

South Texas College
Board of Trustees
Facilities Committee
Pecan Campus, Ann Richards Administration Building A
Conference Room A 142
Tuesday, March 5, 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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- III. Review and Recommend Action on Contracting Civil Engineering Services for the
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- IV. Review and Recommend Action as Necessary on Contracting Architectural Services
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- V. Review and Recommend Action on Schematic Design of the Pecan Campus Cooper
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- VI. Review and Recommend Action on Additional Scope for the Pecan Campus Cooper
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- VII. Review and Recommend Action on Approval of Interior Color Selection for the Starr
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- XI. Update on Status of Unexpended Plant Fund Construction Projects and Renewals &
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Approval of Facilities Committee Meeting Minutes

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

1. February 13, 2024 Facilities Committee Meeting

Meeting Minutes

Facilities Committee Meeting

February 13, 2024

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

MINUTES

The Facilities Committee Meeting was held on Tuesday, February 13, 2024 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:04 p.m. with Dr. Alejo Salinas, Jr. presiding.

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

Other Trustees present: Mrs. Victoria Cantu and Mr. Rene Guajardo

Members absent: None

Also present: Dr. Ricardo J. Solis, Mrs. Mary Elizondo, Dr. Anahid Petrosian, Dr. Rodney Rodriguez, Dr. Jesus Campos, Dr. Brett Millan, Mr. Ricardo De La Garza, Mr. George McCaleb, Ms. Deyadira Leal, Dr. Christopher Nelson, Mr. Robert Cuellar, Mr. David Valdez, Mr. Sam Saldana, Mr. Martin Villarreal, Mr. Andres Vela, Mr. Daniel Montez, and Mr. Andrew Fish.

Approval of Facilities Committee Meeting Minutes

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Facilities Committee approved the minutes for their January 16, 2024 Facilities Committee Meeting as written. The motion carried.

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

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

The Facilities Committee deferred deliberation and action on this item to the Board of Trustees.

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 were 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 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 increase the number of parking spaces at the RCPSE.

Background

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

The proposed scope of work is summarized as follows:

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

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 was \$330,700 which included 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 were budgeted in the Renewals & Replacements Fund for available use in FY 2023-2024.

Estimated Project Timeline

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

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Ms. Rose Benavidez, the Committee recommended Board approval to contract civil engineering services with Perez Consulting Engineers, LLC. for the Regional Center for Public Safety Excellence Parking Lot 1 Additional Spaces project as presented. The motion carried.

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 were 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 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 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 consisted 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 would 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 was \$2,530,000, which included 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 were budgeted in the Renewals & Replacements Fund for available use in FY 2023-2024.

Estimated Project Timeline

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

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Committee recommended Board approval to contract 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. The motion carried.

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 was 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 subsequently identified available funds to cover the cost of the percussion area, and requested that it be added to the scope of the project. Currently, the Pecan Campus Music program held percussion courses in portable buildings. The portable buildings were 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 was required.

Project Budget Increase

The additional scope would require an increase to the project budget. The current schematic design called 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 was \$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 was \$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 were 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 was enclosed for the Committee's review and information.

At the February 13, 2024 Committee meeting, Dr. Ricardo J. Solis mentioned an opportunity to further expand the scope of the first phase of the project, which would mean changes to the schematic design approved by the Board in October 2023. This would provide more space for instruction and rehearsals, in line with initial design concepts which were reduced due to the original budget constraints. This would also support potential partnerships with community stakeholders that might consider utilizing the space.

The Facilities Committee did not take action at the meeting, asking for an update to be provided on the overall project at the February 27, 2024 Regular Board meeting.

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

Scheduling Priority

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

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 was issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by Holchemont, Ltd. The original cost approved for this project was \$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 were enclosed for the Committee's review and information.

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

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 was issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by Holchemont, Ltd. The original cost approved for this project was \$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 were enclosed for the Committee's review and information.

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

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 would 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 would 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 would be available in the budget for FY 2023 – 2024 and FY 2024-2025.

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

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

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

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:34 p.m.

I certify that the foregoing are the true and correct minutes of the February 13, 2024 Facilities Committee Meeting of the South Texas College Board of Trustees.

