

South Texas College
Board of Trustees
Facilities Committee
Pecan Campus, Ann Richards Administration Building A
Board Room
Tuesday, September 12, 2023
@ 5:00 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 August 8, 2023 Facilities Committee Meeting Minutes 1 - 7
- II. Review and Recommend Action on Substantial Completion of the Starr County Campus Workforce Center Building D Welding Lab Expansion 8 - 14
- III. Review and Recommend Action on Substantial Completion of the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area 15 - 24
- IV. Review and Recommend Action on Substantial Completion of the Pecan Campus East Drive Resurfacing 25 - 29
- V. Review and Recommend Action on Substantial and Final Completion of the Technology Campus Exterior Solar Panel Structures 30 - 35
- VI. Review and Recommend Action on Substantial Completion and Final Completion for the District Wide Flooring Replacement Phase II at Pecan Campus Student Services Building K and Nursing and Allied Health Campus East Building A 36 - 45
- VII. Update on Status of Unexpended Plant Fund Construction Projects and Renewals & Replacements Projects 46 - 56

Approval of Facilities Committee Meeting Minutes

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

1. August 8, 2023 Facilities Committee Meeting

Meeting Minutes

Facilities Committee Meeting

August 8, 2023

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building Conference Room A 1.42
Pecan Campus, McAllen, Texas
Tuesday, August 8, 2023 @ 4:00 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, August 8, 2023 in the Ann Richards Administration Building Conference Room A 1.42 at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:45 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. Dalinda Gonzalez-Alcantar and Mr. Rene Guajardo

Members absent: None

Also present: Dr. Ricardo J. Solis, Mrs. Mary Elizondo, Dr. David Plummer, Dr. Anahid Petrosian, Dr. Rodney Rodriguez, Mr. Ricardo De La Garza, Mr. Robert Cuellar, Mr. Sam Saldana, Mr. David Valdez, Mr. Daniel Montez, Ms. Lynda Lopez, Ms. Shannon Perales, Mrs. Gardenia Perez, Mr. David Iglesias, Ms. Gabi Gonzalez, and Mr. Andrew Fish.

Approval of Facilities Committee Meeting Minutes

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Minutes for the July 11, 2023 Facilities Committee meetings were approved as written. The motion carried.

Review and Recommend Action on Approval of Color Selections for the Mid Valley Campus Workforce Program Projects

Approval of the color selections for the following Mid Valley Campus Workforce Program projects will be requested at the Board meeting:

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

Background

On October 26, 2021, the Board approved contracting architectural services with PBK Architects, Inc. On January 31, 2023, the Board approved contracting construction services with Holchemont, Ltd. PBK Architects, Inc. prepared color boards for review by the Facilities Committee.

Mr. David Iglesias from PBK Architects, Inc. attended the Facilities Committee meeting to provide and present the recommended color boards.

The Committee feedback was favorable of the exterior color selections, but they requested changes to the interior color selections as well as photographs of existing facilities for comparison.

No action was taken, and the architect was asked to provide an updated presentation for the Board's consideration.

**Review and Recommend Action on Substantial Completion and Final Completion
for the District Wide Flooring Replacements Phase II at Mid Valley Campus Child
Development Center Building L**

Approval of substantial and final completion of the District Wide Flooring Replacements Phase II at Mid Valley Campus Child Development Center Building L projects will be requested at the Board Meeting:

Project		Completion Recommended	Date Received
1.	District Wide Flooring Replacements Phase II at Mid Valley Campus Child Development Center Building L Project 2023-019R Contractor: Intertech Flooring	Substantial and Final Completion Recommended	August 3, 2023

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

College staff visited the site and developed a construction punch list on August 3, 2023. A Certificate of Substantial Completion was issued. Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It was recommended that substantial and final completion and release of final payment for this project with Intertech Flooring be approved. The original cost approved for this portion of the district wide project was \$37,641.

The following table summarizes the current budget status:

District Wide Flooring Replacements Phase II at Mid Valley Campus Child Development Center Building L					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$500,000.00	37,641.00	\$0	\$37,641.00	\$0	\$37,641.00

Enclosed Documents

A copy of the Certificate of Substantial Completion, Letter of Final Completion, 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 and final completion and release of final payment to Intertech Flooring for the District Wide Flooring Replacements Phase II at Mid Valley Campus Child Development Center Building L portion of the project in the amount of \$37,641 as presented. The motion carried.

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

Approval of final completion and release of final payment for the Pecan Campus Ann Richards Administration Building A Renovation of Administrative Offices project will be requested at the Board Meeting:

Project		Completion Recommended	Date Received
1.	Pecan Campus Ann Richards Administration Building A Renovation of Administrative Offices Project 2022-040C Architect: The Warren Group Architects Contractor: CRC Development & Construction, LLC	Final Completion Recommended	August 3, 2023

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

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It was recommended that final completion and release of final payment for this project with CRC Development & Construction Co., LLC. The original cost approved for this project was \$682,000.

The following table summarizes the current budget status:

Pecan Campus Ann Richards Administration Building A Renovation of Administrative Offices					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$465,000.00	\$682,000.00	(\$47,500.00)	\$634,500.00	\$605,150.00	\$29,350.00

Enclosed Documents

A draft of the Letter of Final Completion 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 final completion and release of final payment

of \$29,350 to CRC Development & Construction Co., LLC. for the Pecan Campus Ann Richards Administration Building A Renovation of Administrative Offices project as presented. The motion carried.

Review and Recommend Action on Annual Facility Usage Agreements

Approval of the FY 2023 – 2024 annual facility usage agreements for use by the Kinesiology Program will be requested at the Board meeting.

Purpose

Approval of annual facility usage agreements for various locations that host student instruction will be requested for FY 2023 – 2024.

Justification

Various locations are needed to accommodate the Kinesiology program courses offered at South Texas College. The facilities needed are course specific (ex. golf, swimming, tennis, bowling, etc.).

Background

The College leases facilities on an annual basis which are used for various instructional purposes. The facilities will provide for Bowling, Golf, Basketball, Volleyball, Swimming, Softball, Soccer, Flag Football, and Tennis courses in the Kinesiology Program for the Fall 2023, Spring 2024, and Summer 2024 semesters.

The following includes examples of facilities at which kinesiology courses may be offered.

- City of McAllen
 - Boys and Girls Club Othal Brand Center
 - Boys and Girls Club Roney Center
 - Boys and Girls Club Pool
 - Las Palmas Park
 - Los Encinos Park Tennis Courts
 - Municipal Baseball Complex
 - Municipal Pool
 - Palm View Golf Course
 - Parks and Recreation Bicentennial Soccer Field
 - Westside Park
- City of Mission
 - Bannworth Park
 - Parks & Recreation North Side Pool
- City of Weslaco
 - Weslaco City Park
 - Harlon Block Park (Weslaco, TX)
- Main Event (Pharr, TX)
- Flamingo Bowl (McAllen, TX)
- McAllen ISD – McAllen High School Tennis Courts

Additional facilities may be required at which the Kinesiology program may offer courses due to unforeseen circumstances. In these circumstances, the President would be asked to review and approve the use of various facilities as needed, pursuant to Policy 6130.

Funding Source

Funds would be budgeted in the proposed FY 2023 - 2024 Physical Education Facility Rental budget.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Paul R. Rodriguez, the Committee recommend Board approval of the FY 2023 – 2024 annual facility usage agreements for use by the Kinesiology program as presented. The motion carried.

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

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

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:07 p.m.

I certify that the foregoing are the true and correct minutes of the August 8, 2023 Facilities Committee Meeting of the South Texas College Board of Trustees.

Dr. Alejo Salinas, Jr., Presiding

Review and Recommend Action on Substantial Completion of the Starr County Campus Workforce Center Building D Welding Lab Expansion

Approval of substantial completion of the Starr County Campus Workforce Center Building D Welding Lab Expansion project will be requested at the Board Meeting:

Project		Completion Recommended	Date Received
1.	Starr County Campus Workforce Center Building D Welding Lab Expansion Project 2022-006C Architect: Gignac & Associates, LLP Contractor: Kimber 1985	Substantial Completion Recommended	September 8, 2023

This project was submitted by the Business, Public Safety, and Technology Division in 2019, and was reviewed by the Facilities Planning & Construction department, the Welding Program, the Coordinated Operations Council, Administration, the Facilities Committee, and the Board of Trustees. It was scheduled as an educational space improvement to provide more welding stations for the existing Welding Lab.

College staff and the Architect visited the site and developed a construction punch list on September 7, 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 Kimber 1985. The original cost approved for this project was \$1,070,000.

The following table summarizes the current budget status:

Starr County Campus Workforce Center Building D Welding Lab Expansion					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$355,200.00	\$1,070,000.00	\$0	\$1,070,000.00	\$848,075.45	\$221,924.55

Enclosed Documents

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

Recommended Action

Administration requests the Committee recommend Board approval of substantial completion for the Starr County Campus Workforce Center Building D Welding Lab Expansion project as presented.

Starr County Campus Workforce Center Building D Welding Lab Expansion



Starr County Campus Workforce Center Building D Welding Lab Expansion



Starr County Campus Workforce Center Building D Welding Lab Expansion



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Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> STC Starr County Campus Welding Lab Expansion Rio Grande City, TX	CONTRACT INFORMATION: Contract For: General Construction Date: Sept. 30, 2022	CERTIFICATE INFORMATION: Certificate Number: 001 Date: Sept. 7, 2023
OWNER: <i>(name and address)</i> South Texas College 3200 West Pecan Blvd. McAllen, TX 78501	ARCHITECT: <i>(name and address)</i> Gignac & Associates 3700 N. 10th. Street, Suite 205 McAllen, TX 78501	CONTRACTOR: <i>(name and address)</i> Kimber 1985, LLC PO Box 1809 McAllen, TX 78505

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

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

Welding Lab Expansion

Gignac & Associates	Raymond Gignac,	Sept. 11, 2023
ARCHITECT <i>(Firm Name)</i>	AIAPrincipal	DATE OF SUBSTANTIAL COMPLETION
SIGNATURE	PRINTED NAME AND TITLE	

WARRANTIES

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

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

One year after date of substantial completion.

