

South Texas College  
Board of Trustees  
Facilities Committee  
Pecan Campus, Ann Richards Administration Building A  
Conference Room A 142  
Tuesday, January 16, 2024  
@ 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."

- I. Approval of November 14, 2023 Facilities Committee Meeting Minutes..... 1 - 7
- II. Review and Update on Architectural Design Fee Proposal from ERO Architects for the Pecan West Continuing Education Building A ..... 8 - 12
- III. Review and Recommend Action on Contracting Architectural Services for the District Offices Building Renovation ..... 13 - 26
- IV. 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 ..... 27 - 35
- V. Update on Status of Unexpended Plant Fund Construction Projects and Renewals & Replacements Projects..... 36 - 49

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

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

1. November 14, 2023 Facilities Committee Meeting

**Meeting Minutes**

**Facilities Committee Meeting**

**November 14, 2023**

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

**MINUTES**

The Facilities Committee Meeting was held on Tuesday, November 14, 2023 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 5:10 p.m. with Dr. Alejo Salinas, Jr. presiding.

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

Other Trustees present: Mrs. Victoria Cantu and Mrs. Dalinda Gonzalez-Alcantar

Members absent: Ms. Rose Benavidez

Also present: Dr. Ricardo J. Solis, Mrs. Mary Elizondo, Dr. David Plummer, Dr. Anahid Petrosian, Dr. Brett Millan, Mr. Ricardo De La Garza, Mrs. Becky Cavazos, Mr. Robert Cuellar, Mr. Sam Saldana, Mr. Martin Villarreal, Mr. Billy Langley, Mr. Rene Gutierrez, Mr. Javier Villalobos, Mrs. Gardenia Perez, and Mr. Andrew Fish.

**Approval of Facilities Committee Meeting Minutes**

As sole member in attendance at the beginning of the meeting, and presiding officer, Dr. Alejo Salinas, Jr., approved and adopted the Minutes for the October 17, 2023 Facilities Committee Meeting as written.

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

**Purpose and Justification**

Administration requested that the Committee recommend Board approval of 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 was 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 proposed the inclusion of an additional criterion, which concerns the Historically Underutilized Business (HUB) status of the respondent(s). The criterion would 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 were provided in the packet for the Trustees' 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, attended the Committee meeting to address any questions by the Committee.

Dr. Salinas observed that any revision to the evaluation criteria would need full input and deliberation by the Board of Trustees, and deferred action on this item, asking that it be presented to the full Board. No action was taken.

### 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 were enclosed for the Committee's review and information.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Paul R. Rodriguez, the Committee recommended Board approval of substantial completion of the Technology Campus Truck Driving Range Expansion project as presented. The motion carried.

## 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 was 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 were enclosed for the Committee's review and information.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Paul R. Rodriguez, the Committee recommended 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. 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 5:31 p.m.

I certify that the foregoing are the true and correct minutes of the November 14, 2023 Facilities Committee Meeting of the South Texas College Board of Trustees.

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Dr. Alejo Salinas, Jr., Presiding



## **Review and Update on Architectural Design Fee Proposal from ERO Architects for the Pecan West Continuing Education Building A**

An update on the architectural design fee proposal from ERO Architects for the Pecan West Continuing Education Building A project will be provided.

### **Scheduling Priority**

This project was requested by the Continuing Education Department. It has been reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction departments, Administration, and the Coordinated Operations Council. This project is scheduled as an educational improvement to construct a new facility for the Continuing Education Program.

### **Background**

On December 6, 2023, the Board approved contracting architectural services with ERO Architects, and requested that a report be provided of the architect's proposed fee percentage and project time schedule. Staff has been in contract and fee negotiations with ERO Architects to finalize the design fees based on the College's previously approved architectural fee schedule.

### **Proposed Fee Percentage**

ERO Architects has proposed the following fees which include Preliminary Design (Master Plan) services and basic architectural services. The basic architectural services includes consulting services for Mechanical, Electrical & Plumbing (MEP) Engineering, Telecommunications, Fire, and Structural Engineering.

<b>Pecan West Continuing Education Building A Fee Totals and Percentage</b>	
Preliminary Design (Master Plan)	\$25,000.00
Basic Services ( <b>5.89%</b> of Construction Budget)	421,154.14
Total of Fees	<b>\$446,154.14</b>

The proposed fee percentage is 5.89% of the construction budget of \$7,150,325, which is within the College's approved fee schedule for architectural services.

### **Funding Source**

Funds for the Pecan West Continuing Education Building A Project 2021-002C are budgeted in the Unexpended Construction Plant Fund for available use in FY 2023-2024.

The total project budget is \$9,087,683 and itemized in the table below:

<b>Pecan West Continuing Education Building A Total Project Budget</b>	
<b>Budget Item</b>	<b>Budget Amount</b>
Construction	\$7,150,325
Design	715,033
Miscellaneous	166,535
FFE	491,706
Technology	564,084
<b>Total Project Budget</b>	<b>\$9,087,683</b>

### **Estimated Project Timeline**

The project design phase is projected to last until January 2025, with construction to commence in May 2025 and Substantial Completion in March 2026.

### **Enclosed Documents**

The College's fee schedule and a project timeline from ERO Architects are included for the Committee's review and information.

This item is presented for the Committee's information only. No action is requested.

**South Texas College  
Architect/Engineering Fee Schedule**

Range of Construction Cost	Classroom, Office and Other Buildings	Health Facilities /Science/ Thermal Energy Plants	Parking/Site Improvements/ Infrastructure - Civil
New Construction			
Over \$15,000,000	5.25%	5.75%	7.75%
Over \$10,000,000	5.75%	6.25%	8.25%
Over \$8,000,000	5.85%	6.35%	8.35%
Over \$6,000,000	5.95%	6.45%	8.45%
Over \$4,000,000	6.05%	6.55%	8.55%
Over \$2,000,000	6.15%	6.65%	8.65%
Over \$1,000,000	6.25%	6.75%	8.75%
Over \$800,000	6.50%	7.00%	9.00%
Over \$600,000	6.75%	7.25%	9.25%
Over \$400,000	7.00%	7.50%	9.50%
Over \$200,000	7.25%	7.75%	9.75%
Up to \$200,000	Negotiated		
Remodeling & Renovation			
Over \$5,000,000	7.25%	7.75%	8.50%
Over \$1,000,000	8.25%	8.75%	8.75%
Over \$800,000	8.50%	9.00%	9.00%
Over \$600,000	8.75%	9.25%	9.25%
Over \$400,000	9.00%	9.50%	9.50%
Over \$200,000	9.25%	9.75%	9.75%
Up to \$200,000	Negotiated		
NOTE: When construction cost falls between the tabular limits the fee will be interpolated			

Revised 1-9-2015 AM

<b>PROPOSED PROJECT SCHEDULE</b> <b>PECAN WEST - CONTINUING EDUCATION BUILDING</b>		
<b>No.</b>	<b>Project Phase</b>	<b>Task Month and Year</b>
1	Begin Schematic Design Phase	Feb-24
2	Board approval of Schematic Design / Master Plan	Mar-24
3	Begin Design Development Phase	Apr-24
4	Finish Construction Documents Phase	Oct-24
5	Solicit Proposals	Nov-24
6	Recommend Board Approval of Contractor	Dec-24
7	Issue Notice to Proceed	Jan-25
8	Substantial Completion	Dec-25
9	Final Completion	Jan-26

**Project Fact Sheet**  
**1/5/2024**

<b>Project Name:</b> Pecan Campus - Continuing Education Building and Testing Center Addition				<b>Project No.</b> 2021-002C			
<b>Funding Source(s):</b> Unexpended Plant Fund							
		<b>FY 21-22</b>	<b>FY 22-23</b>				
		<b>FY 21-22</b>	<b>FY 22-23</b>	<b>Variance of</b>	<b>Variance of</b>		
	<b>Total</b>	<b>Project Budget</b>	<b>Actual</b>	<b>Project Budget</b>	<b>Actual</b>	<b>vs. Actual</b>	<b>vs. Actual</b>
	<b>Project Budget</b>	<b>Expenditures</b>	<b>Expenditures</b>	<b>Project Budget</b>	<b>Expenditures</b>	<b>Expenditures</b>	<b>Expenditures</b>
Construction:	\$ 7,150,325.00	\$ -	\$ -	\$ -	\$ 480,630.00	\$ -	\$ 480,630.00
Design:	715,033.00	355,500.00	-	355,500.00	42,660.00	-	42,660.00
Miscellaneous:	166,535.00	42,660.00	-	42,660.00	-	1,019.91	(1,019.91)
FFE:	491,706.00	-	-	-	-	-	-
Technology:	564,084.00	-	-	-	-	-	-
<b>Total:</b>	<b>\$ 9,087,683.00</b>	<b>\$ 398,160.00</b>	<b>\$ -</b>	<b>\$ 398,160.00</b>	<b>\$ 523,290.00</b>	<b>\$ 1,019.91</b>	<b>\$ 522,270.09</b>

		<b>FY 23-24</b>	<b>FY 24-25</b>				
		<b>FY 23-24</b>	<b>FY 24-25</b>	<b>Variance of</b>	<b>Variance of</b>		
		<b>Project Budget</b>	<b>Actual</b>	<b>Project Budget</b>	<b>Actual</b>	<b>vs. Actual</b>	<b>vs. Actual</b>
		<b>Expenditures</b>	<b>Expenditures</b>	<b>Expenditures</b>	<b>Expenditures</b>	<b>Expenditures</b>	<b>Expenditures</b>
Construction:	\$ 1,138,100.00	\$ -	\$ 1,138,100.00	\$ 1,962,652.00	\$ -	\$ 1,962,652.00	\$ -
Design:	157,550.00	-	157,550.00	254,219.00	-	254,219.00	-
Miscellaneous:	75,500.00	498.51	75,001.49	74,750.20	-	74,750.20	1,518.42
FFE:	-	-	-	216,126.00	-	216,126.00	-
Technology:	-	-	-	226,251.40	-	226,251.40	-
<b>Total:</b>	<b>\$ 1,371,150.00</b>	<b>\$ 498.51</b>	<b>\$ 1,370,651.49</b>	<b>\$ 2,733,998.60</b>	<b>\$ -</b>	<b>\$ 2,733,998.60</b>	<b>\$ 1,518.42</b>

<b>Project Team</b>		<b>Board Status</b>						
<b>Approval to Solicit Architect/Engineer:</b>	7/25/2023	<b>Board Approval of Schematic Design</b>	TBD	<b>Vendor</b>	<b>Contract Amount</b>	<b>Actual Expenditures</b>	<b>Variance</b>	
<b>Architect/Engineer:</b>	TBD			TBD	\$ -	\$ -	\$ -	\$ -
<b>Contractor:</b>	TBD			TBD	\$ -	\$ -	\$ -	\$ -
<b>STC FPC Project Manager:</b>	David Valdez	<b>Substantial Completion</b>	TBD	<b>Board Acceptance</b>	TBD			
		<b>Final Completion</b>	TBD	<b>Board Acceptance</b>	TBD			

<b>Project Description</b>	<b>Project Scope</b>
Design and construction of a new facility for Continuing Education.	Design and construction of a new 24,500 square foot facility to provide classrooms, a testing center, and office space for the programs serviced by Continuing Education.

