

South Texas College
Board of Trustees
Facilities Committee
Pecan Campus, Ann Richards Administration Building X
Board Room
Tuesday, February 13, 2024
@ 4:00 PM
McAllen, Texas

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

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Approval of Facilities Committee Meeting Minutes

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

1. January 16, 2024 Facilities Committee Meeting

Meeting Minutes

Facilities Committee Meeting

January 16, 2024

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building Board Room
Pecan Campus, McAllen, Texas
Tuesday, January 16, 2024 @ 4:30 PM**

MINUTES

The Facilities Committee Meeting was held on Tuesday, January 16, 2024 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:35 p.m. with Dr. Alejo Salinas, Jr. presiding.

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

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

Members absent: None

Also present: Dr. Ricardo J. Solis, Mrs. Mary Elizondo, Dr. David Plummer, Mr. Matthew Hebbard, Mr. Ricardo De La Garza, Mrs. Becky Cavazos, Mrs. Sara Lozano, Mr. Robert Cuellar, Mr. David Valdez, Mr. Sam Saldana, Mr. Martin Villarreal, Ms. Luisa Rodriguez, Mrs. Gardenia Perez, Mr. Eli Ochoa, Mr. Andres Vela, Ms. Yesenia Suchil, and Mr. Andrew Fish.

Approval of Facilities Committee Meeting Minutes

Upon a motion by Mr. Paul R. Rodriguez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee approved the minutes for their November 14, 2023 Facilities Committee Meeting as written. The motion carried.

**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 was 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 was 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 proposed the following fees which included 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.

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

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

Funding Source

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

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

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

Estimated Project Timeline

The project design phase was 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 were included for the Committee's review and information.

At the January 16, 2024 Facilities Committee meeting, the Committee members asked for details about the fee negotiation process. Administration responded that the initial proposed fee was reasonable and in accordance with the Board approved fee schedule for a project of this budget.

Trustees also questioned the need for a full master plan project at the new project site, Pecan West. Administration responded that this scope had been included in the project at the previous request of the Board, to have the architect contracted for this first construction project on the Pecan West location consider layout options for this project and propose preliminary site considerations that would support future build-out.

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

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 were necessary for design and construction administration services for this project. The design scope of work included, but was 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 was reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction departments, and Administration. This project was scheduled as a non-educational improvement to renovate the new District Offices facility.

Background

The project consisted 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 choose to implement Round 3 of the evaluation process as necessary.

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

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

Funding Source

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

Estimated Project Timeline

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

Recommended Action

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

The Facilities Committee deferred deliberation and action on this item to the full Board of Trustees, and no action was taken.

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

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It was recommended that final completion and release of final payment for this project with by 5 Star GC Construction, LLC. The original total cost approved for this project was \$1,659,250.00, which included necessary site infrastructure work.

The following table summarizes the current budget status:

Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and F.L.A.G. Fire Training Area					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$833,173.00	\$ 1,659,250.00	\$42,673.50	\$1,701,923.50	\$1,605,911.82	\$96,011.68

Enclosed Documents

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

Upon a motion by Mr. Paul R. Rodriguez and a second by Ms. Rose Benavidez, the Committee recommended Board approval of final completion and release of final payment of \$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. 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 5:17 p.m.

I certify that the foregoing are the true and correct minutes of the January 16, 2024 Facilities Committee Meeting of the South Texas College Board of Trustees.

Dr. Alejo Salinas, Jr., Presiding

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

College Administration has developed the proposed evaluation process for the Board's selection of architects for Round 3 of the evaluation criteria.

The process will be presented at the Facilities Committee.

Review and Recommend Action on Contracting Civil Engineering Services for the Regional Center for Public Safety Excellence Parking Lot 1 Additional Spaces

Approval to contract civil engineering services for the Regional Center for Public Safety Excellence (RCPSE) Parking Lot 1 Additional Spaces project will be requested at the Board meeting.

Purpose

Civil engineering 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 increase the number of parking spaces at the RCPSE.

Background

The existing parking lot contains one hundred thirty-six (136) spaces. The project consists of constructing an additional seventy-six (76) parking spaces to the existing parking lot for students and visitors.

The proposed scope of work is summarized as follows:

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

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

Advertised RFQ	November 29, 2023 and December 6, 2023
RFQ Responses Due	December 14, 2023
RFQ Issued To	Thirty (30) Vendors
Responses Received From	Five (5) Vendors
Responses Reviewed By	Division of Business, Public Safety, & Technology, Facilities Operations & Maintenance, Facilities Planning & Construction, and Purchasing Departments

Highest Ranked Vendor

Based on the evaluations of the qualifications, **Perez Consulting Engineers, LLC.** was the highest ranked firm.

The total project budget is \$330,700 which includes costs for construction, design, and miscellaneous.

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

Funding Source

Funds for the Regional Center for Public Safety Excellence Parking Lot 1 Additional Spaces Project 2024-008C are budgeted in the Renewals & Replacements Fund for available use in FY 2023-2024.

Estimated Project Timeline

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

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 civil engineering services with Perez Consulting Engineers, LLC. for the Regional Center for Public Safety Excellence Parking Lot 1 Additional Spaces project as presented.

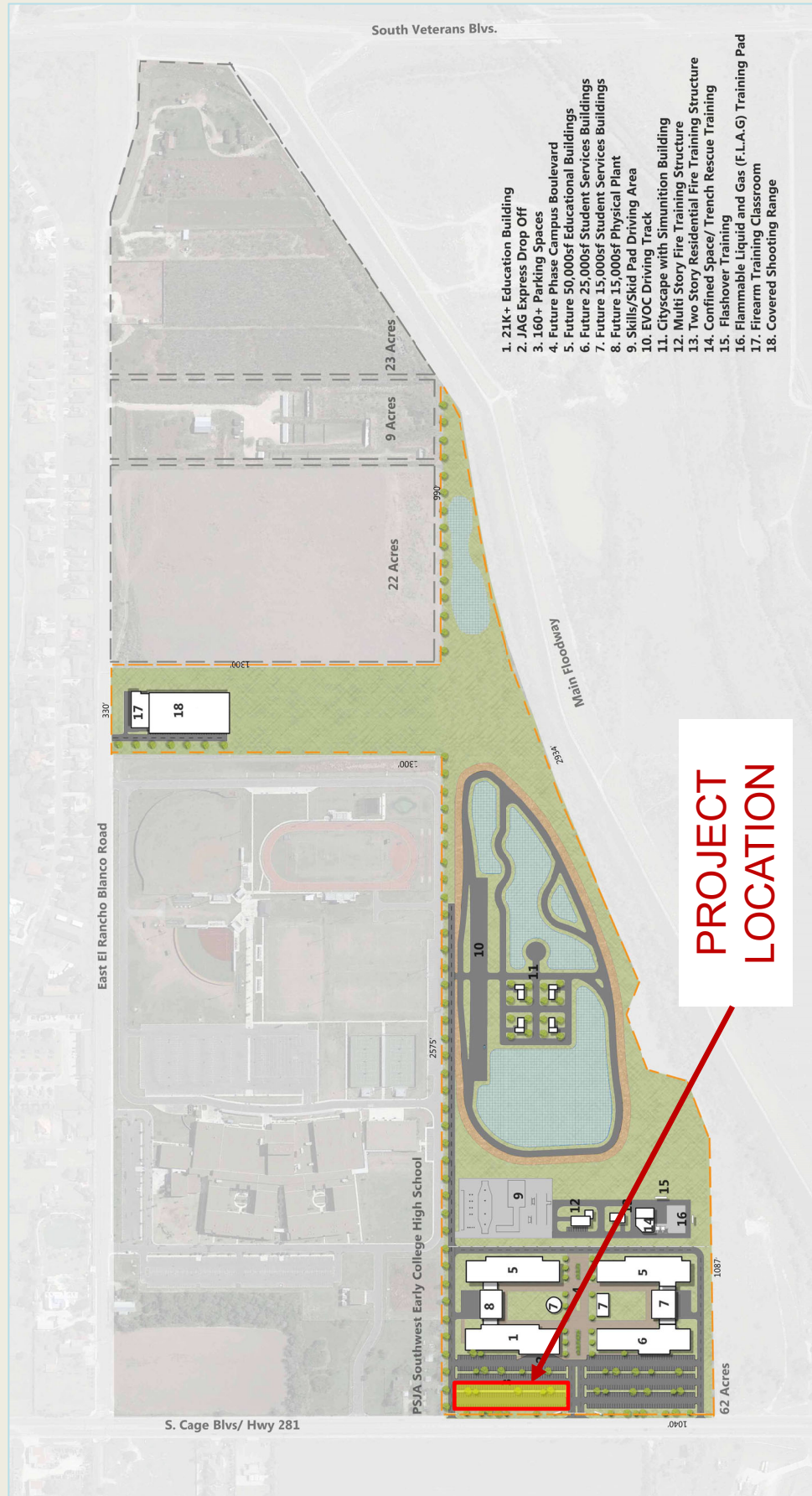


**SOUTH TEXAS
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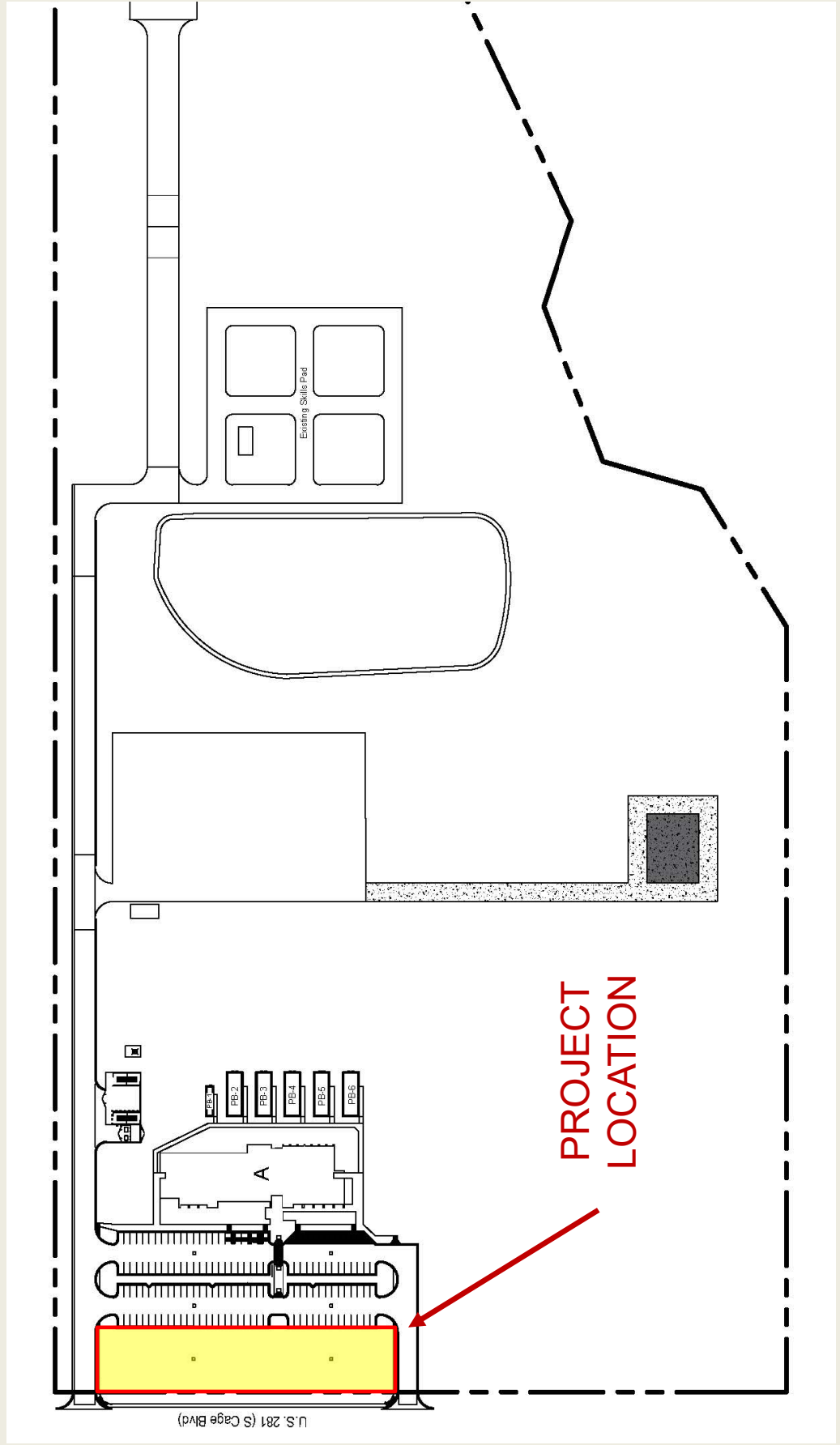
Regional Center for Public Safety Excellence Additional Parking Lot



