

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Conference Room A 142
Pecan Campus
Tuesday, July 11, 2023
@ 4:00 PM
McAllen, Texas

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

I.	Approval of June 12, 2023 Facilities Committee Meeting Minutes	1 - 15
II.	Review and Recommend Action on Request for Qualifications (RFQ) Evaluation and Selection Process for Architects and Engineers	16 - 22
III.	Review and Update on District Offices Conceptual Planning and Programming from Architect.....	23
IV.	Review and Recommend Action on Contracting Construction Services for the Technology Campus Welding Lab Expansion Building F	24 - 34
V.	Review and Recommend Action on Contracting Construction Services for the Pecan Campus Ann Richards Administration Building A Additional Parking Lot and Technology Campus Truck Driving Range Expansion.....	35 - 52
VI.	Review and Recommend Action on Approval of Color Selections for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure	53 - 54
VII.	Review and Recommend Action on Final Completion of the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation	55 - 60
VIII.	Review and Recommend Action on Final Completion of the Nursing Allied Health Campus East Building A Occupational Therapy Kitchen Lab Expansion.....	61 - 64
IX.	Review and Recommend Action on Renewal of Facilities Usage Agreement with Mission Economic Development Corporation for the Mission Center for Education and Economic Development Sound Studio	65
X.	Review and Recommend Action on Facility Lease Agreement with the City of Edinburg for the Fire Department Training Facility	66
XI.	Review and Recommend Action on Proposed FY 2023 – 2024 Committee Meeting Schedule.....	67 - 68
XII.	Update on Status of Unexpended Plant Fund Construction Projects and Renewals & Replacements Projects.....	69 - 77

Approval of Facilities Committee Meeting Minutes

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

1. June 12, 2023 Facilities Committee Meeting

Meeting Minutes

Facilities Committee Meeting

June 12, 2023

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building Conference Room A 1.42
Pecan Campus, McAllen, Texas
Monday, June 12, 2023 @ 4:00 PM**

MINUTES

The Facilities Committee Meeting was held on Monday, June 12, 2023 in the Ann Richards Administration Building Conference Room A 1.42 at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:42 p.m. with Dr. Alejo Salinas, Jr. presiding.

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

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

Members absent: None

Also present: Dr. Ricardo J. Solis, Mrs. Mary Elizondo, Dr. David Plummer, Dr. Rodney Rodriguez, Mr. Ricardo De La Garza, Mr. George McCaleb, Mrs. Becky Cavazos, Dr. Brett Millan, Chief Ruben Suarez, Dr. Eric Reittinger, Mr. Robert Cuellar, Mr. Martin Villarreal, Mr. Sam Saldana, Mr. David Valdez, Mrs. Gardenia Perez, Mr. Daniel Montez, Ms. Olivia Curry, Mr. Ricardo Solis, Mr. John Gates, and Mr. Andrew Fish.

Approval of Facilities Committee Meeting Minutes

Prior to the meeting, Dr. Alejo Salinas, Jr. noted that the Minutes for the May 9, 2023 meeting mistakenly listed Mr. Paul R. Rodriguez as present instead of being absent, and mistakenly listed Ms. Rose Benavidez and Mrs. Dalinda Gonzalez-Alcantar as being absent. These Minutes were corrected prior to the meeting, and the revised Minutes were presented for the Committee's consideration.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Paul R. Rodriguez, the Minutes for the May 9, 2013 Facilities Committee meetings were approved as corrected. 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.

No action was taken at the June 12, 2023 Facilities Committee Meeting.

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 was 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

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

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 were budgeted in the Unexpended Construction Plant Fund for use in Fiscal Year 2022 – 2023. Additional funds were available in the FY 2022-2023 Unexpended Construction Plant Fund to cover the estimated shortfall.

Estimated Project Timeline

The project design phase was 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 was enclosed. The evaluation team members completed evaluations for the company and prepared the enclosed scoring and ranking summary.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to contract 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. The motion carried.

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 was 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 were for Phase I of the project, which only included 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

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

Total Project Budget

Renewals & Replacements Fund Projects	Construction Budget	Design	Misc.	FFE	Tech.	Total Project Budget
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 were budgeted in the Renewals & Replacements Fund for use in Fiscal Year 2022 – 2023. Additional funds were 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 would be done at a later date. Additional funds can be allocated and were available in the Renewals & Replacements Fund.

Estimated Project Timeline

The project design phase for Phase I was 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 was enclosed. The evaluation team members completed evaluations for the company and prepared the enclosed scoring and ranking summary.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to contract 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. The motion carried.

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:

Project		Completion Recommended	Date Received
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 was 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:

Enclosed Documents

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

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

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Committee recommended Board approval of substantial completion for the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation project as presented. The motion carried.

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:

Project		Completion Recommended	Date Received
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 was 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:

Nursing Allied Health Campus East Building A Occupational Therapy Kitchen Lab Expansion					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$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 were enclosed for the Committee's review and information.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Committee recommended Board approval of substantial completion for the Nursing Allied Health Campus East Building A Occupational Therapy Kitchen Lab Expansion project as presented. The motion carried.

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 reviewed the proposed Unexpended Plant Fund - Construction

Projects budgeted for FY 2023 - 2024. The proposed projects listed were 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 included 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 would 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, were available 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 was enclosed for the Committee's review and information.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Committee recommended Board approval of the Unexpended Plant Fund – Construction proposed projects and preliminary budgets for FY 2023 - 2024. The motion carried.

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 reviewed the proposed Renewals & Replacements Projects budgeted for FY 2023 - 2024. The proposed projects listed were not related to the Capital Improvement Projects and were 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 was enclosed for the Committee's review and information.

Funding Source

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

Presenters

Mary Elizondo and Ricardo de la Garza were available to address questions related to the proposed projects and budget.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Committee recommended Board approval of the Renewals & Replacements Plant Fund proposed projects and preliminary budgets for FY 2023 - 2024. The motion carried.

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 would 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 was 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 was 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:

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

Funding Source

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

Reviewers

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

Estimated Project Timeline

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

Enclosed Documents

BSGA developed a schematic presentation describing the proposed design. Enclosed are the schematic design and a fact sheet. Mr. John Gates from BSGA attended the Facilities Committee meeting to present the schematic design of the project.

At the June 12, 2023 Facilities Committee Meeting, the Trustees requested additional restroom toilet fixtures in the locker rooms and Administration requested an additional classroom or multipurpose room. The architect agreed to redesign the floor plan to accommodate the additional requests and present the redesign at the Board Meeting.

The Committee declined to make a recommendation on the proposed design, pending those revisions. No action was taken.

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

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

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:12 p.m.

I certify that the foregoing are the true and correct minutes of the June 12, 2023 Facilities Committee Meeting of the South Texas College Board of Trustees.

Dr. Alejo Salinas, Jr., Presiding

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

Purpose and Justification

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

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

Background

The current RFQ process was Board approved and has been in place since July 29, 2014. The Texas Government Code Chapter 2254: Professional and Consulting Services is followed when completing this process. On April 25, 2023, the Board stated that they would provide feedback to College staff after further review of the presented RFQ information.

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

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

Current RFQ Process

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

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

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

Options for RFQ Process

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

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

Enclosed Documents

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

Recommended Action

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

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

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

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

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

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

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

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

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

**Review and Update on District Offices Conceptual Planning and Programming
from Architect**

An update on the District Offices preliminary conceptual planning and programming will be provided by The Warren Group Architects at the Facilities Committee meeting.

The Warren Group Architects were recently contracted to develop conceptual plans and programming for the newly acquired Texas A&M Building on Vermont and McColl in McAllen as a future District Office Facility.

Representatives from The Warren Group Architects will be present to provide the update.

Review and Recommend Action on Contracting Construction Services for the Technology Campus Welding Lab Expansion Building F

Approval to contract construction services for the Technology Campus Welding Lab Expansion Building F project will be requested at the Board meeting.

Scheduling Priority

This project was requested by the Division of Business, Public Safety, and Technology. It has been reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction departments, Administration, and the Coordinated Operations Council. This project is scheduled as an educational improvement to accommodate the current and future needs of the welding program.

Background

On August 23, 2022, the Board approved the schematic design of the project as prepared by EGV Architects, Inc. This project is Phase I of the Technology Campus Master Plan.

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

Advertised RFP	May 17, 2023 and May 24, 2023
RFP Responses Due	June 21, 2023
RFP Issued To	Four (4) Vendors
Responses Received From	Three (3) Vendors
Responses Reviewed By	Facilities Planning and Construction, Facilities Operations and Maintenance, Project Architect, and the Purchasing Department
Highest Ranked Vendor	Kimber 1985, LLC.

Highest Ranked Vendor

College staff reviewed and evaluated the competitive sealed proposals and recommend **Kimber 1985, LLC.** as the highest ranked in the amount of \$3,800,000. The table below details the construction budget and the contractor's proposal.

Funding Source

Source of Funding	Revised Construction Budget	Highest Ranked Proposal Kimber 1985, LLC.	Original Budget Variance
Unexpended Construction Plant Fund	\$2,400,000	\$3,800,000	(\$1,400,000)
Total Amount	\$2,400,000	\$3,800,000	(\$1,400,000)

Total Project Budget

Unexpended Construction Plant Fund Projects	Construction Budget	Design	Misc.	FFE	Tech.	Total Project Budget
Technology Campus Welding Lab Expansion Building F	\$2,400,000	\$120,400	\$30,100	\$102,340	\$102,340	\$2,755,180

Funds for the Technology Campus Welding Lab Expansion Building F Project 2022-036C 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

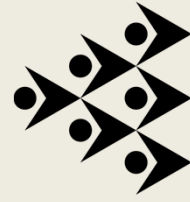
The project design phase is projected to last until May 2023, with construction to commence in July 2023 and Substantial Completion in June 2024.

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 Kimber 1985, LLC. in the amount of \$3,800,000 for the Technology Campus Welding Lab Expansion Building F project as presented.