<b>Projected Timeline</b>							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
7/25/2023	1/30/2024	5/28/2024	4/22/2025	5/25/2025	03/2026	04/2026	9/1/2025

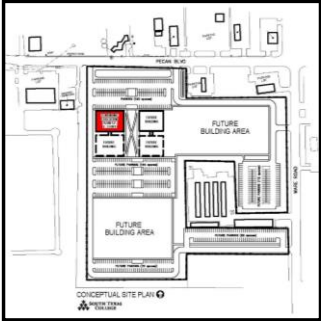
  

<b>Project Calendar of Expenditures by Fiscal Year</b>							
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Miscellaneous</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>	
2021-22	-	-	-	-	-	\$ -	
2022-23	-	-	1,019.91	-	-	\$ 1,019.91	
2023-24	-	-	498.51	-	-	\$ 498.51	
2024-25	-	-	-	-	-	\$ -	
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,518.42</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,518.42</b>	

<b>Current Agenda Item</b>
N/A



CONCEPTUAL SITE PLAN

FPC Project Manager David Valdez

FPC Asst. Director Rita Geller

FPC Director RMA

## **Review and Recommend Action on Contracting Architectural Services for the District Offices Building Renovation**

Approval to contract architectural services for the District Offices Building Renovation project will be requested at the Board meeting.

### **Purpose**

Architectural services are necessary for design and construction administration services for this project. The design scope of work includes, but is not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the project.

### **Scheduling Priority**

This project was requested by Administration. It has been reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction departments, and Administration. This project is scheduled as a non-educational improvement to renovate the new District Offices facility.

### **Background**

The project consists of the renovation of the newly acquired facility on Vermont and McColl in McAllen, adjacent to the Nursing & Allied Health Campus. The proposed scope of work is summarized as follows:

- Design and renovation of the existing facility for use as a District Office including instructional spaces
- 22,950 s.f.

### **Request for Qualifications (RFQ) - The solicitation process was as follows:**

Advertised RFQ	October 25, 2023 and November 1, 2023
RFQ Responses Due	November 9, 2023
RFQ Issued To	Fifty-one (51) Vendors
Responses Received From	Nine (9) Vendors
Responses Reviewed By	Institutional Research, Effectiveness, and Strategic Planning, Office of Sponsored Initiatives, Facilities Operations & Maintenance, Facilities Planning & Construction, and Purchasing Departments

### **Highest Ranked Vendor**

College staff applied Round 1 and Round 2 of the approved evaluation process to the submitted Statements of Qualifications. Based on the evaluations of the qualifications, **Brown Reynolds Watford Architects** was the highest ranked firm.

The Committee and/or the Board of Trustees may implement Round 3 of the evaluation process as necessary.

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

<b>District Offices Building Renovation Total Estimated Project Budget</b>	
<b>Budget Item</b>	<b>Estimated Costs</b>
Construction	\$4,000,000
Design	400,000
Miscellaneous	120,000
FFE	240,000
Technology	240,000
<b>Total Estimated Project Budget</b>	<b>\$5,000,000</b>

### **Funding Source**

Funds for the District Offices Building Renovation Project 2023-020C are budgeted in the Unexpended Construction Plant Fund for available use in FY 2023-2024.

### **Estimated Project Timeline**

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

### **Enclosed Documents**

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

### **Recommended Action**

Administration requests the Committee recommend Board approval of contracting architectural services with Brown Reynolds Watford Architects for the District Offices Building Renovation project as presented.