WORK TO BE COMPLETED OR CORRECTED

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

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

Design team punch lists are forthcoming.

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

Cost estimate of Work to be completed or corrected: \$8,000.00

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

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

The Owner will assume responsibilities for all utilities and applicable insurance. The Contractor will continue to maintain applicable insurance to protect all parties until final acceptance. It is understood that there will be overlapping insurance.

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

Kimber 1985, LLC
CONTRACTOR (*Firm Name*)

SIGNATURE

South Texas College
OWNER (*Firm Name*)

SIGNATURE

Josh Belgum, Operations
Manager

PRINTED NAME AND TITLE

DATE

Dr. Ricardo J.
Solis, President



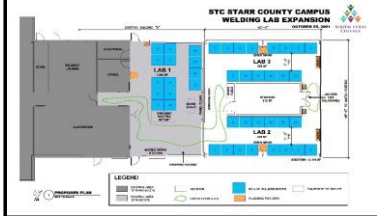
PRINTED NAME AND TITLE

DATE



Project Fact Sheet

9/5/2023

Project Name: Starr County Campus - Workforce Building D Welding Lab Expansion					Project No. 2022-006C					
Funding Source(s): Unexpended Plant Fund										
	FY 19-20				FY 20-21			FY 21-22		
	Original Total Project Budget	* Revised Total Project Budget	FY 19-20 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 20-21 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 21-22 Actual Expenditures	
Construction:	\$ 150,000.00	\$ 1,070,000.00	\$ -	\$ 1,070,000.00	\$ 150,000.00	\$ -	\$ 150,000.00	\$ 75,000.00	\$ 75,000.00	
Design	15,000.00	35,520.00	-	35,520.00	15,000.00	-	15,000.00	30,000.00	28,024.65	
Miscellaneous:	3,200.00	15,000.00	820.40	14,179.60	5,000.00	-	5,000.00	11,000.00	1,787.09	
FFE:	50,000.00	165,000.00	-	165,000.00	50,000.00	-	50,000.00	15,000.00	-	
Technology:	10,000.00	10,000.00	-	10,000.00	10,000.00	-	10,000.00	8,000.00	-	
Total:	\$ 228,200.00	\$ 1,295,520.00	\$ 820.40	\$ 1,294,699.60	\$ 230,000.00	\$ -	\$ 230,000.00	\$ 139,000.00	\$ 29,811.74	
					*Revised Project Budget based on the Construction cost amount.					
	FY 22-23									Total Actual Expenditures To Date
	Project Budget	FY 22-23 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures							
Construction:	\$ 355,200.00	\$ 848,075.45	\$(492,875.45)							\$ 848,075.45
Design	6,394.00	-	6,394.00							28,024.65
Miscellaneous:	11,000.00	17,936.43	(6,936.43)							20,543.92
FFE:	15,000.00	-	15,000.00							-
Technology:	8,000.00	-	8,000.00							-
Total:	\$ 395,594.00	\$ 866,011.88	\$(470,417.88)							\$ 896,644.02
Project Team					Board Status					
Approval to Solicit Architect/Engineer:	9/24/2019	Architect/Engineer: Gignac Associates			Board Approval of Schematic Design	11/23/2021	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	Gignac Associates						Gignac	\$ 46,817.15	\$ 28,024.65	\$ 18,792.50
Contractor:	Kimber 1985						Kimber 1985	\$ 1,070,000.00	\$ 848,075.45	\$ 221,924.55
					Substantial Completion	TBD	Board Acceptance		TBD	
STC FPC Project Manager:	Martin Villarreal				Final Completion	TBD	Board Acceptance		TBD	
Project Description					Project Scope					
Renovation of Room D1.128 and outdoor welding labs.					Original Scope: Expansion of existing welding lab to add approximately 1,000 sq ft to accommodate ten (10) more welding stations. The existing space will be renovated to incorporate automotive lab space and welding lab space. Revised Scope: Design and Construction of Welding lab Expansion for Additional (22) Welding Stations, storage room, mobile work station area, wash basin work area, and grinding station area. 3,449 sqft total					
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			
9/24/2019	12/10/2019	11/23/2021	8/23/2022	10/27/2022	9/26/2023	10/24/2023	7/17/2023			
Project Calendar of Expenditures by Fiscal Year										
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total				
2019-20	\$ -	\$ -	\$ 820.40	\$ -	\$ -	\$ 820.40				
2020-21	-	-	-	-	-	-				
2021-22	-	28,024.65	1,787.09	-	-	29,811.74				
2022-23	848,075.45	17,936.43	20,543.92	-	-	866,011.88				
Project Total	\$ 848,075.45	\$ 28,024.65	\$ 20,543.92	\$ -	\$ -	\$ 896,644.02				
Current Agenda Item										
9/12/23 Facilities Committee Meeting - Review and Recommend Action on Substantial Completion for the Starr County Campus Welding Lab Expansion										
										

Review and Recommend Action on Substantial Completion of the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area

Approval of substantial completion of the Regional Center for Public Safety Excellence (RCPSE) Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area projects will be requested at the Board Meeting:

Project		Completion Recommended	Date Received
1.	RCPSE Canopy for Safety Training Vehicles Project 2019-016C Architect: Gignac & Associates, LLP Contractor: 5 Star GC Construction, LLC.	Substantial Completion Recommended	August 23, 2023
2.	RCPSE Canopies for Students and Instructors Project 2019-017C Architect: Gignac & Associates, LLP Contractor: 5 Star GC Construction, LLC.	Substantial Completion Recommended	August 23, 2023
3.	F.L.A.G. Fire Training Area Project 2019-020C Architect: Gignac & Associates, LLP Contractor: 5 Star GC Construction, LLC.	Substantial Completion Recommended	August 23, 2023

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

College staff and the Architect visited the site and developed a construction punch list on August 23, 2023. A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by 5 Star GC Construction, LLC. The original total cost approved for this project was \$1,659,250.00, which included necessary site infrastructure work.

The following table summarizes the current budget status:

Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and F.L.A.G. Fire Training Area					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$833,173.00	\$ 1,659,250.00	\$42,673.50	\$1,701,923.50	\$1,427,148.40	\$274,775.10

Enclosed Documents

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

Recommended Action

Administration requests the Committee recommend Board approval of substantial completion for the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area projects as presented.

Regional Center for Public Safety Excellence Canopy for Students and Instructors



Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles



Regional Center for Public Safety Excellence Flammable Liquid and Gas (FLAG) Fire Training Area



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Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> Regional Center for Public Safety Excellence: Flammable Liquid and Gas Fire Training Area, Canopies for Students, Instructors and Safety Training Vehicles	CONTRACT INFORMATION: Contract For: General Construction Date: October 12, 2023	CERTIFICATE INFORMATION: Certificate Number: 001 Date: August 23, 2023
OWNER: <i>(name and address)</i> South Texas College 3200 West Pecan Blvd. McAllen, TX 78501	ARCHITECT: <i>(name and address)</i> Gignac & Associates 3700 N. 10th. St., Suite 205 McAllen, Texas 78501	CONTRACTOR: <i>(name and address)</i> 5 Star GC Construction, LLC 3209 Melody Lane Mission, TX 78574

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

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

- Flammable Liquid and Gas Fire Training Area
- Canopies for Students and Instructors
- Canopies for Safety Training Vehicles

Gignac & Associates

ARCHITECT *(Firm Name)*

SIGNATURE

Raymond Gignac,
AIA Principal

PRINTED NAME AND TITLE

August 18, 2023

DATE OF SUBSTANTIAL COMPLETION

WARRANTIES

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

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

One year after the date of substantial completion.

WORK TO BE COMPLETED OR CORRECTED

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

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

Design team punch lists are forthcoming

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

Cost estimate of Work to be completed or corrected: \$5,000.00

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

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

The Owner will assume responsibilities for all utilities and applicable insurance. The Contractor will continue to maintain applicable insurance to protect all parties until final acceptance. It is understood that there will be overlapping insurance.