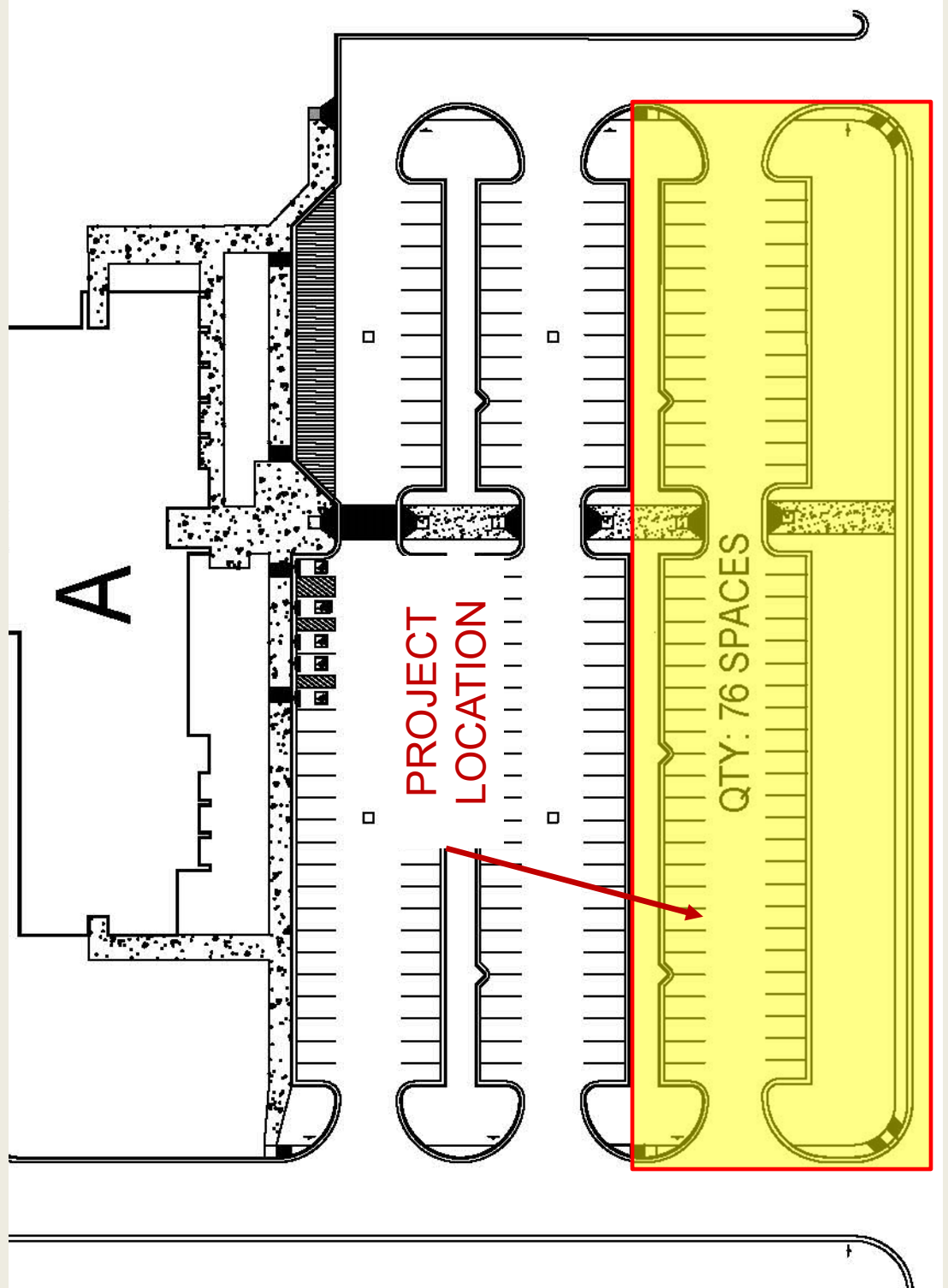
Project Site



Project Site



Project Site



Proposed Scope and Budget



Scope of Work

Design and Construction of a new parking lot addition at the Regional Center for Public Safety Excellence.

Estimated Total Project Budget

Construction	\$ 287,000
Design*	28,700
Miscellaneous	15,000
Total Project Budget	\$ 330,700

* Civil engineering, surveys, TDLR reviews & inspections, landscape & irrigation services

SOUTH TEXAS COLLEGE
CIVIL ENGINEERING SERVICES - CIVIL ENGINEERING SERVICES - REGIONAL CENTER FOR PUBLIC SAFETY
EXCELLENCE PARKING LOT #1 ADDITIONAL SPACES
PROJECT NO. 23-24-1028

VENDOR	Cruz-Hogan Consultants, Inc.	International Consulting Engineers	Perez Consulting Engineers, LLC.	R. Gutierrez Engineering Corporation	SAMES, Inc.
ADDRESS	605 E Violet Ave Ste 1	261 Saratoga Blvd	808 Dallas Ave	130 E Park Ave	200 S 10th St Ste 1500
CITY/STATE/ZIP	McAllen, TX 78504	Corpus Christi, TX 78417	McAllen, TX 78501	Pharr, TX 78577	McAllen, TX 78501
PHONE	956-682-5022	361-826-5805	956-631-4482	956-782-2557	956-702-8880
FAX		361-826-5806	956-682-1545	956-782-2558	956-702-8883
CONTACT	Ronnie Cruz	Jesus J. Jimenez	J. David Perez	Ramiro Gutierrez	Saul D. Maldonado
2.1 Statement of Interest					
2.1.1 Statement of Interest for Project	The Firm is very interested in the project and state that they are a local Hidalgo County firm with over 30 yrs. experience and have recently completed other school projects in the Rio Grande Valley. They have staff immediately available for our assignments.	Firm is pleased to present services to South Texas College.	Stated they are very interested in assisting STC with the Regional Center for Public Safety Excellence Parking Lot#1 Additional Spaces. Having worked with STC, they are familiar with the procedures for a smooth project design and construction.	Firm stated their interest in the project. They summarized their firms capability in various aspects of services required for the project.	Firm stated they are fully committed and prepared to offer STC a solid team of experts with comprehensive engineering design.
2.1.2 History and Statistics of Firm	- 30 years experience - 12 employees, including associates - Principal has been providing services and completing 500 public works-type projects	- Limited Liability Company - Located in several cities in Texas - 111 Employees	- Established in 1991 - Located in McAllen, TX - Principal has been providing services since 1976	- Established in 1998 - 3 Professional Engineers, 1 engineer in training, and 1 Registered Professional Land Surveyor - Located in Pharr, Texas	- Established in 2008 - Located in McAllen, Texas - 103 Employees
2.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Described the firm's experience throughout the Rio Grande Valley area in various aspects of services. Gave an example of the type of work already provided to several cities in Texas.	Stated the firm's experience in many area and various aspects of services. Will have Project Manager Hugo P. Gonzalez, Jr with over 23 years of experience be the single point of contact for South Texas College	Pointed to the firm's experience throughout the Rio Grande Valley area in various aspects of services. Provided an example of the type of work already provided to the STC previously.	The firm described the specific details needed for the work and provided a list of previous similar work they have provided for STC.	Stated they provide turn-key options including complete project development, design, construction and completion.
2.1.4 Statement of Availability and Commitment	Indicate that they will provide a complete technical and personal service to the client and to complete projects on time and within the budgets. Will have principal present, whenever possible, at all major important meetings.	Indicate that the Edinburg office is 30 minute drive to McAllen which makes it available and immediately aware of local conditions and limitations that need to be considered.	Indicated that are involved in other work, but is approx. 75% complete. They can assign a project engineer as soon as awarded and can add personnel as workload increases.	Stated they are committed to providing STC with the attention it deserves. They are able to commence work on any STC project immediately.	Indicated that firm believes they can provide a quality product on-time and within budget.
2.2 Prime Firm					
2.2.1 Resumes of Principals and Key Members	Included resumes for the following staff: - Orlando S. Cruz, PE, President - Ronnie Cruz, PE, CFM, Vice-President - Marcus Perez, PE, CFM, Project Manager - David Lopez, Jr., PE, Project Engineer	Included resumes for the following staff: - Jesus J. Jimenez, PE, CFM Principal-in-Charge - Greg Alfaro, RA, Registered Architect - Mitch Sanchez, Assoc. AIA, LEED BD+C, Designer - Hugo P. Gonzalez, Jr., PE, PMP Project Manager - Ajmer S. Kalar, PE, QA/QC - Juan Carlos Cardenas, PE, Civil Engineer - Luis Nava, PE, Water & Wastewater Engineering - Montalvo, PMP, Cost Estimator/Project Scheduler - Putap Kimura, PE - Structural Engineering - Julio Macias, PE - Hydrologic/Hydraulic Engineering - Candido Muñoz - Construction Inspection / Topographic Survey - Jaime Torres - CADD/GIS/Designer - Hector Flores - CADD/GIS/Designer	Included resumes for the following staff: - J. David Perez, P.E., President - Jorge D. Perez, P.E., Vice President - Rosie Sanchez, E.I.T., Engineering in Training	Included resumes for the following staff: - Ramiro Gutierrez, PE, President/Principal in Charge - Herman A. Lugo, PE, CFM, Engineering Design & Quality Control - Pablo Soto, Jr. PE, RPLS, Survey Project Manager	Included resumes for the following staff: - Jessica M. Maldonado, PE, PMP, Principal-in-Charge - Mario A. Garcia, PE, Project Manager - Luis Mendez, Assistant Project Engineer - Samuel D. Maldonado, PE, RPLS, Survey Manager - Ezequiel Garcia, SIT, Project Surveyor - Justin Serna, EIT, Assistant Project Engineer
2.2.2 Project Assignments and Lines of Authority	Listed eight personnel and the titles of each with prospective roles they will fulfill.	Listed thirteen personnel and the titles of each with current availability to project.	Named key personnel in an organization chart.	Named two key personnel and the roles each will play in the project. Indicated that the percentage time of the project team will be as much as may be needed.	Listed six personnel and a summary of their expertise, and named the main person who would be responsible for providing services as well as the time commitment.
2.2.3 Prime Firm proximity and meeting availability	Firm is located in McAllen, Texas can easily have principal whenever humanly possible.	Firm is located in Edinburg about 13 miles from South Texas College allows them to be ready to respond.	Firm has stated that they are less than 10 minutes away from Pecan Campus which makes them readily available for scheduled and unplanned meetings.	Firm is located in Pharr. They indicated that they can be at the STC Planning & Construction office within 15 minutes of departure from our base of operations.	Firm is located in McAllen, Texas and is 7 minutes from STC.
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	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm states they are currently not involved in any litigation.	Indicated that firm has not been involved in litigation disputes.
2.3 Project Team					
2.3.1 Organization chart with Role of Prime Firm and each consultants firm	Included organizational chart showing prime firm and the following consultant: - R. Robles & Associates Proposed Surveyor	Included organizational chart showing prime firm and the following consultant: - Southpoint Texas Surveying Inc. - Terracon Consultants, Inc.	Included organizational chart showing prime firm and the following consultant: - CVQ Land Surveyors - Sigma HN - MEP	Included organizational chart showing prime firm. They did not include any sub consultants for this project.	Included organizational chart showing prime firm. They did not include any sub consultants.

SOUTH TEXAS COLLEGE
CIVIL ENGINEERING SERVICES - CIVIL ENGINEERING SERVICES - REGIONAL CENTER FOR PUBLIC SAFETY
EXCELLENCE PARKING LOT #1 ADDITIONAL SPACES
PROJECT NO. 23-24-1028

VENDOR	Cruz-Hogan Consultants, Inc.	International Consulting Engineers	Perez Consulting Engineers, LLC.	R. Gutierrez Engineering Corporation	SAMES, Inc.
2.4 Representative Projects					
2.4.1 Minimum of three (3) projects firm has worked on	<ul style="list-style-type: none"> - PSJA High School on Bear's Trail - Regional Linear Park - Parking Lot & Amenities Project (\$400,000) - Dr. William Long Elementary Campus / Sorensen Elementary School Campus - Dr. Long Elementary Driveway Addition & Parking Lot Improvements and Sorensen Elementary Parking Lot Addition (\$700,000) - Pharr-San Juan-Alamo ISD - Short Shot Golf Parking Lot Additions (\$100,000) - Edinburg CISD - Economides High School Paving Improvements Project (\$96,227) 	<ul style="list-style-type: none"> - New Ice Office Building - Corpus Christi, TX (\$1.3M) - B1717 Fort Bliss Soldier Readiness Processing Center (SRPC) - Fort Bliss, TX (\$11M) - Edcouch-Elsa ISD High School Gym Roof Repair (\$1,616,807) - City of Robstown - New City Hall, Robstown Tx. (\$1.6M) 	<ul style="list-style-type: none"> -South Texas College - North Pecan Campus Infrastructure Project (Multiple Phases) (\$3 Million) - UTRGV Lamar and ITT Parking Lot (\$1.965 Million) - UTRGV School of Medicine Team Based Learning Center (\$1.965 Million) 	<ul style="list-style-type: none"> - South Texas College - Nursing and Allied Health Center Campus Parking and Site Improvements (\$2.2 Million) - South Texas College - Pecan Plaza Area for Police Vehicles (\$202,500) - Edinburg CISD - New Administration Parking Lot (\$728,836.92) 	<ul style="list-style-type: none"> - Edinburg CISD - BL Garza Middle School New Parking Lot and Pavement Reconstruction (\$417,107) - Edinburg CISD - Norma Linda Trevino Elementary Student Drop Off Lane Improvements (\$200,000) - Edinburg CISD - Economides High School Paving Improvements Project (\$96,227.50)
2.5 References					
2.5.1 References for three (3) projects	<ul style="list-style-type: none"> - City of Alamo - City of McAllen Public Utility - City of Weslaco - Town of Indian Lake 	<ul style="list-style-type: none"> - U.S. Army Corp of Engineers - City of Del Rio - City of Kingsville 	<ul style="list-style-type: none"> - Seguin ISD - University of Texas Rio Grande Valley - South Texas College - PSJA ISD 	<ul style="list-style-type: none"> - PSJA ISD - City of Pharr - Edinburg Consolidated School District 	<ul style="list-style-type: none"> - Edinburg CISD - PSJA ISD - IDEA Academy Public Schools - Hidalgo County Urban County Program - Hidalgo County Housing Authority
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.	<p>Provided a summary of the phases/stages they will follow on the project.</p>	<p>Provided taskings and milestones they will follow on the project.</p>	<p>Presented step-by-step approaches for project tasks and schedule.</p>	<p>Provided a brief summary of the phases/stages they will follow on the project.</p>	<p>Stated the initial preparation of the project to comprehensive planning documents through final design, strategy sessions and adaptions to perspective challenges as well as managing tasks through a scheduled phasing system, the firm can successfully manage this project from inception to completion.</p>
2.6.2 Willingness and ability to expedite services. Ability to supplement production.	<p>Stated that the team is available to commence services immediately upon issuance of a notice to proceed from the Owner. They maintain great working relationships with professionals from other engineering disciplines to provide additional services if your project requires.</p>	<p>Stated that they are willing but also fully equipped to expedite the design services and construction administration for the project.</p>	<p>Stated that firm is cognizant of deadline and schedules to begin the construction of the Truck Driving Range Expansion project.</p>	<p>Stated the firm's willingness and ability to commence work on the project. They do not foresee a need to supplement production capability.</p>	<p>Stated that they are willing and able to expedite services and construction administration and, if needed, they can increase their Professional Staff to meet schedule milestones and project demands.</p>
Total Evaluation Points	508.1	528.2	571.2	538.1	517.6
Ranking	5	3	1	2	4

