

South Texas College
Board of Trustees
Facilities Committee
Pecan Campus, Ann Richards Administration Building A
Conference Room A 142
Tuesday, November 14, 2023
@ 4:30 PM
McAllen, Texas

"At any time 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 any time during the course of this meeting, the Board of Trustees may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code."

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Approval of Facilities Committee Meeting Minutes

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

1. October 17, 2023 Facilities Committee Meeting

Meeting Minutes

Facilities Committee Meeting

October 17, 2023

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building Board Room
Pecan Campus, McAllen, Texas
Tuesday, October 17, 2023 @ 4:30 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, October 17, 2023 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:46 p.m. with Dr. Alejo Salinas, Jr. presiding.

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

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

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. George McCaleb, Mrs. Becky Cavazos, Mr. Robert Cuellar, Mr. Sam Saldana, Mr. Martin Villarreal, Dr. Brett Millan, Dr. Christopher Nelson, Mrs. Sara Lozano, Mr. Andrew Vela, Mr. Angelo Gomez, Mr. Rudy Juarez, and Mr. Andrew Fish.

Approval of Facilities Committee Meeting Minutes

Upon a motion by Ms. Rose Benavidez and a second by Mr. Paul R. Rodriguez, the Minutes for the September 12, 2023 Facilities Committee meetings were approved as written. The motion carried.

**Review and Action as Necessary on Request for Qualifications (RFQ)
Evaluation Process and Criteria for Architects and Engineers**

Administration requested that the Board review the Request for Qualifications (RFQ) Evaluation Process and Criteria for Architects and Engineers. College staff presented several methodologies on the distribution of points for the References section of the evaluation criteria and will propose a methodology for Board approval.

Background

On July 25, 2023, the Board of Trustees approved the current RFQ evaluation and selection process for architects and engineers. College staff issued RFQ solicitations

under the newly approved process and determined that clarification regarding the Reference section is required from the Board.

The Request for Qualifications (RFQ) Criterion Section 5: References is as follows:

Criterion	Points
Provide references for three (3) projects, other than South Texas College. The references shall include the following current information: Owner's name, Owner's representative who served as the day-to-day liaison during the planning, design, and construction of the project, and the Owner representative's telephone number and email address.	Up to 100 points

Mrs. Mary Elizondo, Vice President for Finance and Administrative Services, Rick De La Garza, Director of Facilities Planning and Construction, and Becky Cavazos, Director of Purchasing, attended the meeting to present the proposed options and address questions.

During the October 17, 2023 Committee meeting, members recommended the development of a rubric for the evaluation of responses from project references.

At this same meeting, Mr. Paul R. Rodriguez expressed support for proposed Option #3 as presented by staff.

The Committee members noted that a Special Board Meeting was scheduled to take action on this item at 5:15 p.m., and decided that rather than take a formal vote to recommend one option, the Committee could recess to allow the full Board to continue the deliberation of this item and take action as necessary.

No action was taken.

The Facilities Committee recessed at 5:18 p.m. on Tuesday, October 17, 2023.

The Facilities Committee reconvened at 5:58 p.m. on Tuesday, October 17, 2023, to continue according to the posted agenda.

Review and Recommend Action on Approval to Proceed with Solicitation of Engineering Services for the Following Projects:

- 1. Technology Campus Resurfacing Parking Lot 2 & Regrading Existing Swales**
- 2. Regional Center for Public Safety Excellence Parking Lot 1 Additional Spaces**
- 3. District Wide HVAC Replacements Phase I at Mid Valley Campus**

Approval of authorization to proceed with solicitation of engineering services for the following projects will be requested at the Board meeting:

1. Technology Campus Resurfacing Parking Lot 2 & Regrading Existing Swales
2. Regional Center for Public Safety Excellence Parking Lot 1 Additional Spaces
3. District Wide HVAC Replacements Phase I at Mid Valley Campus

Justification

Solicitation of Request for Qualifications (RFQ) for engineering services is necessary to procure a design team to prepare all necessary design development drawings and specifications in preparation for construction. RFQ solicitation will not be issued until the evaluation process is Board approved. The RFQ process is included under a separate item on the committee agenda. Once the statements of qualifications are received, an evaluation team would evaluate the responses and propose an engineer to the Facilities Committee at a later date.

Scheduling Priority

These projects were requested by Administration, and were reviewed by the Facilities Operations & Maintenance and Facilities Planning & Construction Departments, and Administration. These projects were scheduled as non-educational improvements.

Background

Technology Campus Resurfacing Parking Lot 2 & Regrading Existing Swales

The existing Parking Lot 2 and existing drainage swales were constructed in 2004. The parking lot was in need of resurfacing and the swales needed to be regraded to allow for proper drainage flow.

The proposed scope of work is summarized as follows:

- Asphalt resurfacing and restriping of existing 147 parking spaces in the parking lot
- Regrading of the existing drainage swale along Military Highway.

The total project estimated cost, including construction, design, and miscellaneous, was \$395,000 and is itemized in the table below:

Technology Campus Resurfacing Parking Lot 2 & Regrading Existing Swales Total Estimated Project Budget	
Budget Item	Estimated Costs
Construction	\$350,000
Design	35,000
Miscellaneous	10,000
Total Estimated Project Budget	\$395,000

Regional Center for Public Safety Excellence Parking Lot 1 Additional Spaces

The project consisted of constructing an additional seventy-six (76) parking spaces to the existing parking lot for students and visitors.

The proposed scope of work is summarized as follows:

- Construction of a parking lot expansion
- 76 additional parking spaces

The total project estimated cost, including construction, design, and miscellaneous, was \$330,700 and is itemized in the table below:

Regional Center for Public Safety Excellence Parking Lot 1 Additional Spaces Total Estimated Project Budget	
Budget Item	Estimated Costs
Construction	\$287,000
Design	28,700
Miscellaneous	15,000
Total Estimated Project Budget	\$330,700

District Wide HVAC Replacements Phase I at Mid Valley Campus

The project consisted of replacing a total of thirteen (13) heating, ventilation, and air conditioning (HVAC) units at Buildings E, F, and G at the Mid Valley Campus for Phase I of the district-wide replacement efforts.