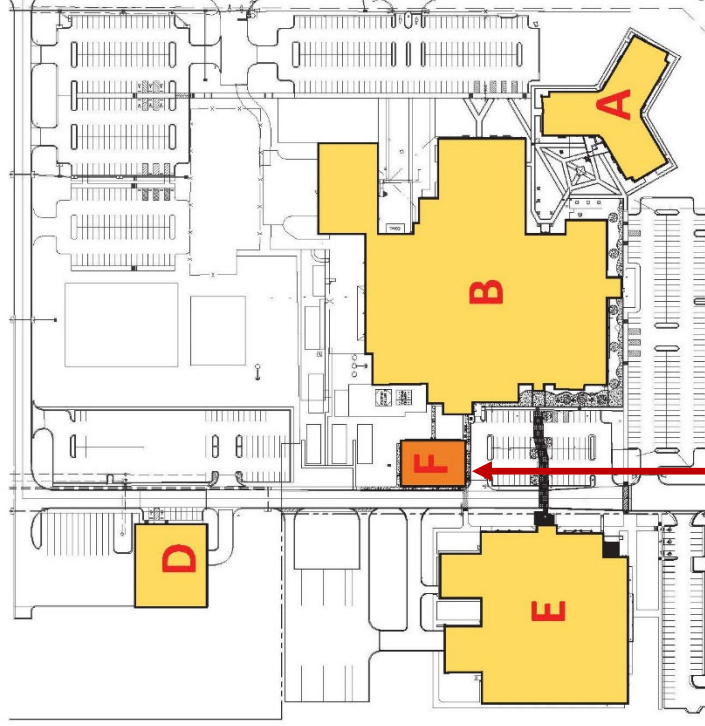
**SOUTH TEXAS
COLLEGE**

Technology Campus Welding Lab Expansion Building F Project 2022-036C

Technology Campus Welding Lab Expansion Building F



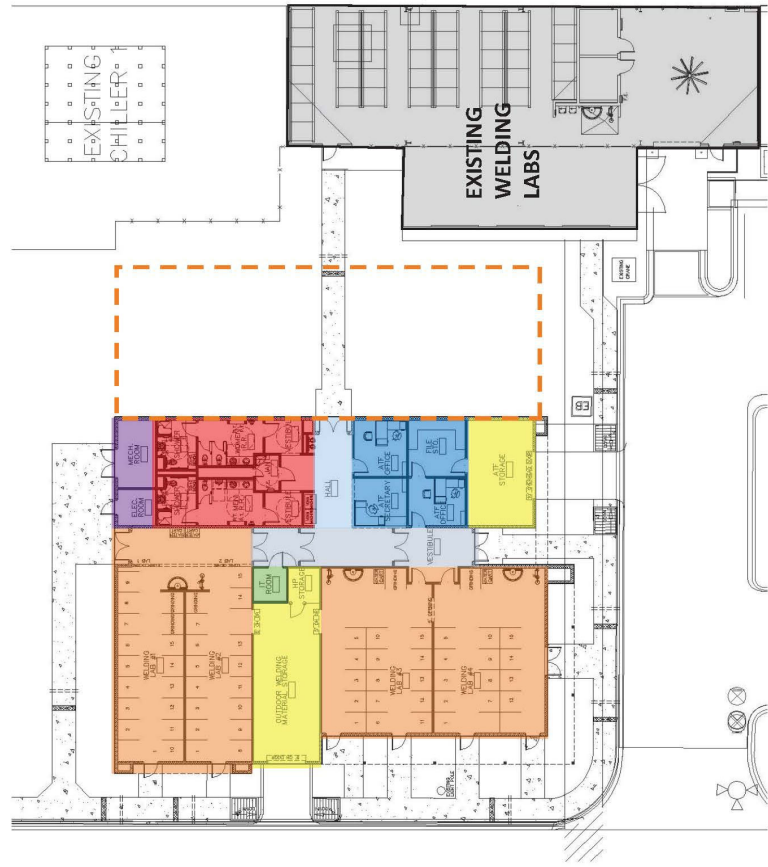
LEGEND	
A	EMERGING TECHNOLOGIES
B	ADVANCED TECHNICAL CAREERS
D	SHIPPING AND RECEIVING
E	INSTITUTE FOR ADVANCED MANUFACTURING
F	PROPOSED WELDING BUILDING F



OVERALL SITE PLAN 

WELDING LAB EXPANSION
BUILDING F

Technology Campus Welding Lab Expansion Building F



PROPOSED FLOOR PLAN:

LEGEND	
	PROPOSED WELDING LABS
	PROPOSED RESTROOMS
	PROPOSED OFFICES
	PROPOSED MEP ROOMS
	PROPOSED STORAGE
	PROPOSED IT ROOM
	PROPOSED HALL
	FUTURE WELDING EXPANSION

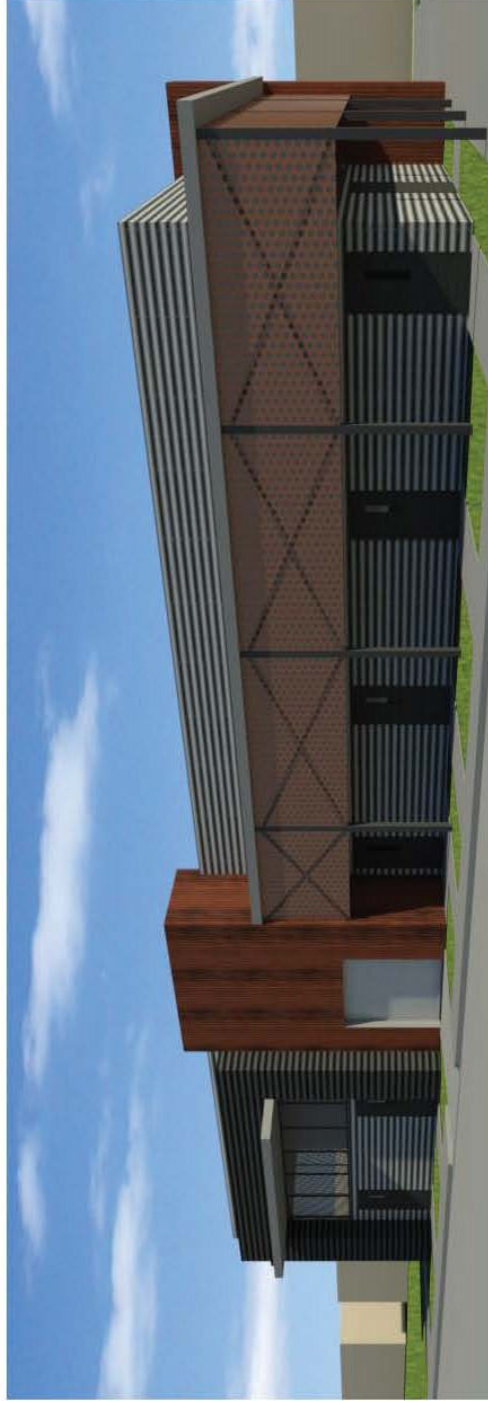
BUILDING SQUARE FEET 6,413

PRELIMINARY COST ESTIMATE:

\$1,795,640 WELDING

Technology Campus Welding Lab Expansion Building F

WEST VIEW



Technology Campus Welding Lab Expansion Building F



SOUTH VIEW



Technology Campus Welding Lab Expansion Building F

Requested By

Division of Business, Public Safety, and Technology

Scope of Work

Development of a new building for the Welding Program, to include welding lab for sixty (60) new welding stations, restrooms, offices, indoor and outdoor storage areas.

Estimated Total Project Budget

Construction	\$ 1,795,640
Design	120,400
Miscellaneous	30,100
FFE	102,340
Technology	102,340
Total Project Budget	\$ 2,150,820

**SOUTH TEXAS COLLEGE
TECHNOLOGY CAMPUS WELDING LAB BUILDING F
PROJECT NO. 22-23-1049**

	NAME	Holchemont, Ltd	Kimber 1985, LLC.	NM Contracting, LLC.
	ADDRESS	900 N Main St	302 S Taylor Rd	2022 Orchid Ave
	CITY/STATE/ZIP	McAllen, TX 78501	Mission, TX 78572	McAllen, TX 78504
	PHONE	956-686-2901	956-279-2954	956-631-5667
	FAX	956-686-2925		956-627-3959
	CONTACT	Michael C. Montalvo	Josh Belgium	Noel Munoz
#	Description	Proposed	Proposed	Proposed
1	Base Proposal Technology Campus Welding Lab Building F	\$3,803,000.00	\$3,800,000.00	\$3,890,900.00
2	Begin Work Within	10 Working Days	10 Working Days	10 Working Days
3	Completion of Work Within	280 Calendar Days	365 Calendar Days	270 Calendar Days
4	Provided Bid Bond	Yes	Yes	Yes
TOTAL AMOUNT PROPOSED		\$ 3,803,000.00	\$ 3,800,000.00	\$ 3,890,900.00
TOTAL EVALUATION POINTS		91.41	92.32	89.74
RANKING		2	1	3

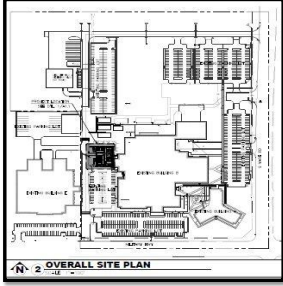
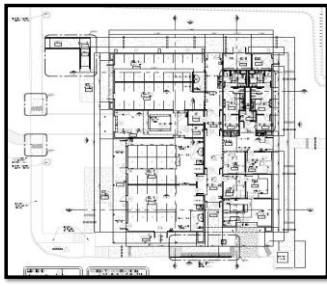

The Director of Purchasing has reviewed all the responses and evaluations completed.