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

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User Notes:

(3B9ADA44)

5 Star GC Construction,
LLC

CONTRACTOR (*Firm
Name*)

South Texas College
OWNER (*Firm Name*)

SIGNATURE

SIGNATURE

Peyton Oakley, Operations
Manager

PRINTED NAME AND TITLE

Dr. Ricardo J.
Solis, President

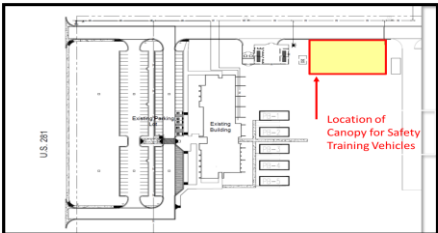
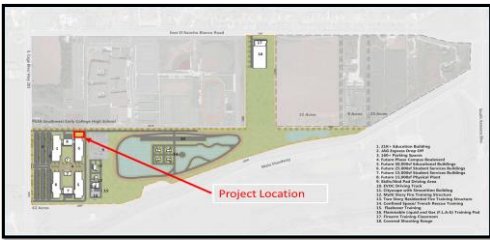
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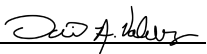
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Project Fact Sheet
9/5/2023

Project Name: Regional Center for Public Safety Excellence - Canopy for Safety Training Vehicles										Project No. 2019-016C		
Funding Source(s): Unexpended Plant Fund												
			FY 20-21			FY 21-22			FY 22-23			
			<div style="display: flex; justify-content: space-between;"> <div> <u>FY 20-21</u> <u>Actual</u> <u>Expenditures</u> </div> <div> <u>Variance of</u> <u>Project Budget</u> <u>vs. Actual</u> <u>Expenditures</u> </div> </div>			<div style="display: flex; justify-content: space-between;"> <div> <u>FY 21-22</u> <u>Actual</u> <u>Expenditures</u> </div> <div> <u>Variance of</u> <u>Project Budget</u> <u>vs. Actual</u> <u>Expenditures</u> </div> </div>			<div style="display: flex; justify-content: space-between;"> <div> <u>FY 22-23</u> <u>Actual</u> <u>Expenditures</u> </div> <div> <u>Variance of</u> <u>Project Budget</u> <u>vs. Actual</u> <u>Expenditures</u> </div> </div>			
	<u>Original Total</u> <u>Project Budget</u>	<u>*Revised Total</u> <u>Project Budget</u>	<u>Project Budget</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Project Budget</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Project Budget</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Total Actual</u> <u>Expenditures To</u> <u>Date</u>
Construction:	\$ 245,000.00	\$ 760,560.20	\$ 85,000.00	\$ -	\$ 85,000.00	\$ 245,000.00	\$ -	\$ 245,000.00	\$ 405,000.00	\$ 705,582.34	\$ (300,582.34)	\$ 705,582.34
Design	24,500.00	24,500.00	8,500.00	-	8,500.00	24,500.00	31,359.72	(6,859.72)	7,887.00	12,033.13	(4,146.13)	43,392.85
Miscellaneous:	10,000.00	10,000.00	4,000.00	159.67	3,840.33	10,000.00	1,918.74	8,081.26	8,164.00	4,778.94	3,385.06	6,857.35
FFE:	-	-	-	-	-	-	-	-	-	-	-	-
Technology:	6,000.00	6,000.00	6,000.00	-	6,000.00	6,000.00	-	6,000.00	-	-	-	-
Total:	\$ 285,500.00	\$ 801,060.20	\$ 103,500.00	\$ 159.67	\$ 103,340.33	\$ 285,500.00	\$ 33,278.46	\$ 252,221.54	\$ 421,051.00	\$ 722,394.41	\$ (301,343.41)	\$ 755,832.54
*Revised Project Budget based on the Construction cost amount.												
			FY 23-24									
			<div style="display: flex; justify-content: space-between;"> <div> <u>FY 23-24</u> <u>Actual</u> <u>Expenditures</u> </div> <div> <u>Variance of</u> <u>Project Budget</u> <u>vs. Actual</u> <u>Expenditures</u> </div> </div>									<u>Total Actual</u> <u>Expenditures To</u> <u>Date</u>
			<u>Project Budget</u>	<u>Expenditures</u>	<u>Expenditures</u>							
Construction:			\$ 38,100.00	\$ -	\$ 38,100.00							\$ -
Design			3,810.00	-	3,810.00							-
Miscellaneous:			4,000.00	-	4,000.00							-
FFE:			-	-	-							-
Technology:			-	-	-							-
Total:			\$ 45,910.00	\$ -	\$ 45,910.00							\$ -
Project Team						Board Status						
Approval to Solicit Architect/Engineer:	4/27/2021	<div style="display: flex; justify-content: space-between;"> <div> <u>Board Approval</u> <u>of Schematic</u> <u>Design</u> </div> <div>1/25/2022</div> </div>				<u>Vendor</u>		<u>Contract</u> <u>Amount</u>	<u>Actual</u> <u>Expenditures</u>	<u>Variance</u>		
Architect/Engineer:	Gignac Associates					Gignac		\$ 17,762.50	\$ 43,392.85	\$ (25,630.35)		
Contractor:	5 Star GC Construction, LLC					Construction, LLC		\$ 760,560.20	\$ 705,582.34	\$ 54,977.86		
STC FPC Project Manager:	David Valdez					<u>Substantial Completion</u>		TBD	<u>Board Acceptance</u>	TBD		
		<u>Final Completion</u>		TBD	<u>Board Acceptance</u>	TBD						
Project Description						Project Scope						
Design and construction of a canopy for the safety training vehicles.						Design and construction of a canopy for the safety training vehicles such as the fire truck, public safety vehicles, and fire trainers. The canopy will provide covered protection from the elements and an enclosure for security protection.						
Projected Timeline												
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In					
4/27/2021	7/27/2021	1/25/2022	9/27/2022	11/18/2022	9/26/2023	9/26/2023	N/A					
Project Calendar of Expenditures by Fiscal Year												
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total						
2020-21	\$ -	\$ -	\$ 159.67	\$ -	\$ -	\$ 159.67						
2021-22	-	31,359.72	1,918.74	-	-	\$ 33,278.46						
2022-23	705,582.34	12,033.13	4,778.94	-	-	\$ 722,394.41						
2023-24	-	-	-	-	-	\$ -						
Project Total	\$ 705,582.34	\$ 43,392.85	\$ 6,857.35	\$ -	\$ -	\$ 755,832.54						
Current Agenda Item												
09/12/2023 Facilities Committee Meeting: Review and Recommend Action on Substantial Completion of the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area												
												

FPC Project Manager

IC Project Manager 

FPC Asst. Director



FPC Director



23

Project Fact Sheet
9/5/2023

Project Name: Regional Center for Public Safety Excellence - Flammable Liquid and Gas (FLAG) Fire Training Area										Project No. 2019-020C		
Funding Source(s): Unexpended Plant Fund												
			FY 20-21			FY 21-22			FY 22-23			
	Original Project Budget	*Revised Project Budget	FY 20-21 Project Budget	FY 20-21 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	FY 21-22 Project Budget	FY 21-22 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	FY 22-23 Project Budget	FY 22-23 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Total Actual Expenditures To Date
Construction:	\$ 300,000.00	\$ 345,641.78	\$ 300,000.00	\$ -	\$ 300,000.00	\$ 60,000.00	\$ -	\$ 60,000.00	\$ 284,173.00	\$ 320,456.24	\$ (36,283.24)	\$ 320,456.24
Design:	30,000.00	30,000.00	30,000.00	-	30,000.00	24,000.00	42,843.28	(18,843.28)	10,418.00	8,857.25	1,560.75	51,700.53
Miscellaneous:	13,600.00	13,600.00	13,600.00	159.67	13,440.33	13,433.00	3,587.54	9,845.46	1,095.00	9,560.00	(8,465.00)	13,307.21
FFE:	100,000.00	100,000.00	100,000.00	-	100,000.00	-	-	-	-	-	-	-
Technology:	-	-	-	-	-	-	-	-	-	-	-	-
Total:	\$ 443,600.00	\$ 489,241.78	\$ 443,600.00	\$ 159.67	\$ 443,440.33	\$ 97,433.00	\$ 46,430.82	\$ 51,002.18	\$ 295,686.00	\$ 338,873.49	\$ (43,187.49)	\$ 385,463.98
*Revised Project Budget based on the Construction cost amount.												
			FY 23-24									
			FY 23-24 Project Budget	FY 23-24 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures							Total Actual Expenditures To Date
Construction:			\$ 17,300.00	\$ -	\$ 17,300.00							\$ -
Design:			1,730.00	-	1,730.00							-
Miscellaneous:			-	-	-							-
FFE:			-	-	-							-
Technology:			-	-	-							-
Total:			\$ 19,030.00	\$ -	\$ 19,030.00							\$ -

Project Team				Board Status			
Approval to Solicit Architect/Engineer:	4/27/2021	Board Approval of Schematic Design:	1/25/2022	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	Gignac Associates	Substantial Completion:	TBD	Gignac	\$ 21,750.00	\$ 51,700.53	\$ (29,950.53)
Contractor:	5 Star GC Construction, LLC	Final Completion:	TBD	5 Star GC Construction, LLC	\$ 388,255.28	\$ 320,456.24	\$ 67,799.04
STC FPC Project Manager:	David Valdez	Board Acceptance:	TBD				
		Board Acceptance:	TBD				

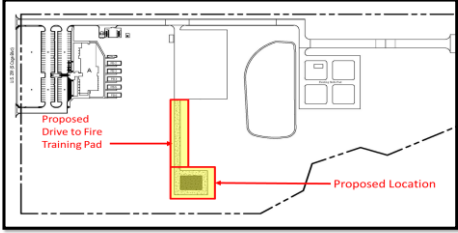

Project Description				Project Scope			
Design and construction of a fire training area for the fire science program.				Design and construction of a concrete pad, associated fire line, and access drive for a new fire training area for the fire science program and to conduct fire training exercises.			

Projected Timeline							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
4/27/2021	7/27/2021	1/25/2022	9/27/2022	11/18/2022	9/26/2023	9/26/2023	N/A

Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total	
2020-21	\$ -	\$ -	\$ 159.67	\$ -	\$ -	\$ 159.67	
2021-22	-	42,843.28	3,587.54	-	-	46,430.82	
2022-23	320,456.24	8,857.25	9,560.00	-	-	338,873.49	
2023-24	-	-	-	-	-	-	
Project Total	\$ 320,456.24	\$ 51,700.53	\$ 13,307.21	\$ -	\$ -	\$ 385,463.98	

Current Agenda Item

09/12/2023 Facilities Committee Meeting: Review and Recommend Action on Substantial Completion of the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area

FPC Project Manager

David Valdez

FPC Asst. Director

Rita Geller

FPC Director

Rita Geller

Review and Recommend Action on Substantial Completion of the Pecan Campus Resurfacing of East Drive

Approval of substantial completion of the Pecan Campus Resurfacing of East Drive project will be requested at the Board Meeting:

Project		Completion Recommended	Date Received
1.	Pecan Campus Resurfacing of East Drive Project 2022-017R Engineer: Perez Consulting Engineers, LLC Contractor: 5 Star GC Construction, LLC	Substantial Completion Recommended	August 9, 2023

This project was developed through the annual Deferred Maintenance process. It has been reviewed by the Facilities Planning & Construction and Facilities Operations & Maintenance departments, Administration, the President's Cabinet, the Coordinated Operations Council, and the Board of Trustees. This project was scheduled as a non-educational and routine improvement.