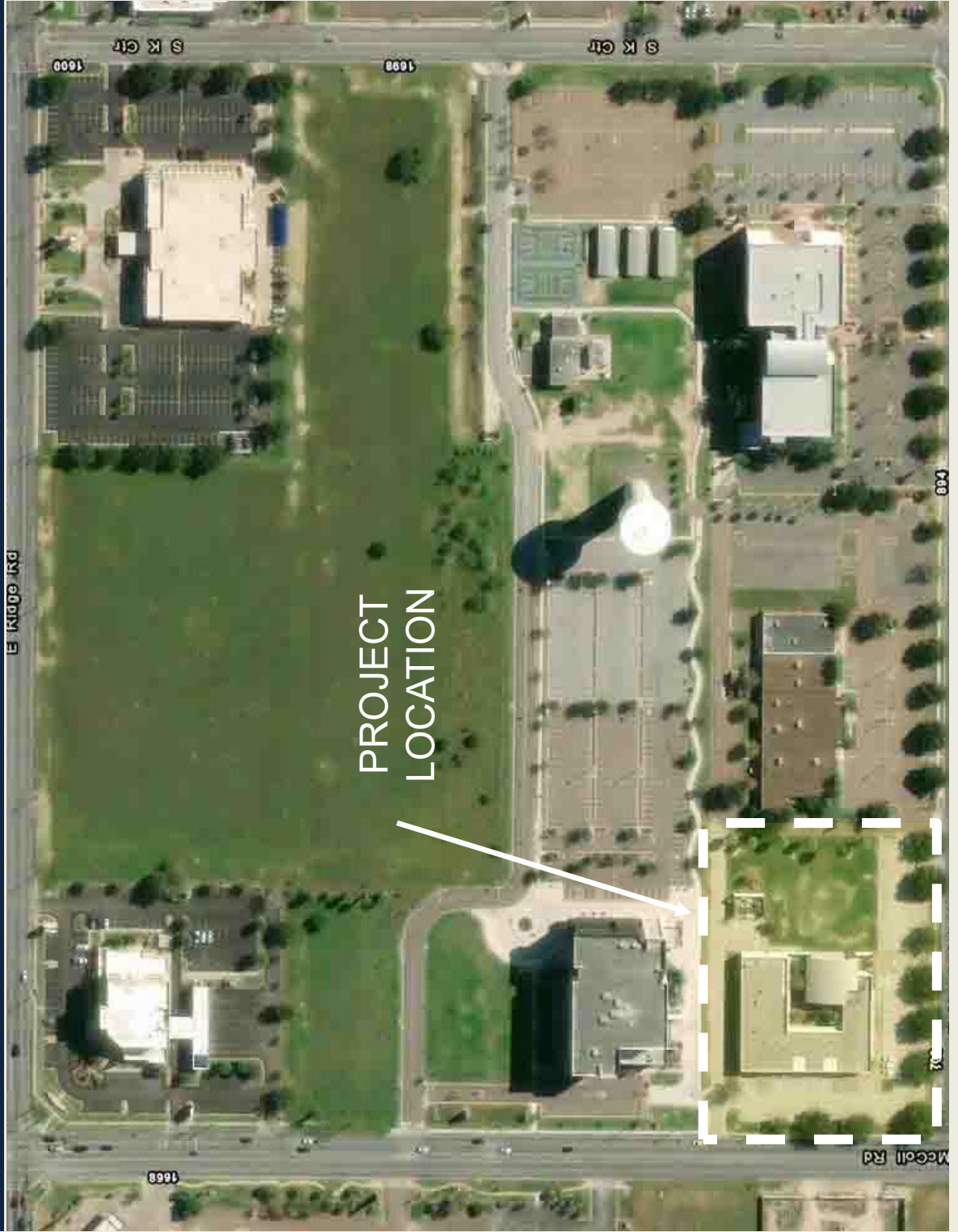
SOUTH TEXAS  
COLLEGE


# Nursing and Allied Health Campus

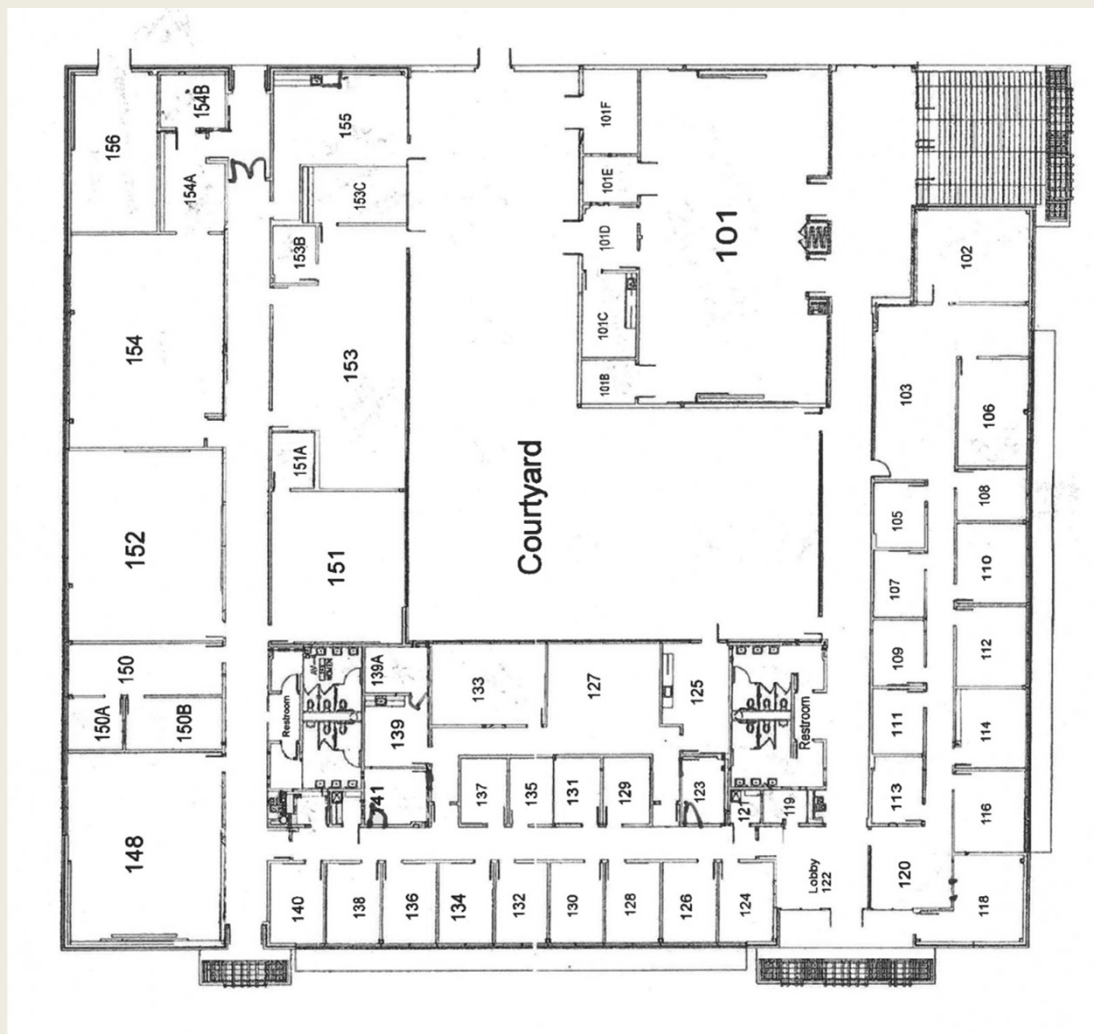

## District Office Renovation



# Project Site

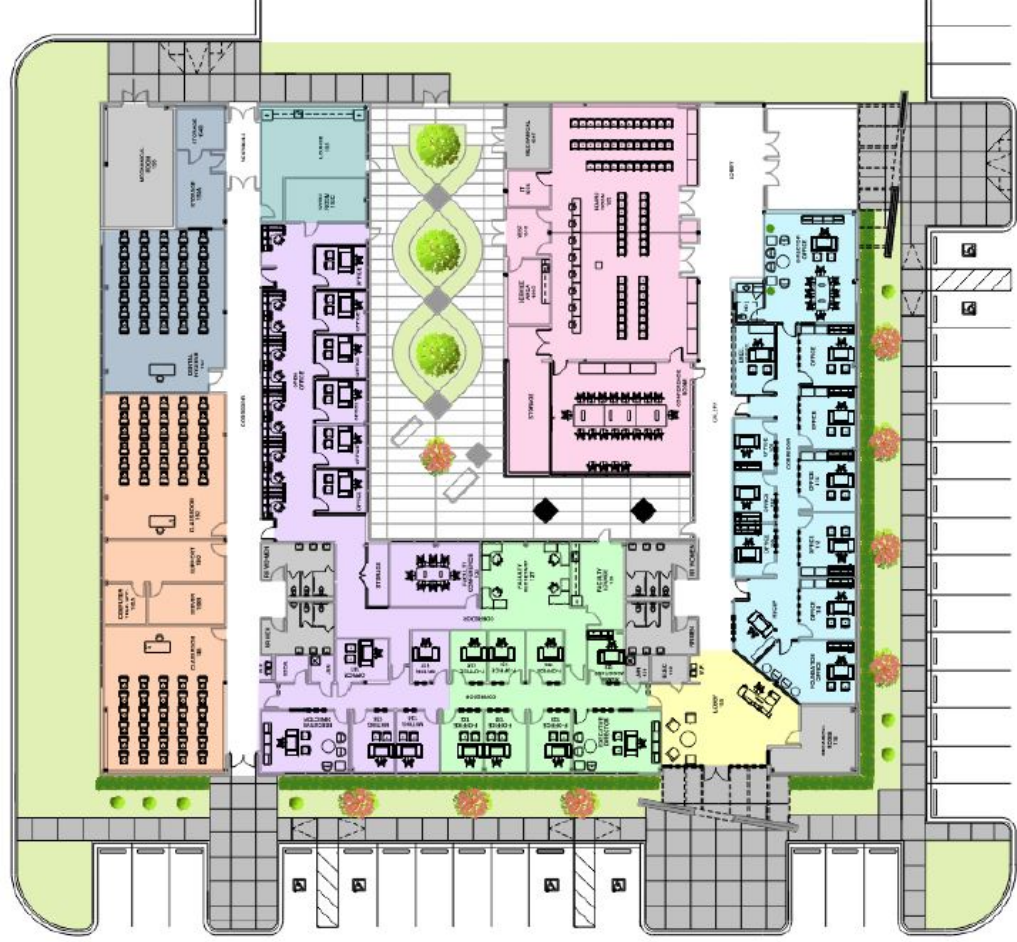
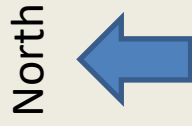


North 



# Existing Floor Plan

# Conceptual Floor Plan



## PROJECT SUMMARY

PRESIDENTS OFFICE	3,329 S.F.
BOARD ROOM AND EXECUTIVE CONFERENCE	4,133 S.F.
FOUNDATION OFFICE	2,673 S.F.
MARQUETING OFFICE	4,356 S.F.
FUTURE CLASSROOM	2,741 S.F.
DENTAL HYGIENE	1,550 S.F.
FUTURE OFFICE	745 S.F.
LOBBY	698 S.F.

Images provided by The Warren Group Architects



# Conceptual Elevations



Images provided by The Warren Group Architects

# Proposed Scope and Budget



## **Scope of Work**

Renovation of the existing Nursing and Allied Health Systems Office Building which includes a program with classrooms, staff offices, and support spaces.

## **Estimated Total Project Budget**

Construction	\$4,000,000
Design	400,000
Miscellaneous	120,000
FFE	240,000
Technology	240,000
<b>Total Project Budget</b>	<b>\$5,000,000</b>

**SOUTH TEXAS COLLEGE  
ARCHITECTURAL SERVICES FOR DISTRICT OFFICES RENOVATION  
PROJECT NO. 23-24-1025**

<b>VENDOR</b>	Able City, LLC.	Boultinghouse Simpson Gates Architects	Brown Reynolds Watford Architects	goERO International, LLC/ dba ERO Architects	Gignac & Associates, LLP.	Milnet Architectural Services, PLLC.	Nassri - Warren Group Architects, Inc./dba The Warren Group Architects, Inc.	Negrete & Kolar Architects, LLP.	Rike Ogden Figueroa Allex Architects, Inc.
<b>ADDRESS</b>	200 S 10th St Ste 907	3301 N McColl Rd	3535 Travis St Ste 250	135 Paseo Del Prado Ste 33	3700 N 10th St	608 S 12th St	804 South Main St	11720 North IH-35	1007 Walnut Ave
<b>CITY/STATE/ZIP</b>	McAllen, TX 78501	McAllen, TX 78501	Dallas, TX 75204	Edinburg, TX 78539	McAllen, TX 78504	McAllen, TX 78501	McAllen, TX 78501	Austin, TX 78753	McAllen, TX 78501
<b>PHONE</b>	956-790-0442	956-630-9494	214-528-8704	956-655-4655	956-686-0100	956-688-5656	956-994-1900	512-461-8810	956-686-7771
<b>CONTACT</b>	Claudio Leon	Danny Boultinghouse	Craig Reynolds	Eli R. Ochoa	Raymond Gignac	Rodolfo R. Molina, Jr.	Laura Nassri Warren	David Negrete	Luis A. Figueroa
<b>2.1 Statement of Interest</b>									
<b>2.1.1 Statement of Interest for Project</b>	Stated they have worked continuously in partnership with Texas Higher Ed facilities and ISDs for over 22 years.	Stated their 19-year history working with South Texas College which includes familiarity with requirements and expectations.	Stated that re-envisioning Collegiate facilities is their focus. The firm has collegiate project experience.	Stated they have designed and provided professional services for several STC projects throughout the years. Their availability has sufficient staff and resources to support the requirements of the potential workload, even with our core team involved with other projects.	Pointed out their expertise with state-of-the-art spaces. Indicated that they are uniquely qualified for this project because of their extensive experience in public safety projects, coupled with an extensive knowledge of Texas Architecture.	The firm stated they have over 23 years working with clients through design and construction on various education projects.	Stated they have over 19 years of experience delivering successful projects under the most challenging scenarios. We are confident in our abilities in providing you with immediate needs that meet your market and established budget while still providing flexibility to grow.	Indicated their qualifications demonstrates a long resume of conversion, repurpose and renovation of facilities.	Pointed to the recent work the firm provided to STC and their extensive experience that they've gathered through the years. Stated they are confident in their ability to continue providing excellent service to STC.
<b>2.1.2 History and Statistics of Firm</b>	- Established in 2017 - Over 30 years of experience with schools in South Texas - They have a staff of 27 specialized in a wide range of disciplines. - Seven licensed architects	- Firm established in 1990 - 600+ successful projects - Merged two independent successful architectural practices in 1990	- 150 person architectural and planning firm - Extensive experience with Higher Education clients - Pointed out recognition for the high level of service and quality of work by the American Institute of Architects, the Association of General Contractors.	- Created in 2001 - Headquartered in McAllen, TX - Has completed more than 300+ projects	- Offices in McAllen, Harlingen, and Corpus Christi - Established in 1988 - Over 400 successful projects for educational clients	- Established in 2000 - Pointed out experience in educational design. - Pointed out the 38 years experience of President.	- Established in 2004 - Office in McAllen - The firm's profile reflects our commitment to providing personalized service to our growing customer base worldwide. - Their increased number of repeat and referred customers seeking services for all their planning needs.	- Offices in Austin and Edinburg - Principal has 40+ years experience - Established in 2003	- Established in 1947 - Office located in McAllen - Experience in educational architecture - Four (4) in house Architects
<b>2.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project</b>	Stated they have experience exceeding expectations on projects with similar scope for other higher education clients.	Stated they are selective in the projects that they pursue which means that our project will get personal attention. Since STC is an established long term client it will get priority in their schedule.	Stated that they are focused on what matters, executing the vision and mission of South Texas College.	Stated their holistic approach to each project is what sets them apart in their industry. Their clients are strategic partners during each phase of a project, whether feasibility, assessment, programming, design or construction-new build, additions, or renovations.	Pointed out the teams has a vast amount of experience designing facilities for educational clients in South Texas and the Rio Grande Valley, including administrative facilities and renovations.	Stated they manage and coordinate a project from beginning to end, because of this they are able to use their knowledge base of Best Management Practices to the advantage of the project.	Indicated that the firm is known statewide for educational and research facility design.	Stated that with DBR and Chanin Engineering as our design team members, we collectively have decades of experience completing successful educational setting projects throughout Texas.	Stated that for 75 years they have been dedicated to excellence in designing educational specs for students in the RGV.
<b>2.1.4 Statement of Availability and Commitment</b>	Stated all members of the team are available to participate throughout the duration of the project.	Indicated the project architect and project manager, along with the required consultants are committed to stay with our project from beginning to end.	Indicated that they will not change team members during the life of a higher education project.	Stated their team has been carefully assembled to exceed our expectations. Each of them have worked together multiple projects. They will collaborative from start to finish, first seeking and then solving problems as they progress through the project.	Confirmed the availability of their team members for the duration of any project that may come available through STC.	Stated they do not pursue projects unless it is certain to have the capabilities, talent, and personnel to produce outstanding projects on or ahead of schedule.	Indicated their commitment to allocate the best members of the staff to STC projects.	Indicated the firm will commit to having staff available according to the schedules determined.	Stated they are available to immediately implement design and construction document procedures.