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

**SOUTH TEXAS COLLEGE
CIVIL ENGINEERING SERVICES - REGIONAL CENTER FOR PUBLIC SAFETY
EXCELLENCE PARKING LOT #1 ADDITIONAL SPACES
PROJECT NO. 23-24-1028
EVALUATION SUMMARY**

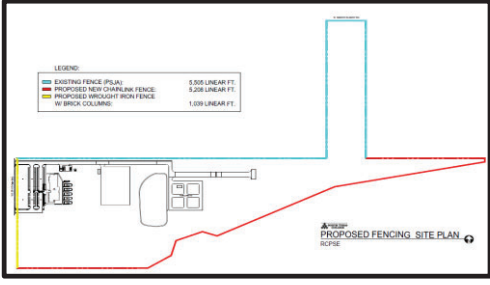
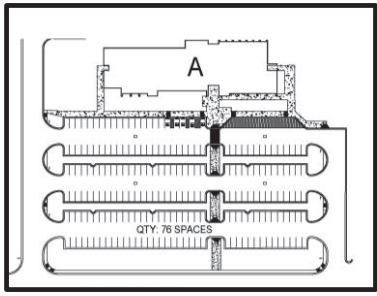
VENDOR	Cruz-Hogan Consultants, Inc.	International Consulting Engineers	Perez Consulting Engineers, LLC.	R. Gutierrez Engineering Corporation	SAMES, Inc.					
ADDRESS	605 E Violet Ave Ste 1	261 Saratoga Blvd	808 Dallas Ave	130 E Park Ave	200 S 10th St Ste 1500					
CITY/STATE/ZIP	McAllen, TX 78504	Corpus Christi, TX 78417	McAllen, TX 78501	Pharr, TX 78577	McAllen, TX 78501					
PHONE	956-682-5022	361-826-5805	956-631-4482	956-782-2557	956-702-8880					
FAX		361-826-5806	956-682-1545	956-782-2558	956-702-8883					
CONTACT	Ronnie Cruz	Jesus J. Jimenez	J. David Perez	Ramiro Gutierrez	Saul D. Maldonado					
2.1 Statement of Interest (up to 100 points)										
2.1.1 Statement of interest on project	90	92	90	92.8	90	94.2	90	95.4	90	95
2.1.2 Firm History including credentials	94		94		95		95		94	
2.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	93		87		91		97		97	
2.1.4 Availability and commitment of firm and its principal(s) and key professionals	90		100		100		100		100	
	93		93		95		95		94	
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	90	89.8	95	96.2	90	94.8	90	94.2	90	93
	92		95		94		94		94	
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).	84		98		97		93		97	
2.2.3 Prime Firm meeting availability	90		100		99		100		90	
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	93		93		94		94		94	
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.	85	89.2	85	92.4	90	93.2	85	90.6	85	91
--Identify the consultant and provide a brief history about the consultant	92		94		94		92		92	
--Describe the consultant's proposed role in the project and its related project experience	86		90		90		85		84	
--List a project(s) that the prime firm and the consultant have worked together on during the last five years	90		100		98		97		100	
--Provide a statement of the consultant's availability for the project(s)										
--Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project(s)	93		93		94		94		94	
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	95	92.8	80	87.4	85	94.2	90	96	90	94
--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 engineer; Project designer; Names of consultant firms and their expertise.	94		92		95		98		98	
	90		85		96		97		97	
	90		95		100		100		100	
	95		85		95		95		85	

SOUTH TEXAS COLLEGE
CIVIL ENGINEERING SERVICES - REGIONAL CENTER FOR PUBLIC SAFETY
EXCELLENCE PARKING LOT #1 ADDITIONAL SPACES
PROJECT NO. 23-24-1028
EVALUATION SUMMARY

VENDOR	Cruz-Hogan Consultants, Inc.		International Consulting Engineers		Perez Consulting Engineers, LLC.		R. Gutierrez Engineering Corporation		SAMES, Inc.	
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	50	48.5	67.5	65.8	100	100	67.5	67.5	50	50
	50		67.5		100		67.5		50	
	50		67.5		100		67.5		50	
	42.5		59		100		67.5		50	
	50		67.5		100		67.5		50	
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. 2.6.2 Provide information as part of submission response to assure that Engineering firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Engineer is intending to supplement production capability in order to meet schedule demands.	95	95.8	85	93.6	90	94.8	90	94.4	90	94.6
	95		94		95		95		94	
	99		99		99		97		99	
	100		100		100		100		100	
	90		90		90		90		90	
TOTAL EVALUATION POINTS	508.10		528.20		571.20		538.10		517.60	
RANKING	5		3		1		2		4	

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

Project Fact Sheet
2/2/2024

Project Name: Regional Center for Public Safety Excellence - Parking Lot #1 for Additional Spaces				Project No. 2024-008C			
Funding Source(s): Unexpended Plant Fund							
		FY 23-24					
	Total	FY 23-24	Variance of				Total Actual
	Project Budget	Project Budget	Actual vs. Actual				Expenditures To
		Expenditures	Expenditures				Date
Construction:	\$ 287,000.00	\$ 287,000.00	\$ 287,000.00				\$ -
Design:	28,700.00	28,700.00	\$ 28,700.00				-
Miscellaneous:	15,000.00	15,000.00	\$ 15,000.00				-
FFE:	-	-	\$ -				-
Technology:	-	-	\$ -				-
Total:	\$ 330,700.00	\$ 330,700.00	\$ 330,700.00				\$ -
Project Team				Board Status			
Approval to Solicit		Board Approval of Schematic Design		Vendor		Contract Amount	Actual Expenditures
Architect/Engineer: 10/31/2023							
Architect/Engineer: TBD							
Contractor: TBD		Substantial Completion		Board Acceptance			
		TBD		TBD			
STC FPC Project Manager: David Valdez		Final Completion		Board Acceptance			
		TBD		TBD			
Project Description				Project Scope			
Design and construction of a parking lot extension to the existing Regional Center for Public Safety Excellence Parking Lot #1.				Additional extension of the existing parking lot at the Regional Center for Public Safety Excellence.			
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
10/31/2023	2/27/2024	4/23/2024	6/25/2024	7/25/2024	10/22/2024	11/26/2024	TBD
Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Miscellaneous	FFE	Technology	Project Total	
2023-24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Project Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Current Agenda Item							
2/13/2024 Facilities Committee Meeting - Review and Recommend Action on Contracting Civil Engineering Services for the Regional Center for Public Safety Excellence Parking Lot 1 Additional Spaces							
							

FPC Project Manager *David A. Valdez*

FPC Asst. Director *Rita Gell*

FPC Director *RADA*

Review and Recommend Action on Contracting Mechanical, Electrical, and Plumbing (MEP) Engineering Services for the District Wide HVAC Replacements Phase I at Mid Valley Campus

Approval to contract mechanical, electrical, and plumbing (MEP) engineering services for the District Wide HVAC Replacements Phase I at Mid Valley Campus project will be requested at the Board meeting.

Purpose

MEP engineering 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 replace air handlers district-wide.

Background

The existing heating, ventilation, and air conditioning (HVAC) units were installed in 2004 and 2005, and are nearing their end of life. The project consists of replacing a total of thirteen (13) HVAC units at Buildings E, F, and G at the Mid Valley Campus for Phase I of the district-wide replacement efforts. Future phases will be scheduled at a later date.

The proposed scope of work is summarized below:

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

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

Advertised RFQ	November 22, 2023 and November 29, 2023
RFQ Responses Due	December 7, 2023
RFQ Issued To	Thirty-nine (39) Vendors
Responses Received From	Six (6) Vendors
Responses Reviewed By	Facilities Operations & Maintenance, Facilities Planning & Construction, and Purchasing Departments

Highest Ranked Vendor

Based on the evaluations of the qualifications, **Ethos Holistique Holdings, LLC./dba Ethos Engineering** was the highest ranked firm.

The total project budget is \$2,530,000, which includes costs for construction and design.

District Wide HVAC Replacements Phase I at Mid Valley Campus Total Project Budget	
Budget Item	Estimated Costs
Construction	\$2,300,000
Design (MEP engineering)	230,000
Total Estimated Project Budget	\$2,530,000

Funding Source

Funds for the District Wide HVAC Replacements Phase I at Mid Valley Campus Project 2023-013R are budgeted in the Renewals & Replacements Fund for available use in FY 2023-2024.

Estimated Project Timeline

The project design phase is projected to last until June 2024, with construction to commence in August 2024 and Substantial Completion in March 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 MEP engineering services with Ethos Holistique Holdings, LLC./dba Ethos Engineering for the District Wide HVAC Replacements Phase I at Mid Valley Campus project as presented.



**SOUTH TEXAS
COLLEGE**

Mid Valley Campus

District Wide Air Handler Replacements

R&R 2024-013R

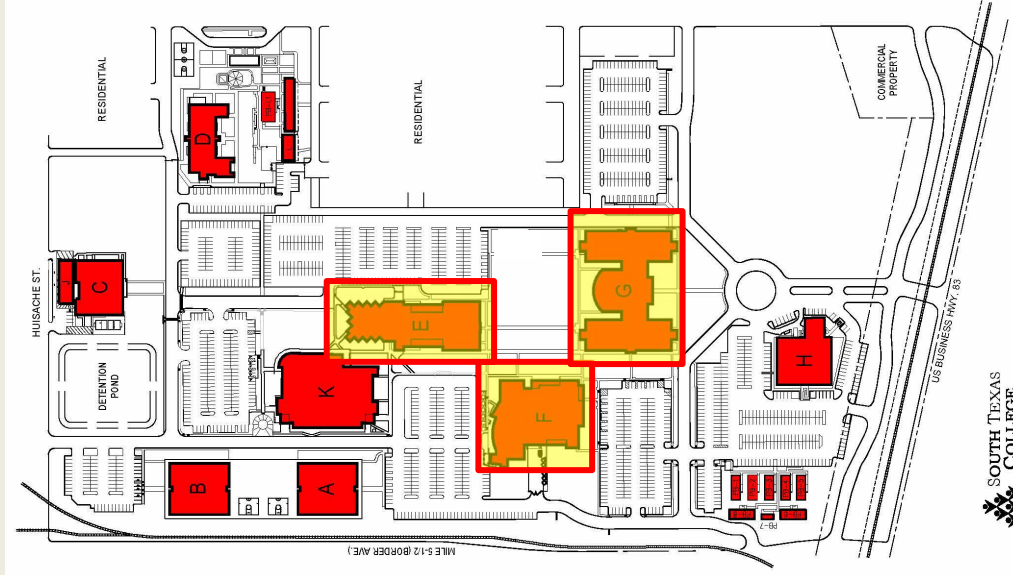
District Wide Air Handler Replacement

Mid Valley Campus

Project Site



PROJECT LOCATIONS



Buildings:
E, F, and G

District Wide Air Handler Replacement Mid Valley Campus Existing Photos



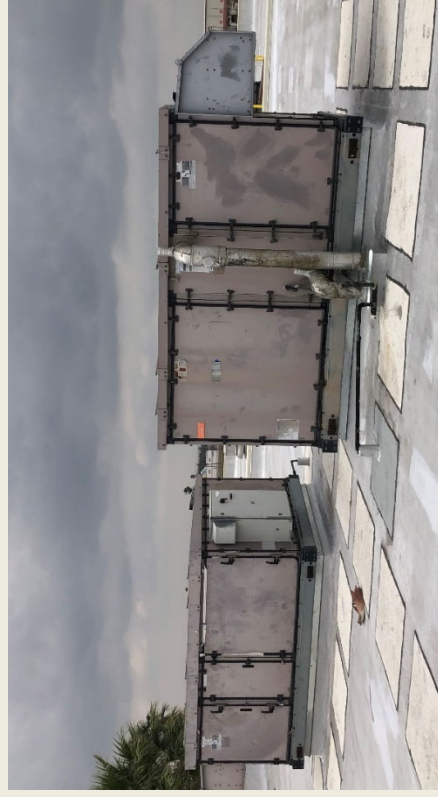
Building F



Building G



Building E



Building G

District Wide Air Handler Replacement

Mid Valley Campus



Requested By

Facilities Operations and Maintenance

Scope of Work

Removal and replacement of multiple existing air conditioning units with UV lights at the Mid Valley Campus.