College staff and the Engineer visited the site and developed a construction punch list on August 9, 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 5 Star GC Construction, LLC. The original cost approved for this project was \$250,000.

The following table summarizes the current budget status:

Pecan Campus Resurfacing of East Drive					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$250,000.00	\$275,239.00	\$5,637.17	\$280,876.17	\$0	\$280,876.17

Enclosed Documents

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

Recommended Action

Administration requests the Committee recommend Board approval of substantial completion of the Pecan Campus Resurfacing of East Drive project as presented.

Pecan Campus East Drive Resurfacing



Pecan Campus East Drive Resurfacing





August 9, 2023

South Texas College
Attn: Ricardo De La Garza, Associate, AIA
3200 W. Pecan Blvd., Bldg. N, Ste 179
McAllen, Texas 78501

**Re: Pecan Campus Resurfacing of East Drive
McAllen, Texas**

Dear Mr. De La Garza,

As per a visual inspection of the project site, we determine that the project is now substantially complete. We find that all substantial completion punch list items have been corrected. A Final Inspection will be held at a later date when scheduled by the Contractor.

If you have any questions, please feel free to contact me at 956.631.4482 or email me at dp@perezce.com. We look forward to working with you on this important project.


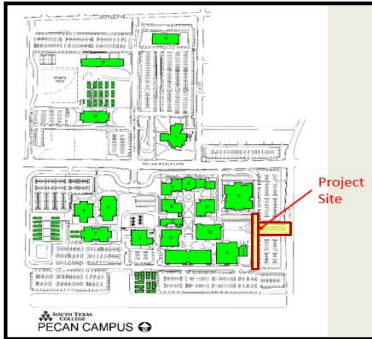
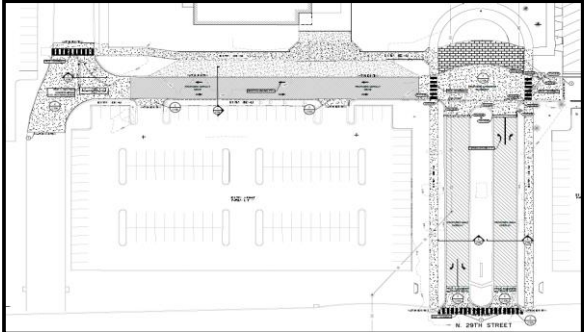
Respectfully submitted,
Perez Consulting Engineers, LLC

A handwritten signature in blue ink, appearing to read 'David Perez', is written over a light blue horizontal line.

David Perez, P.E.
President

Project Fact Sheet

9/5/2023

Project Name: Pecan Campus - Resurfacing of East Drive						Project No. 2022-017R															
Funding Source(s): Renewals & Replacement Fund																					
			FY 21-22			FY 22-23															
	Total Project Budget	Revised Total Project Budget	FY 21-22 Project Budget	FY 21-22 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	FY 22-23 Project Budget	FY 22-23 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Total Actual Expenditures To Date												
Construction:	\$ 250,000.00	\$ 275,239.00	\$ 70,000.00	\$ -	\$ 70,000.00	\$ 250,000.00	\$ -	\$ 250,000.00	\$ -												
Design	25,000.00	5,000.00	10,000.00	19,500.00	(9,500.00)	\$ 5,000.00	\$ 4,800.00	\$ 200.00	24,300.00												
Miscellaneous:	5,000.00	9,000.00	12,000.00	7,719.37	4,280.63	\$ 9,000.00	\$ 601.64	\$ 8,398.36	8,321.01												
FFE:	-	-	-	-	-	\$ -	\$ -	\$ -	-												
Technology:	-	-	-	-	-	\$ -	\$ -	\$ -	-												
Total:	\$ 280,000.00	\$ 289,239.00	\$ 92,000.00	\$ 27,219.37	\$ 64,780.63	\$ 264,000.00	\$ 5,401.64	\$ 258,598.36	\$ 32,621.01												
Project Team					Board Status																
Approval to Solicit Architect/Engineer:	9/28/2021		Board Approval of Schematic Design		N/A		<table border="1"> <tr> <td>Vendor</td> <td>Contract Amount</td> <td>Actual Expenditures</td> <td>Variance</td> </tr> <tr> <td>Perez Consulting Engineers</td> <td>\$ 24,500.00</td> <td>\$ 24,300.00</td> <td>\$ 200.00</td> </tr> <tr> <td>5-Star Construction</td> <td>\$ 275,239.00</td> <td>\$ -</td> <td>\$ 275,239.00</td> </tr> </table>			Vendor	Contract Amount	Actual Expenditures	Variance	Perez Consulting Engineers	\$ 24,500.00	\$ 24,300.00	\$ 200.00	5-Star Construction	\$ 275,239.00	\$ -	\$ 275,239.00
Vendor	Contract Amount	Actual Expenditures								Variance											
Perez Consulting Engineers	\$ 24,500.00	\$ 24,300.00								\$ 200.00											
5-Star Construction	\$ 275,239.00	\$ -	\$ 275,239.00																		
Architect/Engineer:	Perez Consulting Engineers																				
Contractor:	5 Star GC Construction																				
			Substantial Completion		TBD		Board Acceptance TBD														
STC FPC Project Manager: Samuel Saldana			Final Completion		TBD		Board Acceptance TBD														
Project Description			Project Scope																		
Resurfacing of the south portion of the existing East drive.			East Drive located on the east side of the Student Services Building K will be resurfaced to repair the cracked and deteriorated asphalt due to vehicular traffic.																		
Projected Timeline																					
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In														
9/28/2021	3/29/2022	N/A	4/25/2023	5/15/2023	9/26/2023	10/24/2023	N/A														
Projected Calendar of Expenditures by Fiscal Year																					
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total															
2021-22	-	19,500.00	7,719.37	-	-	\$ 27,219.37															
2022-23	-	4,800.00	601.64	-	-	\$ 5,401.64															
Project Total	\$ -	\$ 24,300.00	\$ 8,321.01	\$ -	\$ -	\$ 32,621.01															
Current Agenda Item																					
9/12/2023 Facilities Committee - Review and Recommend Action on Substantial and Final Completion of the Pecan Campus East Drive Resurfacing																					
<div style="display: flex; justify-content: space-around;">    </div>																					

FPC Project Manager SPS

FPC Asst. Director Rita G. Miller

FPC Director R. S. Saldana

Review and Recommend Action on Substantial and Final Completion of the Technology Campus Exterior Solar Panel Structures

Approval of substantial completion of the Technology Campus Exterior Solar Panel Structures project will be requested at the Board Meeting:

Project		Completion Recommended	Date Received
1.	Technology Campus Exterior Solar Panel Structures Project 2022-008C Architect: SAMES, Inc. Contractor: Rio United Builders	Substantial Completion Recommended	August 9, 2023
		Final Completion Recommended	

This project was requested by the Construction and Building Technologies Program. 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 structures for instruction and demonstration.

College staff visited the site and developed a construction punch list on August 9, 2023. A Certificate of Substantial Completion has been issued. Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that substantial and final completion and release of final payment for this project with Rio United Builders be approved. The original total cost approved for these portions of the district wide project was \$210,000.

The following table summarizes the current budget status:

Technology Campus Exterior Solar Panel Structures					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$175,200.00	\$210,000.00	\$0	\$210,000	\$0	\$210,000

Enclosed Documents

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

Recommended Action

Administration requests the Committee recommend Board approval of substantial and final completion and release of final payment in the amount of \$210,000 to Rio United Builders for the Technology Campus Exterior Solar Panel Structures project as presented.

Technology Campus Exterior Solar Panel Structures



Technology Campus Exterior Solar Panel Structures





Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00 Architectural Firm Reg # BR 4166
 200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
 DUNS 834820735 CAGE CODE 66N60

CERTIFICATE OF SUBSTANTIAL COMPLETION.

DATE: August 09, 2023.
OWNER: Dr. Ricardo J. Solis, STC President.
 Ricardo de la Garza, STC Director of Facilities. Email: rickdlg@southtexascollege.edu
ARCH./ENG.: Jose C. Garcia III, RA, AIA. Email: charlie@cg5architect.com
 Mr. Saul D. Maldonado, P.E.. Email: saul@samengineering-surveying.com
CONTRACTOR: Mr. Dagoberto Perez, Rio United Builders, LLC. Email: build@riounited.com

PROJECT:
STC Technology Campus – Exterior Solar Panel Structures
 3700 W Military Highway
 McAllen, Texas 78503

CONTRACTOR: Rio United Builders, LLC
 219 N Missouri Street
 Mission, Texas 78573

OWNER: South Texas College
 3201 Pecan Blvd.
 McAllen, Texas 78501
ARCH./ENG.: Jose C. Garcia III, RA, AIA
 SAMES, Inc.
 200 S. 10th Street, Suite 1500
 McAllen, Texas 78501

ARCHITECT'S PROJECT No.: Arch 22.002
CONTRACT DATE: March 01, 2023
CONTRACT FOR: General Construction

PROJECT OR DESIGNATED PORTION SHALL INCLUDE: Exterior Solar Panel Structure


The Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion thereof designated above is hereby established as: AUGUST 09, 2023

which is also the date of commencement of applicable warranties required by the Contract Documents.