**SOUTH TEXAS COLLEGE  
ARCHITECTURAL SERVICES FOR DISTRICT OFFICES RENOVATION  
PROJECT NO. 23-24-1025**

VENDOR	Able City, LLC.	Boultinghouse Simpson Gates Architects	Brown Reynolds Watford Architects	goERO International, LLC/ dba ERO Architects	Gignac & Associates, LLP.	Milnet Architectural Services, PLLC.	Nassri - Warren Group Architects, Inc./dba The Warren Group Architects, Inc.	Negrete & Kolar Architects, LLP.	Rike Ogden Figueroa Allex Architects, Inc.
<b>2.2 Prime Firm</b>									
<b>2.2.1 Resumes of Principals and Key Members</b>	Included resumes for the following: - Mario A. Peña, Project Director - Ricardo Solis, Project Manager - Claudio Leon, Project Architect/QA/QC Manager - Frank Rotnofsky, Higher Education Facility Architect - Viviana Frank, Higher Education Facility Specialist - Victor Montes, Production Lead - Angelo Gomez, Architectural Staff	Included resumes for the following: - Robert S. Simpson, Principal Architect - John Gates, Project Architect/Manager	Included resumes for the following: - Craig Reynolds, Executive Principal - Andrew Evertson, Project Principal - Chris Sano, Project Designer - Carmen Madden, Project Manager - Andres Vela, Project Architect - Lenda Sturdivant, Interior Designer	Included resumes for the following staff: - Eli R. Ochoa, Project Architect - Yesenia Suchil, Project Manager - Octavio Cantu, Jr., Design Lead - Juan J. Cantu, QA/QC Lead - Joey Yzaguirre, Production Manager - Roberto Pruneda, Interior Design - Albert Chronis, Construction Administrator	Included resumes for the following staff: - Raymond Gignac, Principal-In-Charge - Rolando Garza, Senior Project Architect - Carolyn James, Senior Interior Designer/Space Planner - Ivan Perez - Rossello, Project Architect - Neftali E. Cruz - Project Manager - Ruben Hernandez, Project Manager - Gerardo Zuniga - Project Coordinator - Juan Mujica, Project Manager - Ana Salas-Luksa, Assistant Project Manager - Hector Guevara - Production Support/Architectural Intern	Included resumes for the following staff: - Rodolfo R. Molina, Jr, President - Mirtha Rocha Uranga, Project Manager - Neftali E. Cruz - Project Manager - Ruben Hernandez, Project Manager - Gerardo Zuniga - Project Coordinator	Included resumes for the following staff: - Laura Nassri Warren, President/Principal - Natanael Perez, Senior Project Manager - Crystal Chavez, Sr. Project Manager - Samantha Quiros-Sifuentes, Architectural Intern/Junior Project Manager - Erika Garza, Office Administrator	Included resumes for the following staff: - David N. Negrete, Principal Partner - Andres L. Mata, Jr., Project Manager - Esteban Zamora, Project Architect - Bruce W. Menke, Project Manager - Jason T. George, Architect/ Project Manager	Included resumes for the following staff: - Luis Figueroa, Principal/Owner - Michael E. Allex, Principal Owner - Humberto Rodriguez, Principal/Owner - Miguel Martinez, Project Manager - Cesar A. Roque, Principal/Owner
<b>2.2.2 Project Assignments and Lines of Authority</b>	Lines of authority and project assignments were shown in organization chart.	Lines of authority and assignments within firm are shown in an organizational chart that includes ten staff members.	Proposed project and time assignments were included for 6 staff members.	Lines of authority and assignments within firm are shown in an organization chart.	Lines of authority and assignments within firm are shown in an organization chart that includes eight staff members.	Listed the team members for the project with the amount of time they would spend on the project. Indicated they do not "hand off" a project to a different team or personnel.	Duties and time assignments for firm staff and staff from consultant firms are summarized in a table.	Lines of authority are indicated in an organization chart. Indicate that all team members will, at some point, dedicate 100% of time to project.	Lines of authority, project assignments and estimated percent of time of involvement of (3) team members is shown in organizational chart.
<b>2.2.3 Prime Firm meeting availability</b>	Indicated they are able to attend unexpected meetings with STC representatives at any time throughout the project duration.	Indicated that their local presence give them the opportunity to respond in a timely many to any planned or unexpected meetings with STC.	Headquarters are located in Dallas. Stated their use of remote video conferencing; Their design team though will attend scheduled meetings in-person; When unscheduled/unexpected times, Project Architect in McAllen will represent BRW and the design team.	Stated they are a little more than a few miles away from the STC Facilities Planning and Construction office and minutes away from the site of the new building. STC will have direct access to any of our principles and the ream when required.	Indicated they are located in McAllen, TX a 10 minute drive from STC campus and will be very accessible for meeting throughout the entire project.	Firm is located 2 miles from STC main campus.	Firm is located in McAllen and is about 8 minutes from STC Pecan Campus.	Firm is located within 15 miles from the Pecan Campus.	Firm is located within 2 miles away from the STC Pecan Campus; stated that they are able to respond immediately to owner meetings during all phases of the project with (4) on site architects in McAllen.
<b>2.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC</b>	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation that could affect the firm's ability to provide professional services.	Indicated that they are not involved in any litigation.	Indicated that the firm is not involved in any litigation.	Provided information regarding litigation.	Indicated that the firm is not involved in any litigation.	Indicated that firm has not been involved in litigation disputes.	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.
<b>2.3 Project Team</b>									
<b>2.3.1 Organization chart with Role of Prime Firm and each consultants firm</b>	Included organizational chart which showed the following consultants: - Chanin Engineering - Structural Engineering - DBR - MEP - Perez Consulting Engineers - Civil Engineers	Included organizational chart which showed the following consultants: - DBR - MEP - Chanin Engineering - Structural Engineering	Included organizational chart which showed the following consultants: - JQ Engineering, Structural & Engineering - SMR Landscapes Architects, Landscape Architecture - Halford Busby, Cost Estimating - DBR Engineering - MEP - DataCom - AV,IT, Security	Included organizational chart showing prime firm and the following sub-consultants: - DBR - MEP/IT/F - Perez Consulting Engineers - Civil Engineering - Chanin Engineering - Structural - WJHW - Theatre, Acoustics, A/V, Lighting and Media - M2L - Landscape Architecture	Included organization chart showing prime firm and the following consultants: - DBR Engineering - MEP Engineering - Green, Rubiano, and Associates - Structural Engineering - Melden & Hunt - Civil Engineering	Included organizational chart showing prime firm and the following consultant: - DBR Engineering - MEP -To be Determined as Required Upon Review of Project Scope - Structural Engineer	Included organizational chart showing prime firm and included information for the following consultants: - Chanin Engineering - Structural - Half Associates - MEP	Included organizational chart showing prime firm and the following consultant: - DBR Engineering - MEP - Chanin Engineering - Structural - Half Associates - Civil	Included organizational chart showing prime firm and the following consultant: - Chanin Engineering - Structural Engineering - Trinity Engineering- MEP Engineering - M. Garcia Engineering - Civil Engineering