Dr. Alejo Salinas, Jr., Presiding

Review and Update on Five Year Plan for the Unexpended Plant Fund Budget

An update on the planned budget projections for five (5) years of the Unexpended Plant Fund budget will be provided at the Board meeting.

Background

Administration and College staff develop plans for funding future and ongoing projects beyond the current fiscal year. The budget includes proposed funding and budget transfers from other funds needed to meet the College's long-term construction plans.

Enclosed Documents

Enclosed is the budget plan for the Committee's review and information.

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



SOUTH TEXAS COLLEGE

Capital Improvement Projects (CIP)

Unexpended Plant Fund

As of February 28, 2024



**Projected Unexpended Construction Plant Fund
Inflows and Outflows Projections**

FY 2024 through FY 2028

Description	Amount
Beginning Balance – September 1, 2023	\$ 46,464,426
+ Total Projected Inflows	58,285,043
- Total Projected Outflows	103,938,345
Projected Ending Balance – August 31, 2028	\$ 811,123

Unexpended Construction Plant Fund Inflows – Details by Fiscal Year

For the Five Year Period of FY 2024 through FY 2028

Description	FY 2024 Projected	FY 2025 Projected	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	Total
Projected Inflows:						
Budgeted Transfer from Unrestricted Fund	\$ 10,000,000	\$ 11,000,000	\$ 11,000,000	\$ 10,200,000	\$ 9,000,000	51,200,000
Transfer from Designated fund Balance	-	-	3,899,942	-	-	3,899,942
Interest Earned – Unexpended	1,286,389	247,454	18,642	13,045	29,694	1,595,224
CE-EDA Grant for CE Building & Interest Earned	90,723	1,499,153	-	-	-	1,589,876
Total Projected Inflows	\$ 11,377,112	\$ 12,746,607	\$ 14,918,584	\$ 10,213,045	\$ 9,029,694	\$ 58,285,043

Unexpended Construction Plant Fund Outflows– Details by Fiscal Year

For the Period of Five Years – FY 2024 through FY 2028

Description		FY 2024		FY 2025		FY 2026		FY 2027		FY 2028		Total
		Projected		Projected		Projected		Projected		Projected		
Projected Outflows:												
Pecan Campus	\$	7,674,904	\$	22,047,505	\$	7,859,360	\$	-	\$	-	\$	37,581,770
Pecan Plaza		822,000		-		3,000,000		3,392,135		-		7,214,135
Dr. Ramiro Casso, Nursing Allied Health Campus		304,995		-		-		-		-		304,995
District Office		3,316,500		2,245,000		-		-		-		5,561,500
Technology Campus		4,487,694		550,500		3,150,000		350,000		3,150,000		11,688,194
Mid Valley Campus		3,733,269		142,392		281,250		-		-		4,156,910
Starr County Campus		2,370,214		-		-		-		-		2,370,214
Regional Center for Public Safety Excellence		3,078,214		107,000		1,251,500		1,176,500		-		5,613,214
District Wide		7,907,414		5,385,000		5,385,000		5,385,000		5,385,000		29,447,414
Total Projected Outflows	\$	33,695,203	\$	30,477,397	\$	20,927,110	\$	10,303,635	\$	8,535,000	\$	103,938,345

Unexpended Construction Plant Fund Outflows– Details by Fiscal Year

For the Period of Five Years – FY 2024 through FY 2028

Description	FY 2024		FY 2025		FY 2026		FY 2027		FY 2028		Total
	Projected		Projected		Projected		Projected		Projected		
Beginning Balance – September 1, 2023	-		-		-		-		-		\$ 46,464,426
Total Projected Inflows	\$ 11,377,112	\$	12,746,607	\$	14,918,584	\$	10,213,045	\$	9,029,694	\$	58,285,043
Total Projected Outflows	\$ 33,695,203	\$	30,477,397	\$	20,927,110	\$	10,303,635	\$	8,535,000	\$	103,938,345
Projected Ending Balance	\$ 24,146,335	\$	6,415,545	\$	407,019	\$	316,429	\$	811,123	\$	811,123