The proposed scope of work is summarized below:

- Replacement of HVAC units at the following Mid Valley Campus buildings:
 - Building E 4 Units
 - Building F 2 Units
 - Building G 7 Units
 - **Total** 13 Units

The total project estimated cost, including construction and design, was \$2,550,000 and is itemized in the table below:

District Wide HVAC Replacements Phase I at Mid Valley Campus Total Estimated Project Budget	
Budget Item	Estimated Costs
Construction	\$2,300,000
Design	250,000
Total Estimated Project Budget	\$2,550,000

Funding Source

Funds for these projects were available in the Unexpended Construction Plant Fund and Renewals & Replacements Fund for use in FY 2023 – 2024.

Estimated Project Timeline

Technology Campus Resurfacing Parking Lot 2 & Regrading Existing Swales

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

Regional Center for Public Safety Excellence Parking Lot 1 Additional Spaces

The project design phase was projected to last until April 2024, with construction to commence in June 2024 and Substantial Completion in December 2024.

District Wide HVAC Replacements Phase I at Mid Valley Campus

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

Enclosed Documents

The packet included presentations of the projects and site plans of the areas for the Committee's review and information.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to proceed with the solicitation of engineering services for the Technology Campus Resurfacing Parking Lot 2 & Regrading Existing Swales, the Regional Center for Public Safety Excellence Parking Lot 1 Additional Spaces, and the District Wide HVAC Replacements Phase I at Mid Valley Campus as presented. The motion carried.

Review and Recommend Action on Schematic Design and Authorization to Proceed with Solicitation of Construction Services for the Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music & Dance Programs

Approval of schematic design prepared by Brown Reynolds Watford Architects (BRW) and authorization to proceed with Solicitation of Construction Services for the Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music & Dance Programs project will be requested at the Board meeting.

Purpose

Schematic design is the first phase of basic design services provided by the project design team and approval of this phase is necessary to establish the basis on which the project design team is given authorization to proceed with design development and construction document phases.

Once schematic design is approved, BRW would proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using College design standards as well as all applicable codes and ordinances.

Construction documents would then be issued for solicitation of construction proposals. Once received, construction proposals would be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Background

On June 28, 2022, the Board of Trustees approved contracting architectural services with BRW for this project. The architect worked with College staff to develop a schematic design to meet the needs of the Music and Dance departments.

The project consisted of the construction of an expansion and renovation to the Pecan Campus Cooper Center for Performing Arts Building L for the Music and Dance Programs.

- Design and construction of the expansion and renovation to include:
 - Large Rehearsal Room, Small Rehearsal Room, 8 Practice Rooms, 9 Faculty Studios, Storage Space, Lockers, Mechanical Rooms, and Study Area
 - Total Square Feet of Expansion: 8,600 sq. ft.

A renovation to construct a dance rehearsal space was removed from the scope of this project. College staff would perform the design and construction work for the Dance Program renovation, and request to contract construction services for the flooring of the space at a later date.

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

Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music & Dance Programs Construction Budget and Estimated Cost		
Construction Budget	Estimated Construction Cost	Variance
\$4,400,000	\$4,800,000	(\$400,000)

The total project budget was \$5,698,000 which includes funds for construction, design, miscellaneous, furniture, fixtures, and equipment (FFE), and technology costs.

Funding Source

Funds for the Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs Project 2022-043C were available in the Unexpended Construction Plant Fund for use in FY 2023 – 2024.

Reviewers

The schematic design was reviewed by College staff from the Academic Affairs Division, Facilities Planning & Construction, Administration, and Coordinated Operations Council.

Estimated Project Timeline

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

Enclosed Documents

BRW developed a schematic presentation describing the proposed design. The packet included drawings of the site plans, a floor plan, interior and exterior views, and a fact sheet.

Presenters

Representatives from BRW attended the Facilities Committee meeting to present the schematic design of the project.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Committee recommended Board approval of the proposed schematic design and authorization to proceed with solicitation of construction services of the Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music & Dance Programs project as presented. The motion carried.

Review and Recommend Action on Proposed Change Order for the Starr County Campus Workforce Center Building D Automotive Lab Expansion

Approval of a proposed change order with Triun, LLC. for the Starr County Campus Workforce Center Building D Automotive Lab Expansion project will be requested at the Board meeting.

Purpose and Justification.

The purpose of this change was to request authorization to begin work on the proposed modifications to the construction scope. Modifications to the scope and the completion date were required due to necessary changes in scope and unavoidable delays.

Scheduling Priority

These projects were requested by Administration and the Academic Division of Business, Public Safety, & Technology. It was reviewed by the Facilities Planning & Construction department, the President's Cabinet, the Coordinated Operations Council, the Facilities Committee, the Education & Workforce Development Committee, and the Board of Trustees. This project was scheduled as educational space improvements.

Background

On January 31, 2023, the Board approved contracting construction services with Triun, LLC. A change order to the construction was needed to reroute the existing sanitary sewer lines and water lines, which were currently located beneath the proposed location for the Automotive Lab building expansion.

The project contained a Contingency Allowance of \$70,050. Changes to the scope which increased the construction costs could be deducted from the Contingency Allowance.

Modifications to scope associated with Change Order #1, which would be deducted from the Contingency Allowance in the amount of \$61,825.84, are listed as follows:

- Exploration & excavation of existing utilities and repair of water line..... \$8,425.84
- Relocation of existing sanitary sewer line and water line including abandonment of current water line 53,400.00
- Total..... \$61,825.84**

The scope modifications totaling \$61,825.84 would be applied to the Contingency Allowance of \$70,050, leaving a remaining balance of \$8,224.16. The unused Contingency Allowance would remain in the project budget.

The contract cost would not be affected by this change order because the cost increases associated with the scope modifications are within the contingency allowance in the project budget.

Below is a description of the proposed change order item.