SOUTH TEXAS COLLEGE  
ARCHITECTURAL SERVICES FOR DISTRICT OFFICES RENOVATION  
PROJECT NO. 23-24-1025

VENDOR	Able City, LLC.	Boultinghouse Simpson Gates Architects	Brown Reynolds Watford Architects	goERO International, LLC/ dba ERO Architects	Gignac & Associates, LLP.	Milnet Architectural Services, PLLC.	Nassri - Warren Group Architects, Inc./dba The Warren Group Architects, Inc.	Negrete & Kolar Architects, LLP.	Rike Ogden Figueroa Allex Architects, Inc.
2.4 Representative Projects									
2.4.1 Minimum of three (3) projects firm has worked on	- Laredo College Cigarroa Science Complex (\$17,000,000) - Laredo ISD - Dennis E. Nixon Performing Arts Center (\$17,000,000) - United ISD - Lyndon B Johnson Career Technology Addition (\$3,900,000)	- UTRGV Bus Canopy Projects - UTRGV - School Of Medicine (\$4,610,972) - UTRGV Annex Building Renovation (\$2,727,000)	- Texas Woman's University-Jones Hall Transformation (\$9,970,000) - Texas State University - Alkek Library Learning Commons (\$5,630,286) - Tarleton State University - Dick Smith Library Renovation & Expansion (\$9,500,000)	- South Texas College - Nursing and Allied Health Professions School Expansion (\$40,500,152) - Brownsville Public Utilities Board Administrative Annex Building (\$23,397,945) - City of Pharr City Hall Renovation (\$2,353,147)	- Region One - ESC Edinburg Administration Offices (\$10.7 Million) - Datalogic - Administrative Office Repurpose, Additions & Renovations (\$1.2 Million) - Susser Holdings - Stripes Administrative Headquarters & Service Center Renovation (\$6.5 Million)	- UT Health - Cosmetic Surgery Center (\$151,473) - Edinburg CISD - Robert Vela High School Science Wing Additions & Renovations (\$10,000,000) - Texas State Technical College Engineering Center Phase II (\$3,400,000)	- CEED - Center for Education and Economic Development (\$3,602,638) - Tropical Texas Behavioral Health (\$5,090,000.00) -Triumph Public High Schools, Mercedes Campus Renovation (STBD)	- University of Texas Rio Grande Valley - Marialice Shary Shivers (MASS) Administration Building Interior Renovations (\$2,345,000) - La Joya CISD - Nellie Schunior Central Administration Building (\$6,500,000) - Edinburg CISD - Edinburg CISD Central Administration Building and Network Operating & IT Training Center (\$10,2000,000)	- Edinburg CISD Career and Technical Education Center (\$16,500,500) - McAllen Memorial High School Cafeteria Renovations (\$1,352,589) - UTRGV HCEBL-Additional Office for SOM and Health Affairs (\$1,201,949.62) - Texas Tropical Behavioral Health Renovations I and II (\$6,305,000) -Treasure Hills Elementary Classroom Additions and Renovations Phase I (\$8,195,000) and Phase II (\$6,798,000)
2.5 References									
2.5.1 References for three (3) projects	- Laredo ISD - United ISD - Laredo College	- UTRGV - UTRGV - City of McAllen	- Tarleton State University - Texas Tech University - The University of Texas At Arlington	-City of Edinburg - Brownsville PUB - City of San Juan	- Region One ESC - Del Mar College - PSJA ISD	- UT Health RGV - Edinburg CISD - PSJA ISD	- Capote Farms, LTD. - Ocotillo Capital Partners, LLC. - Cantu Construction & Development - Rio Grande City - City of Pharr	- City of Edinburg - Edinburg CISD - Washington Alliance Capital, LLC.	- McAllen ISD - Edinburg Consolidated ISD - Texas Tropical Behavioral - UTRGV
2.6 Project Execution									
2.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.	Stated that their main objective is to design for STC the most flexible, functional, cost-effective, easy-to- maintain, and innovative interior renovation as possible. Provided a detailed design phase.	Stated they currently utilize Building Information Modeling (BIM).	Stated their process of "architecture- by-team" approach in which client, architect and consultants to exchange ideas and all work together to establish goals for the project.	Indicated they follow an established management plan that has mutually agreed on milestones throughout the schedule. Formal meetings and reviews occur at those milestones. Informally for the Owner, the Design Team meets weekly to discuss issues, advance concepts, test adherence to the plan and seek and solve problems. Provided details on their project delivery process.	Provided very detailed project approach process.	Provided process that includes quality control, plan & specification reviews, construction phase quality control, schedules, and budgets.	Stated they have a central filing system to keep all members and stakeholders involved and always informed. Clients have access to construction reports, videos and photo documentation through a secured access folder anytime.	Provided a project timeline that covers key events of entire project.	Provided detailed project approach process.
2.6.2 Willingness and ability to expedite services. Ability to supplement production.	Stated their team members are willing and able to expedite design services and construction administration for the project.	Stated they have been successful in controlling their workload so that they don't have to add staff solely to meet the demands of any project.	Stated they understand the importance of these projects, and will commit our staff to input as many hours as necessary to meet project milestones and deadlines.	Stated they are willing and able to expedite design services and construction administration for the project.	Indicated they are able to adjust schedules and fast-track projects to meet owner deadlines.	Stated they will provide STC with expedited services and deliver the project on time or ahead of schedule with fewer interruptions in production and better communication regarding standards of design and construction.	Stated they are willing and able to expedite design services and construction administration for the project. Their work load is such that they have qualified staff available to assign to our project immediately.	Indicated that they are involved in a limited amount of major long-term project delivery programs and their staff is fully capable of undertaking the projects assigned.	Stated upon award of the contract to the contractor, based on our selected construction delivery method, the architectural team will schedule weekly meetings with the contractor, our representatives, and engineering consultants to review the construction schedule and payment application.
TOTAL EVALUATION POINTS	544.44	553.31	566.00	565.94	550.13	551.81	560.94	557.56	554.69
RANKING	9	6	1	2	8	7	3	4	5

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



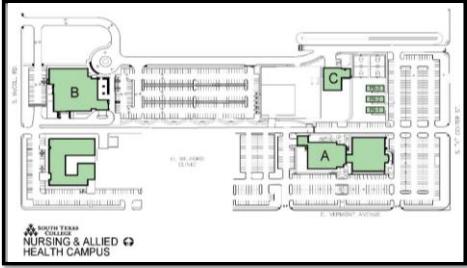

**SOUTH TEXAS COLLEGE  
ARCHITECTURAL SERVICES FOR DISTRICT OFFICE RENOVATION  
PROJECT NO. 23-24-1025  
EVALUATION SUMMARY**

VENDOR	Able City, LLC.		Boultinghouse Simpson Gates Architects		Brown Reynolds Watford Architects		goERO International, LLC./ dba ERO Architects		Gignac & Associates, LLP.		Milnet Architectural Services, PLLC.		Nassri - Warren Group Architects, Inc./dba The Warren Group Architects, Inc.		Negrete & Kolar Architects, LLP.		Rike Ogden Figueroa Alex Architects, Inc.	
ADDRESS	200 S 10th St Ste 907		3301 N McColl Rd		3535 Travis St Ste 250		135 Paseo Del Prado Ste 33		3700 N 10th St		608 S 12th St		804 S Main St		11720 N IH-35		1007 Walnut Ave	
CITY/STATE/ZIP	McAllen, TX 78501		McAllen, TX 78501		Dallas, TX 75204		Edinburg, TX 78539		McAllen, TX 78504		McAllen, TX 78501		McAllen, TX 78501		Austin, TX 78753		McAllen, TX 78501	
PHONE	956-790-0442		956-630-9494		214-528-8704		956-655-4655		956-686-0100		956-688-5656		956-994-1900		512-461-8810		956-686-7771	
CONTACT	Claudio Leon		Danny Boultinghouse		Craig Reynolds		Eli R. Ochoa		Raymond Gignac		Rodolfo R. Molina, Jr.		Laura Nassri Warren		David Negrete		Luis A. Figueroa	
2.1 Statement of Interest (up to 100 points)																		
2.1.1 Statement of interest on project 2.1.2 Firm History including credentials 2.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project 2.1.4 Availability and commitment of firm and its principal(s) and key professionals	100	94.38	100	94.38	100	93.88	100	94.75	100	93.75	100	92.88	100	93.13	100	92.38	100	93.63
	95		96		96		96		93		94		93		92		93	
	93		95		95		96		93		93		94		94		95	
	92		92		92		92		90		90		91		90		91	
	90		96		95		98		97		98		90		94		95	
	92		92		88		90		90		85		97		90		90	
	93		92		93		93		92		92		92		92		92	
	100		92		92		93		95		91		88		87		93	
2.2 Prime Firm (up to 100 points)																		
2.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm 2.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s). 2.2.3 Prime Firm meeting availability 2.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	100	95.63	95	93.88	100	96.13	100	95.25	100	93.38	95	93.00	90	93.75	95	94.25	100	93.25
	95		94		95		96		91		92		90		93		92	
	95		96		94		96		94		91		94		94		94	
	92		92		92		92		90		90		91		90		91	
	95		100		100		100		95		97		93		100		100	
	98		92		98		86		88		90		98		91		90	
	95		94		95		94		93		94		94		94		94	
	95		88		95		98		96		95		100		97		85	
2.3 Project Team (up to 100 points)																		
2.3.1 Organizational chart showing, the roles of the prime firm and each consultant firm or individual included. --Identify the consultant and provide a brief history about the consultant --Describe the consultant's proposed role in the project and its related project experience --List a project(s) that the prime firm and the consultant have worked together on during the last five years --Provide a statement of the consultant's availability for the projects(s) --Provide resumes giving the experience and expertise of principals and key professional member for the consultant who will be assigned to the projects(s)	95	95.13	100	95.00	100	96.13	100	95.50	80	92.38	100	94.25	100	96.25	100	93.63	100	94.13
	94		92		95		95		94		91		92		94		95	
	94		94		95		95		95		93		95		95		95	
	92		92		91		92		91		91		91		90		91	
	98		100		98		95		98		93		98		93		100	
	100		100		100		100		100		100		100		100		100	
	95		94		94		94		93		93		94		94		94	
	93		88		96		93		88		93		100		83		78	

SOUTH TEXAS COLLEGE  
ARCHITECTURAL SERVICES FOR DISTRICT OFFICE RENOVATION  
PROJECT NO. 23-24-1025  
EVALUATION SUMMARY

VENDOR	Able City, LLC.		Boultinghouse Simpson Gates Architects		Brown Reynolds Watford Architects		goERO International, LLC./ dba ERO Architects		Gignac & Associates, LLP.		Milnet Architectural Services, PLLC.		Nassri - Warren Group Architects, Inc./dba The Warren Group Architects, Inc.		Negrete & Kolar Architects, LLP.		Rike Ogden Figueroa Alex Architects, Inc.	
2.4 Representative Projects (up to 100 points)																		
2.4.1 Specific data on 3 projects the prime firm provided or is providing professional services in an educational setting --Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise.	85	91.38	85	86.38	100	93.00	100	91.38	95	91.38	95	90.00	95	94.38	100	93.75	100	91.25
	92		90		96		95		93		92		94		90		91	
	88		90		95		92		95		95		95		95		94	
	92		89		92		92		91		91		91		90		90	
	100		90		95		100		85		83		95		98		83	
	91		84		87		87		80		80		91		87		84	
	93		93		94		94		95		93		94		95		93	
	90		70		85		71		97		91		100		95		95	
2.5 Three References (up to 100 points)																		
2.5.1 Provide references for 3 projects, other than STC. The references shall include the following current information: --Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number and email address	67.5	70.69	87.5	89.06	87.5	90.63	87.5	92.19	87.5	87.50	87.5	89.06	87.5	89.06	87.5	89.06	87.5	89.06
	67.5		87.5		87.5		87.5		87.5		87.5		87.5		87.5		87.5	
	76		100		100		100		100		100		100		100		100	
	67.5		87.5		87.5		87.5		87.5		87.5		87.5		87.5		87.5	
	67.5		87.5		100		100		87.5		87.5		87.5		87.5		87.5	
	76		87.5		87.5		87.5		87.5		87.5		87.5		87.5		87.5	
	76		87.5		87.5		87.5		87.5		87.5		87.5		87.5		87.5	
	67.5		87.5		87.5		100		75		87.5		87.5		87.5		87.5	
2.6 Project Execution (up to 100 points)																		
2.6.1 Provide a summary of your approach to the project that addresses key elements such as your interaction with STC staff, management of the different phases of the project, how you maintain quality control, and final project close out. 3.6.2 Provide information as part of submission response to assure that Architectural firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Architect is intending to supplement production capability in order to meet schedule demands.	100	97.25	100	94.63	100	96.25	100	96.88	90	91.75	100	92.63	95	94.38	100	94.50	100	93.38
	97		96		97		97		90		94		93		96		94	
	95		95		95		95		95		94		94		95		94	
	92		91		92		92		91		90		90		91		90	
	100		90		100		100		80		85		100		90		85	
	100		100		100		100		100		100		100		100		100	
	94		93		94		94		94		93		93		94		94	
	100		92		92		97		94		85		90		90		90	
TOTAL EVALUATION POINTS	544.44		553.31		566.00		565.94		550.13		551.81		560.94		557.56		554.69	
RANKING	9		6		1		2		8		7		3		4		5	