PENDING "PUNCH LIST" ITEMS AS OF AUGUST 09, 2023, ATTACHED HERETO.

A list of items to be completed or corrected is attached hereto. The failure to include any items on such a list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

ARCHITECT/ENGINEER:
 SAMES, Inc.
 200 S. 10th Street, Suite 1500, McAllen, TX 78501
 Jose C. Garcia III, RA, AIA

JOSE C GARCIA III, AIA
 TEXAS ARCHITECT: # 22658

 Signature Date 8/15/23

OWNER:
 South Texas College
 3201 Pecan Blvd., McAllen, Texas 78501
 Dr. Ricardo J. Solis, President

Signature Date

CONTRACTOR:
 Rio United Builders, LLC
 219 N. Missouri, Mission, Texas 78573
 Mr. Dagoberto Perez


 Signature Date 8/15/2023

ATTACHMENTS:

1. Owner's Punch List
2. Approval Letter – TURBO Engineers, Metal Structure Shop Drawings Engineer



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00 Architectural Firm Reg # BR 4166
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

CERTIFICATE OF FINAL COMPLETION.

DATE: September 04, 2023.
OWNER: Dr. Ricardo J. Solis, STC President.
Ricardo de la Garza, STC Director of Facilities. Email: rickdlg@southtexascollege.edu
ARCH./ENG.: **Jose C. Garcia III, RA, AIA.** Email: charlie@cg5architect.com
Mr. Saul D. Maldonado, P.E.. Email: saúl@samengineering-surveying.com
CONTRACTOR: Mr. Dagoberto Perez, Rio United Builders, LLC. Email: build@riounited.com

PROJECT:
STC Technology Campus – Exterior Solar Panel Structures
3700 W Military Highway
McAllen, Texas 78503

OWNER: South Texas College
3201 Pecan Blvd.
McAllen, Texas 78501

ARCH./ENG.: Jose C. Garcia III, RA, AIA
SAMES, Inc.
200 S. 10th Street, Suite 1500
McAllen, Texas 78501

CONTRACTOR: Rio United Builders, LLC
219 N Missouri Street
Mission, Texas 78573

ARCHITECT'S PROJECT No.: Arch 22.002

CONTRACT DATE: March 01, 2023

CONTRACT FOR: General Construction

SUBSTANTIAL COMPLETION: August 09, 2023

CONTRACTOR'S CERTIFICATIONS: The Contractor, hereby certify that:

1. All work has been performed in accordance with the terms of the Contract.
2. All changes to the work or time have been authorized in writing by the Owner.
3. All laborers and mechanics have been paid.
4. The work to which this certificate applies has been inspected by authorized representatives of the Owner, Contractor, and Architect. The Punch-List has been completed, except cylinder cores that did not match STC standards; Contractor is expecting the supplier to provide the right cores. Once this item is installed, the work of the contract is hereby declared to be finally completed in accordance with the Contract Documents.
5. Per Section 01 29 00 Payment Procedures and Section 01 77 00 Close-out Procedures, submit Final application for Payment, Certificate of Release by the City (C.O.), Operation and Maintenance Manuals, Warranties from Contractor and individual items that apply, and Insurance Certificate
6. After receiving payment, the Contractor releases the Owner from any, and all claims arising under the Contract.
7. The warranty for all work completed (labor and materials) expires one year from the date of Substantial Completion (08.09.2023).

CONTRACTOR:
Rio United Builders, LLC
219 N. Missouri, Mission, Texas 78573
Mr. Dagoberto Perez

ARCHITECT/ENGINEER:
SAMES, Inc.
200 S. 10th Street, Suite 1500, McAllen, TX 78501
Jose C. Garcia III, RA, AIA

OWNER:
South Texas College
3201 Pecan Blvd., McAllen, Texas 78501
Dr. Ricardo J. Solis, President

Signature

Date

Signature

Date

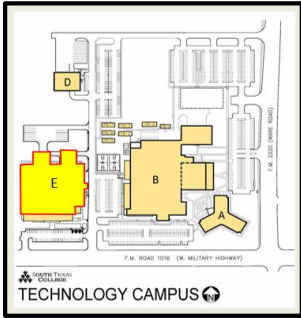
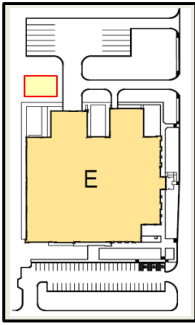




Signature

Date

ATTACHMENTS:

1. Final Application for Payment
2. Closing Documents as listed on Sections 01 29 00 and 01 77 00

Project Fact Sheet
9/5/2023

Project Name: Technology Campus - Solar Panel Structures										Project No. 2022-008C	
Funding Source Unexpended Plant Fund											
			FY 21-22				FY 22-23				
	<u>Original Project Budget</u>	<u>*Revised Project Budget</u>	<u>FY 21-22</u>		<u>Variance of Project Budget vs. Actual Expenditures</u>		<u>FY 22-23</u>		<u>Variance of Project Budget vs. Actual Expenditures</u>		<u>Total Actual Expenditures To Date</u>
	<u>Project Budget</u>	<u>Actual Expenditures</u>	<u>Project Budget</u>	<u>Actual Expenditures</u>	<u>Budget vs. Actual Expenditures</u>	<u>Project Budget</u>	<u>Actual Expenditures</u>	<u>Budget vs. Actual Expenditures</u>	<u>Project Budget</u>	<u>Actual Expenditures</u>	<u>Variance</u>
Construction:	\$ 88,200.00	\$ 210,000.00	\$ 88,200.00	\$ -	\$ 88,200.00	\$ 175,200.00					\$ -
Design:	8,400.00	8,400.00	8,400.00	5,791.25	2,608.75	17,024.00	8,407.29				14,198.54
Miscellaneous:	6,500.00	6,500.00	6,500.00	446.37	6,053.63	6,000.00	4,259.49				4,705.86
FFE:	-	-	-	-	-	-	-				-
Technology:	-	-	-	-	-	-	-				-
Total:	\$ 103,100.00	\$ 224,900.00	\$ 103,100.00	\$ 6,237.62	\$ 96,862.38	\$ 198,224.00	\$ 12,666.78	\$ -			\$ 18,904.40
*Revised Project Budget based on the Construction cost amount.											
Project Team						Board Status					
Approval to Solicit Architect/Engineer: 9/28/2021 Architect/Engineer: Sames Inc. Contractor: Rio United Builders, LLC.						Board Approval of Schematic Design 06/28/2022 Substantial Completion TBD Final Completion TBD					
STC FPC Project Manager: Samuel Saldana						Board Acceptance TBD					
Project Description						Project Scope					
Need two structures simulating a residential roof to train students how to install Solar Panels on a roof.						Design and Construction of Solar Panel Structures. Two free standing structures to be use to instruct students on the installation of solar panels, and a storage space for solar panels. Two Solar Panel Structures: 984 SF					
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	6/28/2022	2/14/2023	4/14/2023	9/26/2023	9/26/2023			N/A		
Project Calendar of Expenditures by Fiscal Year											
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total					
2021-22	\$ -	\$ 5,791.25	\$ 446.37	\$ -		\$ 6,237.62					
2022-23		8,407.29	4,259.49	-		12,666.78					
Project Total	\$ -	\$ 14,198.54	\$ 4,705.86	\$ -		\$ 18,904.40					
Current Agenda Item											
9/12/23 Facilities Committee Meeting - Review and Recommend Action on Substantial and Final Completion of the Technology Campus Exterior Solar Panel Structures											
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>TECHNOLOGY CAMPUS</p> </div> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div>											

FPC Project Manager

SPS

FPC Asst. Director

Rita Geller

FPC Director

RMA

Review and Recommend Action on Substantial Completion and Final Completion for the District Wide Flooring Replacements Phase II at Pecan Campus Student Services Building K and Nursing and Allied Health Campus East Building A

Approval of substantial and final completion of the District Wide Flooring Replacements Phase II at Pecan Campus Student Services Building K and Nursing and Allied Health Campus East Building A projects will be requested at the Board Meeting:

Project		Completion Recommended	Date Received
1.	District Wide Flooring Replacements Phase II at Pecan Campus Student Services Building K Project 2023-019R Contractor: Intertech Flooring	Substantial and Final Completion Recommended	September 7, 2023
2.	District Wide Flooring Replacements Phase II at Nursing and Allied Health Campus East Building A Project 2023-019R Contractor: Intertech Flooring	Substantial and Final Completion Recommended	September 7, 2023

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

College staff visited the site and developed a construction punch list on September 6, 2023. A Certificate of Substantial Completion has been issued. Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that substantial and final completion and release of final payment for this project with Intertech Flooring be approved. The original total cost approved for these portions of the district wide project was \$417,435.

The following table summarizes the current budget status:

District Wide Flooring Replacements Phase II at Pecan Campus Student Services Building K and Nursing and Allied Health Campus (NAHC) East Building A						
Project	District Wide Total Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
Pecan Campus Building K	\$500,000.00	\$189,749.00	\$0	\$189,749.00	\$0	\$189,749.00
NAHC East Building A		227,686.00	0	227,686.00	0	227,686.00
Total	\$500,000	\$417,435.00	\$0	\$417,435.00	\$0	\$417,435.00

Enclosed Documents

Copies of the Certificates of Substantial Completion, Letters of Final Completion, and photos are enclosed for the Committee's review and information.

Recommended Action

Administration requests the Committee recommend Board approval of substantial and final completion and release of final payment to Intertech Flooring for the District Wide Flooring Replacements Phase II at Pecan Campus Student Services Building K in the amount of \$189,749.00, and for the Nursing and Allied Health Campus East Building A portion of the project in the amount of \$227,686.00 as presented.