Starr County Campus Workforce Center Building D Automotive Lab Expansion			
Proposed Change Order No.	Item Description and Justification	Cost	Days
1	<u>Contingency Allowance</u>	\$70,050.00	0 days
	• Increases to cost, deducted from Contingency Allowance		
	○ Exploration, excavation, and repair	(8,425.84)	
	○ Sewer and water line rerouting	(53,400.00)	
	<u>Subtotal</u>	(\$61,825.84)	
	<u>Remaining Contingency Allowance, to remain in construction budget</u>	\$8,224.16	
Net Effect of Proposed Change Order No. 1 to Contract Amount		\$0.00	0 days

Below is a table summarizing the construction budget and the change order proposal.

Starr County Campus Workforce Center Building D Automotive Lab Expansion Construction Budget with Change Order Proposal	
Construction Contract Amount	\$902,948.00
Net Effect of Change Order No. 1 to Contract Amount	0.00
Revised Construction Contract Amount	\$902,948.00

Funding Source

Funds for Starr County Campus Workforce Center Building D Automotive Lab Expansion Project 2022-005C were budgeted in the FY 2023-2024 Unexpended Construction Plant Fund.

Enclosed Documents

The proposed change order #1 was provided in the packet.

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Committee recommended Board approval of the proposed change order with Triun, LLC. for scope modifications in the amount of \$61,825.84 which would be deducted from the Contingency Allowance, resulting in no net effect on the contract amount, for the Starr County Campus Workforce Center Building D Automotive Lab Expansion project as presented. The motion carried.

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

Approval of final completion and release of final payment for the Starr County Campus Workforce Center Building D Welding Lab Expansion project would 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	Final Completion Recommended	October 17, 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.

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 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	\$972,222.40	\$97,777.60

Enclosed Documents

Photos were enclosed for the Committee's review and information. A copy of the Final Completion Letter was expected to be handed out at the Facilities Committee meeting; however, this letter was not provided in time for review by the Committee.

The Committee took no action on this item, deferring the issue until the Final Completion Letter was delivered.

Review and Recommend Action on Final 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 final completion and release of final payment for 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.	Final Completion Recommended	October 16, 2023
2.	RCPSE Canopies for Students and Instructors Project 2019-017C Architect: Gignac & Associates, LLP Contractor: 5 Star GC Construction, LLC.	Final Completion Recommended	October 16, 2023
3.	F.L.A.G. Fire Training Area Project 2019-020C Architect: Gignac & Associates, LLP Contractor: 5 Star GC Construction, LLC.	Final Completion Recommended	October 16, 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.

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 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	\$1,605,911.82	\$96,011.68

Enclosed Documents

Photos were enclosed for the Committee's review and information. A copy of the Final Completion Letter was expected to be handed out at the Facilities Committee meeting; however, this letter was not provided in time for review by the Committee.

The Committee took no action on this item, deferring the issue until the Final Completion Letter was delivered.

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 6:18 p.m.

I certify that the foregoing are the true and correct minutes of the October 17, 2023 Facilities Committee Meeting of the South Texas College Board of Trustees.

Dr. Alejo Salinas, Jr., Presiding

Review and Action as Necessary on Review of Evaluation Criteria for Request for Construction Proposals

Purpose and Justification

Administration requests that the Committee recommend to the Board proposed modifications to the Request for Construction Proposals evaluation criteria and process.

Background

On November 26, 2013, the Board of Trustees approved the current evaluation criteria and associated evaluation points.

Proposed Modifications

The Facilities Planning and Construction and Purchasing departments have reviewed the existing criteria and propose additional steps for the competitive sealed proposals evaluation process. The proposed additional steps are as follows:

- Pass/Fail Determination(s):
 - The following documents of the construction proposal submissions will be given a pass/fail determination:
 - Execution of Offer
 - Incomplete Proposal
 - References (if applicable)
 - Grant Documents (applicable on federal funding)
- Additional Steps as Needed:
 - When there are respondents whose evaluation ranking is within three (3) points of the highest-ranked respondent, the Board of Trustees or a Board Committee may choose to identify additional steps to determine the award of a contract.
- Modified Evaluation Weight and Additional Criterion:
 - Establishing the Historically Underutilized Business (HUB) status of the respondent as stated in Section 2269.055 of the Texas Government Code. Reducing the evaluation points for established criteria and adding that point to the new criterion.

The above proposed HUB modification is in compliance with Section 2269.055 of the Texas Government Code.

Modified Evaluation Weight and Additional Criterion

The Facilities Planning and Construction and Purchasing departments are proposing the inclusion of an additional criterion, which concerns the Historically Underutilized Business (HUB) status of the respondent(s). The criterion will be added as Criterion 9, and would be weighted with one (1) point while Criterion 6 would be reduced by one (1) point. Below are the criteria and points, with College staff and Administration proposed changes highlighted:

#	Criteria	Evaluation Points
1	The respondent's price proposal.	Maximum 45 points
2	The respondent's experience and reputation.	Maximum 10 points
3	The quality of the respondent's goods or services	Maximum 10 points
4	The respondent's safety record.	Maximum 5 points
5	The respondent's proposed personnel	Maximum 8 points
6	The respondent's financial capability and relation to the size and scope of the project.	Maximum 9 8 points
7	The respondent's organization and approach to the project.	Maximum 6 points
8	The respondent's time frame for completing the project.	Maximum 7 points
9	The impact on the ability of the district to comply with laws and rules relating to historically underutilized businesses	Maximum 1 point

Enclosed Documents

The current evaluation criteria and weighted points for the solicitation of construction proposals are provided in the packet for the Board's information and review.

Mary Elizondo, Vice President for Finance and Administrative Services, Rick De La Garza, Director of Facilities Planning and Construction, and Becky Cavazos, Director of Purchasing, will attend the Committee meeting to address any questions by the Committee.

Recommended Action

Administration requests that the Committee recommend to the Board proposed modifications to the Request for Construction Proposals evaluation criteria and process.