**Project Fact Sheet**  
**1/5/2024**

<b>Project Name:</b> District Offices Building Renovation				<b>Project No.</b> 2023-020C			
<b>Funding Source(s):</b> Unexpended Plant Fund							
		<b>FY 22-23</b>			<b>FY 23-24</b>		
	<b>* Total</b>		<b>FY 22-23</b>	<b>Variance of</b>		<b>FY 23-24</b>	<b>Variance of</b>
	<b>Project Budget</b>	<b>Project Budget</b>	<b>Actual</b>	<b>Project Budget vs. Actual</b>	<b>Project Budget</b>	<b>Actual</b>	<b>Project Budget vs. Actual</b>
		<b>Expenditures</b>	<b>Expenditures</b>	<b>Expenditures</b>	<b>Expenditures</b>	<b>Expenditures</b>	<b>Expenditures</b>
Construction:	\$ 4,000,000.00	\$ -	\$ -	\$ -	2,500,000.00		
Design:	400,000.00				250,000.00		
Miscellaneous:	120,000.00				5,000.00	498.51	
FFE:	240,000.00				-	-	-
Technology:	240,000.00				-	-	-
<b>Total:</b>	<b>\$ 5,000,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,755,000.00</b>	<b>\$ 498.51</b>	<b>\$ -</b>
<b>* Pending Architect's Probable Cost for Construction</b>							
<b>Project Team</b>				<b>Board Status</b>			
<b>Approval to Solicit Architect/Engineer:</b>	TBD	<b>Board Approval of Schematic Design</b>		TBD	<b>Vendor</b>	<b>Contract Amount</b>	<b>Actual Expenditures</b>
<b>Architect/Engineer:</b>	TBD						
<b>Contractor:</b>	TBD						
<b>STC FPC Project Manager:</b> David Valdez		<b>Substantial Completion</b>		TBD	<b>Board Acceptance</b> TBD		
		<b>Final Completion</b>		TBD	<b>Board Acceptance</b> TBD		
<b>Project Description</b>				<b>Project Scope</b>			
Design and renovation of an existing facility for the District Offices.				Design and renovate the existing 22,950 square foot facility to provide administration office space to serve the entire district for South Texas College.			
<b>Projected Timeline</b>							
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
7/25/2023	1/16/2024	5/28/2024	11/26/2024	12/16/2024	11/25/2025	12/15/2025	12/15/2025
<b>Project Calendar of Expenditures by Fiscal Year</b>							
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Miscellaneous</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>	
2022-23	-	-	-	-	-	\$	-
2023-24	-	-	498.51	-	-	\$	498.51
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 498.51</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$</b>	<b>498.51</b>
<b>Current Agenda Item</b>							
N/A							
							

FPC Project Manager *David Valdez*

FPC Asst. Director *Rita G. [Signature]*

FPC Director *RMA*

**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	January 10, 2024
2.	RCPSE Canopies for Students and Instructors Project 2019-017C Architect: Gignac & Associates, LLP Contractor: 5 Star GC Construction, LLC.	Final Completion Recommended	January 10, 2024
3.	F.L.A.G. Fire Training Area Project 2019-020C Architect: Gignac & Associates, LLP Contractor: 5 Star GC Construction, LLC.	Final Completion Recommended	January 10, 2024

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 is 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**

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

**Recommended Action**

Administration requests the Committee recommend Board approval of final completion and release of final payment of \$96,011.68 to 5 Star GC Construction, LLC 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





November 28, 2023

South Texas College  
Attn: Ricardo de la Garza  
Director of Facilities, Planning and Construction  
3200 W. Pecan Blvd.  
McAllen, TX 78501

DRAFT

Re: Regional Center for Public Excellence FLAG & Canopies for Students and Emergency Vehicles

Mr. De la Garza:

5 Star GC Construction, LLC has substantially completed the scope of work and addressed all punch list items as of November 16, 2023.

The Contractor has performed the work in general accordance with our contract documents and we recommend STC accepts procuring close out documents including record drawings, O&M manuals, Consent of Surety, and Affidavit for the Release of Liens prior to releasing final payment to 5 Star GC Construction, LLC.

Thank You

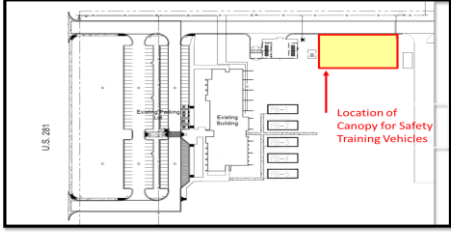

Raymond Gignac  
Gignac | Architects

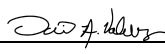
Architect:

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Raymond Gignac, AIA Firm Principal

**Project Fact Sheet**  
**1/5/2024**

<b>Project Name:</b> Regional Center for Public Safety Excellence - Canopy for Safety Training Vehicles										<b>Project No.:</b> 2019-016C	
<b>Funding Source(s):</b> Unexpended Plant Fund											
			<b>FY 20-21</b>			<b>FY 21-22</b>			<b>FY 22-23</b>		
	<b>Original Total Project Budget</b>	<b>*Revised Total Project Budget</b>	<b>Project Budget</b>	<b>FY 20-21 Actual Expenditures</b>	<b>Variance of Project Budget vs. Actual Expenditures</b>	<b>Project Budget</b>	<b>FY 21-22 Actual Expenditures</b>	<b>Variance of Project Budget vs. Actual Expenditures</b>	<b>Project Budget</b>	<b>FY 22-23 Actual Expenditures</b>	<b>Variance of Project Budget vs. Actual Expenditures</b>
Construction:	\$ 245,000.00	\$ 760,560.20	\$ 85,000.00	\$ -	\$ 85,000.00	\$ 245,000.00	\$ -	\$ 245,000.00	\$ 405,000.00	\$ 719,368.69	\$ (314,368.69)
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	11,634.16	(3,747.16)
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	5,230.26	2,933.74
FFE:	-	-	-	-	-	-	-	-	-	-	-
Technology:	6,000.00	6,000.00	6,000.00	-	6,000.00	6,000.00	-	6,000.00	-	-	-
<b>Total:</b>	<b>\$ 285,500.00</b>	<b>\$ 801,060.20</b>	<b>\$ 103,500.00</b>	<b>\$ 159.67</b>	<b>\$ 103,340.33</b>	<b>\$ 285,500.00</b>	<b>\$ 33,278.46</b>	<b>\$ 252,221.54</b>	<b>\$ 421,051.00</b>	<b>\$ 736,233.11</b>	<b>\$ (315,182.11)</b>
*Revised Project Budget based on the Construction cost amount.											
			<b>FY 23-24</b>								
			<b>Project Budget</b>	<b>FY 23-24 Actual Expenditures</b>	<b>Variance of Project Budget vs. Actual Expenditures</b>						<b>Total Actual Expenditures To Date</b>
Construction:			\$ 38,100.00	\$ -	\$ 38,100.00						\$ 719,368.69
Design			3,810.00	-	3,810.00						42,993.88
Miscellaneous:			4,000.00	-	4,000.00						7,308.67
FFE:			-	-	-						-
Technology:			-	-	-						-
<b>Total:</b>			<b>\$ 45,910.00</b>	<b>\$ -</b>	<b>\$ 45,910.00</b>						<b>\$ 769,671.24</b>
<b>Project Team</b>						<b>Board Status</b>					
<b>Approval to Solicit Architect/Engineer:</b>	4/27/2021					<b>Board Approval of Schematic Design:</b>	1/25/2022				
<b>Architect/Engineer:</b>	Gignac Associates						<b>Vendor</b>	<b>Contract Amount</b>	<b>Actual Expenditures</b>	<b>Variance</b>	
							Gignac	\$ 17,762.50	\$ 42,993.88	\$ (25,231.38)	
<b>Contractor:</b>	5 Star GC Construction, LLC						5 Star GC Construction, LLC	\$ 760,560.20	\$ 719,368.69	\$ 41,191.51	
						<b>Substantial Completion</b>	TBD		<b>Board Acceptance</b>	TBD	
<b>STC FPC Project Manager:</b>	David Valdez					<b>Final Completion</b>	TBD		<b>Board Acceptance</b>	TBD	
<b>Project Description</b>						<b>Project Scope</b>					
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.					
<b>Projected Timeline</b>											
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In				
4/27/2021	7/27/2021	1/25/2022	9/27/2022	11/18/2022	9/26/2023	1/30/2024	N/A				
<b>Project Calendar of Expenditures by Fiscal Year</b>											
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Miscellaneous</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>					
2020-21	\$ -	\$ -	\$ 159.67	\$ -	\$ -	\$ 159.67					
2021-22	-	31,359.72	1,918.74	-	-	\$ 33,278.46					
2022-23	719,368.69	11,634.16	5,230.26	-	-	\$ 736,233.11					
2023-24	-	-	-	-	-	\$ -					
<b>Project Total</b>	<b>\$ 719,368.69</b>	<b>\$ 42,993.88</b>	<b>\$ 7,308.67</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 769,671.24</b>					
<b>Current Agenda Item</b>											
<b>01/16/2023 Facilities Committee Meeting:</b> Review and Recommend Action on Final Completion for Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles.											
											