**SOUTH TEXAS COLLEGE
TECHNOLOGY CAMPUS WELDING LAB BUILDING F
PROJECT NO. 22-23-1049
EVALUATION SUMMARY**

VENDOR				Holchemont, Ltd.		Kimber 1985, LLC.		NM Contracting, LLC.	
ADDRESS				900 N Main St		302 S Taylor Rd		2022 Orchid Ave	
CITY/STATE/ZIP				McAllen, TX 78501		Mission, TX 78572		McAllen, TX 78504	
PHONE				956-686-2901		956-279-2954		956-631-5667	
FAX				956-686-2925				956-627-3959	
CONTACT				Michael C. Montalvo		Josh Belgium		Noel Munoz	
1	The Respondent's price proposal. (up to 45 points) -a. Refer to RFP Section 7, Pricing and Delivery Schedule.	Score will be calculated based on proposals submitted.	44.96	44.96	45	45	43.94	43.94	
			44.96		45		43.94		
			44.96		45		43.94		
			44.96		45		43.94		
			44.96		45		43.94		
2	The Respondent's experience and reputation. (up to 10 points) -a. Provide total number of current company employees. -b. Provide dollar amounts for each project contracted in the past twenty four months. -c. Provide number of years your company has been in business. -d. Are there currently or in the past five years, any judgements, claims, arbitration proceedings, claim on bonds or suits pending or outstanding against your organization or its officers? -e. Provide a customer reference list of no less than five (5) organizations from whom your organization has previously provided services of equal type and scope within the past five (5) years as requested in the RFP. Reference list is to include company name, contact person, telephone number and description of the project. References will be contacted as part of this evaluation.	Points scale: 9 to 10 excellent 6 to 8 acceptable 3 to 5 marginal 0 to 2 poor/no response	9	8.6	9	8.8	7.5	7.6	
			8		8		7		
			9		9		7.5		
			8		9		8		
			9		9		8		
3	The quality of the Respondent's goods or services. (up to 10 points) -a. Describe your company's quality control program. -b. Explain the methods used to maintain quality control in the construction project. -c. Describe company's process for addressing warranty claims. -d. Describe the experience of key personnel responsible for maintaining quality control. -e. Provide examples of past STC construction projects or other similar projects. (all respondents will receive an minimum of 3 points for item (e) unless it is determined that past performance bond is poor). Reference for similar projects will be contacted and responses will be considered as part of this evaluation.	Points scale: 9 to 10 excellent 6 to 8 acceptable 3 to 5 marginal 0 to 2 poor/no response	9	8.6	9	8.6	7	7.7	
			8		8		7		
			9		8		9		
			8		9		8		
			9		9		7.5		
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	4.5	4.3	4.5	4.3	4.5	4.1	
			4		4		4		
			4.5		4.5		4		
			4.5		4.5		4		
			4		4		4		
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	7.5	7.2	7	7.1	8	6.8	
			7		7		6		
			7.5		7		7		
			7		7		7		
			7		7.5		6		
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points) -a. Attach a letter of intent from a surety company indicating your company's ability to bond for the entire construction cost of the project and total bonding limitation. -b. Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution or other entity? If yes, provide details and prospects for resolution. -c. Provide a list and description of all construction projects currently under contract including total cost and star and end dates. -d. Attach a Dunn and Bradstreet Analysis or current financial statements, preferably audited.	Points scale: 8 to 9 excellent 6 to 7 acceptable 3 to 5 marginal 0 to 2 poor/no response	7	7	8.5	8.2	8.5	8.1	
			7		8		8		
			7		8.5		8		
			7		8		8		
			7		8		8		
7	The Respondent's organization and approach to the project. (up to 6 points) -a. Provide a statement of the project approach. -b. Submit a work schedule with key dates and milestones. -c. Do you anticipate difficulties in serving STC and how do you plan to manage these? What assistance will you require from STC?	Points scale: 6 excellent 4 to 5 acceptable 2 to 3 marginal 0 to 1 poor/no response	4	4	5.5	5.1	5	4.5	
			4		5		5		
			4		5		4		
			4		5		4		
			4		5		4.5		
8	The Respondent's time frame for completing the project. (up to 7 points) -a. Refer to RFP Section 7, Pricing and Delivery Schedule.	Score will be calculated based on proposals submitted.	6.75	6.75	5.22	5.22	7	7	
			6.75		5.22		7		
			6.75		5.22		7		
			6.75		5.22		7		
			6.75		5.22		7		
TOTAL EVALUATION POINTS			91.41		92.32		89.74		
RANKING			2		1		3		

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

Project Fact Sheet
7/4/2023

Project Name: Technology Campus Phase I Welding Lab Expansion Building						Project No. 2022-036C	
Funding Source Unexpended Plant Fund							
			FY 21-22			FY 22-23	
	<u>Original</u> <u>Project Budget</u>	<u>*Revised</u> <u>Project Budget</u>	<u>Project Budget</u>	<u>FY 21-22 Actual</u> <u>Expenditures</u>	<u>Variance of Project</u> <u>Budget vs. Actual</u> <u>Expenditures</u>	<u>Project Budget</u>	<u>FY 22-23 Actual</u> <u>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:	\$ 1,204,000.00	\$ 2,400,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Design:	\$ 120,400.00	\$ 120,400.00	105,000.00	11,287.50	-	\$ 100,400.00	\$ 94,001.55
Miscellaneous:	\$ 30,100.00	\$ 30,100.00	22,500.00	456.12	-	\$ 22,000.00	\$ 5,934.90
FFE:	\$ 102,340.00	\$ 102,340.00	-	-	-	\$ -	\$ -
Technology:	\$ 102,340.00	\$ 102,340.00	-	-	-	\$ -	\$ -
Total:	\$ 1,559,180.00	\$ 2,755,180.00	\$ 127,500.00	\$ 11,743.62	\$ -	\$ 122,400.00	\$ 99,936.45
						*Project Construction Estimate adjusted at Construction Documents	
Project Team			Board Status				
Approval to Solicit	9/28/2021	Board Approval of		8/23/2022			
Architect/Engineer:		Schematic Design			Vendor	Contract Amount	Actual Expenditures
Architect/Engineer:	EGV Architects				EGV Architects	\$ 106,680.88	\$ 105,289.05
Contractor:	TBD				TBD	\$ -	\$ -
		Substantial Completion	TBD	Board Acceptance	TBD		
STC FPC Project Manager:	Samuel Saldana	Final Completion	TBD	Board Acceptance	TBD		
Project Description			Project Scope				
New Building for the welding program to the west of Building B. 60 new welding stations, outdoor storage area, indoor ATF storage area, offices and restrooms.			Development of a new building for the welding program to include welding lab for 60 new welding stations, restrooms, offices, indoor and outdoor storage areas. Proposed Building SF: 6,413				
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 Date of Move In
9/28/2021	2/22/2022	8/23/2022	7/25/2023	8/15/2023	7/27/2024	8/27/2024	7/15/2024
Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total	
2022-23	\$ -	\$ 94,001.55	\$ 5,934.90	\$ -	\$ -	\$ 99,936.45	
2021-22	\$ -	\$ 11,287.50	\$ 456.12	\$ -	\$ -	\$ 11,743.62	
Project Total	\$ -	\$ 105,289.05	\$ 6,391.02	\$ -	\$ -	\$ 111,680.07	
Current Agenda Item							
07/11/2023 Facilities Committee Meeting - Review and Recommend Action on Construction Services for the Technology Campus Welding Lab Building F							
 Site Plan		 Floor Plan					

FPC Project Manager SPS FPC Asst. Director Rita Geller FPC Director RdA

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

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

Scheduling Priority

The Pecan Campus Ann Richards Administration Building A Additional Parking Lot project was requested by Administration, and has been reviewed by the Facilities Operations & Maintenance and Facilities Planning & Construction Departments, and Administration. This project is scheduled as a non-educational improvement to provide additional parking needed for Pecan Campus Building A.

The Technology Campus Truck Driving Range Expansion project was requested by the Continuing, Professional, and Workforce Education Department, and has been reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction Departments, Coordinated Operations Council, and Administration. This project is scheduled as an educational improvement to expand the truck driving skills pad.

Background

On November 29, 2022, the Board approved contracting engineering services with R. Gutierrez Engineering Corporation.

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

Advertised RFP	May 10, 2023 and May 17, 2023
RFP Responses Due	June 15, 2023
RFP Issued To	Six (6) Vendors
Responses Received From	One (1) Vendors
Responses Reviewed By	Facilities Planning and Construction, Facilities Operations and Maintenance, Project Engineer, and the Purchasing Department
Highest Ranked Vendor	GST Construction, LLC

Highest Ranked Vendor

College staff reviewed and evaluated the competitive sealed proposals and recommend **GST Construction, LLC** as the highest ranked in the amount of \$293,036. The table below details the construction budget and the contractor's proposal.

Funding Source

Unexpended Construction Plant Fund Projects	Construction Budget	Highest Ranked Proposal GST Construction, LLC	Original Budget Variance
Pecan Campus Ann Richards Administration Building A Additional Parking Lot	\$130,000	\$237,292	(\$107,292)
Technology Campus Truck Driving Range Expansion	28,350	55,744	(27,394)
Total Amount	\$158,350	\$293,036	(\$134,686)

Total Project Budget

Unexpended Construction Plant Fund Projects	Construction Budget	Design	Misc.	FFE	Tech.	Total Project Budget
Pecan Campus Ann Richards Administration Building A Additional Parking Lot	\$130,000	\$20,000	\$50,000	\$0	\$0	\$200,000
Technology Campus Truck Driving Range Expansion	28,350	10,000	3,000	0	0	41,350
Total	\$158,350	\$30,000	\$53,000	\$0	\$0	\$241,350

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

Estimated Project Timelines

Pecan Campus Ann Richards Administration Building A Additional Parking Lot:

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

Technology Campus Truck Driving Range Expansion:

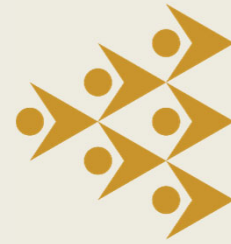
The project design phase is projected to last until January 2023, with construction to commence in August 2023 and Substantial Completion in October 2023.

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 GST Construction, LLC for the Pecan Campus Ann Richards Administration Building A Additional Parking Lot in the amount of \$237,292, and for the Technology Campus Truck Driving Range Expansion in the amount of \$55,744, for a total amount of \$293,036, as presented.