Estimated Total Project Budget

Construction	\$ 2,300,000
Design *	230,000
Total Project Budget	\$ 2,530,000

* MEP engineering

**SOUTH TEXAS COLLEGE
ENGINEERING SERVICES - MECHANICAL, ELECTRICAL, AND PLUMBING
HVAC REPLACEMENT PHASE I - MID VALLEY CAMPUS
PROJECT NO. 23-24-1027**

VENDOR	Bath Group, LLC.	DBR Engineering Consultants, Inc.	Ethos Holistique Holdings, LLC./dba Ethos Engineering	Half Associates, Inc.	LEAF Engineers	Sigma HN Engineers, PLLC.
ADDRESS	5656 S Staples St Ste 110	200 S 10th St Ste 901	1126 S Commerce St	5000 W Military Ste 100	601 NW Loop 410 Ste 400	701 S 15th St
CITY/STATE/ZIP	Corpus Christi, TX 78411	McAllen, TX 78501	Harlingen, TX 78550	McAllen, TX 78503	San Antonio, TX 78216	McAllen, TX 78501
PHONE	361-992-2284	956-683-1640	956-230-3435	956-445-5210	210-638-7200	956-332-3206
FAX	361-992-2287	956-683-1903	956-720-0830	956-664-0282	210-829-0578	956-687-5561
CONTACT	William B. Stark	Hugo Avila	Cesar Gonzalez	Menton J. Murray, III	Joe Daher	Jesus Gabriel Hinojosa
2.1 Statement of Interest						
2.1.1 Statement of Interest for Project	States they have considerable experience designing engineered systems for new and existing buildings. Provided MEP Professional services for the past 66 years to clients in various markets. Project Manager has over 30 years of experience.	Pointed out the work the firm has completed more than 10 projects over the last seven years for STC. Indicated that they can begin work on new projects immediately.	Indicated the firm's highly qualified team has been providing MEP engineering services to higher education for about 20 years. Emphasized their previous work for STC and therefore their familiarity with the campuses and staff.	Indicated that their previous experience with STC, they have demonstrated their commitment to the College and the quality of work.	Due to history in the state of Texas, they have an intimate knowledge of all local codes, conditions, and policies that the facility use.	The firm emphasized the experience of the two principals within the firm. They indicated that STC would be working directly with the two principals and pointed out that the firm's size would be better able to meet the needs in a cost-effective manner.
2.1.2 History and Statistics of Firm	- Providing services since 1957 - 50 staff members in Corpus Christi office - 1,000 year of combined experience	- Providing services since 1972 - 185+ staff member in 7 offices in Texas - Offices in Houston, San Antonio, Austin, McAllen, Dallas, El Paso, and Laredo	- Founded in 2014 - Headquarters Located in Harlingen, TX - 20 Full Time Employees, 2 Registered Engineers	- Founded in Dallas in 1950 - About 1,400 total staff - 32 offices offering services	- Established in 2002 - Over 20+ Years of combined experience - Designs include 2,500 projects, and 125+ clients	- Established in 2012 - Over 20 Years of combined experience - Completed over 300 projects, 65 of which were for Higher Education
2.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated they provide design and consulting services for heating, ventilation and air conditioning systems for commercial, industrial, educational and government clients. Our engineers are professionally licensed in several states and are familiar with the federal, state and local codes and the standards of their profession.	Stated that are uniquely qualified for this project because of the following: Intimate knowledge of existing systems, Understanding of Existing Challenges, and Experience with STC.	Stated they have successful repeat business for over 20 years. Designed over \$50 million in HVAC replacement in the past 12 months.	Stated they are a full-service firm with a full range staff including engineers, landscape architects, planners, architects, environmental scientists, surveyors and more.	State that 80% of the projects they perform are renovations. The detailed field investigation of existing school facilities that allows them to ensure the designs are based on verified equipment inventories for all major mechanical, electrical, plumbing and technology systems.	Stated they have gained familiarity with STC over the course of their careers. 40 projects were completed for STC.
2.1.4 Statement of Availability and Commitment	Indicate that the major projects they have are at the end of their design phase and others are in the construction phase, freeing up engineering capacity and allowing them to take on additional projects.	Indicated that the firm's design team meets each week to discuss project schedules and coordinate the allocation of staff to meet needs of each client.	Indicated that they are available as soon as they are awarded and will make the STC projects their top priority.	Indicated that they are available and committed to providing exceptional client service to STC.	Indicate that the deep understanding of the Valley community will help them utilize their extensive resources and expertise to craft effective solutions tailored to the college's needs.	Indicated that firm has the resources to perform work immediately for STC. Listed a staff of eight, including the principals. Stated that they will ensure the projects are completed successfully on time and within budget.

**SOUTH TEXAS COLLEGE
ENGINEERING SERVICES - MECHANICAL, ELECTRICAL, AND PLUMBING
HVAC REPLACEMENT PHASE I - MID VALLEY CAMPUS
PROJECT NO. 23-24-1027**

VENDOR	Bath Group, LLC.	DBR Engineering Consultants, Inc.	Ethos Holistique Holdings, LLC./dba Ethos Engineering	Half Associates, Inc.	LEAF Engineers	Sigma HN Engineers, PLLC.
3.2 Prime Firm						
2.2.1 Resumes of Principals and Key Members	Included resumes for the following staff: - William B. Stark, PE, LEED AP, MBA, Principal/Sr. Electrical Engineer - Brian Mende, PE, CCP, Sr. Mechanical Engineer - Jeffrey D. Tabb, PE, CCP, LEED AP, Senior Mechanical Engineer - Brian S. Kelly, PE, LEED AP, Senior Mechanical Engineer - Joe B. Martinez, PE, Senior Electrical Designer - Brian Rudacil, Senior Mechanical Engineer /Designer, CX Technician	Included resumes for the following staff: - Edward Puentes, PE, CEM, LEED, Partner in Charge - Hugo H. Avila, PE, Associate / Principal - Robert Tijerina, PE, Project Manager - Maximo Antonio Leochico, Associate Senior Plumbing Designer - T. Joey Beltz, Senior Electrical Designer - Maritza Garza, EIT, Associate / Asst. Project Manager / Senior Mechanical Designer	Included resumes for the following staff: - Rajesh Kapilleshwari, PE, LEED AP, Principal - Guillermo Quintanilla, Principal - Cesar Gonzalez, PE, Principal - Mark Power Warren, Commissioning Director	Included resumes for the following staff: - Trey Murray III, PE, LEED AP, Principal in Charge - Jose Delgado, PE, RCDD, LEED AP, Electrical Engineer - Mark Sisen, PE, QA/QC Manager/HVAC Controls Task Lead - Greg McFarland, PE, Mechanical Engineer Task Lead - Dean Lizzotte, EIT, Mechanical Engineer - Leroy Martinez, PE Project Manager - Sam Garcia, EIT, Mechanical Engineering - Gabriel Benavides, PE, Electrical Engineering Task Lead - Ray Peynado, PE, Electrical Engineer - Luis Hernandez Nava, PE, WELL AP, Plumbing Task Lead	Included resumes for the following staff: - Don Richards, PE, CXA, Principal in Charge - Joe Daher, LEED, AP, BD+C, Project Manager - Mital Patel, PE, LEED, AP BD+C, CXA, Director of Mechanical Engineer - Pat Panuska, Director of Electrical Engineering - Matthew Trevino, Plumbing Engineer, Associate Director - John Arevalo, Construction Administration	Provided resumes for the two principals: - Jesus Gabriel Hinojosa, PE, LEED AP, Principal - Jose Antonio Nicanor, PE, LEED AP, Principal
2.2.2 Project Assignments and Lines of Authority	Showed percentage time assignments for six named staff members who would be involved in the project.	Listed the assignments for the above named staff and the time commitment each will devote to the project.	Listed the assignments of each staff member.	Showed key personnel assignments for six named staff members who would be involved in the project.	Indicated the percentage of time for all six staff members who would be involved in the project.	Indicated a 100% time commitment from both principles for the project and provided the time commitments from nine staff.
2.2.3 Prime Firm's Proximity and ability to respond to unplanned meetings	Stated they are 2.5 hrs from STC. They can be here on a daily basis if needed.	Stated they are about 6 miles away and approximately 15 minutes away from the project site.	Stated they are available to meet for face-to-face discussions within the hour. Since they have several projects in Hidalgo County, one of the principals or engineers is always in the area.	Indicated their office is located in McAllen, 35-minutes away and they are available to begin service immediately.	States that all services are subject to schedule and delivery planning, regardless of scope. They develops an agreed upon schedule and they keep it, no exceptions.	Stated they are located in downtown McAllen, and only 3 miles away from the Facilities Planning and Construction Building.
2.2.4 Litigation that could affect firm's ability provide services	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.	Firm states they are not involved in any litigation.
2.3 Project Team						
2.3.1 Organization chart with Role of Prime Firm and each consultants firm	Included organization chart with the staff who will be assigned to project. Indicated that no consultants will be used for this project.	Included organization chart with the staff who will be assigned to project. Indicated that no sub-consultants will be used for this project.	Included organization chart that showed all firm staff and which included the following sub consultants: - Boultinghouse Simpson Gates Architects - Architect - Green Rubiano & Associates - Structural Engineer - Perez Consulting Engineers - Civil Engineer	Included organization chart that showed all firm staff and which included the following sub consultants: - Chanin Structural Engineer - Structural Services	Included organization chart with the staff who will be assigned to project.	Organization chart was included showing the primary roll of the two principals and the following sub consultants: - CHLH Engineering, Inc

**SOUTH TEXAS COLLEGE
ENGINEERING SERVICES - MECHANICAL, ELECTRICAL, AND PLUMBING
HVAC REPLACEMENT PHASE I - MID VALLEY CAMPUS
PROJECT NO. 23-24-1027**

VENDOR	Bath Group, LLC.	DBR Engineering Consultants, Inc.	Ethos Holistique Holdings, LLC./dba Ethos Engineering	Half Associates, Inc.	LEAF Engineers	Sigma HN Engineers, PLLC.
2.4 Representative Projects						
2.4.1 Minimum of three (3) projects firm has worked on	<ul style="list-style-type: none"> - Tuloso-Midway Intermediate School - HVAC Replacement (\$1,500,000) - Texas State University - Tower Hall HVAC Investigation & Upgrades (\$700,000) - Coastal Bend College - Master Planning & Various Projects (Project current ongoing) 	<ul style="list-style-type: none"> -South Texas College-Mid Valley Campus - Central Thermal Plant (\$4.4 Million) - Texas A&M University - Corps Dorms Quad - HVAC Upgrades (\$118,000,000) - Texas A&M University- Corpus Christi - Campus-Wide Hydronic Loop Replacement, AHU Replacement, and UV Lighting (\$148,000,000) 	<ul style="list-style-type: none"> - UTRGV - Harlingen CISD Early College High School (\$15,036,000) - UTRGV Campus Chiller Replacement at EITTB & EVABL (\$269,336) - UTRGV Visual Arts Building MEP Upgrades (\$660,700) 	<ul style="list-style-type: none"> - Texas A&M University Kingsville - Texas - Deferred Maintenance (\$40 M) - Texas A&M University Kingsville - Texas - Kleberg Hall HVAC Improvements (\$255,515) - South Texas College - Thermal Plant Expansion (\$4.25M) 	<ul style="list-style-type: none"> - University of Mary-Hardin Baylor - Special Needs Lab Building (\$5.0 Million) - Alamo Colleges - Palo Alto College (\$6.5M) - Lee College - Critical MEP Infrastructure Replacements 	<ul style="list-style-type: none"> - South Texas College - Starr County Campus Thermal Plant (\$5.3M) - South Texas College - Starr County Library (\$2.8 Million) - South Texas College - Starr County Health and Science Facility (\$8.5 Million)
2.5 References						
2.5.1 References for three (3) projects	<ul style="list-style-type: none"> - Tuloso Midway High School - Texas State University - Coastal Bend College 	<ul style="list-style-type: none"> - Texas A&M University - Corps Dorm Quad - United ISD - Harlingen CISD 	<ul style="list-style-type: none"> - UTRGV - Harlingen CISD - Brownsville ISD - Sharyland ISD - Edinburg CISD 	<ul style="list-style-type: none"> - UT-RGV - Texas A&M University -Kingsville - Hidalgo County Commissioner's Court 	<ul style="list-style-type: none"> - Weslaco ISD - Corpus Christi ISD - Alamo Colleges 	<ul style="list-style-type: none"> - La Joya ISD - Edinburg CISD - Harlingen CISD
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.	In order for the design to succeed, the design effort must be rooted in a thorough understanding of the goals of the project.	Stated they believe that their employees must collaborate in order to produce a well coordinated design. Included their detail design approach.	Included a detailed work plan and schedule.	Stated they provide accuracy by reviewing available data and successful project execution planning. Provided a very detailed project approach.	Stated that they believe one of the most important jobs is clear, concise, and frequent written communication. They also mention that the companies policy is that all projects must be subjected to a rigorous quality assurance / quality control check at each major milestone.	Stated that to complete projects within budget we communicate with our clients and visit the job site to clearly define a scope of work. They prepare an engineering cost estimate and establish a budget. The basic elements of effective budget control allow us to provide quality designs, which minimize unanticipated cost in the construction phase such as change orders.
2.6.2 Willingness and ability to expedite services. Ability to supplement production.	Stated that the backlog of work will allow them to expedite the design. They will include an engineer on-site to assist the contractor and the College with getting the project commissioned, the facility managers trained, and maintenance schedules identified.	Indicated their willing and able to expedite design services. Stated that they do not foresee any need to supplement production capability, but can do so by utilizing staff from other offices.	Reiterated their commitment to the project, including commitment by their sub consultants.	Stated that the McAllen office has the advantage of being able to reach out for assistance from any of their offices, should they need to.	Indicate that they have expectational man power, resources, and availability to always be successful in completing any STC's proposed project(s).	Stated that they are willing and able to expedite services. Pointed to a proven track record for the two principals.
Total Evaluation Points	568.30	526.15	570.50	552.90	545.50	544.80
Ranking	2	6	1	3	4	5