District Wide Flooring Replacements Ph II
Pecan Campus Student Services Building K



District Wide Flooring Replacements Ph II Nursing and Allied Health Campus East Building A



District Wide Flooring Replacements Ph II Nursing and Allied Health Campus East Building A



Substantial Completion Acceptance

Project Name: District Wide Flooring Replacement Pecan Campus Student Services Building K

Project No.: 22-23-1051

Owner: South Texas College

Contractor: W.E. Imhoff & Co.Inc/dba Intertech Flooring

A/E Firm: N/A

Scope of Work Covered by This Acceptance:

Luxury Vinyl Tile and Carpet at the Pecan Campus Student Services Building K.

Effective Date of Acceptance: 9/7/2023

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

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

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

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

The **Contractor** shall complete/correct the items identified on the punch list(s) within _____
Calendar days from the Effective Date of this Acceptance.

Printed Name and Title	Signature	Date
------------------------	-----------	------

The **Architect/Engineer** agrees that the Work noted in this Acceptance is sufficiently complete to be used as intended.

N/A

Printed Name and Title	Signature	Date
------------------------	-----------	------

With the exception of those items noted on the attached "punch list(s)", the **Owner** accepts the Work designated herein as Substantially Complete as of the Effective Date of this Acceptance.

Printed Name and Title	Signature	Date
------------------------	-----------	------

Substantial Completion Acceptance

Project Name: District Wide Flooring Replacement Dr. Ramiro R. Casso Nursing and Allied Health East Building A

Project No.: 22-23-1051

Owner: South Texas College

Contractor: W.E. Imhoff & Co.Inc/dba Intertech Flooring

A/E Firm: N/A

Scope of Work Covered by This Acceptance:

Luxury Vinyl Tile and Carpet at the Dr. Ramiro R. Casso Nursing and Allied Health East Building A.

Effective Date of Acceptance: 9/7/2023

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

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

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

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

The **Contractor** shall complete/correct the items identified on the punch list(s) within _____
Calendar days from the Effective Date of this Acceptance.

Printed Name and Title	Signature	Date
------------------------	-----------	------

The **Architect/Engineer** agrees that the Work noted in this Acceptance is sufficiently complete to be used as intended.

N/A

Printed Name and Title	Signature	Date
------------------------	-----------	------

With the exception of those items noted on the attached "punch list(s)", the **Owner** accepts the Work designated herein as Substantially Complete as of the Effective Date of this Acceptance.

Printed Name and Title	Signature	Date
------------------------	-----------	------

September 7, 2023

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

Re: District Wide Flooring Replacement Pecan Campus Student Services Building K

As of August 03, 2023, W.E. Imhoff & Co.Inc./dba Intertech Flooring has completed all work associated with the District Wide Flooring Replacement Pecan Campus Student Services Building K project. All punch list items have been corrected. STC Facilities Planning and Construction recommends Final Completion of the project and recommends release of final payment upon submission of all closeout documents.

If you have any questions, please contact our office.

Sincerely,

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

September 7, 2023

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

Re: District Wide Flooring Replacement Dr. Ramiro R. Casso Nursing and Allied Health East Building A




As of August 03, 2023, W.E. Imhoff & Co.Inc./dba Intertech Flooring has completed all work associated with the District Wide Flooring Replacement Dr. Ramiro R. Casso Nursing and Allied Health East Building A project. All punch list items have been corrected. STC Facilities Planning and Construction recommends Final Completion of the project and recommends release of final payment upon submission of all closeout documents.

If you have any questions, please contact our office.

Sincerely,

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

Project Fact Sheet
9/6/2023

Project Name:	District Wide - Flooring Replacement Phase II	Project No.	2023-019R
Funding Source(s):	Renewals & Replacements Fund		
		FY 22-23	
		Total Project Budget	Variance of Project Budget vs. Actual Expenditures
Construction:	\$ 500,000.00	\$ 358,172.37	\$ 141,827.63
Design:	-	-	-
Miscellaneous:	4,000.00	433.23	3,566.77
FFE:	-	-	-
Technology:	-	-	-
Total:	\$ 504,000.00	\$ 358,605.60	\$ 145,394.40
Project Team		Board Status	
Approval to Solicit :	6/22/2021	Board Approval of Schematic Design	NA
Architect/Engineer:	N/A		
Contractor:	Intertec		
		Location	Vendor
		PCN Bldg. U	Diaz Flooring
		PCN Bldg. K	Intertec Flooring
		MVC Bldg. L	Intertec Flooring
		NAH Bldg. A	Intertec Flooring
		Starr Bldg. F	Mannington
			Intertec Flooring
		PCN PB 25A&B	Diaz Flooring
		PCN X	Diaz Flooring
		PCN K	Ontiveros Flooring
		Tech A	Ontiveros Flooring
		MVC Bldg. G	Ontiveros Flooring
		MVC Bldg. L Substantial Completion	8/4/2023
		PCN Bldg. K Substantial Completion	TBD
		NAH Bldg. A Substantial Completion	TBD
STC FPC Project Manager:		MVC Bldg. L Final Completion	TBD
		PCN Bldg. K Final Completion	TBD
		NAH Bldg. A Final Completion	TBD
	Martin Villarreal		
Project Description		Project Scope	
Replacing various flooring material district wide due to flooring reaching their life expectancy. Request for Proposals or Request for Quotes are issued depending on the estimated construction cost.		Every fiscal year, different facilities are scheduled to have the flooring replaced. Maintenance developed a flooring priority schedule determining which flooring material needs to be replaced. Average six flooring replacements per fiscal year. MVC Bldg. L 4,405 sqft VCT, NAH Bldg. A 21,940 sqft VCT & 11,990 sqft Carpet, Pecan Campus Bldg. k 9,920 VCT & 18,395 sqft Carpet	
		Projected Timeline	
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor
N/A	N/A	N/A	3/28/2023
		Construction Start Date	Substantial Completion Date
		5/17/2023	8/22/2023
		Board Approval of Final Completion Date	FFE Completion of Move In
		9/26/2023	N/A
		Project Calendar of Expenditures by Fiscal Year	
Fiscal Year	Construction	Design	Miscellaneous
2022-23	358,172.37	-	433.23
Project Total	\$ 358,172.37	\$ -	\$ 433.23
		Current Agenda Item	
9/12/2023 Facilities Committee Meeting - Review and Recommend Action on Substantial Completion and Final Completion for the District Wide Flooring Replacements Phase II at Pecan Campus Student Services Building K and Dr. Ramiro R. Casso Nursing & Allied Health East Building A.			
	Pecan Campus		Mid-Valley Campus
			Nursing and Allied Health Campus

FPC Project Manager

FPC Asst. Director

FPC Director

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 2023 - 2024 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	9/26/2023	1/23/2024	10/22/2024	11/25/2024	9/23/2025	10/28/2025
2	Pecan West Parking & Site Improvements	DV	1/31/2023	1/9/2024	5/22/2024	6/15/2024	2/23/2025	3/28/2025
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	7/26/2023	2/27/2024	3/26/2024
4	Pecan Campus Kinesiology Bldg Phase I	SS	Boultinghouse Simpson Gates Architects 6/28/22	6/27/2023	2/27/2024	3/15/2024	1/26/2025	2/10/2025
5	Cooper Center for Performing Arts Bldg L Expansion and Renovations for the Music and Dance Programs	MV	Brown Reynolds Watford Architects 6/28/22	9/26/2023	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	GST Construcion 7/25/2023	8/31/2023	2/27/2024	3/26/2024
7	Business and Science Bldg G Engineering Lab Renovation	TBD	-	-	-	-	-	-
Mid-Valley Campus								
8	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
9	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
10	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

FY 2023 - 2024 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
Technology Campus								
11	Welding Lab Expansion Bldg	SS	EGV Architects 2/22/22	8/23/2022	Kimber 1985 7/25/2023	9/15/2023	9/23/2024	10/27/2024
12	Truck Driving Range Expansion	DV	R. Gutierrez Engineering Corporation 11/29/2022	N/A	GST Construction 7/25/2023	8/14/2023	11/26/2023	12/12/2023
13	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
14	Institute for Advanced Manufacturing Bldg E Collaboration Lab Renovation	TBD	-	-	-	-	-	-
Nursing & Allied Health Campus								
15	East Building A Renovation of Radiology Lab to Multipurpose Skills Lab	TBD	-	-	-	-	-	-
16	East Building A Breakroom and Offices Expansion Renovation	TBD	-	-	-	-	-	-
17	Systems Offices Building E Renovation	TBD	9/26/2023	1/16/2024	TBD	TBD	TBD	TBD
Starr County Campus								
17	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
18	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
19	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