FPC Project Manager    STC Project Manager    

FPC Asst. Director        FPC Director    

Project Fact Sheet  
1/5/2024

Project Name: Regional Center for Public Safety Excellence - Canopies for Students and Instructors										Project No. 2019-017C	
Funding Source(s): Unexpended Plant Fund											
	Original Total Project Budget	*Revised Total Project Budget	FY 20-21			FY 21-22			FY 22-23		
			Project Budget	FY 20-21 Actual	Variance of Project Budget vs. Actual	Project Budget	FY 21-22 Actual	Variance of Project Budget vs. Actual	Project Budget	FY 22-23 Actual	Variance of Project Budget vs. Actual
				Expenditures	Expenditures		Expenditures	Expenditures		Expenditures	Expenditures
Construction:	\$ 205,000.00	\$ 553,048.02	\$ 205,000.00	\$ -	\$ 205,000.00	\$ 41,000.00	\$ -	\$ 41,000.00	\$ 144,000.00	\$ 517,940.49	\$ (373,940.49)
Design	20,500.00	20,500.00	20,500.00	-	20,500.00	16,500.00	18,625.09	(2,125.09)	4,583.00	9,174.66	(4,591.66)
Miscellaneous:	10,000.00	10,000.00	10,000.00	159.67	9,840.33	9,833.00	3,587.54	6,245.46	6,495.00	3,565.97	2,929.03
FFE:	5,500.00	5,500.00	5,500.00	-	5,500.00	-	-	-	-	-	-
Technology:	6,000.00	6,000.00	6,000.00	-	6,000.00	-	-	-	-	-	-
<b>Total:</b>	<b>\$ 247,000.00</b>	<b>\$ 595,048.02</b>	<b>\$ 247,000.00</b>	<b>\$ 159.67</b>	<b>\$ 246,840.33</b>	<b>\$ 67,333.00</b>	<b>\$ 22,212.63</b>	<b>\$ 45,120.37</b>	<b>\$ 155,078.00</b>	<b>\$ 530,681.12</b>	<b>\$ (375,603.12)</b>
*Revised Project Budget based on the Construction cost amount.											
	FY 23-24		FY 23-24		Total Actual Expenditures To Date						
	Project Budget	FY 23-24 Actual	Variance of Project Budget vs. Actual	Expenditures							
		Expenditures	Expenditures								
Construction:	\$ 27,700.00	\$ -	\$ 27,700.00		\$ 517,940.49						
Design	2,770.00	-	2,770.00		27,799.75						
Miscellaneous:	-	-	-		7,313.18						
FFE:	-	-	-		-						
Technology:	-	-	-		-						
<b>Total:</b>	<b>\$ 30,470.00</b>	<b>\$ -</b>	<b>\$ 30,470.00</b>		<b>\$ 553,053.42</b>						

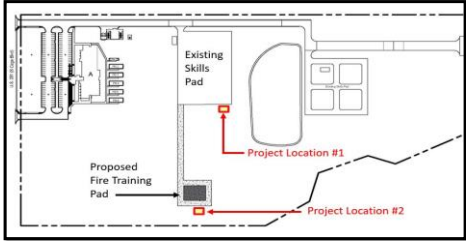
Project Team				Board Status			
Approval to Solicit Architect/Engineer:	4/27/2021	Board Approval of Schematic Design 1/25/2022	Vendor	Contract Amount	Actual Expenditures	Variance	
Architect/Engineer:	Gignac Associates		Gignac	\$ 14,862.50	\$ 27,799.75	\$ (12,937.25)	
Contractor:	5 Star GC Construction, LLC		5 Star GC Construction, LLC	\$ 553,048.02	\$ 517,940.49	\$ 35,107.53	
STC FPC Project Manager:	David Valdez		Board Acceptance	TBD			
				Substantial Completion	TBD		
				Final Completion	TBD		


Project Description		Project Scope	
Design and construction of canopies for students and instructors.		Design and construction of two (2) open canopies for students and instructors to conduct class instructions for the EVOC and Fire Training Areas and provide protection from weather conditions.	

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	1/30/2024	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	-	18,625.09	3,587.54	-	-	\$ 22,212.63	
2022-23	517,940.49	9,174.66	3,565.97	-	-	\$ 530,681.12	
2023-24	-	-	-	-	-	\$ -	
<b>Project Total</b>	<b>\$ 517,940.49</b>	<b>\$ 27,799.75</b>	<b>\$ 7,313.18</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 553,053.42</b>	

Current Agenda Item
01/16/2023 Facilities Committee Meeting: Review and Recommend Action on Final Completion for Regional Center for Public Safety Excellence Canopies for Students and Instructors.





FPC Project Manager

YC Project Manager *David Valdez*

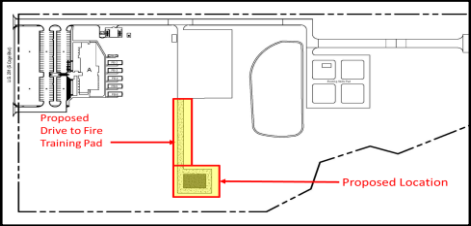

FPC Asst. Director

*Rita C. Gignac*

FPC Director

*Rita C. Gignac*

**Project Fact Sheet**  
**1/5/2024**

<b>Project Name:</b> Regional Center for Public Safety Excellence - Flammable Liquid and Gas (FLAG) Fire Training Area										<b>Project No.</b> 2019-020C																	
<b>Funding Source(s):</b> Unexpended Plant Fund																											
			FY 20-21			FY 21-22			FY 22-23																		
	<b>Original Project Budget</b>	<b>*Revised Project Budget</b>	<b>FY 20-21 Project Budget</b>	<b>FY 20-21 Actual Expenditures</b>	<b>Variance of Project Budget vs. Actual Expenditures</b>	<b>FY 21-22 Project Budget</b>	<b>FY 21-22 Actual Expenditures</b>	<b>Variance of Project Budget vs. Actual Expenditures</b>	<b>FY 22-23 Project Budget</b>	<b>FY 22-23 Actual Expenditures</b>	<b>Variance of Project Budget vs. Actual Expenditures</b>	<b>Total Actual Expenditures To Date</b>															
Construction:	\$ 300,000.00	\$ 345,641.78	\$ 300,000.00	\$ -	\$ 300,000.00	\$ 60,000.00	\$ -	\$ 60,000.00	\$ 284,173.00	\$ 368,542.64	\$ (84,369.64)																
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																
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	10,087.44	(8,992.44)																
FFE:	100,000.00	100,000.00	100,000.00	-	100,000.00	-	-	-	-	-	-																
Technology:	-	-	-	-	-	-	-	-	-	-	-																
<b>Total:</b>	<b>\$ 443,600.00</b>	<b>\$ 489,241.78</b>	<b>\$ 443,600.00</b>	<b>\$ 159.67</b>	<b>\$ 443,440.33</b>	<b>\$ 97,433.00</b>	<b>\$ 46,430.82</b>	<b>\$ 51,002.18</b>	<b>\$ 295,686.00</b>	<b>\$ 387,487.33</b>	<b>\$ (91,801.33)</b>																
*Revised Project Budget based on the Construction cost amount.																											
			FY 23-24																								
			<b>FY 23-24 Project Budget</b>	<b>FY 23-24 Actual Expenditures</b>	<b>Variance of Project Budget vs. Actual Expenditures</b>							<b>Total Actual Expenditures To Date</b>															
Construction:			\$ 17,300.00	\$ -	\$ 17,300.00							\$ 368,542.64															
Design:			1,730.00	-	1,730.00							51,700.53															
Miscellaneous:			-	-	-							13,834.65															
FFE:			-	-	-							-															
Technology:			-	-	-							-															
<b>Total:</b>			<b>\$ 19,030.00</b>	<b>\$ -</b>	<b>\$ 19,030.00</b>							<b>\$ 434,077.82</b>															
<b>Project Team</b>						<b>Board Status</b>																					
<b>Approval to Solicit Architect/Engineer:</b> 4/27/2021						<b>Board Approval of Schematic Design:</b> 1/25/2022																					
<b>Architect/Engineer:</b> Gignac Associates						<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Vendor</th> <th>Contract Amount</th> <th>Actual Expenditures</th> <th>Variance</th> </tr> <tr> <td>Gignac</td> <td>\$ 21,750.00</td> <td>\$ 51,700.53</td> <td>\$ (29,950.53)</td> </tr> <tr> <td>5 Star GC</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Construction, LLC</td> <td>\$ 388,255.28</td> <td>\$ 368,542.64</td> <td>\$ 19,712.64</td> </tr> </table>						Vendor	Contract Amount	Actual Expenditures	Variance	Gignac	\$ 21,750.00	\$ 51,700.53	\$ (29,950.53)	5 Star GC				Construction, LLC	\$ 388,255.28	\$ 368,542.64	\$ 19,712.64
Vendor	Contract Amount	Actual Expenditures	Variance																								
Gignac	\$ 21,750.00	\$ 51,700.53	\$ (29,950.53)																								
5 Star GC																											
Construction, LLC	\$ 388,255.28	\$ 368,542.64	\$ 19,712.64																								
<b>Contractor:</b> 5 Star GC Construction, LLC						<b>Substantial Completion:</b> TBD																					
<b>STC FPC Project Manager:</b> David Valdez						<b>Board Acceptance:</b> TBD																					
						<b>Final Completion:</b> TBD																					
<b>Project Description</b>						<b>Project Scope</b>																					
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.																					
<b>Projected Timeline</b>																											
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In																				
4/27/2021	7/27/2021	1/25/2022	9/27/2022	11/18/2022	9/26/2023	1/30/2024	N/A																				
<b>Project Calendar of Expenditures by Fiscal Year</b>																											
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Miscellaneous</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>																					
2020-21	\$ -	\$ -	\$ 159.67	\$ -	\$ -	\$ 159.67																					
2021-22	-	42,843.28	3,587.54	-	-	\$ 46,430.82																					
2022-23	368,542.64	8,857.25	10,087.44	-	-	\$ 387,487.33																					
2023-24	-	-	-	-	-	\$ -																					
<b>Project Total</b>	<b>\$ 368,542.64</b>	<b>\$ 51,700.53</b>	<b>\$ 13,834.65</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 434,077.82</b>																					
<b>Current Agenda Item</b>																											
<b>01/16/2023 Facilities Committee Meeting:</b> Review and Recommend Action on Final Completion of the Regional Center for Public Safety Excellence for Flammable Liquid and Gas (F.L.A.G.) Fire Training Area.																											
																											