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

**SOUTH TEXAS COLLEGE
ENGINEERING SERVICES - MECHANICAL, ELECTRICAL, AND PLUMBING
HVAC REPLACEMENT PHASE I - MID VALLEY CAMPUS
PROJECT NO. 23-24-1027
EVALUATION SUMMARY**

VENDOR	Bath Group, LLC.	DBR Engineering Consultants, Inc.	Ethos Holistique Holdings, LLC./dba Ethos Engineering	Half Associates, Inc.	LEAF Engineers	Sigma HN Engineers, PLLC.
ADDRESS	5656 S Staples St Ste 110	200 S 10th St Ste 901	1126 S Commerce	5000 W Military Ste 100	601 N W Loop 410 Ste 400	701 S 15th St
CITY/STATE/ZIP	Corpus Christi, TX 78411	McAllen, TX 78501	Harlingen, TX 78550	McAllen, TX 78503	San Antonio, TX 78216	McAllen, TX 78501
PHONE	361-992-2284	956-683-1640	956-230-3435	956-664-0286	210-638-7200	956-332-3206
FAX	361-992-2287	956-683-1903	956-720-0830	956-664-0282	210-829-0578	956-687-5561
CONTACT	William B. Stark	Hugo Avila	Guillermo Quintanilla	Menton J. Murray, III	Joe Daher	Jesus Gabriel Hinojosa
2.1 Statement of Interest (up to 100 points)						
2.1.1 Statement of interest on project	95	95	95	95	95	94
2.1.2 Firm History including credentials	93	93	93	93	93	93
2.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	95	96	94	95	95	94
2.1.4 Availability and commitment of firm and its principal(s) and key professionals	93	95	94	95	94	93
	92	97	97	98	98	96
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	94	96	94	96	94	92
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).	93	93	93	93	93	93
2.2.3 Prime Firm meeting availability	95	98	95	98	94	93
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	94	95	94	94	94	94
	97	97	97	98	97	97
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 project(s) --Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project(s)	94	95	96	96	94	93
	92	93	93	93	93	92
	90	98	95	90	85	90
	92	93	93	92	92	93
	94	100	94	100	94	100
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 engineer; Project designer; Names of consultant firms and their expertise.	94	95	92	94	90	90
	92	92	93	93	93	92
	96	91	93	96	95	90
	93	94	93	94	94	92
	99	99	99	99	99	99
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	100	50	100	76	76	76
	100	50	100	76	76	76
	87.5	45.75	87.5	79.5	67.5	76
	100	50	100	76	76	76
	100	50	100	76	76	76
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.	94	96	96	95	96	92
	90	90	90	90	90	90
2.6.2 Provide information as part of submission response to assure that Engineering firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Engineer is intending to supplement production capability in order to meet schedule demands.	100	100	100	100	100	100
	94	95	94	95	95	94
	99	99	98	99	99	98
TOTAL EVALUATION POINTS	568.30	526.15	570.50	552.90	545.50	544.80
RANKING	2	6	1	3	4	5

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

Project Fact Sheet
2/2/2024

Project Name: DW - HVAC Replacements Phase I - Mid Valley Campus				Project No. 2023-013R																																																	
Funding Source(s): Renewal and Replacement Fund																																																					
		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">FY23-24</th> <th colspan="2">Variance of Project</th> </tr> <tr> <th>Original Total</th> <th>FY 23-24</th> <th>Budget vs. Actual</th> <th></th> </tr> <tr> <th>Project Budget</th> <th>Actual Expenditures</th> <th>Expenditures</th> <th></th> </tr> <tr> <td>Construction:</td> <td>\$ 2,300,000.00</td> <td>\$ -</td> <td>\$ 2,300,000.00</td> </tr> <tr> <td>Design:</td> <td>230,000.00</td> <td>-</td> <td>230,000.00</td> </tr> <tr> <td>Miscellaneous:</td> <td>5,000.00</td> <td>302.25</td> <td>4,697.75</td> </tr> <tr> <td>FFE:</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Technology:</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Total:</td> <td>\$ 2,535,000.00</td> <td>\$ 302.25</td> <td>\$ 2,534,697.75</td> </tr> </table>				FY23-24		Variance of Project		Original Total	FY 23-24	Budget vs. Actual		Project Budget	Actual Expenditures	Expenditures		Construction:	\$ 2,300,000.00	\$ -	\$ 2,300,000.00	Design:	230,000.00	-	230,000.00	Miscellaneous:	5,000.00	302.25	4,697.75	FFE:	-	-	-	Technology:	-	-	-	Total:	\$ 2,535,000.00	\$ 302.25	\$ 2,534,697.75			<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Total Actual</th> </tr> <tr> <td>Expenditures To Date</td> </tr> <tr> <td>Construction:</td> </tr> <tr> <td>Design:</td> </tr> <tr> <td>Miscellaneous:</td> </tr> <tr> <td>FFE:</td> </tr> <tr> <td>Technology:</td> </tr> <tr> <td>Total:</td> </tr> </table>		Total Actual	Expenditures To Date	Construction:	Design:	Miscellaneous:	FFE:	Technology:	Total:
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FFE:	-	-	-																																																		
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Project Team				Board Status																																																	
Approval to Solicit Architect/Engineer: 10/31/2023 Architect/Engineer: TBD Contractor: TBD				<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>TBD</td> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> </tr> <tr> <td>TBD</td> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> </tr> </table>				Vendor	Contract Amount	Actual Expenditures	Variance	TBD	\$ -	\$ -	\$ -	TBD	\$ -	\$ -	\$ -																																		
Vendor	Contract Amount	Actual Expenditures	Variance																																																		
TBD	\$ -	\$ -	\$ -																																																		
TBD	\$ -	\$ -	\$ -																																																		
STC FPC Project Manager: Martin Villarreal				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Board Approval of Schematic Design</td> <td>N/A</td> <td>Board Acceptance</td> <td>TBD</td> </tr> <tr> <td>Substantial Completion</td> <td>TBD</td> <td>Board Acceptance</td> <td>TBD</td> </tr> <tr> <td>Final Completion</td> <td>TBD</td> <td>Board Acceptance</td> <td>TBD</td> </tr> </table>				Board Approval of Schematic Design	N/A	Board Acceptance	TBD	Substantial Completion	TBD	Board Acceptance	TBD	Final Completion	TBD	Board Acceptance	TBD																																		
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Substantial Completion	TBD	Board Acceptance	TBD																																																		
Final Completion	TBD	Board Acceptance	TBD																																																		
Project Description				Project Scope																																																	
Replace existing aging air conditioning roof top units to reduce repairs.				Removal and replacement of multiple existing air conditioning units and UV lights in buildings E, F, & G at the Mid Valley Campus.																																																	
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																																														
10/31/2023	3/26/2024	N/A	7/23/2024	8/28/2024	4/22/2025	5/27/2025	N/A																																														
Project Calendar of Expenditures by Fiscal Year																																																					
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total																																															
2023-24	\$ -	\$ -	\$ 302.25	\$ -	\$ -	\$ 302.25																																															
Project Total	\$ -	\$ -	\$ 302.25	\$ -	\$ -	\$ 302.25																																															
Current Agenda Item																																																					
N/A																																																					
<div style="display: flex; justify-content: space-around;">    </div>																																																					

FPC Project Manager



FPC Asst. Director



FPC Director



Review and Recommend Action as Necessary on Amending the Contract with Brown Reynolds Watford Architects and Budget Increase for the Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs

Approval of amending the contract with Brown Reynolds Watford Architects (BRW) to increase the project budget and include the design of an area for percussion instruction in the Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs project will be requested at the Board meeting.

Purpose and Justification

A contract amendment is required to include a previously planned percussion area in the scope of work for the project. An increase to the project budget would be necessary for the cost of the additional scope.

Background

On June 28, 2022, the Board of Trustees approved contracting architectural services with BRW for the project, which initially included a percussion suite. College administration directed BRW to exclude the percussion area from the development of the schematic design to reduce the project cost, with plans to pursue it as a separate phase at a later date.

On October 31, 2023, the Board approved a schematic design of the project that did not include the percussion area.

Administration has identified available funds to cover the cost of the percussion area, and has requested that it be added to the scope of the project. Currently, the Pecan Campus Music program holds percussion courses in portable buildings. The portable buildings are not ideal for the acoustics and amount of space associated with percussion instruments.

Contract Amendment

The percussion suite was included in the initial solicitation for the project, but was removed from the scope for the development of the schematic design. To add the percussion area into the current project scope, an amendment to the contract with BRW is required.

Project Budget Increase

The additional scope would require an increase to the project budget. The current schematic design calls for an expansion of 8,600 sq. ft. The addition of the percussion area would increase the expansion by 4,770 sq. ft., for a new total of 13,370 sq. ft.

The architect's estimate of the probable construction cost for the current approved schematic design is \$4,800,000. Due to the increased scope of the Percussion Area, with an estimated construction cost of \$2,750,000, the total estimated construction cost for the project would increase to \$7,550,000.

The revised proposed total project budget is \$9,740,000 and itemized in the table below:

Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs Total Project Budget				
Budget Item	Original Project Budget	Revised Project Budget	Estimated Percussion Area Budget	Total
Construction	\$3,360,000	\$4,800,000	\$2,750,000	\$7,550,000
Design (acoustical, civil engineering, landscape)	336,000	480,000	275,000	755,000
Miscellaneous	100,800	144,000	68,750	212,750
FFE	285,600	408,000	203,125	611,125
Technology	285,600	408,000	203,125	611,125
Total Project Budget	\$4,368,000	6,240,000	\$3,500,000	\$9,740,000

Funding Source

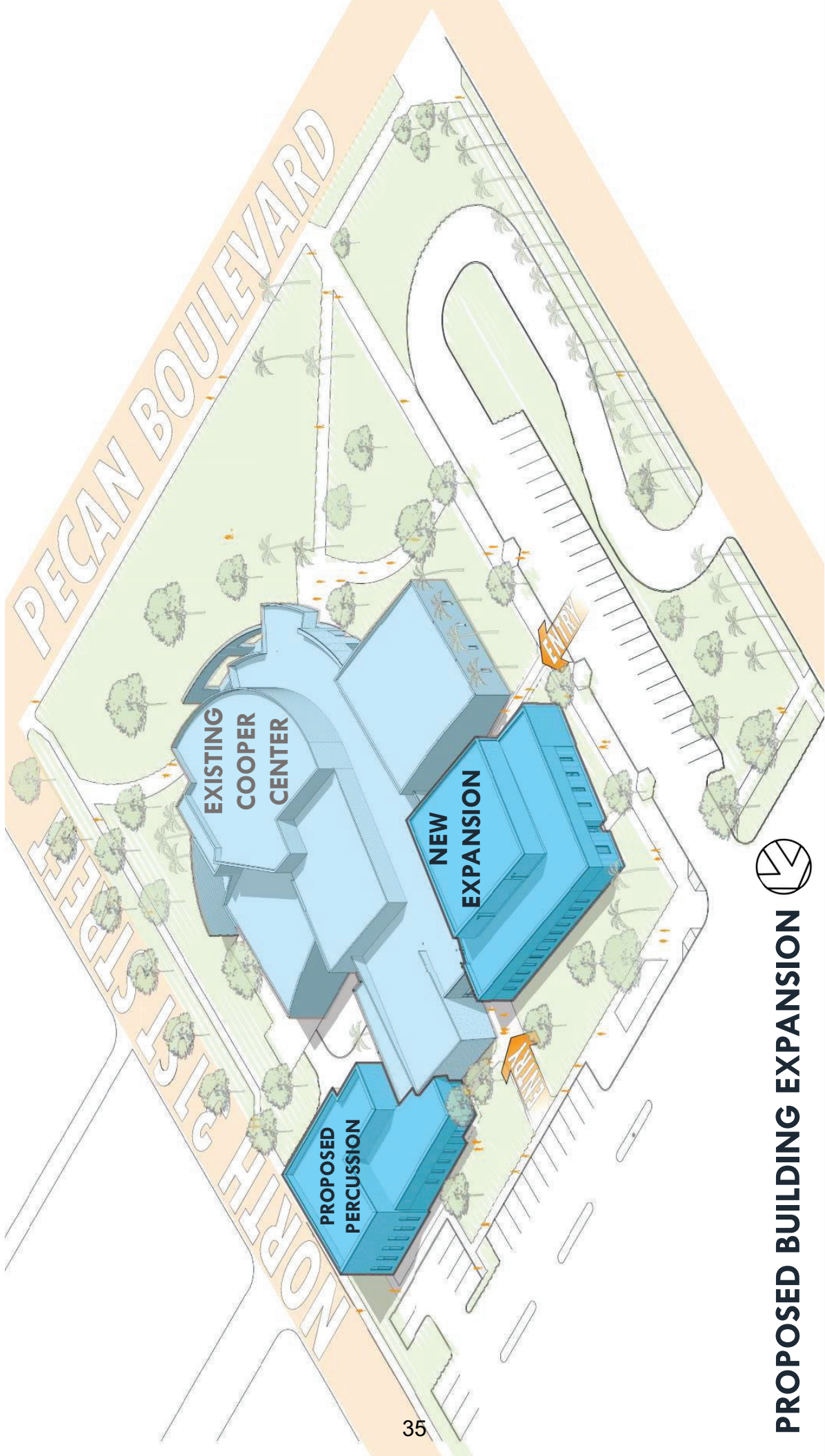
Funds for the Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs Project 2022-043C are available in the Unexpended Construction Plant Fund for use in FY 2023 – 2024.