FY 2023 - 2024 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
Regional Center for Public Safety Excellence								
20	Canopy for Safety Training Vehicles	DV	Gignac Associates 7/27/21	1/25/2022	5 Star GC 9/27/2022	10/24/2022	9/26/2023	10/24/2023
21	Canopies for Students/Instructors	DV	Gignac Associates 7/27/21	1/25/2022	5 Star GC 9/27/2022	10/24/2022	9/26/2023	10/24/2023
22	Flammable Liquid and Fire Training Area	DV	Gignac Associates 7/27/21	1/25/2022	5 Star GC 9/27/2022	10/24/2022	9/26/2023	10/24/2023
23	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
24	Perimeter Fencing	DV	N/A	TBD	TBD	TBD	TBD	TBD
25	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 2023 - 2024																			
#	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	FY2024 Budget	Priority Status	Upcoming Board Meeting Item	Architect/ Engineering Firm	Contractor
Pecan Campus																			
1	Library Building F Space Modifications	DV					●					\$ 1,135,000	\$ 52,600	\$ 1,082,400	\$ 450,000	Low	N/A	N/A	N/A
2	New Continuing Education Building & Testing Center Addition	DV		●								\$ 9,087,683	\$ 727	\$ 9,086,956	\$ 1,371,150	High	September 2023	Approval of Architectural Services	TBD
3	Pecan West Continuing Education Parking & Site Improvements	DV		●								\$ 1,875,000	\$ 25,288	\$ 1,849,712	\$ 628,225	High	TBD	Approval of Schematic Design	Perez Consulting Engineers
4	North Academic Humanities Building P Renovations for Administrative and Support Services Office	DV					●					\$ 879,510	\$ 40,785	\$ 838,725	\$ 802,840	Low	February 2024	Approval of Substantial Completion	Able City, LLC
5	Pecan Campus Kinesiology Building Phase I	SS			●							\$ 6,177,150	\$ 47,113	\$ 6,130,037	\$ 1,186,000	High	February 2024	Approval of Construction Services	Boultinghouse Simpson Gates Architects
6	Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs	MV			●							\$ 5,698,000	\$ 456	\$ 5,697,544	\$ 1,405,000	High	September 2023	Approval of Schematic Design	BRW Architects
7	Business and Science Building G Engineering Lab Renovation	TBD	●									\$ 500,000	\$ -	\$ 500,000	\$ 500,000	Low	TBD	TBD	TBD
8	Ann Richards Administration Building A Additional Parking Lot	DV					●					\$ 200,000	\$ 17,992	\$ 182,008	\$ 71,500	High	February 2024	Approval of Substantial Completion	R. Gutierrez Engineers
9	Student Services Building K Renovations	TBD	●									\$ 1,050,000	\$ -	\$ 1,050,000	\$ 26,200	Low	TBD	TBD	TBD
10	North Academic Humanities Building P Renovations for Accounts Receivable and Grant	TBD	●									\$ 94,500	\$ -	\$ 94,500	\$ 94,500	Low	TBD	TBD	TBD
11	Operations Support Center Building Z	TBD	●									\$ 5,000,000	\$ -	\$ 5,000,000	\$ 158,400	Low	TBD	TBD	TBD
Pecan Campus Subtotal												\$ 31,696,843	\$ 184,962	\$ 31,511,881	\$ 6,693,815				
Pecan Plaza																			
12	Human Resources Building A Renovation	TBD	●									\$ 550,000	\$ -	\$ 550,000	\$ 550,000	Low	TBD	TBD	TBD
13	East Building B Renovation for Cosmetology	TBD	●									\$ 6,664,135	\$ -	\$ 6,664,135	\$ 272,000	Low	TBD	TBD	TBD
Pecan Plaza Subtotal												\$ 7,214,135	\$ -	\$ 7,214,135	\$ 822,000				
Mid-Valley Campus																			
14	Workforce Center Building D Welding Expansion	MV					●					\$ 1,539,755	\$ 153,165	\$ 1,386,590	\$ 898,700	High	January 2024	Approval of Substantial Completion	PBK Architects
15	Workforce Center Building M Automotive Lab Expansion	MV					●					\$ 2,648,275	\$ 379,666	\$ 2,268,609	\$ 1,451,500	High	January 2024	Approval of Substantial Completion	PBK Architects
16	Workforce Center Building D HVAC-R Classroom and Outdoor Covered Area	MV					●					\$ 1,235,430	\$ 226,964	\$ 1,008,466	\$ 691,200	High	January 2024	Approval of Substantial Completion	PBK Architects
17	Child Development Center Portable PB L-2 Renovation	DV					●					\$ 305,000	\$ 7,349	\$ 297,651	\$ 305,000	High	TBD	TBD	Perez Consulting Engineers/MEP Engineers
18	Student Union Building F Financial Aid Renovation	TBD	●									\$ 89,000	\$ -	\$ 89,000	\$ 89,000	Low	TBD	TBD	TBD
Mid-Valley Subtotal												\$ 5,817,460	\$ 767,144	\$ 5,050,316	\$ 3,435,400				

South Texas College Unexpended Plant Fund - Capital Improvement Projects (CIP) Project Status FY 2023 - 2024																				
#	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	FY2024 Budget	Priority Status	Upcoming Board Meeting Item	Architect/ Engineering Firm	Contractor	
Technology Campus																				
19	Exterior Solar Panels Structure	SS						●				\$ 224,900	\$ 208,681	\$ 16,219	\$ 61,200	High	September 2023	Approval of Substantial Completion	SAMES, Inc	Rio United Builders
20	Welding Lab Expansion Building F	SS					●					\$ 3,108,000	\$ 125,288	\$ 2,982,712	\$ 2,576,680	High	July 2023	Approval of Construction Services	EGV Architects	TBD
21	Truck Driving Range Expansion	DV					●					\$ 41,350	\$ 6,435	\$ 34,915	\$ 37,500	High	November 2023	Approval of Substantial Completion	R. Gutierrez Engineers	GST Construction
22	Institute for Advanced Manufacturing Building E Collaboration Lab Renovation	TBD	●									\$ 285,000	\$ -	\$ 285,000	\$ 285,000	Low	TBD	TBD	TBD	TBD
Technology Campus Subtotal												\$ 3,659,250	\$ 340,404	\$ 3,318,846	\$ 2,960,380					
Dr. Ramiro R. Casso Nursing & Allied Health Campus																				
23	East Building A Renovation of Radiology Lab to Multipurpose Skills Lab	TBD	●									\$ 163,296	\$ -	\$ 163,296	\$ 161,640	Low	TBD	TBD	TBD	O&M
24	East Building A Breakroom and Offices Expansion Renovation	TBD	●									\$ 147,950	\$ -	\$ 147,950	\$ 142,450	Low	TBD	TBD	TBD	O&M
25	Systems Offices Building E Dental Assistant Lab Renovation	TBD	●									\$ 561,500	\$ -	\$ 561,500	\$ 561,500	Low	TBD	TBD	TBD	TBD
26	Systems Offices Building E Renovation	TBD	●									\$ 5,000,000	\$ -	\$ 5,000,000	\$ 2,755,000	High	September 2023	Approval of Architectural Services	TBD	TBD
Nursing and Allied Health Campus Subtotal												\$ 5,872,746	\$ -	\$ 5,872,746	\$ 3,620,590					
Starr County Campus																				
27	Workforce Center Building D Welding Expansion	MV					●					\$ 1,295,520	\$ 979,521	\$ 315,999	\$ 54,500	High	September 2023	Approval of Substantial Completion	Gignac & Associates, LLP	Kimber 1985
28	Workforce Building Q Automotive Expansion	MV					●					\$ 2,551,300	\$ 313,007	\$ 2,238,293	\$ 1,856,800	High	May 2024	Approval of Substantial Completion	Able City, LLC	Triun Construction
29	North Academic Building C HVAC-R Classroom and Outdoor Covered Area	MV					●					\$ 514,628	\$ 80,204	\$ 434,424	\$ 390,000	High	May 2024	Approval of Substantial Completion	Able City, LLC	Triun Construction
Starr County Campus Subtotal												\$ 4,361,448	\$ 1,372,732	\$ 2,988,716	\$ 2,301,300					
Regional Center for Public Safety Excellence																				
30	Canopy for Safety Training Vehicles	DV					●					\$ 801,060	\$ 751,154	\$ 49,906	\$ 41,910	High	September 2023	Approval of Substantial Completion	Gignac & Associates, LLP	5 Star Construction
31	Canopy for Students/Instructors	DV					●					\$ 595,048	\$ 545,871	\$ 49,177	\$ 30,470	High	September 2023	Approval of Substantial Completion	Gignac & Associates, LLP	5 Star Construction
32	Fire Training Area	DV					●					\$ 489,242	\$ 380,656	\$ 108,586	\$ 19,030	High	September 2023	Approval of Substantial Completion	Gignac & Associates, LLP	5 Star Construction
33	Perimeter Fencing	DV	●									\$ 193,000	\$ -	\$ 193,000	\$ 193,000	Low	TBD	TBD	TBD	TBD
34	Skills Pad and EVOC Lighting	SS					●					\$ 379,731	\$ 300,388	\$ 79,343	\$ 44,200	High	September 2023	Approval of Substantial Completion	DBR	Metro Electric
35	Two-Story Residential Fire Training Structure	SS					●					\$ 2,796,250	\$ 314,639	\$ 2,481,611	\$ 2,078,000	Medium	March 2024	Approval of Substantial Completion	Martinez Architects	5 Star Construction
36	Parking Lot #1 for Additional Spaces	DV	●									\$ 330,700	\$ 220,118	\$ 110,582	\$ 330,700	High	TBD	TBD	TBD	TBD
Regional Center for Public Safety Excellence Subtotal												\$ 5,585,031	\$ 2,512,825	\$ 3,072,206	\$ 2,737,310					

South Texas College Unexpended Plant Fund - Capital Improvement Projects (CIP) Project Status FY 2023 - 2024																				
#	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	FY2024 Budget	Priority Status	Upcoming Board Meeting Item	Architect/ Engineering Firm	Contractor	
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										\$ 3,000,000	\$ -	\$ 3,000,000	\$ 3,000,000	N/A	N/A		N/A	N/A
35	Renovation and Contingencies	N/A										\$ 948,750	\$ -	\$ 948,750	\$ 948,750	N/A	N/A		N/A	TBD
36	Campus Master Plan	N/A	●									\$ 375,000	\$ -	\$ 375,000	\$ 375,000	Low	N/A		N/A	TBD
36	Facility Signage	DV	●									\$ 150,000	\$ -	\$ 150,000	\$ 150,000	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	●									\$ 5,014,159	\$ -	\$ 5,014,159	\$ 5,014,159	High	N/A		N/A	N/A
District Wide Subtotal												\$ 9,573,809	\$ -	\$ 9,573,809	\$ 9,573,809					
Totals			12	3	6	0	8	1	0	0	0	\$ 73,780,722	\$ 5,178,068	\$ 68,602,654	\$ 32,144,604					