**SOUTH TEXAS COLLEGE
EVALUATION CRITERIA FOR COMPETATIVE SEALED PROPOSALS - CONSTRUCTION
BOARD APPROVED - NOVEMBER 26, 2013**

Criteria	Evaluation Points
1 Criterion: The Respondent's price proposal.	Maximum 45 Points
a. Refer to RFP Section 4, Pricing and Delivery Schedule.	Score will be calculated based on proposals submitted
2 Criterion: Respondent's experience and reputation.	Maximum 10 Points
a. Provide total number of current company employees. b. Provide dollar amounts for each project contracted in the past twenty four months. c. Provide number of years your company has been in business. d. Are there currently or in the past five years, any judgements, claims, arbitration proceedings, claim on bonds or suits pending or outstanding against your organization or its officers? e. Provide a customer reference list of no less than five (5) organizations from whom your organization has previously provided services of equal type and scope within the past five (5) years as requested in this RFP. Reference list is to include company name, contact person, telephone number and description of the project. References will be contacted as part of this evaluation.	Points scale: 9 to 10 excellent 6 to 8 acceptable 3 to 5 marginal 0 to 2 poor/no response
3 Criterion: The quality of the Respondent's goods or services.	Maximum 10 Points
a. Describe your company's quality control program. b. Explain the methods used to maintain quality control in the construction project. c. Describe company's process for addressing warranty claims? d. Describe the experience of key personnel responsible for maintaining quality control. e. Provide examples of past STC construction projects or other similar projects. (all respondents will receive an minimum of 3 points for item (e) unless it is determined that past performance is poor). References for similar projects will be contacted and responses will be considered as part of this evaluation.	Points scale: 9 to 10 excellent 6 to 8 acceptable 3 to 5 marginal 0 to 2 poor/no response
4 Criterion: Respondent's safety record.	Maximum 5 Points
a. Provide copy of your company's safety program or describe how job site safety is managed. Include safety policies which employees must be in compliance with. b. What is your company's Experience Modifier Rate (EMR) for the three (3) most recent annual insurance-year ratings? c. Have you had any OSHA fines within the last three (3) years? If yes, provide details.	Points scale: 5 excellent 4 acceptable 2 to 3 marginal 0 to 1 poor/no response

**SOUTH TEXAS COLLEGE
EVALUATION CRITERIA FOR COMPETATIVE SEALED PROPOSALS - CONSTRUCTION
BOARD APPROVED - NOVEMBER 26, 2013**

Criteria	Evaluation Points
5 Criterion: The Respondent's proposed personnel.	Maximum 8 Points
<ul style="list-style-type: none"> a. Provide resumes of the Respondent's team that will be directly involved in the project. The resume must include experience in similar projects, number of years with the firm and city of residence. b. Describe the project assignments and the percent of time each team member will be involved in the project. c. Provide list of member(s) on your staff, directly involved in managing the project, who are Certified Construction Manager through the Construction Management Association of America (CMAA) or similar. d. Within 24 hours after the proposal delivery date and time, provide a list of key subcontractors to be used including a list of five projects recently completed by each subcontractor. 	Points scale: 8 excellent 6 to 7 acceptable 3 to 5 marginal 0 to 2 poor/no response
6 Criterion: Respondent's financial capability and relation to the size and scope of the project.	Maximum 9 Points
<ul style="list-style-type: none"> a. Attach a letter of intent from a surety company indicating your company's ability to bond for the entire construction cost of the project and total bonding limitation. b. Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution or other entity? If yes, provide details and prospects for resolution. c. Provide a list and description of all construction projects currently under contract including total cost and start and end dates. d. Attach a Dunn and Bradstreet Analysis or current financial statements, preferably audited. 	Points scale: 8 to 9 excellent 6 to 7 acceptable 3 to 5 marginal 0 to 2 poor/no response
7 Criterion: The Respondent's organization and approach to the project.	Maximum 6 Points
<ul style="list-style-type: none"> a. Provide a statement of the project approach. b. Submit a work schedule with key dates and milestones. c. Do you anticipate difficulties in serving STC and how do you plan to manage these? What assistance will you require from STC? 	Points scale: 6 excellent 4 to 5 acceptable 2 to 3 marginal 0 to 1 poor/no response
8 Criterion: Respondent's time frame for completing the project	Maximum 7 Points
<ul style="list-style-type: none"> a. Refer to RFP Section 4, Pricing and Delivery Schedule. 	Score will be calculated based on proposals submitted
Total possible points	100 Points

Definitions of evaluation terms:

Excellent - respondent provided information which fully addressed or exceeded the requirements

Acceptable - respondent provide information which addressed most but not all of the requirements.

Marginal - respondent provided minimal information on requirements

Poor/no response - respondent provided inadequate responses to requirements or did not respond.

Review and Recommend Action on Substantial Completion of the Technology Campus Truck Driving Range Expansion

Approval of substantial completion of the Technology Campus Truck Driving Range Expansion project will be requested at the Board Meeting:

Project		Completion Recommended	Date Received
1.	Technology Campus Truck Driving Range Expansion Project 2023-001C Engineer: R. Gutierrez Engineering Corporation Contractor: GST Construction, LLC	Substantial Completion Recommended	November 8, 2023

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

College staff and the Engineer visited the site and developed a construction punch list on November 8, 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 GST Construction, LLC. The original cost approved for this project was \$55,744.

The following table summarizes the current budget status:

Technology Campus Truck Driving Range Expansion					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$28,350.00	\$55,744.00	\$0	\$55,744.00	\$0	\$55,744.00

Enclosed Documents

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

Recommended Action

Administration requests the Committee recommend Board approval of substantial completion of the Technology Campus Truck Driving Range Expansion project as presented.

Technology Campus Truck Driving Range Expansion



Certificate of Substantial Completion

PROJECT: STC TECHNOLOGY CAMPUS TRUCK DRIVING RANGE EXPANSION
PROJECT NUMBER: ENG22.021
OWNER: SOUTH TEXAS COLLEGE
CONTRACTOR: GST CONSTRUCTION, INC.

The Work performed under this Contract has been reviewed and found, to the Engineer'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 above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below: Construction time is stopped at the day of Issuance.

Ramiro Gutierrez, P.E.

Engineer

Ramiro Gutierrez, P.E.
By:11/08/2023

Date of Issuance

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

The Contractor will complete or correct the Work on the list of items attached hereto and complete the work by December 08, 2023 (30 Days from date of Substantial Completion Date).