Enclosed Documents

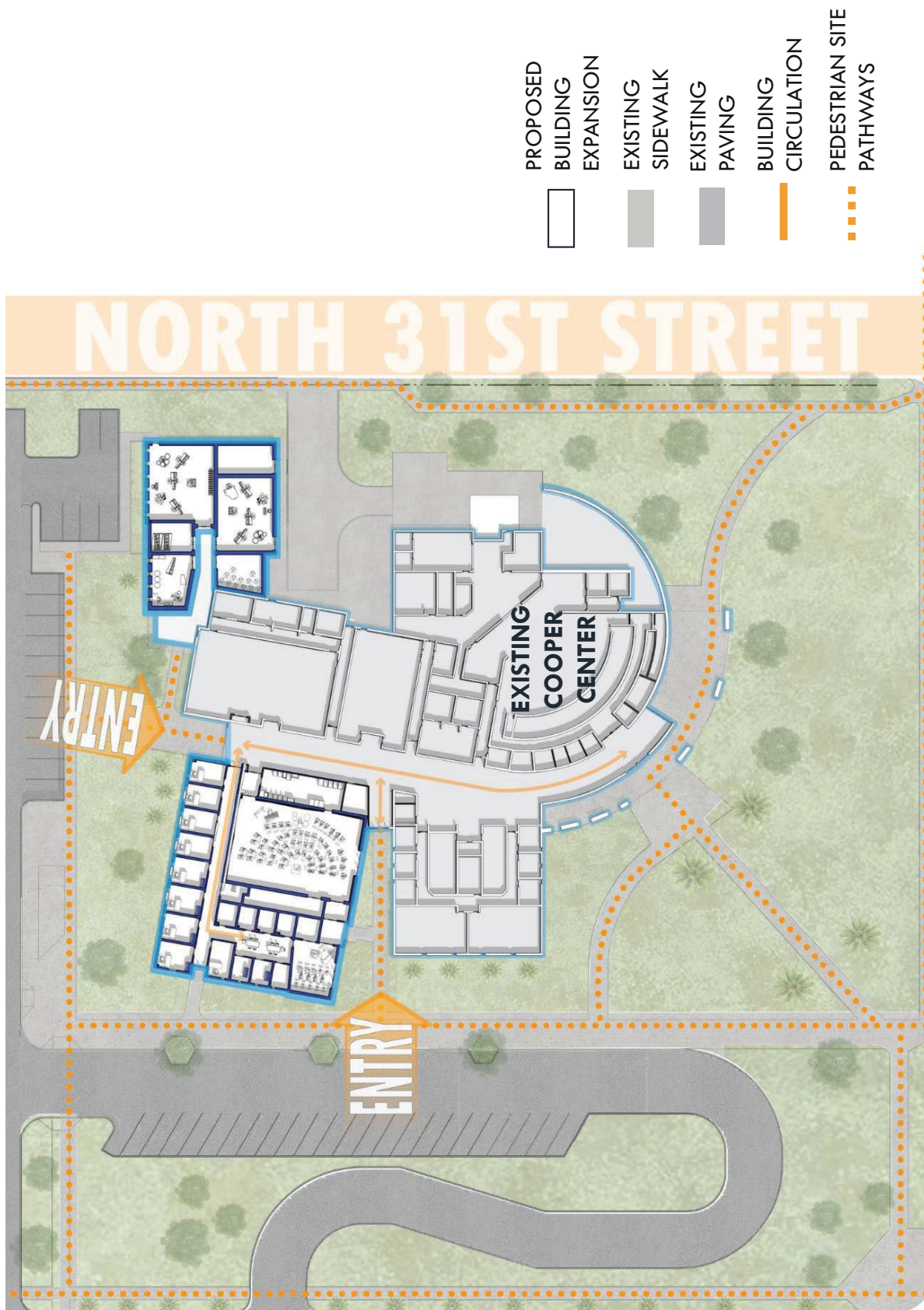
A site plan with the proposed location of the percussion area is enclosed for the Committee's review and information.

Recommended Action

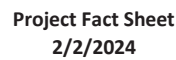
Administration requests the Committee recommend Board approval of amending the contract with BRW and a budget increase for the Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs project as presented.



PROPOSED BUILDING EXPANSION



SITE PLAN



FPC Project Manager

FPC Asst. Director

FPC Director

RNA

Review and Recommend Action on Proposed Change Order for the Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase I

Approval of a proposed change order with Holchemont, Ltd. for the Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase I project will be requested at the Board meeting.

Purpose and Justification.

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

Scheduling Priority

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

Background

On June 27, 2023, the Board approved contracting construction services with Holchemont, Ltd. A change order to the construction contract is needed due to unforeseen conditions, which includes removing and replacing rotten decking that was discovered, and replacing the wooden nailers to retrofit and level the perimeter walls at the proper heights. The change order would also add days to the substantial completion schedule due to inclement weather delays.

Below is a description of the proposed change order item.

Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase I			
Proposed Change Order No.	Item Description and Justification	Cost	Days
1	• Remove and replace rotten decking and install nailers for retrofit	\$13,144.50	0 days
	• Rain days	0	34 days
Proposed Change Order No. 1 Total Amount		\$13,144.50	34 days

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

Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase I Construction Budget with Change Order Proposal	
Construction Contract Amount	\$666,000.00
Change Order No. 1 Amount	13,144.50
Revised Construction Contract Amount	\$679,144.50

Revised Substantial Completion Date

Below is the revised substantial completion schedule authorized by this change order.

Substantial Completion date November 14, 2023

Change Order #1 Extension	34 Days
---------------------------	---------

Revised Substantial Completion Date December 18, 2023

Funding Source

Funds for the Mid Valley Campus South Academic Building H Repair and Renovations of Damaged Roof and Interior Areas Project 2022-038R are budgeted in the Renewals & Replacements Fund for use in Fiscal Year 2023 – 2024.

Enclosed Documents

The proposed change order #1 is enclosed.

Recommended Action

Administration requests the Committee recommend Board approval of the proposed change order with Holchemont, Ltd. for scope modifications in the amount of \$13,144.50 and an additional thirty-four (34) days for the Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase I project as presented.

DRAFT

AIA® Document G701® – 2017

Change Order

PROJECT: <i>(Name and address)</i> STC MVC Bldg H Phase 1 Roof Replacement 800 W. Railroad St., Bldg H, Weslaco, TX 78596	CONTRACT INFORMATION: Contract For: General Construction Date: July 05, 2023	CHANGE ORDER INFORMATION: Change Order Number: 001 Date: January 30, 2024
OWNER: <i>(Name and address)</i> South Texas College 3200 W. Pecan Blvd McAllen, TX 78501	ARCHITECT: <i>(Name and address)</i> Milnet Architectural Services 608 S. 12th St. McAllen, TX 78501	CONTRACTOR: <i>(Name and address)</i> Holchemont, LTD. 900 N. Main St. McAllen, TX 78501

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Reason for Delay	Date	Total Days
Rain Delay Days	Weather/Rain days for November 2023	20 days
Rain Delay Days	Weather/Rain days for December 2023	11 days
Rain Delay Days	Weather/Rain days for January 2024	3 days
		TOTAL: 34 days

Change Request 01

Remove/Replace Rotten Decking/ Retrofit nailers to correct heights.....\$13,144.50

The original Contract Sum was	\$	666,000.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	666,000.00
The Contract Sum will be increased by this Change Order in the amount of	\$	13,144.50
The new Contract Sum including this Change Order will be	\$	679,144.50

The Contract Time will be increased by Thirty-four (34) days.

The new date of Substantial Completion will be December 18, 2023

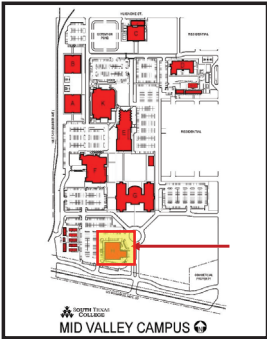
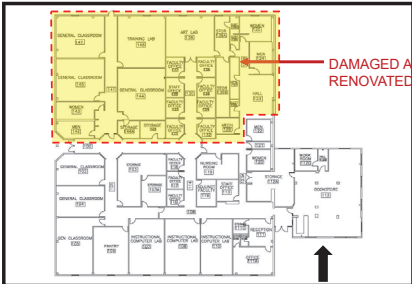

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Milnet Architectural Services ARCHITECT <i>(Firm name)</i>	Holchemont, LTD. CONTRACTOR <i>(Firm name)</i>	South Texas College OWNER <i>(Firm name)</i>
SIGNATURE	SIGNATURE	SIGNATURE
Rodolfo R. Molina, Jr, President	Michael C. Montalvo, Manager of Holchemont	Dr. Ricardo J. Solis, President
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
DATE	DATE	DATE



Project Fact Sheet
2/2/2024

Project Name: MVC - South Academic Building H Repair and Renovations				Project No. 2022-038R				
Funding Source(s): Renewals and Replacement Fund								
			FY21-22			FY22-23		
			FY 21-22			FY 22-23		
			Actual			Actual		
			Expenditures			Expenditures		
			Variance of			Variance of		
			Project Budget			Project Budget		
			vs. Actual			vs. Actual		
			Expenditures			Expenditures		
			Expenditures			Expenditures		
Construction:*	\$ 600,000.00	\$ 630,000.00	\$ -	\$ -	\$ -	\$ 630,000.00	\$ 34,504.00	\$ 595,496.00
Design:*	60,000.00	60,000.00	-	-	-	40,163.00	39,796.06	366.94
Miscellaneous:	12,000.00	12,000.00	-	456.12	(456.12)	25,000.00	27,071.35	(2,071.35)
FFE:	158,700.00	158,700.00	-	-	-	-	-	-
Technology:	125,000.00	125,000.00	-	-	-	-	-	-
Total:	\$ 955,700.00	\$ 985,700.00	\$ -	\$ 456.12	\$ (456.12)	\$ 695,163.00	\$ 101,371.41	\$ 593,791.59
			Funds will be used from the insurance claim and savings from other projects.			*Amount for Phase I Roof Replacement only Construction Cost is \$666,000.		
			FY23-24					
			FY 23-24					
			Actual					
			Expenditures					
			Variance of					
			Project Budget					
			vs. Actual					
			Expenditures					
			Expenditures					
Construction:*			\$ 1,305,000.00	\$ 587,328.19	\$ 717,671.81			\$ 621,832.19
Design:*			130,000.00	-	130,000.00			39,796.06
Miscellaneous:			10,000.00	-	10,000.00			27,527.47
FFE:			160,000.00	-	160,000.00			-
Technology:			125,000.00	-	125,000.00			-
Total:			\$ 1,730,000.00	\$ 587,328.19	\$ 1,142,671.81			\$ 689,155.72
Project Team			Board Status					
Approval to Solicit Architect/Engineer: 10/26/2021			Vendor Contract Amount Actual Expenditures Variance					
Architect/Engineer: Milnet Architectural Services			Milnet Architectural Services \$56,332 39,796.06 \$16,535.94					
Contractor: Holchemont, Ltd.			Holchemont, Ltd. (Phase I - Roof Replacement) \$ 666,000 \$ 621,832.19 \$ 44,167.81					
STC FPC Project Manager: David Valdez			Board Acceptance TBD					
			Board Acceptance TBD					
Project Description			Project Scope					
Repair the existing roof and renovate the interior due to a recent heavy rain storm damage. Renovate approximately 6,720 square feet of interior space.			Repair the roof membrane with a new Garland roof membrane. Demolish the interior gypsum board walls, flooring, ceiling, and lighting fixtures and renovate the damaged areas with new materials to match existing.					
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	
10/26/2021	3/29/2022	TBD	6/27/2023	7/15/2023	12/12/2023	1/12/2024	12/12/2023	
Project Calendar of Expenditures by Fiscal Year								
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total		
2021-22	\$ -	\$ -	\$ 456.12	\$ -	\$ -	\$ 456.12		
2022-23	34,504.00	39,796.06	27,071.35	-	-	\$ 101,371.41		
2023-24	587,328.19	-	-	-	-	\$ 587,328.19		
Project Total	\$ 621,832.19	\$ 39,796.06	\$ 27,527.47	\$ -	\$ -	\$ 689,155.72		
Current Agenda Item								
02/13/2024 Facilities Committee Meeting: Review and Recommend Action on Substantial Completion of the Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase I								
								
PROJECT LOCATION		DAMAGED AREA TO BE RENOVATED		North				

FPC Project Manager

David A. Valdez

FPC Asst. Director

Rita G. Geller

FPC Director

RMA

Review and Recommend Action on Substantial Completion of the Pecan Campus North Academic Humanities Building P Renovation for Administrative and Support Services Offices

Approval of substantial completion of the Pecan Campus North Academic Humanities Building P Renovation for Administrative and Support Services Offices project will be requested at the Board Meeting:

Project		Completion Recommended	Date Received
1.	Pecan Campus North Academic Humanities Building P Renovation for Administrative and Support Services Offices Project 2022-041C Architect: Able City, LLC. Contractor: Holchemont, Ltd.	Substantial Completion Recommended	January 26, 2024

This project was requested by Administration, and has been reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction Departments, and Administration. This project was scheduled as a non-educational improvement to renovate areas of Pecan Campus North Academic Humanities Building P to convert classroom spaces to office spaces.