Pecan Campus

Capital Improvement Projects – CIP

Projects that Started Prior to FY 2024 and New Projects FY 2024 through FY 2028

#	Construction Project Name	Prior Years	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
1	Library Space Modifications				-	-	-
2	Ann Richards Administration Building A Renovation			-	-	-	-
3	Business and Science Building G Engineering Lab Renovation			-	-	-	-
4	North Academic Bldg. P ARC, IE Renovation			-	-	-	-
5	Kinesiology Bldg. Q				-	-	-
6	Pecan West New Continuing Education Building Testing Ctr Addition				-	-	-
7	Pecan West Continuing Education Building A					-	-
8	Pecan West Parking and Site Improvements Grant 20%					-	-
9	Pecan West New CE Bldg. Parking & Site Improv _ EDA Grant 80% - grant amount awarded \$1,500,000.				-	-	-
10	Ann Richards Administration Building A Additional Parking Lot			-	-	-	-
11	Cooper Center for Performing Arts Building L Music and Dance Expansion and Renovation	-			-	-	-
12	Cooper Center for Performing Arts Building L - Phase II Percussion addition	-			-	-	-
13	Student Services Building K Renovation	-				-	-
14	North Academic Humanities Building P Renovations for the Accounts Receivable and Grant Accounting Departments	-		-	-	-	-
15	Operations Support Center Building Z	-				-	-
16	Relocation of Portable Buildings	-	-		-	-	-
17	Entry Monument Sign	-	-	-		-	-
18	Digital Marquee Sign in Front of Cooper Center	-	-	-		-	-

Pecan Plaza

Capital Improvement Projects – CIP

Projects that Started Prior to FY 2024 and New Projects FY 2024 through FY 2028

#	Construction Project Name	Prior Years	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
19	Human Resources Building A Renovation	-		-	-	-	-
20	East Building B Renovation for Cosmetology	-		-			-

Dr. Ramiro R. Casso Nursing & Allied Health Campus

Capital Improvement Projects – CIP

Projects that Started Prior to FY 2024 and New Projects FY 2024 through FY 2028

#	Construction Project Name	Prior Years	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
21	Nursing Allied Health East Bldg. A Occupational Therapy Kitchen Lab Expansion			-	-	-	-
22	East Building A Conversion of Radiology Lab to Multipurpose Skills Lab	-		-	-	-	-
23	East Building A Breakroom and Offices Expansion	-		-	-	-	-

District Office

Capital Improvement Projects – CIP

Projects that Started Prior to FY 2024 and New Projects FY 2024 through FY 2028

#	Construction Project Name	Prior Years	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
24	District Office Building E Dental Assistant Lab Renovation	-		-	-	-	-
25	District Office Building E Renovation	-			-	-	-

Technology Campus

Capital Improvement Projects – CIP

Projects that Started Prior to FY 2024 and New Projects FY 2024 through FY 2028

#	Construction Project Name	Prior Years	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
26	Exterior Solar Panels Structure			-	-	-	-
27	Welding Lab Building F			-	-	-	-
28	Truck Driving Range Expansion			-	-	-	-
29	Institute for Advanced Manufacturing Building E Collaboration Lab	-		-	-	-	-
30	Automotive Lab Exhaust System	-	-		-	-	-
31	Emerging Technologies Building A & Advanced Technical Careers B Renovations	-	-				

Mid Valley Campus

Capital Improvement Projects – CIP

Projects that Started Prior to FY 2024 and New Projects FY 2024 through FY 2028

#	Construction Project Name	Prior Years	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
32	Center for Learning Excellence Building A Renovation of Existing Cafeteria to Culinary Arts Instructional Kitchen			-	-	-	-
33	Workforce Center Building D Welding Expansion			-	-	-	-
34	Automotive Lab Building M				-	-	-
35	Workforce Center Building D HVAC-R Outdoor Covered Area				-	-	-
36	Child Development Center Portable PB-L2 Renovation			-	-	-	-
37	Student Union Building F Financial Aid Renovation	-		-	-	-	-
38	Site Drainage Upgrades	-	-	-		-	-

Starr County Campus

Capital Improvement Projects – CIP

Projects that Started Prior to FY 2024 and New Projects FY 2024 through FY 2028

#	Construction Project Name	Prior Years	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
39	Workforce Center Building D Welding Expansion			-	-	-	-
40	Automotive Lab Building Q			-	-	-	-
41	North Academic Bldg. C HVCA-R Outdoor Covered Area Expansion			-	-	-	-