South Texas College
Renewal and Replacement Projects
Project Status
FY 2023 - 2024

#	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	FY2024 Budget	Priority Status	Upcoming Board Meeting Item	Architect/ Engineering Firm	Contractor
Pecan Campus																			
1	Reseeding and Regrading of Athletic Fields	DV			●							\$ 50,000	\$ -	\$ 50,000	\$ 50,000	Low	TBD	TBD	TBD
2	Resurfacing of East Drive	SS						●				\$ 187,000	\$ 256,430	\$ (69,430)	\$ 187,000	High	September 2023	Approval of Substantial Completion	Perez Consulting Engineers
3	South Academic Building J Generator Replacement	SS					●					\$ 344,100	\$ 71,802	\$ 272,298	\$ 344,100	High	November 2023	Approval of Substantial Completion	DBR
4	Library Building F Exterior Building Envelope Repairs	TBD	●									\$ 125,000	\$ -	\$ 125,000	\$ 125,000	High	TBD	TBD	TBD
5	Stucco Repainting Phase II	TBD	●									\$ 503,000	\$ -	\$ 503,000	\$ 503,000	Low	TBD	TBD	TBD
6	Art Building B Analog to Digital Replacement	TBD	●									\$ 197,000	\$ -	\$ 197,000	\$ 197,000	Low	TBD	TBD	TBD
7	Cooper Center for Performing Arts Building L Analog to Digital Replacement	TBD	●									\$ 84,500	\$ -	\$ 84,500	\$ 84,500	Low	TBD	TBD	TBD
Pecan Campus Subtotal												\$ 1,490,600	\$ 328,232	\$ 1,162,368	\$ 1,490,600				
Mid Valley Campus																			
8	South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas	DV					●					\$ 1,730,000	\$ 86,835	\$ 1,643,165	\$ 1,730,000	Low	January 2024	Approval of Substantial Completion	Milnet Architectural Services
9	Stucco Repainting Phase II	TBD	●									\$ 203,000	\$ -	\$ 203,000	\$ 203,000	Low	TBD	TBD	TBD
Mid Valley Campus Subtotal												\$ 1,933,000	\$ 86,835	\$ 1,846,165	\$ 1,933,000				

South Texas College
Renewal and Replacement Projects
Project Status
FY 2023 - 2024

#	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	FY2024 Budget	Priority Status	Upcoming Board Meeting Item	Architect/ Engineering Firm	Contractor	
Dr. Ramiro R. Casso Nursing & Allied Health Campus																				
10	NAH East Building A Westside Window Waterproofing Repairs	RC	●									\$ 90,000	\$ -	\$ 90,000	\$ 90,000	Low	TBD	TBD	TBD	
11	NAH East Building A Westside Elevators Repairs	RC/O&M		●								\$ 250,000	\$ -	\$ 250,000	\$ 250,000	Medium	TBD	TBD	N/A	Oracle Elevator
12	NAH East Building A Generator Replacements	SS					●					\$ 422,000	\$ 40,235	\$ 381,765	\$ 218,600	Low	November 2023	Approval of Substantial Completion	DBR	Metro Electric
Nursing and Allied Health Campus Subtotal												\$ 762,000	\$ 40,235	\$ 721,765	\$ 558,600					
Technology Campus																				
13	Advanced Technical Careers Bldg. B Atrium Repainting	RC			●							\$ 60,000	\$ -	\$ 60,000	\$ 59,999	Low	TBD	TBD	TBD	
14	Resurfacing of Parking Lot #2 & Regrading of Existing Swales	TBD	●									\$ 395,000	\$ -	\$ 395,000	\$ 395,000	Low	TBD	TBD	TBD	
Technology Campus Subtotal												\$ 455,000	\$ -	\$ 455,000	\$ 454,999					
Starr County Campus																				
15	Stucco Repainting Phase II	SS	●									\$ 253,000	\$ -	\$ 253,000	\$ 253,000	High	TBD	TBD	TBD	
16	General Academic Building E Data Cabling Infrastructure Replacement	RC	●									\$ 138,500	\$ -	\$ 138,500	\$ 138,500	High	TBD	TBD	TBD	
Starr County Campus Subtotal												\$ 391,500	\$ -	\$ 391,500	\$ 391,500					
District Wide																				
17	Renewals & Replacements	N/A										\$ 151,000	\$ -	\$ 151,000	\$ 151,000	N/A	N/A		N/A	
18	Fire Alarm Panel Replacement/Upgrade	RC/O&M		●								\$ 102,500	\$ -	\$ 102,500	\$ 102,500	Low	N/A		N/A	
19	Interior LED Lighting Replacements	RC/O&M		●								\$ 110,000	\$ -	\$ 110,000	\$ 110,000	Low	N/A		N/A	
20	Ext. Walkway LED Lighting Replacements	RC/O&M		●								\$ 50,000	\$ -	\$ 50,000	\$ 50,000	Low	N/A		N/A	
21	Building Automation Systems Replacements	RC/O&M		●								\$ 76,500	\$ -	\$ 76,500	\$ 76,500	Low	N/A		N/A	
22	Flooring Replacements	MV					●					\$ 504,000	\$ -	\$ 504,000	\$ 504,000	Medium	TBD		N/A	
23	HVAC Replacements	RC/O&M		●								\$ 3,050,000	\$ -	\$ 3,050,000	\$ 3,050,000	Low	TBD		N/A	
24	Exterior Lighting Replacements	RC/O&M		●								\$ 279,000	\$ -	\$ 279,000	\$ 279,000	Low	N/A		N/A	
25	Signage Replacement	DV	●									\$ 250,000	\$ -	\$ 250,000	\$ 250,000	N/A	TBD		N/A	
26	Water Tower Logo Replacements	DV	●									\$ 80,000	\$ -	\$ 80,000	\$ 80,000	N/A	TBD		N/A	
27	Outdoor Furniture Replacements	TBD	●									\$ 25,000	\$ -	\$ 25,000	\$ 25,000	N/A	TBD		N/A	
28	Project Cost Control Reserve	N/A	●									\$ 1,768,340	\$ -	\$ 1,768,340	\$ 1,768,340	N/A	TBD		N/A	
District Wide Subtotal												\$ 6,446,340	\$ -	\$ 6,446,340	\$ 6,446,340					
Totals		0	5	7	1	0	2	0	0	0	0	\$ 11,478,440	\$ 455,301	\$ 11,023,139	\$ 11,275,039					

Outstanding Issues - Action Plan
August 8, 2023 Facilities Committee Meeting
as of September 7, 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 8/8/2023	<i>2/28/2018: First warranty request was issued to Contractor.</i> <i>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.</i> <i>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.</i> <i>5/18/2023: Report from Spring Break work and a proposed Plan of Action from D. Wilson has been received.</i> <i>6/5/2023: D. Wilson has been testing the windows and brick walls to verify locations of water infiltrations.</i> <i>7/5/2023: D. Wilson has been testing the windows and brick walls to verify locations of water infiltrations.</i> <i>8/2/2023: D. Wilson has completed the testing of all windows and brick walls and have stated that all window leaks have been repaired and addressed.</i> 9/7/2023: BEAM Professionals has provided a draft report of their observations of the repair work performed by D. Wilson and have noted additional pending issues. D. Wilson has not provided documentation regarding the repair work as requested from BEAM Professionals.	<i>5/18/2023: Plan of Action from D. Wilson to be reviewed by all team members for approval.</i> <i>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.</i> <i>7/5/2023: D. Wilson to provide update on results of water testing of all window possible water infiltrations.</i> <i>8/2/2023: BEAM Professionals has requested that D. Wilson provide in writing that all window leaks and water infiltrations have been repaired and addressed. Still Pending.</i> <i>9/7/2023: The College has met with BEAM Professionals and were provided with a preliminary observation report of the existing conditions and pending issues. College staff will schedule a meeting to coordinate our next steps as required.</i>

Mid Valley Campus						
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 8/8/2023	<p>5/4/2023: Public Adjuster met on site with Hartford Insurance to perform a final walk through of building to verify damages listed by Public Adjuster. Hartford to provide a response in 2 to 4 weeks.</p> <p>5/17/2023: Construction documents (roof only) have been completed by the Architect and the College has begun the solicitation for construction services.</p> <p>5/18/2023: Pending response from Public Adjuster on status of final insurance settlement.</p> <p>6/5/2023: Pending response from Public Adjuster on status of final insurance settlement. Solicitation of Construction Services for the roof replacement are in progress.</p> <p>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>8/2/2023: Pending response from Public Adjuster on status of final insurance settlement. Contractor for roof replacement will be issued a Notice to Proceed upon finalization of contracts.</p> <p>9/7/2023: Pending response from Public Adjuster on status of final insurance settlement. Contractor for roof replacement has been issued a Notice to Proceed to start construction. Architect is preparing construction documents for the repair work on the interior the building.</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> <p>8/2/2023: Awaiting final settlement from Hartford Insurance and recommendation from Public Adjuster. Roof replacement to begin in August.</p> <p>9/7/2023: Awaiting final settlement from Hartford Insurance and recommendation from Public Adjuster. Roof replacement has begun.</p>
Nursing and Allied Health Campus						
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. 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>9/7/2023: Pending moisture study from Contractor as requested by Architect. Contractor has determined the location of water intrusion above the 3rd Floor. The College will repair the irrigation leak on southwest corner of the building at grade. Wall cracks on interior gypsum board walls.</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> <p>9/7/2023: Pending moisture study and repair of water intrusion on 3rd Floor by Contractor.</p>