College staff and the Architect visited the site and developed a construction punch list on January 26, 2024. A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by Holchemont, Ltd. The original cost approved for this project was \$689,000.

The following table summarizes the current budget status:

Pecan Campus North Academic Humanities Building P Renovation for Administrative and Support Services Offices					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$630,000.00	\$689,000.00	\$0	\$689,000.00	\$638,054.56	\$50,945.44

Enclosed Documents

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

Recommended Action

Administration requests the Committee recommend Board approval of substantial completion of the Pecan Campus North Academic Humanities Building P Renovation for Administrative and Support Services Offices project as presented.

Pecan Campus North Academic Humanities Building P Administration and Support Services Renovation



AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
South Texas College -
North Academic Humanities Building P
Renovations for Administrative and
Support Services

CONTRACT INFORMATION:
Contract For: General Construction

CERTIFICATE INFORMATION:
Certificate Number: 001

Date: July 5, 2023

Date: January 26, 2024

OWNER: *(name and address)*
South Texas College
3200 W. Pecan Blvd.
McAllen, TX 78501

ARCHITECT: *(name and address)*
Able City, LLC
200 South 10th Street, Box Suite 907
McAllen, TX
78501

CONTRACTOR: *(name and address)*
Holchemont, LTD
900 N. Main St.
McAllen, TX
78501

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

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

Able City, LLC
ARCHITECT *(Firm Name)*


SIGNATURE

Claudio A Leon, AIA
PRINTED NAME AND TITLE

January 8, 2024
DATE OF SUBSTANTIAL COMPLETION

WARRANTIES

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

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

WORK TO BE COMPLETED OR CORRECTED

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

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

WORK TO BE COMPLETED AND CORRECTED WITHIN THIRTY DAYS FROM ISSUANCE OF THE PUNCH LIST REPORT, IN LIEU OF THE THIRTY DAYS AFTER SUBSTANTIAL COMPLETION AS STATED IN THE PARAGRAPH BELOW.

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

Cost estimate of Work to be completed or corrected: \$34,273.00 (PROJECT RETAINAGE)

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

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

CONTRACTOR TO COMPLETE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING PUNCH LIST IN THEIR ENTIRETY. FINAL ACCEPTANCE OF PROJECT WILL BE CONTINGENT ON INSTALLATION AND COMPLETION OF ALL PENDING ITEMS. THE OWNER HEREBY ACCEPTS CONTROL OF THE PROPERTY ON WORK THAT HAS BEEN FULLY COMPLETED. THE OWNER SHALL HAVE RELEVANT INSURANCE IN PLACE PRIOR TO OCCUPYING THE BUILDING. THE CONTRACTOR SHALL VERIFY THAT THE OWNER'S INSURANCE ARE IN EFFECT PRIOR TO CANCELLING THE CONTRACTOR'S INSURANCE WARRANTIES AND THEIR APPLICABLE PROVISIONS OF THE CONSTRUCTION CONTRACT SHALL TAKE EFFECT AS STATED ABOVE.

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User Notes:

(3B9ADA49)

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

<u>Holchemont, LTD</u>	<u>Michael Montalvo, Project</u>
CONTRACTOR (<i>Firm</i>	Manager
<i>Name</i>)	
<u>South Texas College</u>	
OWNER (<i>Firm Name</i>)	

<u>SIGNATURE</u>	<u>PRINTED NAME AND TITLE</u>	<u>DATE</u>
<u>SIGNATURE</u>	<u>PRINTED NAME AND TITLE</u>	<u>DATE</u>



Project Fact Sheet
2/2/2024

Project Name:		Pecan Campus - North Academic Humanities Building P Renovations for the Accountability, Risk, and Compliance Department, and Office of Institutional Equity				Project No.		2022-041C	
Funding Source(s):		Unexpended Plant Fund							
			FY 21-22			FY 22-23			
			Variance of Project Budget vs. Actual			Variance of Project Budget vs. Actual			
			FY 21-22			FY 22-23			
			Expenditures			Actual			
			Project Budget			Project Budget			
			Actual Expenditures			Actual Expenditures			
			Expenditures			Expenditures			
Construction:	\$ 790,100.00	\$ 689,000.00	\$ -	\$ -	\$ -	\$ 630,000.00	\$ 139,152.00	\$ 490,848.00	
Design	79,010.00	45,510.00	11,900.00	-	11,900.00	71,100.00	37,658.25	33,441.75	
Miscellaneous:	5,000.00	5,000.00	2,500.00	456.12	2,043.88	4,500.00	2,671.12	1,828.88	
FFE:	110,000.00	90,000.00	-	-	-	110,000.00	-	110,000.00	
Technology:	50,000.00	50,000.00	-	-	-	50,000.00	-	50,000.00	
Total:	\$ 1,034,110.00	\$ 879,510.00	\$ 14,400.00	\$ 456.12	\$ 13,943.88	\$ 865,600.00	\$ 179,481.37	\$ 686,118.63	
* Revised budget based on construction amount.									
			FY 23-24						
			Variance of Project Budget vs. Actual						
			FY 23-24						
			Expenditures						
			Project Budget						
			Actual Expenditures						
			Expenditures						
Construction:	\$ 630,000.00	\$ 498,902.56	\$ 630,000.00	\$ 498,902.56	\$ 131,097.44				Total Actual Expenditures To Date \$ 645,247.72
Other Construction Costs:		\$ 7,193.16		\$ 7,193.16	\$ (7,193.16)				
Design	11,340.00	1,984.32	11,340.00	1,984.32	9,355.68				39,642.57
Miscellaneous:	1,500.00	-	1,500.00	-	1,500.00				3,127.24
FFE:	110,000.00	-	110,000.00	-	110,000.00				-
Technology:	50,000.00	-	50,000.00	-	50,000.00				-
Total:	\$ 802,840.00	\$ 508,080.04	\$ 802,840.00	\$ 508,080.04	\$ 294,759.96				\$ 688,017.53
Project Team			Board Status						
Approval to Solicit Architect/Engineer: 3/29/2022			Board Approval of Schematic Design 1/31/2023			Contract Amount		Actual Expenditures	
Architect/Engineer: Able City Architects						Vendor		Variance	
Contractor: Holchemont, Ltd.			Substantial Completion TBD			Board Acceptance TBD			
STC FPC Project Manager: David Valdez			Final Completion TBD			Board Acceptance TBD			
Project Description			Project Scope						
Renovation of approximately 4,550 square feet of the Pecan Campus North Academic Humanities Building P for the Accountability, Risk, and Compliance Department, and Office of Institutional Equity.			Renovate existing instructional spaces on the third floor of the Pecan Campus North Academic Humanities Building P for administrative offices.						
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		
3/29/2022	6/26/2022	1/31/2023	6/27/2023	7/25/2023	2/27/2024	3/26/2024	1/26/2024		
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total			
2021-22	-	-	456.12	-	-	\$ 456.12			
2022-23	139,152.00	37,658.25	2,671.12	-	-	\$ 179,481.37			
2023-24	506,095.72	1,984.32	-	-	-	\$ 508,080.04			
Project Total	\$ 645,247.72	\$ 39,642.57	\$ 3,127.24	\$ -	\$ -	\$ 688,017.53			
Current Agenda Item									
02/13/2024 Facilities Committee Meeting: Review and Recommend Action on Substantial Completion of the Pecan Campus North Academic Humanities Building P Renovation for Administrative and Support Services Offices									

FPC Project Manager

FPC Asst. Director

FPC Director

Review and Recommend Action on Substantial Completion of the Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase I

Approval of substantial completion of the Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase I project will be requested at the Board Meeting:

Project		Completion Recommended	Date Received
1.	Mid Valley Campus South Academic Building H Repair and Renovations of Damaged Roof and Interior Areas Project 2022-038R Architect: Milnet Architectural Services, PLLC. Contractor: Holchemont, Ltd.	Substantial Completion Recommended	January 18, 2024

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

College staff and the Architect visited the site and developed a construction punch list on January 18, 2024. A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by Holchemont, Ltd. The original cost approved for this project was \$666,000.

The following table summarizes the current budget status:

Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase I					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$630,000.00	\$666,000.00	\$0	\$666,000.00	\$621,832.19	\$44,167.81

Enclosed Documents

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

Recommended Action

Administration requests the Committee recommend Board approval of substantial completion of the Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase I project as presented.

Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase I



Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase I





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Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> STC Mid-Valley Campus Bldg H Phase 1 Roof Replacement 200 N Nebraska Weslaco, TX 78596	CONTRACT INFORMATION: Contract For: General Construction Date: July 05, 2023	CERTIFICATE INFORMATION: Certificate Number: 001 Date: January 18, 2024
OWNER: <i>(name and address)</i> South Texas College 3200 W Pecan Blvd. McAllen, TX 78501	ARCHITECT: <i>(name and address)</i> Milnet Architectural Services, PLLC. 608 S. 12th St. McAllen, TX. 78501	CONTRACTOR: <i>(name and address)</i> Holchemont, LTD. 900 N. Main St. McAllen, TX 78501

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

Milnet Architectural
Services, PLLC.

Rodolfo R. Molina, Jr.,
President

January 18, 2024

ARCHITECT *(Firm Name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE OF SUBSTANTIAL COMPLETION

WARRANTIES

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

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

WORK TO BE COMPLETED OR CORRECTED

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

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

Refer to attached punchlist.

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

Cost estimate of Work to be completed or corrected: \$12,500.00

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

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

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

Holchemont, LLC

CONTRACTOR *(Firm Name)*

SIGNATURE

Michael C. Montalvo,
Manager of Holchemont

PRINTED NAME AND TITLE

DATE

South Texas College

OWNER *(Firm Name)*

SIGNATURE

Dr. Ricardo J. Solis,
President

PRINTED NAME AND TITLE

DATE

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User Notes:

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Project Fact Sheet
2/2/2024

Project Name: MVC - South Academic Building H Repair and Renovations				Project No. 2022-038R				
Funding Source(s): Renewals and Replacement Fund								
			FY21-22			FY22-23		
			FY 21-22			FY 22-23		
			Actual			Actual		
			Expenditures			Expenditures		
			Variance of			Variance of		
			Project Budget			Project Budget		
			vs. Actual			vs. Actual		
			Expenditures			Expenditures		
			Expenditures			Expenditures		
Construction:*	\$ 600,000.00	\$ 630,000.00	\$ -	\$ -	\$ -	\$ 630,000.00	\$ 34,504.00	\$ 595,496.00
Design:*	60,000.00	60,000.00	-	-	-	40,163.00	39,796.06	366.94
Miscellaneous:	12,000.00	12,000.00	-	456.12	(456.12)	25,000.00	27,071.35	(2,071.35)
FFE:	158,700.00	158,700.00	-	-	-	-	-	-
Technology:	125,000.00	125,000.00	-	-	-	-	-	-
Total:	\$ 955,700.00	\$ 985,700.00	\$ -	\$ 456.12	\$ (456.12)	\$ 695,163.00	\$ 101,371.41	\$ 593,791.59
			Funds will be used from the insurance claim and savings from other projects.			*Amount for Phase I Roof Replacement only Construction Cost is \$666,000.		
			FY23-24					
			FY 23-24					
			Actual					
			Expenditures					
			Variance of					
			Project Budget					
			vs. Actual					
			Expenditures					
			Expenditures					
Construction:*			\$ 1,305,000.00	\$ 587,328.19	\$ 717,671.81			\$ 621,832.19
Design:*			130,000.00	-	130,000.00			39,796.06
Miscellaneous:			10,000.00	-	10,000.00			27,527.47
FFE:			160,000.00	-	160,000.00			-
Technology:			125,000.00	-	125,000.00			-
Total:			\$ 1,730,000.00	\$ 587,328.19	\$ 1,142,671.81			\$ 689,155.72
Project Team			Board Status					
Approval to Solicit Architect/Engineer: 10/26/2021			Vendor Contract Amount Actual Expenditures Variance					
Architect/Engineer: Milnet Architectural Services			Milnet Architectural Services \$56,332 39,796.06 \$16,535.94					
Contractor: Holchemont, Ltd.			Holchemont, Ltd. (Phase I - Roof Replacement) \$ 666,000 \$ 621,832.19 \$ 44,167.81					
STC FPC Project Manager: David Valdez			Board Acceptance TBD					
			Board Acceptance TBD					
Project Description			Project Scope					
Repair the existing roof and renovate the interior due to a recent heavy rain storm damage. Renovate approximately 6,720 square feet of interior space.			Repair the roof membrane with a new Garland roof membrane. Demolish the interior gypsum board walls, flooring, ceiling, and lighting fixtures and renovate the damaged areas with new materials to match existing.					
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	
10/26/2021	3/29/2022	TBD	6/27/2023	7/15/2023	12/12/2023	1/12/2024	12/12/2023	
Project Calendar of Expenditures by Fiscal Year								
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total		
2021-22	\$ -	\$ -	\$ 456.12	\$ -	\$ -	\$ 456.12		
2022-23	34,504.00	39,796.06	27,071.35	-	-	\$ 101,371.41		
2023-24	587,328.19	-	-	-	-	\$ 587,328.19		
Project Total	\$ 621,832.19	\$ 39,796.06	\$ 27,527.47	\$ -	\$ -	\$ 689,155.72		
Current Agenda Item								
02/13/2024 Facilities Committee Meeting: Review and Recommend Action on Substantial Completion of the Mid Valley Campus South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase I								

FPC Project Manager David A. Valdez FPC Asst. Director Rita G. Geller FPC Director RMA

Review and Recommend Action on Approval of Facilities Usage Agreement with the Mission Economic Development Corporation for the Mission Center for Education and Economic Development Office Space

Approval of a Facilities Usage Agreement with the Mission Economic Development Corporation (MEDC) for use of the Mission Center for Education and Economic Development (CEED) Office Space will be requested at the Board meeting.