GST Construction, Inc.

Contractor

By

Date

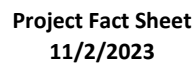
The Owner accepts the Work or designated portion as substantially complete and will assume full possession thereof, in accordance with the contract documents.

SOUTH TEXAS COLLEGE

Owner

By:

Date



FPC Project Manager

FPC Asst. Director

FPC Director

RNA

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

Approval of final completion and release of final payment for 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	Final Completion Recommended	November 1, 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.

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with by 5 Star GC Construction, LLC. The original cost approved for this project was \$275,239.

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	\$13,830.92	\$289,069.92	\$266,832.36	\$22,237.56

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 final completion and release of final payment to 5 Star GC Construction, LLC in the amount of \$22,237.56 for the Pecan Campus Resurfacing of East Drive.

Pecan Campus East Drive Resurfacing



Pecan Campus East Drive Resurfacing





November 6, 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,

A Final Inspection for the project was held on Wednesday, November 1st, 2023. Present during the walk-through were David Perez representing Perez Consulting Engineers (PCE), Sam Saldana (STC), Peyton Oakley (5-Star Construction). All items appear to be complete and acceptable with the exemption of the following warranty item:

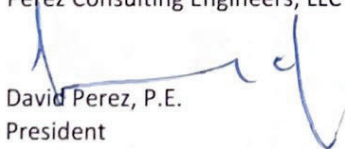
1. Truncated dome plates along the sidewalk drive crossing along 29th street that were installed but not called for in the plans will need to be approved by a Registered Accessibility Specialist to determine if they can remain or will need to be removed and sidewalk repaired.



The dimensions, grades, and elevations of the Improvements were not field verified to determine general compliance with the plans, improvements were visually inspected only. The Owner may want to request a final field survey on the ground to verify dimensions and grades. If so, desired this would need to be billed as additional services.


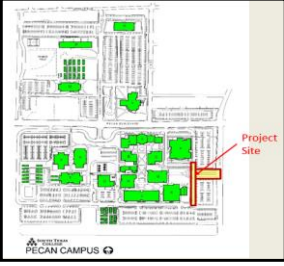
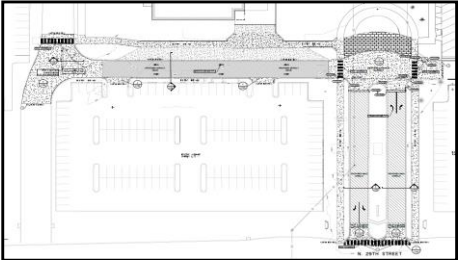
If you have any questions, please feel free to contact me at 956.631.4482 or email me at dp@perezce.com. We look forward to working with you on this important project.

Respectfully submitted,
Perez Consulting Engineers, LLC


David Perez, P.E.
President

Project Fact Sheet

11/2/2023

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 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	FY 22-23 Actual Expenditures
Construction:	\$ 250,000.00	\$ 275,239.00	\$ 70,000.00	\$ 70,000.00	\$ 250,000.00
Design:	25,000.00	5,000.00	10,000.00	19,500.00	2,731.66
Miscellaneous:	5,000.00	9,000.00	12,000.00	7,719.37	601.64
FFE:	-	-	-	-	-
Technology:	-	-	-	-	-
Total:	\$ 280,000.00	\$ 289,239.00	\$ 92,000.00	\$ 27,219.37	\$ 264,000.00
					\$ 270,165.66
					\$ (6,165.66)
					\$ 283,977.00
					\$ -
					\$ 283,977.00
					\$ 297,385.03
*Revised Budget based on Construction amount.					
Project Team			Board Status		
Approval to Solicit Architect/Engineer:	9/28/2021				
Architect/Engineer:	Perez Consulting Engineers		Board Approval of Schematic Design	N/A	
Contractor:	5 Star GC Construction		Substantial Completion	TBD	
STC FPC Project Manager:	Samuel Saldana		Final Completion	TBD	
			Board Acceptance	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
9/28/2021	3/29/2022	N/A	4/25/2023	5/15/2023	9/26/2023
					Board Approval of Final Completion Date
					10/24/2023
					FFE Completion of Move In
					N/A
Projected Calendar of Expenditures by Fiscal Year					
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech
2021-22	-	19,500.00	7,719.37	-	-
2022-23	266,832.36	2,731.66	601.64	-	-
2023-24	-	-	-	-	-
Project Total	\$ 266,832.36	\$ 22,231.66	\$ 8,321.01	\$ -	\$ -
					\$ 297,385.03
Current Agenda Item					
11/14/2023 Facilities Committee - Review and Recommend Action on Final Completion of the Pecan Campus East Drive Resurfacing					
					

FPC Project Manager SPS

FPC Asst. Director Rita Geller

FPC Director RDA

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 and Testing Center	DV	11/28/2023	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	N/A	6/25/2024	7/8/2024	4/22/2025	5/27/2025
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 Q 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	10/31/2023	5/28/2024	7/3/2024	6/3/2025	7/3/2025
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	9/10/2023	3/26/2024	4/23/2024
7	Business and Science Bldg G Engineering Lab Renovation	TBD	-	-	-	-	-	-
8	Student Services Building K Renovation	TBD	-	-	-	-	-	-
9	Operations Support Center Building Z	TBD	-	-	-	-	-	-

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 Plaza								
10	Human Resources Building A Renovation	TBD	-	-	-	-	-	-
11	East Building B Renovation for Cosmetology	TBD	-	-	-	-	-	-
Mid-Valley Campus								
12	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
13	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
14	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
15	Student Union Building F Financial Aid Renovation	TBD	-	-	-	-	-	-
Technology Campus								
11	Welding Lab Expansion Bldg	SS	EGV Architects 2/22/22	8/23/2022	Kimber 1985 7/25/2023	9/13/2023	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	9/10/2023	11/28/2023	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	-	-	-	-	-	-