Regional Center for Public Safety Excellence

Capital Improvement Projects – CIP

Projects that Started Prior to FY 2024 and New Projects FY 2024 through FY 2028

#	Construction Project Name	Prior Years	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
42	Canopy for Safety Training Vehicles			-	-	-	-
43	Canopy for Students and Instructors			-	-	-	-
44	Fire Training Area			-	-	-	-
45	Chiller Installation		-	-	-	-	-
46	RCPSE Skills Pad and EVOC Lighting			-	-	-	-
47	Two-Story Residential Fire Training Structure Building K			-	-	-	-
48	RCPSE Perimeter Fencing	-		-	-	-	-
49	Building A Expansion of Parking Lot #1	-		-	-	-	-
50	Multi-Story Fire Training Structure Building	-	-				-

District Wide

Capital Improvement Projects – CIP

Projects that Started Prior to FY 2024 and New Projects FY 2024 through FY 2028

#	Construction Project Name	Prior Years	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
51	Renovations and Contingencies						
52	Land and Facility Purchases						
53	Facility Signage						
54	Campus Master Plan	-		-	-	-	-
55	Removal of Existing Trees	-					
56	Outdoor Furniture	-					
57	Fence Enclosures	-					
58	Project Cost Control Reserve	-					

Summary of All Sites

Capital Improvement Projects – CIP

Projects that Started Prior to FY 2024 and New Projects FY 2024 through FY 2028

Construction Project Name	Prior Years	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Pecan Campus						
Pecan Plaza						
Dr. Ramiro R. Casso Nursing & Allied Health Campus						
District Offices						
Technology Campus						
Mid Valley Campus						
Starr County Campus						
Regional Center for Public Safety Excellence						
District Wide						

Appendix

Pecan Campus Capital Improvement Projects FY 2022 through FY 2028						
Construction Project Description Information from the CIP Requests	FY 2024 Approved and Projected (cash Basis)	FY 2025 Projected	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	Total Project Cost
Library Space Modifications Space Modifications of the existing Library Building F.	\$ 456,680	\$ 595,000	\$ -	\$ -	\$ -	1,051,680
Pecan West Continuing Education Building A Construct a new Continuing Education Building at the pecan Campus west property.	1,371,296.25	4,101,658	3,614,354	-	-	9,087,308
Pecan West New CE Bldg. Parking & Site Improv _ EDA Grant 80% - grant amount awarded \$1,500,000.	502,580	977,189				1,479,769
Pecan West Parking and Site Improvements Construct a new site improvements at the Pecan Campus west property. EDA 20%	125,645	954,649	214,649	-	-	1,294,942
North Academic Bldg. P ARC, IE Renovation Renovate (3) existing classrooms and multipurpose space for the Accountability, Risk, & Compliance Department and Office of Institutional Equity.	941,792	-	-	-	-	941,792
Kinesiology Bldg. Q Construct a new Kinesiology Building (Phase I) at the North side of the Pecan Campus.	1,248,222	4,357,164	-	-	-	5,605,386
Cooper Center for Performing Arts Building L Music and Dance Expansion and Renovation Renovation and expansion of the existing Cooper Center for Performing Arts Building L.	1,446,895	4,292,544	-	-	-	5,739,439
Cooper Center for Performing Arts Building L - Phase II Percussion addition	500,000	3,000,000				3,500,000

Pecan Campus Capital Improvement Projects FY 2022 through FY 2028							
Construction Project Description Information from the CIP Requests	FY 2024 Approved and Projected (cash Basis)	FY 2025 Projected	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	Total Project Cost	
Business and Science Building G Engineering Lab Renovation Renovation existing classrooms and labs into two engineering labs.	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000	
Ann Richards Administration Building A Additional Parking Lot Addition of a small parking lot to the west side of Building A for Administration and Visitors	268,188	-	-	-	-	268,188	
Student Services Building K Renovation Renovation cashier areas.	26,200	1,665,302	924,258	-	-	2,615,760	
North Academic Humanities Building P Renovations for the Accounts Receivable and Grant Accounting Departments Relocate the following to Bldg. P: Accounts Receivable (from Bldg. K), and AR/Grant Accounting Manager office (from Bldg. N to area near Grant Accounting in P.1.112)	94,500	-	-	-	-	94,500	
Operations Support Center Building Z Construct a new Warehouse for College Operations	158,400	2,000,000	2,841,600	-	-	5,000,000	
Entry Monument Sign Provide a monument sign to allow students and visitors locate the campus.	-	-	103,000	-	-	103,000	
Digital Marquee Sign in Front of Cooper Center	-	-	161,500	-	-	161,500	
Relocation of Portable Buildings	-	104,000	-	-	-	104,000	
Total Pecan Campus	\$ 7,640,397.71	\$ 22,047,505.48	\$ 7,859,360.21	\$ -	\$ -	\$ 37,547,263.40	