**SOUTH TEXAS
COLLEGE**

Pecan Campus
Ann Richards Building A Additional Parking Lot
CIP 2023-015C

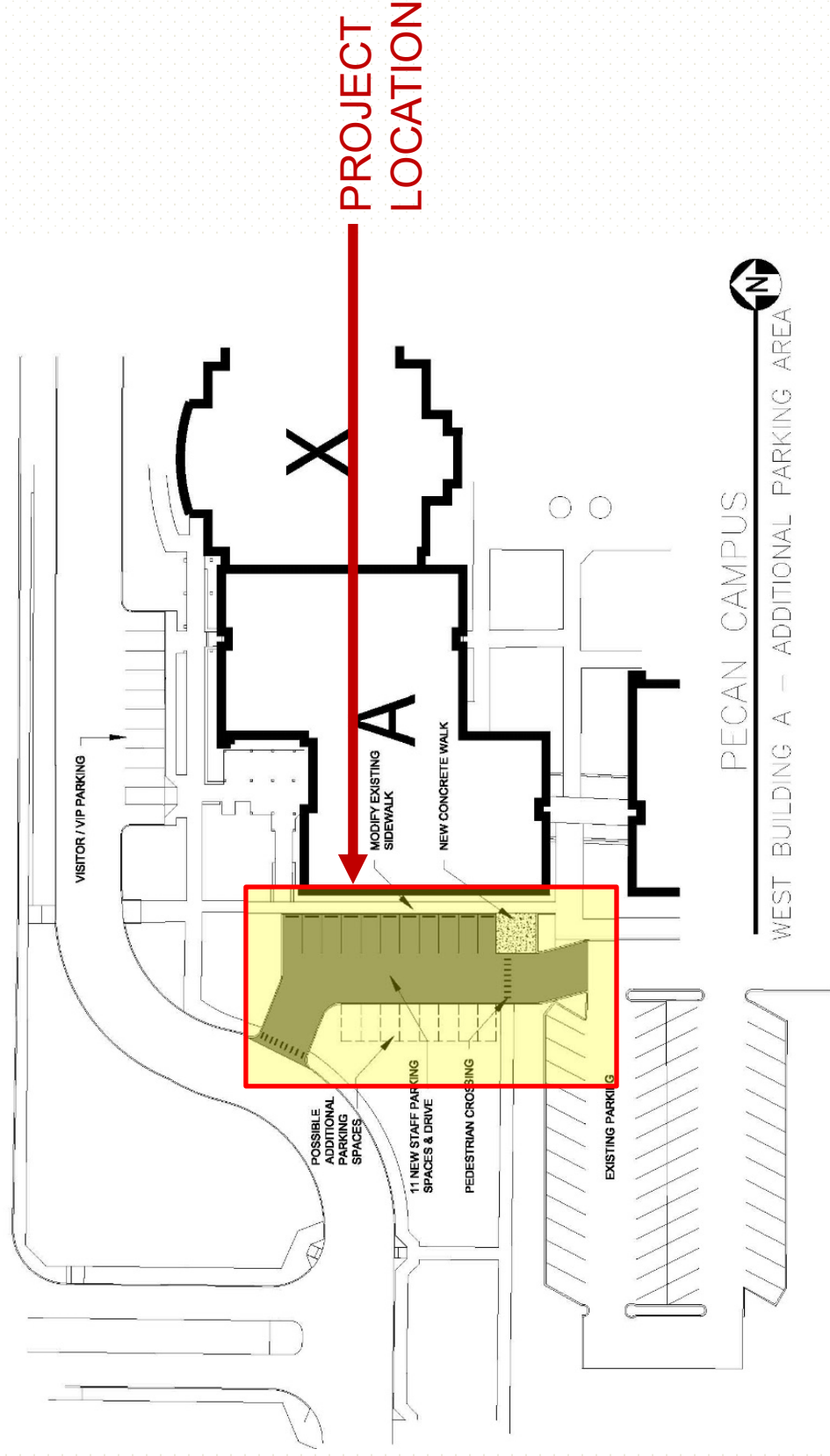
Pecan Campus Building A Additional Parking Lot Proposed Project Site



**PROJECT
LOCATION**



Pecan Campus Building A Additional Parking Lot Proposed Project Site



Pecan Campus Building A Additional Parking Lot Exterior Photo



Existing Site – Southeast View

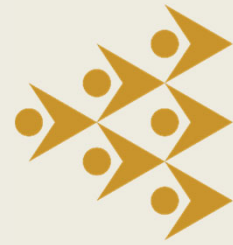
Pecan Campus Building A Additional Parking Lot



Requested By
Administration

Scope of Work
Construction of a new 5,600 square foot parking lot on the West side of the existing Pecan Campus Ann Richards Building A.

<u>Estimated Total Project Budget</u>	
Construction	\$ 130,000
Design	20,000
Miscellaneous	50,000
Total Project Budget	\$ 200,000



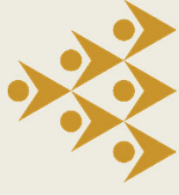
SOUTH TEXAS
COLLEGE

Technology Campus

Truck Driving Range Expansion

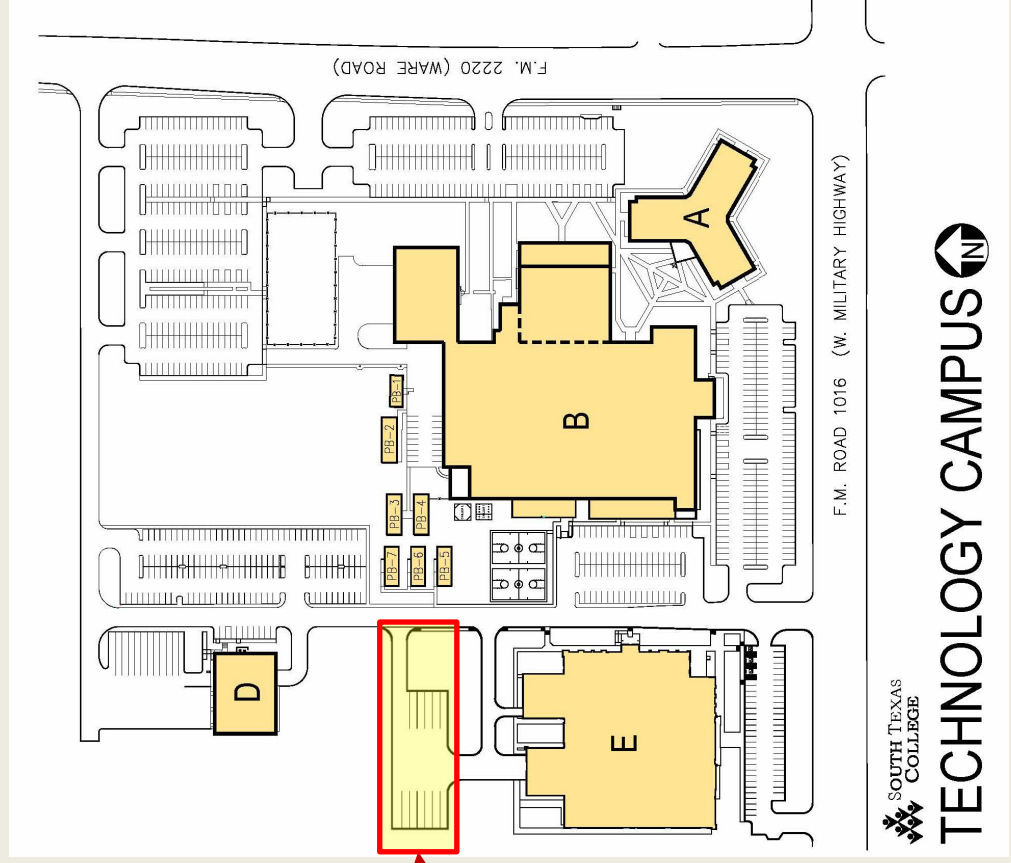
CIP 2023-001C

Technology Campus Truck Driving Range Expansion Proposed Project Site



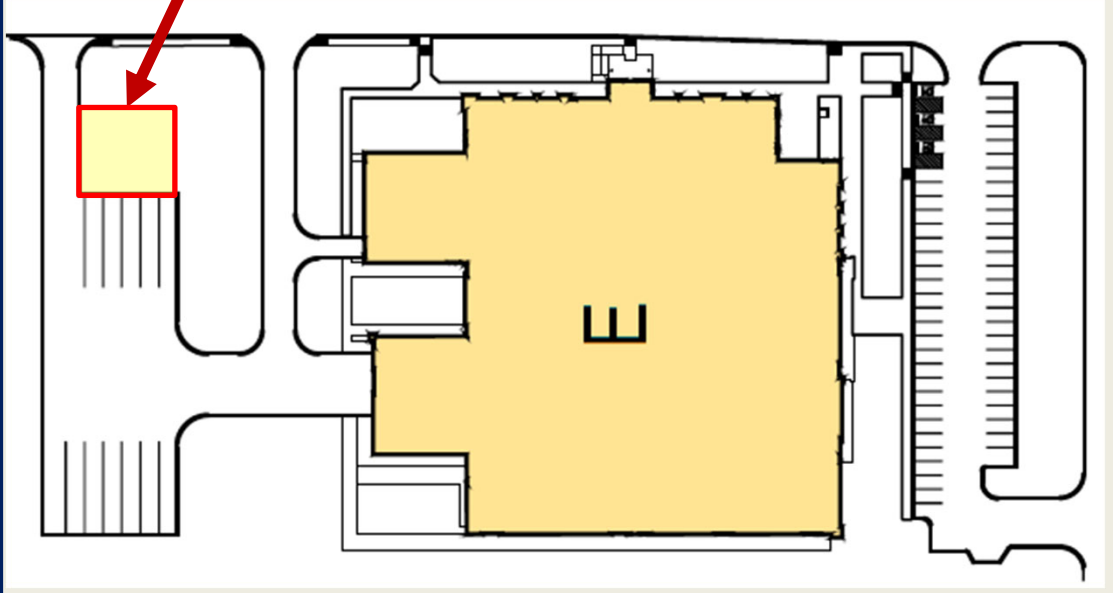
SOUTH TEXAS
COLLEGE

PROJECT
LOCATION

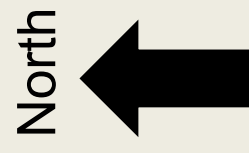


Technology Campus Truck Driving Range Expansion

Proposed Project Location



PROPOSED
PROJECT
LOCATION



Technology Campus Truck Driving Range Expansion Exterior Photo



SOUTH TEXAS
COLLEGE



Existing Site – Northwest View

Technology Campus Truck Driving Range Expansion



Requested By
Continuing Education Department

Scope of Work
Expansion of approximately 8,400 square feet of the existing 19,560 square feet Truck Driving Skills Pad to meet Texas Department of Public Safety requirements.