**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
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	11/28/2023	2/27/2024	TBD	TBD	TBD	TBD
Starr County Campus								
18	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	11/28/2023
19	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
20	North Academic Bldg CHVAC-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								
21	Canopy for Safety Training Vehicles	DV	Gignac Associates 7/27/21	1/25/2022	5 Star GC Construction 9/27/2022	10/24/2022	9/26/2023	11/28/2023
22	Canopies for Students/Instructors	DV	Gignac Associates 7/27/21	1/25/2022	5 Star GC Construction 9/27/2022	10/24/2022	9/26/2023	11/28/2023
23	Flammable Liquid and Fire Training Area	DV	Gignac Associates 7/27/21	1/25/2022	5 Star GC Construction 9/27/2022	10/24/2022	9/26/2023	11/28/2023
24	Skills Pad and EVOC Lighting	SS	DBR Engineering 1/25/22	N/A	Metro Electric, Inc. 10/18/22	11/15/2022	12/14/2023	1/14/2024
25	Perimeter Fencing	DV	N/A	TBD	TBD	TBD	TBD	TBD
26	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
27	Parking Lot #1 for Additional Spaces	TBD	-	-	-	-	-	-

Red text signifies projected dates

South Texas College
Monthly Construction Report
Fiscal Year 2023-2024
As of October 31, 2023

Total Project Budget Summary	FY24 Unexpended Plant Fund	FY24 Renewal & Replacement Plant Fund
Total Construction Project Budget	\$ 32,144,604.00	\$ 11,290,040.00
Budget Amendment		
Previously Approve Projects	706,699.65	698,311.17
Proposed Projects for the Month of October 2023	8,075,700.00	-
Total Project Budget Balance	\$ 23,362,204.35	\$ 10,591,728.83

Project Reference Number	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
Board Approved on September 26, 2023			
2022-006C	Substantial completion of the Starr County Campus Workforce Center Building D Welding Lab Expansion	\$ 221,924.55	
2019-016C	Substantial completion of the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicle	132,476.01	
2019-017C	Substantial completion of the Regional Center for Public Safety Excellence Canopies for Students and Instructors	39,994.07	
2019-020C	Substantial completion of the Regional Center for Public Safety Excellence Flammable Liquid and Gas (F.L.A.G.) Fire Training Area	102,305.02	
2022-008C	Substantial and Final Completion of the Technology Campus Exterior Solar Panel Structure	210,000.00	
2022-017R	Substantial Completion of the Pecan Resurfacing of East Drive Project		280,876.17
2023-019R	Substantial and Final Completion of the District Wide Flooring Replacement Phase II at Pecan Campus Student Services Building K		189,749.00
2023-019R	Substantial and Final Completion of the District Wide Flooring Replacement Phase II at Nursing and Allied Health Campus East Building A		227,686.00
Total Board Approval on September 26, 2023		\$ 706,699.65	\$ 698,311.17
Board Approved on October 31, 2023			
	Solicitation of Engineering Services for the following project		
	1- Technology Campus Resurfacing Parking Lot 2 & Regrading Existing Swales	\$ 395,000.00	
	2- Regional Center for Public Safety Excellence Parking Lot 1 Additional Spaces	330,700.00	
	3- District Wide HVAC Replacements Phase 1 at Mid Valley Campus	2,550,000.00	
	Schematic Design and Solicitation of Construction Services for Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music & Dance Programs	4,800,000.00	
	Change Order for the Starr County Campus Workforce Center Building D Automotive Lab Expansion - from contingency allowance (amount not included on month total)	61,825.84	
Total Board Approval on October 31+, 2023		\$ 8,075,700.00	\$ -
Total FY 24 Board Approved Projects		\$ 8,782,399.65	\$ 698,311.17

* The amounts reported under the Total Project Budget/Actual column reflects the construction cost

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	\$ 68,771	\$ 1,066,229	\$ 450,000	Low	N/A	N/A	N/A	N/A
2	North Academic Humanities Building P Renovations for Administrative and Support Services Office	DV					●					\$ 879,510	\$ 291,899	\$ 587,611	\$ 802,840	Low	February 2024	Approval of Substantial Completion	Able City, LLC	Holchemont
3	Pecan Campus Kinesiology Building Phase I	SS			●							\$ 6,177,150	\$ 109,374	\$ 6,067,776	\$ 1,186,000	High	February 2024	Approval of Construction Services	Boultinghouse Simpson Gates Architects	TBD
4	Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs	MV			●							\$ 5,698,000	\$ 42,351	\$ 5,655,649	\$ 1,405,000	High	May 2024	Approval of Construction Services	BRW Architects	TBD
5	Business and Science Building G Engineering Lab Renovation	TBD	●									\$ 500,000	\$ -	\$ 500,000	\$ 500,000	Low	TBD	TBD	TBD	TBD
6	Ann Richards Administration Building A Additional Parking Lot	DV					●					\$ 200,000	\$ 19,198	\$ 180,802	\$ 71,500	High	February 2024	Approval of Substantial Completion	R. Gutierrez Engineers	GST Construction
7	Student Services Building K Renovations	TBD	●									\$ 1,050,000	\$ -	\$ 1,050,000	\$ 26,200	Low	TBD	TBD	TBD	TBD
8	North Academic Humanities Building P Renovations for Accounts Receivable and Grant	TBD	●									\$ 94,500	\$ -	\$ 94,500	\$ 94,500	Low	TBD	TBD	TBD	TBD
9	Operations Support Center Building Z	TBD	●									\$ 5,000,000	\$ -	\$ 5,000,000	\$ 158,400	Low	TBD	TBD	TBD	TBD
Pecan Campus Subtotal												\$ 20,734,160	\$ 531,594	\$ 20,202,566	\$ 4,694,440					
Pecan West																				
10	Pecan West Continuing Education Building A & Testing Center Addition	DV		●								\$ 9,087,683	\$ 1,020	\$ 9,086,663	\$ 1,371,150	High	November 2023	Approval of Architectural Services	TBD	TBD
11	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	TBD
Pecan West Subtotal												\$ 10,962,683	\$ 26,308	\$ 10,936,375	\$ 1,999,375					
Pecan Plaza																				
12	Human Resources Building A Renovation	DV		●								\$ 550,000	\$ -	\$ 550,000	\$ 550,000	Low	TBD	TBD	TBD	TBD
13	East Building B Renovation for Cosmetology	TBD	●									\$ 6,664,135	\$ -	\$ 6,664,135	\$ 272,000	Low	TBD	TBD	TBD	TBD
Pecan Plaza Subtotal												\$ 7,214,135	\$ -	\$ 7,214,135	\$ 822,000					

