV	R. Gutierrez Engineering Corporation 11/29/2022	3/28/2023	7/25/2023	8/14/2023	12/12/2023	1/23/2024
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	2/27/2024
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	2/27/2024
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	2/27/2024
<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	7/25/2023	8/14/2023	10/24/2023	11/28/2023
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	6/27/2023	7/25/2023
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	7/25/2023	8/22/2023
25	Canopies for Students/Instructors	DV	Gignac Associates 7/27/21	1/25/2022	5 Star GC Construction 9/27/2022	10/24/2022	7/25/2023	8/22/2023
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	7/25/2023	8/22/2023
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	\$ 671,394	\$ (11,394)	\$ 638,800	Low	July 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	September 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	\$ 7,398	\$ 192,602	\$ 200,000	Low	July 2023	Approval of Construction Services	R. Gutierrez Engineers
Pecan Campus Subtotal												\$ 37,083,578	\$ 695,702	\$ 36,387,876	\$ 6,002,501				
Pecan Plaza																			
10	Human Resources Building A Renovation	RC									●	\$ 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	\$ 48,421	\$ 489,079	\$ 721,273	High	January 2024	Approval of Substantial Completion	PBK Architects
12	Workforce Center Building M Automotive Lab Expansion	MV					●					\$ 920,500	\$ 156,509	\$ 763,991	\$ 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	\$ 36,380	\$ 491,620	\$ 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	\$ 416,584	\$ 114,781	\$ 488,099	High	June 2023	Approval of Substantial Completion	Boultinghouse Simpson Gates Architects
Mid Valley Campus Subtotal												\$ 2,517,365	\$ 657,893	\$ 1,859,472	\$ 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	\$ 67,503	\$ 1,491,677	\$ 122,400	High	June 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	\$ 83,086	\$ 2,009,814	\$ 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	\$ 178,834	\$ (79,334)	\$ 96,760	High	June 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	\$ 178,834	\$ 231,912	\$ 116,116					
Starr County Campus																				
22	Workforce Center Building D Welding Expansion	MV					●					\$ 598,000	\$ 306,204	\$ 291,796	\$ 395,594	High	July 2023	Approval of Substantial Completion	Gignac & Associates, LLP	Kimber 1985
23	Workforce Building Q Automotive Expansion	MV					●					\$ 1,078,300	\$ 68,250	\$ 1,010,050	\$ 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	\$ 17,946	\$ 135,054	\$ 296,878	High	May 2024	Approval of Substantial Completion	Able City, LLC	Triun Construction
Starr County Campus Subtotal												\$ 1,829,300	\$ 392,400	\$ 1,436,900	\$ 1,614,570					
Regional Center for Public Safety Excellence																				
25	Canopy for Safety Training Vehicles	DV					●					\$ 285,000	\$ 520,330	\$ (235,330)	\$ 421,051	High	July 2023	Approval of Substantial Completion	Gignac & Associates, LLP	5 Star Construction
26	Canopy for Students/Instructors	DV					●					\$ 247,000	\$ 420,940	\$ (173,940)	\$ 155,078	High	July 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	\$ 204,344	\$ 238,656	\$ 295,686	High	July 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	\$ 210,615	\$ 131,385	\$ 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	\$ 1,695,319	\$ 1,565,881	\$ 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	\$ 6,724,542	\$ 50,119,488	\$ 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	\$ 27,821	\$ 252,179	\$ 264,000	High	September 2023	Approval of Substantial Completion	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	\$ 188,818	\$ 833,182	\$ 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	June 2023	Approval of Construction Services	Milnet Architectural Services
10	North Academic Building G Analog to Digital Conversion	RC				●						\$ 720,000	\$ 76,346	\$ 643,654	\$ 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	\$ 447,357	\$ 2,006,343	\$ 2,163,163				
Technology Campus																			
12	Emerging Technologies Building A Analog to Digital Replacement	TBD	●									\$ 515,000	\$ 3,526	\$ 511,474	\$ 515,000	Low	TBD	TBD	TBD