<u>Estimated Total Project Budget</u>	
Construction	\$ 28,350
Design	10,000
Miscellaneous	3,000
Total Project Budget	\$ 41,350

SOUTH TEXAS COLLEGE
PECAN CAMPUS ANN RICHARDS ADMINISTRATION BUILDING A ADDITIONAL
PARKING LOT AND TECHNOLOGY CAMPUS TRUCK DRIVING RANGE EXPANSION
PROJECT NO. 22-23-1061

NAME		GST Construction, Inc.
ADDRESS		7337 Owasa Rd
CITY/STATE/ZIP		Edinburg, TX 78542
PHONE		956-212-3898
CONTACT		Jacobo Garza
#	Description	Proposed
1	Base Proposal: Pecan Campus Ann Richards Administration Building A Additional Parking Lot	\$ 237,292.00
2	Begin Work Within	10 Working Days
3	Completion of Work Within	150 Calendar days
4	Base Proposal: Technology Campus Truck Driving Range Expansion	\$ 55,744.00
5	Begin Work Within	10 Working Days
6	Completion of Work Within	150 Calendar days
7	Bid Bond Provided	Yes
TOTAL AMOUNT PROPOSED		\$ 293,036.00
TOTAL EVALUATION POINTS		92.1
RANKING		1

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

SOUTH TEXAS COLLEGE
PECAN CAMPUS ANN RICHARDS ADMINISTRATION BUILDING A ADDITIONAL PARKING LOT AND
TECHNOLOGY CAMPUS TRUCK DRIVING RANGE EXPANSION
PROJECT NO. 22-23-1061
EVALUATION SUMMARY

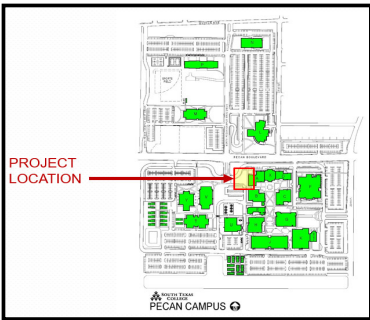
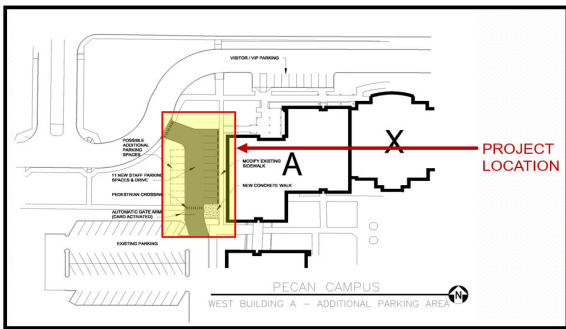
VENDOR			GST Construction, Inc.	
ADDRESS			7337 Owasa Rd	
CITY/STATE/ZIP			Edinburg, TX 78542	
PHONE			956-212-3898	
CONTACT			Jacobco Garza	
1	The Respondent's price proposal. (up to 45 points) -a. Refer to RFP Section 7, Pricing and Delivery Schedule.	Score will be calculated based on proposals submitted.	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	9	8.7
			8.5	
			8	
			9	
			9	
3	The quality of the Respondent's goods or services. (up to 10 points) -a. Describe your company's quality control program. -b. Explain the methods used to maintain quality control in the construction project. -c. Describe company's process for addressing warranty claims. -d. Describe the experience of key personnel responsible for maintaining quality control. -e. Provide examples of past STC construction projects or other similar projects. (all respondents will receive a minimum of 3 points for item (e) unless it is determined that past performance bond is poor). Reference for similar projects will be contacted and responses will be considered as part of this evaluation.	Points scale: 9 to 10 excellent 6 to 8 acceptable 3 to 5 marginal 0 to 2 poor/no response	9	8.2
			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
			4	
			4	
			5	
			3	
5	The Respondent's proposed personnel. (up to 8 points) -a. Provide resumes of the Respondent's team that will be directly involved in the project. The resume must include experience in similar projects, number of years with the firm and city of residence. -b. Describe the project assignment and the percent of time each team will be involved in the project. -c. Provide list of member(s) on your staff, directly involved in managing the project, who are Certified Construction Manager through the Construction Management Association of America (CMAA) or similar. -d. Within 24 hours after the proposal delivery date and time, provide a list of key subcontractors to be used including a list of five projects recently completed by each subcontractor.	Points scale: 8 excellent 6 to 7 acceptable 3 to 5 marginal 0 to 2 poor/no response	7	6.8
			7	
			6	
			7	
			7	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points) -a. Attach a letter of intent from a surety company indicating your company's ability to bond for the entire construction cost of the project and total bonding limitation. -b. Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution or other entity? If yes, provide details and prospects for resolution. -c. Provide a list and description of all construction projects currently under contract including total cost and 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	7.5	7.5
			7	
			7	
			8	
			8	

SOUTH TEXAS COLLEGE
 PECAN CAMPUS ANN RICHARDS ADMINISTRATION BUILDING A ADDITIONAL PARKING LOT AND
 TECHNOLOGY CAMPUS TRUCK DRIVING RANGE EXPANSION
 PROJECT NO. 22-23-1061
 EVALUATION SUMMARY

VENDOR			GST Construction, Inc.		
ADDRESS			7337 Owasa Rd		
CITY/STATE/ZIP			Edinburg, TX 78542		
PHONE			956-212-3898		
CONTACT			Jacobco Garza		
7	The Respondent's organization and approach to the project. (up to 6 points) -a. Provide a statement of the project approach. -b. Submit a work schedule with key dates and milestones. -c. Do you anticipate difficulties in serving STC and how do you plan to manage these? What assistance will you require from STC?	Points scale: 6 excellent 4 to 5 acceptable 2 to 3 marginal 0 to 1 poor/no response	5	4.9	
			4		
			4.5		
			6		
			5		
8	The Respondent's time frame for completing the project. (up to 7 points) -a. Refer to RFP Section 7, Pricing and Delivery Schedule.	Score will be calculated based on proposals submitted.	7	7	
			7		
			7		
			7		
			7		
TOTAL EVALUATION POINTS		92.1			
RANKING		1			

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

Project Fact Sheet
6/27/2023

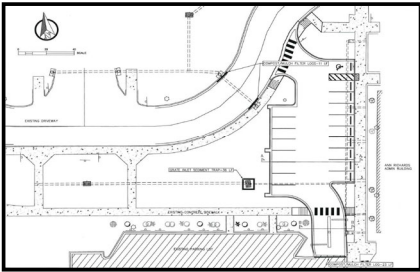

Project Name: Pecan Campus - Ann Richards Administration Building A Additional Parking Lot 19				Project No. 2023-015C							
Funding Source(s): Unexpended Plant Fund											
		FY 22-23									
	<u>Total</u> <u>Project Budget</u>	<u>Project Budget</u>	<u>FY 22-23</u> <u>Actual Expenditures</u>	<u>Variance of Project</u> <u>Budget vs. Actual</u> <u>Expenditures</u>		<u>Total Actual</u> <u>Expenditures To</u> <u>Date</u>					
Construction:	\$ 130,000.00	\$ 130,000.00	\$ -	\$ 130,000.00		\$ -					
Design:	20,000.00	20,000.00	-	20,000.00		-					
Miscellaneous:	50,000.00	50,000.00	7,398.02	42,601.98		7,398.02					
FFE:	-	-	-	-		-					
Technology:	-	-	-	-		-					
Total:	\$ 200,000.00	\$ 200,000.00	\$ 7,398.02	\$ 192,601.98		\$ 7,398.02					
Project Team				Board Status							
Approval to Solicit Architect/Engineer: 9/27/2022 R. Gutierrez Engineering Corporation Architect/Engineer: Contractor: TBD STC FPC Project Manager: David Valdez				Contract Actual Vendor Amount Expenditures Variance							
				Board Approval of Schematic Design 3/28/2023 Substantial Completion TBD Final Completion TBD				R. Gutierrez Engineering \$ 12,516.00 \$ - \$ 12,516.00 TBD \$ - \$ - \$ -			
								Board Acceptance TBD Board Acceptance TBD			
Project Description				Project Scope							
Construction of a new parking lot on the West side of the Pecan Campus Ann Richards Administration Building A.				Construction of a new parking lot of approximately 5,600 square feet on the West side of the Pecan Campus Ann Richards Administration Building A.							
Projected Timeline											
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In				
9/27/2022	11/29/2022	3/28/2023	7/25/2023	8/15/2023	12/12/2023	1/23/2024	N/A				
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total					
2022-23	-	-	7,398.02	-	-	7,398.02					
Project Total	\$ -	\$ -	\$ 7,398.02	\$ -	\$ -	\$ 7,398.02					
Current Agenda Item											
7/11/2023 Facilities Committee: Review and Recommend Action on Contracting Construction Services for the Pecan Campus Ann Richards Administration Building A Additional Parking Lot and Technology Campus Truck Driving Range Expansion											
<div style="display: flex; justify-content: space-around;">   </div>											