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	
Mid-Valley Campus																				
14	Workforce Center Building D Welding Expansion	MV					●					\$ 1,539,755	\$ 372,159	\$ 1,167,596	\$ 898,700	High	January 2024	Approval of Substantial Completion	PBK Architects	Holchemont
15	Workforce Center Building M Automotive Lab Expansion	MV					●					\$ 2,648,275	\$ 772,422	\$ 1,875,853	\$ 1,451,500	High	January 2024	Approval of Substantial Completion	PBK Architects	Holchemont
16	Workforce Center Building D HVAC-R Classroom and Outdoor Covered Area	MV					●					\$ 1,235,430	\$ 448,405	\$ 787,025	\$ 691,200	High	January 2024	Approval of Substantial Completion	PBK Architects	Holchemont
17	Child Development Center Portable PB L-2 Renovation	DV					●					\$ 305,000	\$ 20,141	\$ 284,859	\$ 305,000	High	TBD	TBD	Perez Consulting Engineers/MEP Engineers	TBD
18	Student Union Building F Financial Aid Renovation	TBD	●									\$ 89,000	\$ -	\$ 89,000	\$ 89,000	Low	TBD	TBD	TBD	TBD
Mid-Valley Subtotal												\$ 5,817,460	\$ 1,613,128	\$ 4,204,332	\$ 3,435,400					
Technology Campus																				
19	Exterior Solar Panels Structure	SS						●				\$ 224,900	\$ 235,995	\$ (11,095)	\$ 61,200	High	N/A	Complete	SAMES, Inc	Rio United Builders
20	Welding Lab Expansion Building F	SS					●					\$ 3,108,000	\$ 244,582	\$ 2,863,418	\$ 2,576,680	High	July 2024	Approval of Substantial Completion	EGV Architects	Kimber 1985
21	Truck Driving Range Expansion	DV					●					\$ 41,350	\$ 6,442	\$ 34,908	\$ 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	\$ 487,019	\$ 3,172,231	\$ 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	November 2023	Approval of Architectural Services	TBD	TBD
Nursing and Allied Health Campus Subtotal												\$ 5,872,746	\$ -	\$ 5,872,746	\$ 3,620,590					

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	
Starr County Campus																				
27	Workforce Center Building D Welding Expansion	MV						●				\$ 1,295,520	\$ 1,034,814	\$ 260,706	\$ 54,500	High	November 2023	Approval of Final Completion	Gignac & Associates, LLP	Kimber 1985
28	Workforce Building Q Automotive Expansion	MV					●					\$ 2,551,300	\$ 351,166	\$ 2,200,134	\$ 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	\$ 84,627	\$ 430,001	\$ 390,000	High	May 2024	Approval of Substantial Completion	Able City, LLC	Triun Construction
Starr County Campus Subtotal												\$ 4,361,448	\$ 1,470,608	\$ 2,890,840	\$ 2,301,300					
Regional Center for Public Safety Excellence																				
30	Canopy for Safety Training Vehicles	DV						●				\$ 801,060	\$ 769,671	\$ 31,389	\$ 41,910	High	November 2023	Approval of Final Completion	Gignac & Associates, LLP	5 Star Construction
31	Canopy for Students/Instructors	DV						●				\$ 595,048	\$ 553,053	\$ 41,995	\$ 30,470	High	November 2023	Approval of Final Completion	Gignac & Associates, LLP	5 Star Construction
32	Fire Training Area	DV						●				\$ 489,242	\$ 434,138	\$ 55,104	\$ 19,030	High	November 2023	Approval of Final 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	\$ 323,902	\$ 55,829	\$ 44,200	High	November 2023	Approval of Substantial Completion	DBR	Metro Electric
35	Two-Story Residential Fire Training Structure	SS					●					\$ 2,796,250	\$ 736,488	\$ 2,059,762	\$ 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	\$ -	\$ 330,700	\$ 330,700	High	January 2024	Approval of Engineering Services	TBD	TBD
Regional Center for Public Safety Excellence Subtotal												\$ 5,585,031	\$ 2,817,253	\$ 2,767,778	\$ 2,737,310					
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	\$ 80,284	\$ 868,466	\$ 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	\$ 80,284	\$ 9,493,525	\$ 9,573,809					
Totals			12	3	6	0	8	1	0	0	0	\$ 73,780,722	\$ 7,026,193	\$ 66,754,529	\$ 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	\$ 301,583	\$ (114,583)	\$ 187,000	High	November 2023	Approval of Substantial Completion	Perez Consulting Engineers
3	South Academic Building J Generator Replacement	SS					●					\$ 344,100	\$ 72,359	\$ 271,741	\$ 344,100	High	January 2024	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	\$ 373,943	\$ 1,116,657	\$ 1,490,600				
Mid Valley Campus																			
8	South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas	DV					●					\$ 1,730,000	\$ 578,597	\$ 1,151,403	\$ 1,730,000	Low	February 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	\$ 578,597	\$ 1,354,403	\$ 1,933,000				
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
12	NAH East Building A Generator Replacements	SS					●					\$ 422,000	\$ 65,722	\$ 356,278	\$ 218,600	Low	December 2023	Approval of Substantial Completion	DBR
Nursing and Allied Health Campus Subtotal												\$ 762,000	\$ 65,722	\$ 696,278	\$ 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				