13	Advanced Technical Careers Bldg. B Atrium Repainting	RC			●							\$ 60,000	\$ -	\$ 60,000	\$ 60,000	Low	TBD	TBD	TBD
Technology Campus Subtotal												\$ 575,000	\$ 3,526	\$ 571,474	\$ 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	\$ 7,556	\$ 68,944	\$ 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	\$ 52,192	\$ 2,327,297	\$ 2,379,489					
Totals		0	6	7	1	0	2	0	1	0	1	\$ 7,930,189	\$ 1,280,708	\$ 6,649,481	\$ 7,319,784					

**Outstanding Issues - Action Plan**  
**June 12, 2023 Facilities Committee Meeting**  
*as of June 5, 2023*

#	Description of Issues	Responsible Parties	Status	Due Date	Comments/Notes	Resolution / Action Item
<b>Pecan Campus</b>						
1	Pecan Campus North Academic Humanities Building P - Water Infiltration (Warranty Item since 2018)	D. Wilson Construction	Pending	5/31/2023 6/5/2023	<p>2/28/2018: First warranty request was issued to Contractor.</p> <p>5/8/2023: Meeting with D. Wilson, PBK Architects, BEAM Professionals, Amtech, and College staff to discuss the status of the water infiltration issues and request a Plan of Action from D. Wilson on how they plan to remediate the issues.</p> <p>5/15/2023: Meeting with D. Wilson, PBK Architects, BEAM Professionals, Amtech, Old Castle, and College staff to follow up with the status of Plan of Action from D. Wilson and path forward. D. Wilson stated that Plan of Action would be forwarded to College by 5/16/2023 but was not received by the College.</p> <p>5/18/2023: Report from Spring Break work and a proposed Plan of Action from D. Wilson has been received.</p> <p>6/5/2023: D. Wilson has been testing the windows and brick walls to verify locations of water infiltrations.</p>	<p>5/18/2023: Plan of Action from D. Wilson to be reviewed by all team members for approval.</p> <p>6/5/2023: D. Wilson to continue water testing of all windows and will remove brick at one window head to further inspect possible water infiltration.</p>
<b>Mid Valley Campus</b>						
2	Mid Valley Campus South Academic Building H - Repair of Roof Damage and Interior Areas (Insurance Claim)	Hartford Insurance, Public Adjuster	Pending	5/31/2023 6/5/2023	<p>5/4/2023: Public Adjuster met on site with Hartford Insurance to perform a final walk through of building to verify damages listed by Public Adjuster. Hartford to provide a response in 2 to 4 weeks.</p> <p>5/17/2023: Construction documents (roof only) have been completed by the Architect and the College has begun the solicitation for construction services.</p> <p>5/18/2023: Pending response from Public Adjuster on status of final insurance settlement.</p> <p>6/5/2023: Pending response from Public Adjuster on status of final insurance settlement. Solicitation of Construction Services for the roof replacement are in progress.</p>	<p>5/18/2023: Awaiting final settlement from Hartford Insurance and recommendation from Public Adjuster.</p> <p>6/5/2023: Awaiting final settlement from Hartford Insurance and recommendation from Public Adjuster. Award of construction services for roof replacement scheduled for June Board Meeting.</p>
<b>Nursing and Allied Health Campus</b>						
3	Nursing Allied Health Campus West Building B NAH West & Simulation Center - Wall/Floor Cracks and Water Infiltration	D. Wilson Construction	Pending	5/31/2023	<p>Up to 5/2/2023: College staff has been meeting with D. Wilson and ERO Architects to investigate the wall/ floor cracks on the 1st floor and water infiltration on the 3rd floor that have showed up in the last couple of years. Some repairs have been done but additional cracks have arisen.</p> <p>5/18/2023: Meeting with Contractor and Architect on site to review water infiltration. Pending moisture study from Contractor as requested by Architect .</p> <p>6/5/2023: Pending moisture study from Contractor as requested by Architect. Contractor to remove metal panels to further investigate possible location of water intrusion.</p>	<p>5/18/2023: Awaiting results from investigative moisture study and site observations. Pending direction from Architect to Contractor for resolving cracks and water infiltration.</p> <p>6/5/2023: Pending moisture study and removal of metal panels by Contractor.</p>