Pecan Plaza Capital Improvement Projects FY 2022 through FY 2028						
Construction Project Description Information from the CIP Requests	FY 2024 Approved and Projected (cash Basis)	FY 2025 Projected	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	Total Project Cost
Human Resources Building A Renovation Modify interior spaces to create an open concept for visitors	\$ 550,000	- \$	- \$	- \$	- \$	550,000
East Building B Renovation for Cosmetology Renovation for a new Cosmetology program	272,000	-	3,000,000	3,392,135	-	6,664,135
Total Pecan Plaza	\$ 822,000.00	- \$	\$ 3,000,000.00	\$ 3,392,135.00	- \$	7,214,135.00

NAH Campus Capital Improvement Projects FY 2022 through FY 2028							
Construction Project Description Information from the CIP Requests	FY 2024 Approved and Projected (cash Basis)	FY 2025 Projected	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	Total Project Cost	
East Building A Conversion of Radiology Lab to Multipurpose Skills Lab Renovate existing Radiology lab inside NAH East Building A to a Multipurpose Skills Lab for instruction.	\$ 161,640	\$ -	\$ -	\$ -	\$ -	\$ 161,640	
East Building A Breakroom and Offices Expansion Renovate existing offices to include additional offices and breakroom.	142,450	-	-	-	-	142,450	
Total NAH Campus	\$ 304,090	\$ -	\$ -	\$ -	\$ -	\$ 304,090	

District Office Capital Improvement Projects FY 2022 through FY 2028						
Construction Project Description Information from the CIP Requests	FY 2024 Approved and Projected (cash Basis)	FY 2025 Projected	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	Total Project Cost
District Office Building E Dental Assistant Lab Renovation Design and construction for a Dental Assistant / Dental Hygienist Lab at the Texas A&M Building in Room 154.	\$ 561,500	\$ -	\$ -	\$ -	\$ -	561,500
District Office Building E Renovation Design and renovation of the existing facility to accommodate various departments	2,755,000	2,245,000	-	-	-	5,000,000
Total District Office	\$ 3,316,500	\$ 2,245,000	\$ -	\$ -	\$ -	5,561,500

Technology Campus Capital Improvement Projects FY 2022 through FY 2028							
Construction Project Description Information from the CIP Requests	FY 2024 Approved and Projected (cash Basis)	FY 2025 Projected	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	Total Project Cost	
Exterior Solar Panels Structure Construction of two free-standing structures to be used for instructional purposes on the north side of Institute for Advanced Manufacturing Building E.	\$ 88,514	- \$	- \$	- \$	- \$	88,514	
Welding Lab Building F Construction of a new building to be used for instructional purposes on the north side of Advanced Technical Careers Building B.	4,076,680	-	-	-	-	4,076,680	
Truck Driving Range Expansion Expand the existing truck driving skills pad to meet state requirements.	37,500	-	-	-	-	37,500	
Institute for Advanced Manufacturing Building E Collaboration Lab Convert existing storage space into a training lab for instructional use.	285,000	-	-	-	-	285,000	
Automotive Lab Exhaust System Provide vehicle exhaust system for automotive labs.	-	200,500	-	-	-	200,500	

Technology Campus Capital Improvement Projects FY 2022 through FY 2028						
Construction Project Description Information from the CIP Requests	FY 2024 Approved and Projected (cash Basis)	FY 2025 Projected	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	Total Project Cost
Emerging Technologies Building A & Advanced Technical Careers B Renovations This project is to renovate Buildings A and B to meet the current and future needs to include but not limited to the following: - Redesign existing offices and classrooms for Electronics and Welding Programs. - Redesign atrium space for various events, seating, and enhancing acoustics of Building B (Advanced Technical Careers). - Redesign existing classrooms and open computer labs for Library relocation. - Redesign existing library in Building A for AEDT Program. - Renovate and expand the existing kitchen. - Renovate and upgrade Buildings A and B exterior facade to enhance aesthetics to resemble the new bond Building E (Institute for Advanced Manufacturing).	\$ -	\$ 350,000	\$ 3,150,000	\$ 350,000	\$ 3,150,000	\$ 7,000,000
Total Technology Campus	\$ 4,487,694	\$ 550,500	\$ 3,150,000	\$ 350,000	\$ 3,150,000	\$ 11,688,194