FPC Project Manager David A. Valdez

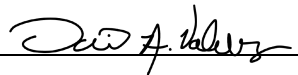
FPC Asst. Director

Rita Cella FPC Director RdA

Project Fact Sheet
6/29/2023

Project Name: Technology Campus - Truck Driving Range Expansion					Project No. 2023-001C			
Funding Source(s): Unexpended Plant Fund								
		FY 22-23						
	Total		FY 21-22	Variance of Project			Total Actual	
	Project Budget	Project Budget	Actual Expenditures	Budget vs. Actual			Expenditures To	
				Expenditures			Date	
Construction:	\$ 28,350.00	\$ 28,350.00	\$ -	\$ 28,350.00			\$ -	
Design	10,000.00	10,000.00	-	10,000.00			-	
Miscellaneous:	3,000.00	3,000.00	406.95	2,593.05			406.95	
FFE:	-	-	-	-			-	
Technology:	-	-	-	-			-	
Total:	\$ 41,350.00	\$ 41,350.00	\$ 406.95	\$ 40,943.05			\$ 406.95	
Project Team				Board Status				
Approval to Solicit Architect/Engineer: 9/27/2022 R. Gutierrez Engineering Corporation Architect/Engineer: Contractor: TBD STC FPC Project Manager: David Valdez				<u>Board Approval of Schematic Design</u> TBD <u>Substantial Completion</u> TBD <u>Final Completion</u> TBD	Vendor R. Gutierrez Engineering TBD	Contract Amount \$ 7,127.00 \$ -	Actual Expenditures \$ - \$ -	Variance \$ 7,127.00 \$ -
Project Description				Project Scope				
Expanding the existing skills pad to 19 feet by 88.5 feet to meet DPS requirements.				Expand the existing 19,560 square feet driving skills pad by 1,800 square feet. An expansion of approximately 19 feet.				
Projected Timeline								
Board Approval to Solicit Architect/Engineer 9/27/2022	Board Approval of Architect/Engineer 11/29/2022	Board Approval of Schematic Design N/A	Board Approval of Contractor 7/25/2023	Construction Start Date 8/15/2023	Board Approval of Substantial Completion Date 10/24/2023	Board Approval of Final Completion Date 11/28/2023	FFE Completion of Move In n/a	
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total		
2022-23	-	-	406.95	-	-	\$ 406.95		
Project Total	\$ -	\$ -	\$ 406.95	\$ -	\$ -	\$ 406.95		
Current Agenda Item								
7/11/2023 Facilities Committee: Review and Recommend Action on Contracting Construction Services for the Pecan Campus Ann Richards Administration Building A Additional Parking Lot and Technology Campus Truck Driving Range Expansion								
<div style="display: flex; justify-content: space-around;">   </div>								

FPC Project Manager



FPC Asst. Director



FPC Director



Review and Action as Necessary on Approval of Color Selections for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure

Approval of the color selection for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure project will be requested at the Board meeting.

Background

Schematic design for this project was approved by the Board of Trustees on June 28, 2022. Martinez Architects have prepared color boards of the proposed color selections.

Presenters

Representatives from Martinez Architects will be present at the June 8, 2021 Facilities Committee meeting to provide and present the color boards.

Recommended Action

Administration requests the Facilities Committee recommend Board approval of the selection of colors for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure project as presented.

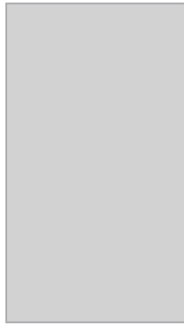
REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE TWO STORY RESIDENTIAL FIRE TRAINING



INNOVATIVE BLOCK OF SOUTH TEXAS
FIELD COLOR: SANDY YELLOW PREMIUM



INNOVATIVE BLOCK OF SOUTH TEXAS
ACCENT COLOR: CHOCOLATE



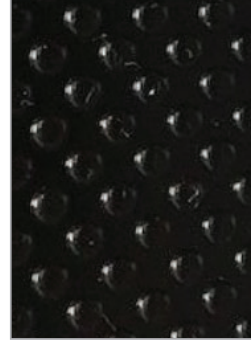
RESTROOM BUILDING: STANDING
SEAM METAL ROOF



DOOR & WINDOW FRAMES
CLEAR ANODIZED ALUMINUM



RESTROOM LAMINATE: WILSONART
COLOR FLORENCE WALNUT



TOILET PARTITION: SCRANTON
PRODUCTS EX TEXTURE BLACK



MARTINEZ ARCHITECTS

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

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

Project		Completion Recommended	Date Received
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.	Final 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.

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with Holchemont, Ltd. be approved. 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 Letter of Final Completion and photos are enclosed for the Committee's review and information.

Recommended Action

Administration requests the Committee recommend Board approval of final completion and release of final payment of \$70,751.77 to Holchemont, Ltd. of the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation 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





6-28-2023

Mr. Rick De La Garza
Director of Facilities Planning and Construction
South Texas College
McAllen Texas

Re: Final Completion for STC Mid Valley Campus Building A Culinary Arts Renovation

Mr. De La Garza,

As of June 21st, 2023, Holchemont has completed construction and has addressed all punch list items for the Mid Valley Campus Building A Culinary Arts Renovation.

In general, the work has been performed in accordance with the Contract Documents and BSG Architects recommends final project acceptance. BSG Architects recommends procuring the close out documentation including the as-built documents, warranties, O&M manuals, Consent of Surety, and Affidavit for the Release of Liens prior to releasing the final retainage payment to Holchemont.

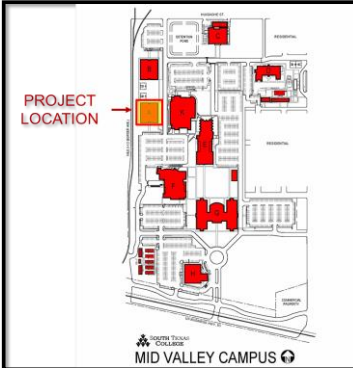


If you have any questions or need any additional information, please don't hesitate to call me.

Sincerely,

John Gates, AIA
Boultinghouse Simpson Gates Architects

cc: ncl/file

Project Fact Sheet
7/4/2023

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			
	Original Project Budget	* Revised Project Budget	Project Budget	FY 21-22 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 22-23 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Total Actual Expenditures To Date
Construction:	\$ 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:									
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			Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	Boultinghouse Simpson Gates Architects					BSG Architects	\$ 36,045.75	35,464.64	581.11
Contractor:	Holchemont LTD		Substantial Completion 5/24/2023			Holchemont	\$ 411,069.79	\$ 340,318.02	70,751.77
STC FPC Project Manager:	Martin Villarreal		Final Completion 6/21/2023			Board Acceptance	6/27/2023		
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. 2,061 Sqft						
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									
07/11/2023 Facilities Committee Meeting - Review and Recommend Action on Final Completion of the MVC - Center for Learning Excellence Building A Culinary Arts Renovation									
<div><div></div><div></div><div></div></div>									

FPC Project Manager

FPC Asst. Director

FPC Director

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

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

Project		Completion Recommended	Date Received
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.	Final Completion Recommended	July 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.

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with CRC Development & Construction Co., LLC. The original cost approved for this project was \$184,320.

The following table summarizes the current budget status:

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

Enclosed Documents

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

Recommended Action

Administration requests the Committee recommend Board approval of final completion and release of final payment of \$17,032.60 to CRC Development & Construction Co., LLC. 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 FINAL COMPLETION

[X] OWNER
[X] ARCHITECT
[X] CONTRACTOR

DRAFT

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 July 2023**

CONTRACT DATE: **13 September 2022**

CERTIFICATE OF FINAL COMPLETION INCLUDES: **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 Completed. The Date of Final Completion of the Project or portion thereof designated above is hereby established as **6 July 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 FINAL COMPLETION'

The Date of Final Completion of the Work or designated portion thereof is the Date certified by the Architect when construction is completed, 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.

The list of all items to be completed or corrected, prepared by the Contractor, and amended by the Architect/Engineer and Owner have been sufficiently completed. Close-out Documents as well will be delivered to Owner as outlined in the Owner Contractor Agreement. The failure to complete any items required at Close-out does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. The Certificate for Final Payment will be issued upon receipt of required documentation. *EZ*

Negrete & Kolar Architects, LLP
ARCHITECT

BY: DAVID NEGRETE, AIA; PRINCIPAL

7/6/2023
DATE

CRC Development & Const. Co., LLC
CONTRACTOR

BY: CARLO CANTU

DATE

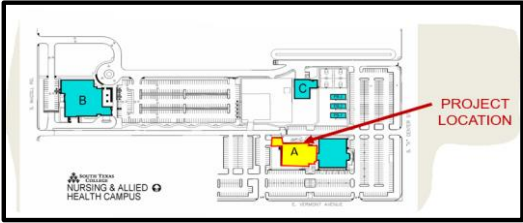
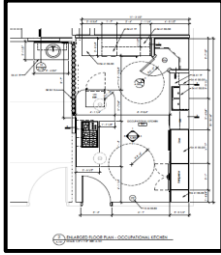

The Owner accepts the Work or designated portion as finally complete and will assume full possession thereof **06 July 2023**.

South Texas College
OWNER

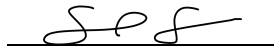
BY: DR. RICARDO J. SOLIS, PRESIDENT

DATE

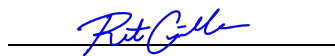
Project Fact Sheet
7/4/2023

Project Name: Nursing Allied Health Campus - East Building A Occupational Therapy Kitchen Expansion										Project No. 2022-004C	
Funding Source(s): Unexpended Plant Fund											
			FY 21-22			FY 22-23					
	Total Project Budget	* Revised Total Project Budget	Project Budget	Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Total Actual Expenditures To Date		
Construction:	\$ 63,000.00	\$ 184,320.00	\$ 63,000.00		\$ 63,000.00	\$ 90,000.00	\$ 167,287.40	\$ (77,287.40)	\$ 167,287.40		
Design:	6,000.00	6,000.00	6,000.00	7,542.50	\$ (1,542.50)	\$ 2,760.00	\$ 2,924.90	\$ (164.90)	\$ 10,467.40		
Miscellaneous:	1,500.00	1,500.00	1,500.00	1,078.94	\$ 421.06	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 1,078.94		
FFE:	3,000.00	3,000.00	3,000.00		\$ 3,000.00	\$ 3,000.00	\$ -	\$ 3,000.00	\$ -		
Technology:	-	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -		
Total:	\$ 73,500.00	\$ 194,820.00	\$ 73,500.00	\$ 8,621.44	\$ 64,878.56	\$ 96,760.00	\$ 170,212.30	\$ (73,452.30)	\$ 178,833.74		
*Revised Project Budget based on the Construction cost amount.											
Project Team						Board Status					
Approval to Solicit Architect/Engineer: 9/28/2021 Architect/Engineer: Negrete and Kolar Architects Contractor: CRC Construction						Vendor Negrete & Kolar Architects CRC Construction					
						Contract Amount \$ 10,775.00 \$ 184,320.00					
						Actual Expenditures \$ 10,467.40 \$ 167,287.40					
						Variance \$ 307.60 \$ 17,032.60					
STC FPC Project Manager: Samuel Saldana						Board Approval of Schematic Design 5/26/2022 Substantial Completion 6/6/2023 Final Completion TBD					
						Board Acceptance 6/27/2023 Board Acceptance TBD					
Project Description						Project Scope					
Expansion of the Occupational Therapy Kitchen						Expansion of the Occupational Therapy Kitchen, removal of existing training restroom, additional plumbing and storage shelving. Kitchen: 923 SF New					
Projected Timeline											
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date			FFE Completion of Move In		
9/28/2021	12/14/2021	5/26/2022	9/27/2022	11/15/2022	6/27/2023	7/25/2023			6/6/2023		
Project Calendar of Expenditures by Fiscal Year											
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					
Project Total	\$ 167,287.40	\$ 10,467.40	\$ 1,078.94	\$ -	\$ -	\$ 178,833.74					
Current Agenda Item											
07/11/2023 Facilities Committee Meeting - Review and Recommend Action on Final Completion of the Nursing Allied Health Campus East Building A Occupational Therapy Kitchen Lab Expansion											
 <p align="center">Project Location</p>				 <p align="center">Proposed Location</p>				 <p align="center">Proposed Layout</p>			