FPC Project Manager David Valdez

FPC Asst. Director Rita Geller

FPC Director RMA

### **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
<b>Pecan Campus</b>								
1	New Continuing Education Bldg and Testing Center	DV	12/6/2023	4/23/2024	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	6/27/2024	8/7/2024	9/9/2025	10/9/2025
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	SS	-	-	-	-	-	-
9	Operations Support Center Building Z	RC	-	-	-	-	-	-

## 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
<b>Pecan Plaza</b>								
10	Human Resources Building A Renovation	DV	-	-	-	-	-	-
11	East Building B Renovation for Cosmetology	MV	-	-	-	-	-	-
<b>Mid-Valley Campus</b>								
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	-	-	-	-	-	-
<b>Technology Campus</b>								
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	4/23/2024
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
<b>Nursing &amp; Allied Health Campus</b>								
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	DV	1/30/2024	4/23/2024	TBD	TBD	TBD	TBD
<b>Starr County Campus</b>								
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	1/30/2024
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	1/30/2024
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	1/30/2024
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	1/30/2024
24	Skills Pad and EVOC Lighting	SS	DBR Engineering 1/25/22	N/A	Metro Electric, Inc. 10/18/22	11/15/2022	1/30/2024	2/28/2024
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	DV	1/30/2024	N/A	6/25/2024	7/15/2024	10/30/2024	11/30/2024

Red text signifies projected dates

**South Texas College**  
**Monthly Construction Report**  
**Fiscal Year 2023-2024**  
**As of November 30, 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	8,782,399.65	698,311.17
Proposed Projects for the Month of November 2023	344,813.92	-
<b>Total Project Budget Balance</b>	<b>\$ 23,017,390.43</b>	<b>\$ 10,591,728.83</b>

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	\$ -
Board Approved on November 28, 2023			
2023-001C	Substantial Completion of the Technology Campus Truck Driving Range Expansion	55,744.00	
2022-017R	Final Completion of the Pecan Campus Resurfacing of East Drive	289,069.92	
Total Board Approval on November 30, 2023		\$ 344,813.92	\$ -
Total FY 24 Board Approved Projects		\$ 9,127,213.57	\$ 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	\$ 70,862	\$ 1,064,138	\$ 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	\$ 585,013	\$ 294,497	\$ 802,840	Low	February 2024	Approval of Substantial Completion	Able City, LLC	Holchemont
3	Pecan Campus Kinesiology Building Phase I	SS			●							\$ 6,177,150	\$ 109,426	\$ 6,067,724	\$ 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	\$ 51,156	\$ 5,646,844	\$ 1,405,000	High	June 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	\$ 108,124	\$ 91,876	\$ 71,500	High	March 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	\$ 924,581	\$ 19,809,579	\$ 4,694,440					
Pecan West																				
10	Pecan West Continuing Education Building A & Testing Center Addition	DV		●								\$ 9,087,683	\$ 1,518	\$ 9,086,165	\$ 1,371,150	High	January 2024	Approval of Architectural Services Fee	TBD	TBD
11	Pecan West Continuing Education Parking & Site Improvements	DV		●								\$ 1,875,000	\$ 25,288	\$ 1,849,712	\$ 628,225	High	April 2024	Approval of Schematic Design	Perez Consulting Engineers	TBD
Pecan West Subtotal												\$ 10,962,683	\$ 26,806	\$ 10,935,877	\$ 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	\$ 692,563	\$ 847,192	\$ 898,700	High	January 2024	Approval of Substantial Completion	PBK Architects	Holchemont
15	Workforce Center Building M Automotive Lab Expansion	MV					●					\$ 2,648,275	\$ 1,067,662	\$ 1,580,613	\$ 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	\$ 536,288	\$ 699,142	\$ 691,200	High	January 2024	Approval of Substantial Completion	PBK Architects	Holchemont
17	Child Development Center Portable PB L-2 Renovation	DV					●					\$ 305,000	\$ 45,044	\$ 259,956	\$ 305,000	High	TBD	TBD	Perez Consulting Engineers/MEP Solutions Engineers	Calidad Construction/ Terra Fuerte
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	\$ 2,341,557	\$ 3,475,903	\$ 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	\$ 412,873	\$ 2,695,127	\$ 2,576,680	High	July 2024	Approval of Substantial Completion	EGV Architects	Kimber 1985
21	Truck Driving Range Expansion	DV						●				\$ 41,350	\$ 52,403	\$ (11,053)	\$ 37,500	High	March 2024	Approval of Final 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	\$ 701,271	\$ 2,957,979	\$ 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	\$ 499	\$ 4,999,501	\$ 2,755,000	High	January 2024	Approval of Architectural Services	TBD	TBD
Nursing and Allied Health Campus Subtotal												\$ 5,872,746	\$ 499	\$ 5,872,247	\$ 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	\$ 1,050,335	\$ 245,185	\$ 54,500	High	January 2024	Approval of Final Completion	Gignac & Associates, LLP	Kimber 1985
28	Workforce Building Q Automotive Expansion	MV					●					\$ 2,551,300	\$ 435,933	\$ 2,115,367	\$ 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	\$ 116,474	\$ 398,154	\$ 390,000	High	May 2024	Approval of Substantial Completion	Able City, LLC	Triun Construction
Starr County Campus Subtotal												\$ 4,361,448	\$ 1,602,742	\$ 2,758,706	\$ 2,301,300					
Regional Center for Public Safety Excellence																				
30	Canopy for Safety Training Vehicles	DV							●			\$ 801,060	\$ 767,593	\$ 33,467	\$ 41,910	High	January 2024	Approval of Final Completion	Gignac & Associates, LLP	5 Star Construction
31	Canopy for Students/Instructors	DV							●			\$ 595,048	\$ 549,306	\$ 45,742	\$ 30,470	High	January 2024	Approval of Final Completion	Gignac & Associates, LLP	5 Star Construction
32	Fire Training Area	DV							●			\$ 489,242	\$ 430,391	\$ 58,851	\$ 19,030	High	January 2024	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	January 2024	Approval of Substantial Completion	DBR	Metro Electric
35	Two-Story Residential Fire Training Structure	SS					●					\$ 2,796,250	\$ 1,075,195	\$ 1,721,055	\$ 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	February 2024	Approval of Engineering Services	TBD	TBD
Regional Center for Public Safety Excellence Subtotal												\$ 5,585,031	\$ 3,146,386	\$ 2,438,645	\$ 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	\$ 8,824,127	\$ 64,956,595	\$ 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	\$ 330,224	\$ (143,224)	\$ 187,000	High	November 2023	Approval of Final Completion	Perez Consulting Engineers
3	South Academic Building J Generator Replacement	SS					●					\$ 344,100	\$ 100,336	\$ 243,764	\$ 344,100	High	May 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	\$ 430,559	\$ 1,060,041	\$ 1,490,600				
Mid Valley Campus																			
8	South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas	DV					●					\$ 1,730,000	\$ 689,156	\$ 1,040,844	\$ 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	\$ 689,156	\$ 1,243,844	\$ 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	\$ 187,782	\$ 234,218	\$ 218,600	Low	May 2024	Approval of Substantial Completion	DBR
Nursing and Allied Health Campus Subtotal												\$ 762,000	\$ 187,782	\$ 574,218	\$ 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	SS		●								\$ 395,000	\$ -	\$ 395,000	\$ 395,000	Low	February 2024	Approval of Engineering Services	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
18	Fire Alarm Panel Replacement/Upgrade	RC/O&M		●								\$ 102,500	\$ -	\$ 102,500	\$ 102,500	Low	N/A		N/A	TBD
19	Interior LED Lighting Replacements	RC/O&M		●								\$ 110,000	\$ -	\$ 110,000	\$ 110,000	Low	N/A		N/A	TBD
20	Ext. Walkway LED Lighting Replacements	RC/O&M		●								\$ 50,000	\$ 5,610	\$ 44,390	\$ 50,000	Low	N/A		N/A	TBD
21	Building Automation Systems Replacements	RC/O&M		●								\$ 76,500	\$ 298	\$ 76,202	\$ 76,500	Low	N/A		N/A	TBD
22	Flooring Replacements	SS							●			\$ 504,000	\$ -	\$ 504,000	\$ 504,000	Medium	TBD		N/A	TBD
23	HVAC Replacements	MV		●								\$ 3,050,000	\$ -	\$ 3,050,000	\$ 3,050,000	Low	February 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	\$ 6,993	\$ 6,439,347	\$ 6,446,340					
Totals		0	2	8	3	0	1	0	1	0	0	\$ 11,478,440	\$ 1,314,491	\$ 10,163,949	\$ 11,275,039					



**Outstanding Issues - Action Plan**  
**January 16, 2024 Facilities Committee Meeting**  
*as of January 10, 2024*

#	Description of Issues	Responsible Parties	Status	Due Date	Comments/Notes	Resolution / Action Item
<b>Pecan Campus</b>						
1	Pecan Campus North Academic Humanities Building P - Water Infiltration (Warranty Item since 2018)	D. Wilson Construction	Pending	5/31/2023 6/5/2023 7/11/2023 8/8/2023 10/11/2023 11/17/2023 1/10/2024	<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>1/10/2024: 1) D. Wilson has not provided Items 1 &amp; 3 as noted on 11/6/2024. 2) D. Wilson has scheduled with the Design Team and the Owner to provide a mock-up of the repair for the brick ledge weep holes on January 12, 2024.</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> <p>1/10/2024: Pending confirmation from Contractor that all items are completed and pending list of deficient items; brick weep hole mock-up scheduled for Friday, January 12, 2024.</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	<p>5/31/2023</p> <p>6/5/2023</p> <p>7/11/2023</p> <p>8/8/2023</p> <p>10/11/2023</p> <p>11/17/2023</p> <p>1/10/2024</p>	<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>1/10/2024: 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> <p>1/10/2024: Awaiting final settlement from Hartford Insurance and recommendation from Public Adjuster. Roof replacement is in progress; construction documents for interior work by Architect 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 1/10/2024	<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>1/10/2024: Meeting with Owner, Architect and Contractor to review moisture test results and discuss next steps has not be scheduled by Architect; 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> <p>1/10/2024: Pending meeting with architect and contractor to discuss next steps.</p>