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	
Starr County Campus																				
15	Stucco Repainting Phase II	SS	●									\$ 253,000	\$ -	\$ 253,000	\$ 253,000	High	TBD	TBD	TBD	TBD
16	General Academic Building E Data Cabling Infrastructure Replacement	RC	●									\$ 138,500	\$ -	\$ 138,500	\$ 138,500	High	TBD	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	N/A	N/A
18	Fire Alarm Panel Replacement/Upgrade	RC/O&M		●								\$ 102,500	\$ -	\$ 102,500	\$ 102,500	Low	N/A	N/A	N/A	TBD
19	Interior LED Lighting Replacements	RC/O&M		●								\$ 110,000	\$ -	\$ 110,000	\$ 110,000	Low	N/A	N/A	N/A	TBD
20	Ext. Walkway LED Lighting Replacements	RC/O&M		●								\$ 50,000	\$ -	\$ 50,000	\$ 50,000	Low	N/A	N/A	N/A	TBD
21	Building Automation Systems Replacements	RC/O&M		●								\$ 76,500	\$ -	\$ 76,500	\$ 76,500	Low	N/A	N/A	N/A	TBD
22	Flooring Replacements	SS							●			\$ 504,000	\$ 298	\$ 503,702	\$ 504,000	Medium	TBD		N/A	TBD
23	HVAC Replacements	MV		●								\$ 3,050,000	\$ -	\$ 3,050,000	\$ 3,050,000	Low	January 2024	Approval of Engineering Services	N/A	TBD
24	Exterior Lighting Replacements	RC/O&M		●								\$ 279,000	\$ -	\$ 279,000	\$ 279,000	Low	N/A		N/A	TBD
25	Signage Replacement	DV	●									\$ 250,000	\$ 1,085	\$ 248,915	\$ 250,000	N/A	TBD		N/A	TBD
26	Water Tower Logo Replacements	DV	●									\$ 80,000	\$ -	\$ 80,000	\$ 80,000	N/A	TBD		N/A	TBD
27	Outdoor Furniture Replacements	TBD	●									\$ 25,000	\$ -	\$ 25,000	\$ 25,000	N/A	TBD		N/A	TBD
28	Project Cost Control Reserve	N/A	●									\$ 1,768,340	\$ -	\$ 1,768,340	\$ 1,768,340	N/A	TBD		N/A	TBD
District Wide Subtotal												\$ 6,446,340	\$ 1,384	\$ 6,444,956	\$ 6,446,340					
Totals		0	5	7	1	0	1	0	1	0	0	\$ 11,478,440	\$ 1,019,645	\$ 10,458,795	\$ 11,275,039					

Outstanding Issues - Action Plan
October 17, 2023 Facilities Committee Meeting
as of November 6, 2023

#	Description of Issues	Responsible Parties	Status	Due Date	Comments/Notes	Resolution / Action Item
Pecan Campus						
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 10/11/2023 11/17/2023	<p>2/28/2018: First warranty request was issued to Contractor.</p> <p>5/8/2023: Meeting with D. Wilson, PBK Architects, BEAM Professionals, Amtech, and College staff to discuss the status of the water infiltration issues and request a Plan of Action from D. Wilson on how they plan to remediate the issues.</p> <p>5/15/2023: Meeting with D. Wilson, PBK Architects, BEAM Professionals, Amtech, Old Castle, and College staff to follow up with the status of Plan of Action from D. Wilson and path forward. D. Wilson stated that Plan of Action would be forwarded to College by 5/16/2023 but was not received by the College.</p> <p>5/18/2023: Report from Spring Break work and a proposed Plan of Action from D. Wilson has been received.</p> <p>6/5/2023: D. Wilson has been testing the windows and brick walls to verify locations of water infiltrations.</p> <p>7/5/2023: D. Wilson has continued the same testing.</p> <p>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.</p> <p>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.</p> <p>10/11/2023: 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.</p> <p>11/6/2023: Meeting held with project team on October 26, 2023 and it was discussed that D. Wilson would provide: 1) letter to the College that all items are completed, 2) D. Wilson to provide a mock-up of the repair regarding the brick ledge weep holes, 3) D. Wilson to provide a list of all remaining deficient items.</p>	<p>5/18/2023: Plan of Action from D. Wilson to be reviewed by all team members for approval.</p> <p>6/5/2023: D. Wilson to continue water testing of all windows and will remove brick at one window head to further inspect possible water infiltration.</p> <p>7/5/2023: D. Wilson to provide update on results of water testing of all window possible water infiltrations.</p> <p>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.</p> <p>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.</p> <p>10/11/2023: The College is coordinating a meeting to be held with the Contractor and Architect to discuss the next steps as required.</p> <p>11/6/2023: Pending confirmation from Contractor that all items have been completed; pending brick weep hole mock-up by Contractor; pending list of any pending deficient items from Contractor.</p>

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 10/11/2023 11/17/2023	<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 roof replacement awarded to contractor at 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 NTP 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 NTP to start construction. Architect is preparing construction documents for the repair work on the interior the building.</p> <p>10/11/2023: Pending response from Public Adjuster on status of final insurance settlement. Construction of the roof replacement is in progress. Architect is preparing construction documents for the repair work on the interior the building.</p> <p>11/6/2023: Pending response from Public Adjuster on status of final insurance settlement. Construction of the roof replacement is in progress. 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> <p>9/7/2023: Awaiting final settlement from Hartford Insurance and recommendation from Public Adjuster. Roof replacement is in progress.</p> <p>11/6/2023: Awaiting final settlement from Hartford Insurance and recommendation from Public Adjuster. Roof replacement is in progress.</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 10/11/2023 11/17/2023	<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 1sr 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>9/7/2023: Pending moisture study from Contractor as requested by Architect. Contractor will be conducting an additional moisture reading this week. Contractor has determined the location of water intrusion above 3rd Floor and will be conducting the repairs next week. College repaired the irrigation leak on southwest corner of the building at grade.</p> <p>11/6/2023: Contractor has provided moisture test results to the Architect; Architect has requested meeting with Owner and Contractor to review moisture test results and discuss next steps; Owner has not received formal notification from Contractor that water infiltration repairs on third have been completed.</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> <p>10/11/2023: Pending moisture study from Contractor and will be forwarded to Architect to aid in resolving interior wall cracks of gypsum board walls.</p> <p>11/6/2023: Pending meeting with architect and contractor to discuss next steps.</p>