FPC Project Manager



FPC Asst. Director



FPC Director



Review and Recommend Action on Renewal of Facilities Usage Agreement with the Mission Economic Development Corporation for the Mission Center for Education and Economic Development Sound Studio

Approval to renew the Facilities Usage Agreement with the Mission Economic Development Corporation (MEDC) for use of the Mission Center for Education and Economic Development (CEED) Sound Studio will be requested at the Board meeting.

Justification

The CEED's sound studio suite is equipped with high-quality and advanced audio recording and sound production technology. This suite would provide a workspace for South Texas College faculty to train College staff on the use of recording equipment; recording audio; other associated professional development activities; and for music students and instructors to record audition material, lesson assignments, and performances.

Background

The Board of Trustees originally approved the current facility usage agreement on June 28, 2022. The agreement provides up to ten (10) hours per week of access to the studio, at a variable schedule as determined by the College and approved by administration at the CEED.

Term

The facility usage agreement allows for subsequent renewals as agreed upon by both parties. The term of the renewal would be from September 1, 2023 to August 31, 2024, at the same rate of \$500.00 per month at a total cost of \$6,000.

Facility	Term	Anticipated Lease Cost
MEDC CEED Sound Studio	9/1/23 – 8/31/24	\$6,000.00 per year

Funding Source

Funds for this agreement will be available in the budget for FY 2023 - 2024.

Recommended Action

Administration requests the Committee recommend Board approval to renew the facility usage agreement with the MEDC for use of the CEED Building Sound Studio Suite for the period from September 1, 2023 through August 31, 2024, at a cost of \$6,000, as presented.

Review and Recommend Action on Facility Lease Agreement with the City of Edinburg for the Fire Training Facility

Approval of the facility lease agreement with the City of Edinburg for use of the Edinburg Fire Department Training facility by South Texas College will be requested at the Board meeting.

Purpose

Authorization is being requested to approve a new facility lease agreement for use of the City of Edinburg Fire Department Training facility by the College's fire science program.

Justification

The approval of the lease agreement for use of this facility is needed to continue to accommodate fire science programs being offered by South Texas College.

Background

At the June 25, 2019 Board meeting, the Board approved the initial facility lease agreement with the City of Edinburg for the period of September 1, 2019 to May 31, 2020 with the option to renew for three successive terms. The Board approved the final renewal at the June 28, 2022 Board meeting, which renewed the lease until May 31, 2023. Staff from the fire science program has expressed interest in continuing to lease this space, and a new lease agreement will be necessary. Staff recommends approval of the proposed facility lease agreement for use starting September 1, 2023 to May 31, 2024.

Facility	Initial Term	Optional Renewal Periods	Lease Cost
City of Edinburg Fire Department Training Facility	9/1/23 – 5/31/24	9/1/24-5/31/25 9/1/25-5/31/26 9/1/26-5/31/27	Up to \$13,000 per academic semester plus materials used

Funding Source

Funds for this agreement will be available in the budget for FY 2023 - 2024.

Recommended Action

Administration requests the Committee recommend Board approval of the facility lease agreement with the City of Edinburg for use of the Edinburg Fire Department Training facility by South Texas College for the period of September 1, 2023 to May 31, 2024 as presented.

Review and Recommend Action on Proposed FY 2023 – 2024 Committee Meeting Schedule

The Board will be asked to review and take action on a calendar of Committee and Board Meetings for FY 2023 - 2024 at the July 25, 2023 Regular Board Meeting.

The proposed meeting schedule for the Facilities Committee is as follows:

<u>Weekday</u>	<u>Date</u>	<u>Meeting Time</u>
Tuesday	September 12, 2023	4:00 p.m.
Tuesday	October 17, 2023	4:00 p.m.
Tuesday	November 14, 2023	4:00 p.m.
Tuesday	December 5, 2023	4:00 p.m.
Tuesday	January 16, 2024	4:00 p.m.
Tuesday	February 13, 2024	4:00 p.m.
Tuesday	March 5, 2024	4:00 p.m.
Tuesday	April 9, 2024	4:00 p.m.
Tuesday	May 14, 2024	4:00 p.m.
Tuesday	June 11, 2024	4:00 p.m.
Tuesday	July 9, 2024	4:00 p.m.
Tuesday	August 13, 2024	4:00 p.m.
Tuesday	September 10, 2024	4:00 p.m.

Facilities Committee Meetings are generally scheduled for the second Tuesday of each month, and are proposed for a starting time of 4:00 p.m. There may be some deviation based upon scheduling conflicts, and any adjustments will be communicated with as much early notification as practical.

The Committee meeting scheduled for October 2023 does not fall on the second Tuesday to accommodate the Association of Community College Trustees National Leadership Congress scheduled October 8 – 11, 2023.

The Committee meetings scheduled for December 2023 and January and March 2024 do not fall on the second Tuesday of their respective months to allow staff adequate time to prepare for Committee meetings around College closures for Winter Break and Spring Break.

A full calendar view of the proposed Committee and Board meeting schedule follows in the packet for the Committee's information.

The Facilities Committee is asked to recommend Board approval of the proposed Committee meeting schedule so that all Board members may enter the dates on their planning calendars.

Board Meeting Committee Meeting Calendar FY 2023 - 2024

September 2023						
S	M	T	W	TH	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

October 2023						
S	M	T	W	TH	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

November 2023						
S	M	T	W	TH	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

December 2023						
S	M	T	W	TH	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

January 2024						
S	M	T	W	TH	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February 2024						
S	M	T	W	TH	F	S
			1	2	3	
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

March 2024						
S	M	T	W	TH	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April 2024						
S	M	T	W	TH	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

May 2024						
S	M	T	W	TH	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

June 2024						
S	M	T	W	TH	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

July 2024						
S	M	T	W	TH	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

August 2024						
S	M	T	W	TH	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September 2024						
S	M	T	W	TH	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Regular Board Meeting						
S	M	T	W	TH	F	S

Committee Meetings -						
S	M	T	W	TH	F	S

- * Education & Workforce Development Committee: 2nd Tuesday of the month, 3:00 p.m.
- * Facilities Committee: 2nd Tuesday of the month, 4:00 p.m.
- * Finance, Audit, & Human Resources Committee: 2nd Tuesday of the month, 5:00 p.m.
- * Board Meetings: 4th Tuesday of the month, 5:30 p.m.