Justification and Background

Additional space will allow offering various non-credit programs aligned with entrepreneurship and business development on an off-campus site, which enhances the College's presence in the business community. In addition, the College will be able to showcase and promote the South Texas College Apprenticeship Center (STCAC).

Term

The facility usage agreement allows for subsequent renewals as agreed upon by both parties. The term of the agreement would be from March 1, 2024 to February 28, 2025, at the same rate of \$950.00 per month at a total cost of \$11,400.00.

Facility	Term	Anticipated Lease Cost
MEDC CEED Office Space	3/1/24 – 2/28/25	\$11,400.00 per year

Funding Source

Funds for this agreement will be available in the budget for FY 2023 – 2024 and FY 2024-2025.

Recommended Action

Administration requests the Committee recommend Board approval to approve the facility usage agreement with the MEDC for use of the CEED Building Office Space for the period from March 1, 2024 through February 28, 2025, at a cost of \$11,400.00, as presented.

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

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

FY 2023 - 2024 Capital Improvement Projects Project Milestone with Board Approved Dates

#	Projects	FPC Project Managers	Architect/ Engineer	Schematic Designs Board Approved	Contractor	Start / NTP Date	Substantial Completion Date	Final Completion
Pecan Campus								
1	New Continuing Education Bldg and Testing Center	DV	12/6/2024	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	4/23/2024	6/15/2024	4/26/2025	5/10/2025
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	6/25/2024	8/7/2024	10/28/2025	11/25/2025
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
Pecan Plaza								
10	Human Resources Building A Renovation	DV	-	-	-	-	-	-
11	East Building B Renovation for Cosmetology	MV	-	-	-	-	-	-
Mid-Valley Campus								
12	Workforce Center Building D Welding Expansion	MV	PBK Architects 10/26/21	6/28/2022	Holchemont LTD 1/31/2023	4/10/2023	3/26/2024	4/23/2024
13	Workforce Building M Automotive Expansion	MV	PBK Architects 10/26/21	6/28/2022	Holchemont LTD 1/31/2023	4/10/2023	3/26/2024	4/23/2024
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	3/26/2024	4/23/2024
15	Student Union Building F Financial Aid Renovation	TBD	-	-	-	-	-	-
Technology Campus								
11	Welding Lab Expansion Bldg	SS	EGV Architects 2/22/22	8/23/2022	Kimber 1985 7/25/2023	9/13/2023	9/23/2024	10/27/2024
12	Truck Driving Range Expansion	DV	R. Gutierrez Engineering Corporation 11/29/2022	N/A	GST Construction 7/25/2023	9/10/2023	11/28/2023	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
Nursing & Allied Health Campus								
15	East Building A Renovation of Radiology Lab to Multipurpose Skills Lab	TBD	-	-	-	-	-	-
16	East Building A Breakroom and Offices Expansion Renovation	TBD	-	-	-	-	-	-
17	Systems Offices Building E Renovation	DV	3/26/2024	4/23/2024	TBD	TBD	TBD	TBD
Starr County Campus								
18	Workforce Center Bldg D Welding Expansion	MV	Gignac Associates 12/10/19	11/23/2021	Kimber 1985 8/23/2022	10/27/2022	9/26/2023	3/26/2024
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	2/27/2024	3/26/2024
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	2/27/2024	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 January 31, 2024

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	9,127,213.57	698,311.17
Proposed Projects for the Month of January 2024	2,502,904.14	-
Total Project Budget Balance	\$ 20,514,486.29	\$ 10,591,728.83

Project Reference Number	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
Board Approved on September 26, 2023			
2022-006C	Substantial completion of the Starr County Campus Workforce Center Building D Welding Lab Expansion	\$ 221,924.55	
2019-016C	Substantial completion of the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicle	132,476.01	
2019-017C	Substantial completion of the Regional Center for Public Safety Excellence Canopies for Students and Instructors	39,994.07	
2019-020C	Substantial completion of the Regional Center for Public Safety Excellence Flammable Liquid and Gas (F.L.A.G.) Fire Training Area	102,305.02	
2022-008C	Substantial and Final Completion of the Technology Campus Exterior Solar Panel Structure	210,000.00	
2022-017R	Substantial Completion of the Pecan Resurfacing of East Drive Project		280,876.17
2023-019R	Substantial and Final Completion of the District Wide Flooring Replacement Phase II at Pecan Campus Student Services Building K		189,749.00
2023-019R	Substantial and Final Completion of the District Wide Flooring Replacement Phase II at Nursing and Allied Health Campus East Building A		227,686.00
Total Board Approval on September 26, 2023		\$ 706,699.65	\$ 698,311.17
Board Approved on October 31, 2023			
	Solicitation of Engineering Services for the following project		
	1- Technology Campus Resurfacing Parking Lot 2 & Regrading Existing Swales	\$ 395,000.00	
	2- Regional Center for Public Safety Excellence Parking Lot 1 Additional Spaces	330,700.00	
	3- District Wide HVAC Replacements Phase 1 at Mid Valley Campus	2,550,000.00	
	Schematic Design and Solicitation of Construction Services for Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music & Dance Programs	4,800,000.00	
	Change Order for the Starr County Campus Workforce Center Building D Automotive Lab Expansion - from contingency allowance (amount not included on month total)	61,825.84	
Total Board Approval on October 31, 2023		\$ 8,075,700.00	\$ -
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	\$ -
Board Approved on December 6, 2023			
No projects were presented			
Total Board Approval on December 6, 2023		\$ -	\$ -
Board Approved on January 30, 2024			
	Pecan West Continuing Education Building A - Architectural Design Fee Proposal for ERO Architects - Estimated Project Budget \$9,087,683	\$ 443,654.14	
	Final Completion of RCPSE Canopy for Safety Training Vehicles, Canopy for Students and Instructors, and Fammable Liquid and Gas (F.L.A.G.) Fire Training Area	\$ 1,659,250.00	
	Contracting Architectural Services for the District Offices Building Renovation. Estimated Project Budgeted \$ \$5,000,000	\$ 400,000.00	
Total Board Approval on January 30, 2024		\$ 2,502,904.14	\$ -
Total FY 24 Board Approved Projects		\$ 11,630,117.71	\$ 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	\$ 71,916	\$ 1,063,084	\$ 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	\$ 687,198	\$ 192,312	\$ 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	March 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	\$ 130,273	\$ 5,567,727	\$ 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	\$ 166,610	\$ 33,390	\$ 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	\$ 1,165,423	\$ 19,568,737	\$ 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	April 2024	Approval of Preliminary Design	TBD	TBD
11	Pecan West Continuing Education Parking & Site Improvements	DV		●								\$ 1,875,000	\$ 25,288	\$ 1,849,712	\$ 628,225	High	N/A	N/A	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	\$ 803,338	\$ 736,417	\$ 898,700	High	March 2024	Approval of Substantial Completion	PBK Architects	Holchemont
15	Workforce Center Building M Automotive Lab Expansion	MV					●					\$ 2,648,275	\$ 1,373,189	\$ 1,275,086	\$ 1,451,500	High	March 2024	Approval of Substantial Completion	PBK Architects	Holchemont
16	Workforce Center Building D HVAC-R Classroom and Outdoor Covered Area	MV					●					\$ 1,235,430	\$ 680,085	\$ 555,345	\$ 691,200	High	March 2024	Approval of Substantial Completion	PBK Architects	Holchemont
17	Child Development Center Portable PB L-2 Renovation	DV					●					\$ 305,000	\$ 49,516	\$ 255,484	\$ 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	\$ 2,906,127	\$ 2,911,333	\$ 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	\$ 539,053	\$ 2,568,947	\$ 2,576,680	High	July 2024	Approval of Substantial Completion	EGV Architects	Kimber 1985
21	Truck Driving Range Expansion	DV						●				\$ 41,350	\$ 55,989	\$ (14,639)	\$ 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	\$ 831,037	\$ 2,828,213	\$ 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	March 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	February 2024	Approval of Final Completion	Gignac & Associates, LLP	Kimber 1985
28	Workforce Building Q Automotive Expansion	MV					●					\$ 2,551,300	\$ 458,985	\$ 2,092,315	\$ 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	\$ 1,625,794	\$ 2,735,654	\$ 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	February 2024	Approval of Substantial Completion	DBR	Metro Electric
35	Two-Story Residential Fire Training Structure	SS					●					\$ 2,796,250	\$ 1,484,197	\$ 1,312,053	\$ 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	\$ 3,555,389	\$ 2,029,642	\$ 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	3	\$ 73,780,722	\$ 10,191,359	\$ 63,589,363	\$ 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	\$ 209,717	\$ 212,283	\$ 218,600	Low	May 2024	Approval of Substantial Completion	DBR
Nursing and Allied Health Campus Subtotal												\$ 762,000	\$ 209,717	\$ 552,283	\$ 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	March 2024	Approval of Construction Services	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	\$ 1,336,425	\$ 10,142,015	\$ 11,275,039					

Outstanding Issues - Action Plan
February 13, 2024 Facilities Committee Meeting
as of February 6, 2024

#	Description of Issues	Responsible Parties	Status	Due Date	Comments/Notes	Resolution / Action Item
Pecan Campus						
1	Pecan Campus North Academic Humanities Building P - Water Infiltration (Warranty Item since 2018)	D. Wilson Construction	Pending	5/31/2023 6/5/2023 7/11/2023 8/8/2023 10/11/2023 11/17/2023 1/10/2024 2/6/2024	<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 & 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>2/6/2024:D.Wilson performed a mock-up of their proposed brick ledge weep holes on January 12, 2024. The work was reviewed by the Design Team and they met with College staff to discuss results. College staff provided photos of water infiltration that was noted on November 13, 2023. BEAM Professionals is in the process of documenting the water intrusion versus previously noted leaks to see if water is still entering from previous repairs done by D.Wilson.</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 itmes are completed and pending list of deficient items; brick weep hole mock-up scheduled for Friday, January 12, 2024.</p> <p>2/6/2024: Pending report and letter from BEAM Professionals on recommendation on how to proceed forward.</p>

<i>Mid Valley Campus</i>						
2	Mid Valley Campus South Academic Building H - Repair of Roof Damage and Interior Areas (Insurance Claim)	Hartford Insurance, Public Adjuster	Pending	5/31/2023 6/5/2023 7/11/2023 8/8/2023 10/11/2023 11/17/2023 1/10/2024 2/6/2024	<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>2/6/2024: Pending response from Public Adjuster on status of final insurance settlement. Construction of the roof replacement is at Substantial Completion. 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> <p>2/6/2024: Awaiting final settlement from Hartford Insurance and recommendation from Public Adjuster. Roof replacement is at Substantial Completion; construction documents for interior work by Architect in progress.</p>
3	Mid Valley Campus Workforce Center Building D - Automotive, Welding, and HVAC-R Labs	Holchemont, Ltd.	Pending	2/6//2024	<p>2/6/2024: Construction work is in progress. There have been various delays due to incorrect information on As-Built drawings regarding existing underground utilities and infrastructure. In addition, the design team has required sufficient time to provide design solutions to the issues. The contractor has provided Change Proposals for Contractor's General Conditions and are currently being reviewed by the Design Team and Owner. There have been delays caused by the Contractor coordination and delays in material. The project team is working to resolve the change order that is fair to the Contractor and Owner.</p>	<p>2/6/2024: The construction of the project is nearing Substantial Completion in possibly March with the exception of material delays. The Project Team is working on a change order that is fair to the Contractor and Owner.</p>

Nursing and Allied Health Campus						
4	Nursing Allied Health Campus West Building B NAH West & Simulation Center - Wall/Floor Cracks and Water Infiltration	D. Wilson Construction	Pending	<p>5/31/2023</p> <p>7/11/2023</p> <p>10/11/2023</p> <p>11/17/2023</p> <p>1/10/2024</p> <p>2/6/2024</p>	<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.</p> <p>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>2/6/2024: Meeting with Owner, Architect and Contractor to review moisture test results was done. A report from the Architect regarding recommendations and next steps is pending..</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> <p>2/6/2024: A report from the Architect regarding recommendations and next steps is pending</p>

Starr County Campus						
5	Starr County Campus Workforce Center Building D - Automotive Lab and HVAC-R Lab	Triun	Pending	2/6/2024	2/6/2024: Construction work is in progress. There have been various delays due to incorrect information on As-Built drawings regarding existing underground utilities and infrastructure. In addition, the design team has required sufficient time to provide design solutions to the issues. The contractor has provided a Change Proposal for Contractor's General Conditions and is currently being reviewed by the Design Team and Owner. There have been delays caused by the Contractor's coordination of product submittals and installation of construction materials. The project team is working to resolve the change order that is fair to the Contractor and Owner.	2/6/2024: The construction of the project is in progress and the Contractor's revised schedule has Substantial Completion scheduled for August. The Project Team is working on a change order that is fair to the Contractor and Owner.