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	7/25/2023
3	North Academic Humanities Bldg P Renovation for Administrative and Support Services Office	DV	Abel City, LLC 5/26/22	1/31/2023	Holchemont LTD 6/27/2023	7/15/2023	2/27/2024	3/26/2024
4	Pecan Campus Kinesiology Bldg Phase I	SS	Boultinghouse Simpson Gates Architects 6/28/22	6/27/2023	10/24/2023	11/15/2023	11/26/2024	12/10/2024
5	Cooper Center for Performing Arts Bldg L Expansion and Renovations for the Music and Dance Programs	MV	Brown Reynolds Watford Architects 6/28/22	8/22/2023	2/27/2024	4/11/2024	4/29/2025	5/27/2025
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
Mid-Valley Campus								
9	Center for Learning Excellence Building A Renovation Existing Cafeteria to Culinary Arts Instructional Kitchen	MV	Boultinghouse Simpson Gates Architects 10/26/21	1/25/2022	Holchemont LTD 4/26/22	5/29/2022	6/27/2023	7/25/2023
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
Technology Campus								
13	Welding Lab Expansion Bldg	SS	EGV Architects 2/22/22	8/23/2022	7/25/2023	8/15/2023	7/23/2024	8/27/2024
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	-	-	-	-	-	-
Nursing & Allied Health Campus								
17	East Building A Occupational Therapy Kitchen Lab Expansion	SS	Negrete and Kolar Architects 12/14/2021	5/26/2022	CRC Development & Construction 9/27/2022	10/15/2022	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	-	-	-	-	-	-
Starr County Campus								
20	Workforce Center Bldg D Welding Expansion	MV	Gignac Associates 12/10/19	11/23/2021	Kimber 1985 8/23/2022	10/27/2022	9/26/2023	10/24/2023
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
Regional Center for Public Safety Excellence								
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	8/22/2023	9/26/2023
25	Canopies for Students/Instructors	DV	Gignac Associates 7/27/21	1/25/2022	5 Star GC Construction 9/27/2022	10/24/2022	8/22/2023	9/26/2023
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	8/22/2023	9/26/2023
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	\$ 1,872	\$ 17,013,128	\$ 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		●								\$ -	\$ 19,065	\$ (19,065)	\$ -	Low	TBD	Approval of Engineering Services	Perez Consulting Engineers
4	Ann Richards Administration Building A Renovation of Administration Offices	DV						●				\$ 660,000	\$ 733,897	\$ (73,897)	\$ 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	\$ 33,546	\$ 1,000,565	\$ 865,600	Low	March 2024	Approval of Substantial Completion	Able City, LLC
6	Pecan Campus Kinesiology Building Phase I	SS			●							\$ 3,240,000	\$ 446	\$ 3,239,554	\$ 483,660	Low	October 2023	Approval of Construction Services	Boultinghouse Simpson Gates Architects
7	Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs	MV			●							\$ 4,536,000	\$ 456	\$ 4,535,544	\$ 618,400	Low	August 2023	Approval of Schematic Design	BRW Architects
8	Business and Science Building G Engineering Lab Renovation	TBD	●									\$ 500,000	\$ -	\$ 500,000	\$ 35,000	Low	TBD	TBD	TBD
9	Ann Richards Administration Building A Additional Parking Lot	DV				●						\$ 200,000	\$ 7,544	\$ 192,456	\$ 200,000	Low	July 2023	Approval of Construction Services	R. Gutierrez Engineers
Pecan Campus Subtotal												\$ 37,083,578	\$ 797,347	\$ 36,286,231	\$ 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	\$ 52,672	\$ 484,828	\$ 721,273	High	January 2024	Approval of Substantial Completion	PBK Architects
12	Workforce Center Building M Automotive Lab Expansion	MV					●					\$ 920,500	\$ 162,159	\$ 758,341	\$ 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	\$ 84,377	\$ 443,623	\$ 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	\$ 421,351	\$ 110,014	\$ 488,099	High	July 2023	Approval of Substantial Completion	Boultinghouse Simpson Gates Architects
Mid Valley Campus Subtotal												\$ 2,517,365	\$ 720,559	\$ 1,796,806	\$ 2,550,908				
Technology Campus																			
15	Exterior Solar Panels Structure	SS					●					\$ 199,100	\$ 18,904	\$ 180,196	\$ 198,224	High	August 2023	Approval of Substantial Completion	SAMES, Inc
16	Welding Lab Expansion Building F	SS				●						\$ 1,559,180	\$ 111,407	\$ 1,447,773	\$ 122,400	High	July 2023	Approval of Construction Services	EGV Architects
17	Truck Driving Range Expansion	DV				●						\$ 49,620	\$ 407	\$ 49,213	\$ 41,350	Low	July 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	\$ 130,718	\$ 1,962,182	\$ 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	\$ 414,295	\$ 183,705	\$ 395,594	High	September 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	\$ 500,491	\$ 1,328,809	\$ 1,614,570					
Regional Center for Public Safety Excellence																				
25	Canopy for Safety Training Vehicles	DV					●					\$ 285,000	\$ 658,673	\$ (373,673)	\$ 421,051	High	August 2023	Approval of Substantial Completion	Gignac & Associates, LLP	5 Star Construction
26	Canopy for Students/Instructors	DV					●					\$ 247,000	\$ 510,021	\$ (263,021)	\$ 155,078	High	August 2023	Approval of Substantial Completion	Gignac & Associates, LLP	5 Star Construction
27	Chiller Installation	MV									●	\$ 170,000	\$ 220,118	\$ (50,118)	\$ 22,000	High	TBD	TBD	Half Associates, Inc	Johnson Controls
28	Fire Training Area	DV					●					\$ 443,000	\$ 277,519	\$ 165,481	\$ 295,686	High	August 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	\$ 144,184	\$ 1,437,016	\$ 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	\$ 2,021,130	\$ 1,240,070	\$ 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	\$ 58,590	\$ 890,160	\$ 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	\$ 2,980,570	\$ 6,663,371	\$ 9,703,941					
Totals			12	3	6	0	8	1	0	0	3	\$ 56,844,030	\$ 7,370,535	\$ 49,473,495	\$ 23,311,095					

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

#	Projects	FPC Project Manager	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2022 Budget	Priority Status	Upcoming Board Meeting Item	Architect/ Engineering Firm	Contractor	
Pecan Campus																				
1	Student Activities Building H Data Cabling Infrastructure Replacement	RC	●									\$ 150,000	\$ -	\$ 150,000	\$ 150,000	High	TBD	TBD	TBD	TBD
2	Reseeding and Regrading of Athletic Fields	DV			●							\$ 50,000	\$ -	\$ 50,000	\$ 50,000	High	TBD	TBD	TBD	TBD
3	Stucco Repainting	SS									●	\$ 137,000	\$ 141,469	\$ (4,469)	\$ 137,000	High	January 2023	Approval of Final Completion	TBD	Noble Texas Builders
4	Resurfacing of East Drive	SS					●					\$ 280,000	\$ 28,821	\$ 251,179	\$ 264,000	High	September 2023	Approval of Substantial Completion	Perez Consulting Engineers	5-Star Construction
5	South Academic Building J Generator Replacement	SS					●					\$ 280,000	\$ 19,528	\$ 260,472	\$ 270,063	High	November 2023	Approval of Substantial Completion	DBR	Metro Electric
6	Library Building F Exterior Building Envelope Repairs	TBD	●									\$ 125,000	\$ -	\$ 125,000	\$ 125,000	High	TBD	TBD	TBD	TBD
Pecan Campus Subtotal												\$ 1,022,000	\$ 189,818	\$ 832,182	\$ 996,063					
Pecan Plaza																				
7	Stucco Repainting	SS									●	\$ 12,000	\$ 9,204	\$ 2,796	\$ 12,000	High	January 2023	Approval of Final Completion	TBD	Noble Texas Builders
Pecan Plaza Subtotal												\$ 12,000	\$ 9,204	\$ 2,796	\$ 12,000					
Mid Valley Campus																				
8	Stucco Repainting and Exterior Upgrades	SS									●	\$ 323,000	\$ 354,105	\$ (31,105)	\$ 323,000	Low	February 2023	Approval of Substantial & Final Completion	TBD	Terra Fuerte, LLC
9	South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas	DV					●					\$ 985,700	\$ 17,484	\$ 968,216	\$ 695,163	Low	January 2024	Approval of Substantial Completion	Milnet Architectural Services	Holchemont
10	North Academic Building G Analog to Digital Conversion	RC				●						\$ 720,000	\$ 76,346	\$ 643,654	\$ 720,000	Low	TBD	TBD	TBD	TBD
11	North Academic Building G Data Cabling Infrastructure Replacement	TBD	●									\$ 425,000	\$ -	\$ 425,000	\$ 425,000	Low	TBD	TBD	TBD	TBD
Mid Valley Campus Subtotal												\$ 2,453,700	\$ 447,936	\$ 2,005,764	\$ 2,163,163					
Technology Campus																				
12	Emerging Technologies Building A Analog to Digital Replacement	TBD	●									\$ 515,000	\$ 51,714	\$ 463,286	\$ 515,000	Low	TBD	TBD	TBD	TBD
13	Advanced Technical Careers Bldg. B Atrium Repainting	RC			●							\$ 60,000	\$ -	\$ 60,000	\$ 60,000	Low	TBD	TBD	TBD	TBD
Technology Campus Subtotal												\$ 575,000	\$ 51,714	\$ 523,286	\$ 575,000					

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

#	Projects	FPC Project Manager	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2022 Budget	Priority Status	Upcoming Board Meeting Item	Architect/ Engineering Firm	Contractor	
Dr. Ramiro R. Casso Nursing & Allied Health Campus																				
14	NAH East Building A Westside Window Waterproofing Repairs	RC	●									\$ 90,000	\$ -	\$ 90,000	\$ 90,000	Low	TBD	TBD	TBD	
15	NAH East Building A Westside Elevators Repairs	RC/O&M		●								\$ 250,000	\$ -	\$ 250,000	\$ 250,000	Medium	TBD	TBD	N/A	Oracle Elevator
16	NAH East Building A Exterior Stair Repairs and Replacement	SS									●	\$ 293,000	\$ 334,139	\$ (41,139)	\$ 15,850	High	January 2023	Approval of Final Completion	Chanin Engineering, LLC	5 Star GC Construction, LLC
17	NAH East Building A Generator Replacements	SS					●					\$ 422,000	\$ 24,255	\$ 397,745	\$ 405,219	Low	November 2023	Approval of Substantial Completion	DBR	Metro Electric
Nursing and Allied Health Campus Subtotal												\$ 1,055,000	\$ 358,394	\$ 696,606	\$ 761,069					
Starr County Campus																				
20	Stucco Repainting	SS							●			\$ 253,000	\$ 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	\$ 11,804	\$ 64,696	\$ 76,500	Low	N/A		N/A	TBD
31	Flooring Replacements	MV					●					\$ 504,000	\$ 44,345	\$ 459,655	\$ 504,000	Medium	September 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	\$ 56,439	\$ 2,323,050	\$ 2,379,489					
Totals		0	6	7	1	0	2	0	1	0	1	\$ 7,930,189	\$ 1,334,722	\$ 6,595,467	\$ 7,319,784					

Outstanding Issues - Action Plan
July 11, 2023 Facilities Committee Meeting
as of July 5, 2023

#	Description of Issues	Responsible Parties	Status	Due Date	Comments/Notes	Resolution / Action Item
<i>Pecan Campus</i>						
1	Pecan Campus North Academic Humanities Building P - Water Infiltration (Warranty Item since 2018)	D. Wilson Construction	Pending	5/31/2023 6/5/2023 7/11/2023	<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>7/5/2023: 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> <p>7/5/2023: D. Wilson to provide update on results of water testing of all window possible water infiltrations.</p>
<i>Mid Valley Campus</i>						
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 7/11/2023	<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.</p> <p>Solicitation of Construction Services for the roof replacement are in progress.</p> <p>7/5/2023: Pending response from Public Adjuster on status of final insurance settlement. Construction Services for the roof replacement has been awarded to Contractor per June Board Meeting.</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> <p>7/5/2023: Awaiting final settlement from Hartford Insurance and recommendation from Public Adjuster. Roof replacement to begin in July.</p>
<i>Nursing and Allied Health Campus</i>						
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 7/11/2023	<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.</p> <p>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>7/5/2023: 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> <p>7/5/2023: Pending moisture study and removal of metal panels by Contractor.</p>