Mid Valley Campus Capital Improvement Projects FY 2022 through FY 2028							
Construction Project Description Information from the CIP Requests	FY 2024 Approved and Projected (cash Basis)	FY 2025 Projected	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	Total Project Cost	
Workforce Center Building D Welding Expansion Design and construction of a welding lab expansion for additional welding stations at the Workforce Center Building D.	\$ 973,973	\$ -	\$ -	\$ -	\$ -	\$ 973,973	
Automotive Lab Building M Design and construction of automotive lab expansion which includes 2 bays, wash station, eye wash, mechanical, electrical, and custodial room.	1,578,914	112,480	-	-	-	1,691,394	
Workforce Center Building D HVAC-R Outdoor Covered Area Design and construction of HVAC Classroom and Outside Covered Area for brazing instruction and equipment storage on the east side of the Workforce Center Building D.	775,286	29,912	-	-	-	805,198	
Child Development Center Portable PB-12 Renovation Relocation and renovation of existing Portable PB4 for the CDC classrooms.	316,095	-	-	-	-	316,095	
Student Union Building F Financial Aid Renovation Design and construction of on the expansion the front counter, installation of door, and provide more storage space..	89,000	-	-	-	-	89,000	
Site Drainage Upgrades	-	-	281,250	-	-	281,250	
Total Mid Valley Campus	\$ 3,733,268.83	\$ 142,391.50	\$ 281,250.00	\$ -	\$ -	\$ 4,156,910.33	

Starr County Campus Capital Improvement Projects FY 2022 through FY 2028						
Construction Project Description Information from the CIP Requests	FY 2024 Approved and Projected (cash Basis)	FY 2025 Projected	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	Total Project Cost
Workforce Center Building D Welding Expansion Expansion of the welding lab on the north side of Building D (Workforce Center) to accommodate student enrollment.	\$ 109,793	\$ -	\$ -	\$ -	\$ -	\$ 109,793
Automotive Lab Building Q Design and Construction of Automotive Lab Expansion including 2 bays, storage, wash station, eyewash, mechanical room, electrical room, custodial room, and covered walkway connecting to the Workforce Center Building D.	1,869,656	-	-	-	-	1,869,656
North Academic Bldg. C HVCA-R Outdoor Covered Area Expansion Design and Construction of HVAC Outside Covered Area for brazing instruction, equipment storage, and additional electrical/data in classrooms C312, C313, C314, C315 inside the North Academic Building C.	390,764	-	-	-	-	390,764
Total Starr County Campus	\$ 2,370,213.52	\$ -	\$ -	\$ -	\$ -	\$ 2,370,213.52

District Wide Capital Improvement Projects FY 2022 through FY 2028						
Construction Project Description Information from the CIP Requests	FY 2024 Approved and Projected (cash Basis)	FY 2025 Projected	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected	Total Project Cost
Land and Facility Purchases Purchasing of potential land and facility acquisitions.	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 15,000,000
Renovations and Contingencies Projects which may arise unexpectedly for all campuses and project contingencies.	979,043	250,000	250,000	250,000	250,000	1,979,043
Project Cost Control Reserve	3,317,471	2,000,000	2,000,000	2,000,000	2,000,000	11,317,471
Outdoor Furniture Provide new outdoor furniture for all campuses.	25,000	25,000	25,000	25,000	25,000	125,000
Facility Signage Provide various building signage types (i.e. building name lettering, exterior/interior wayfinding signage) for all campuses.	150,000	50,000	50,000	50,000	50,000	350,000
Removal of Existing Trees Removal of any existing trees for all campuses.	25,900	25,000	25,000	25,000	25,000	125,900
Campus Master Plan	375,000	-	-	-	-	375,000
Fence Enclosures	35,000	35,000	35,000	35,000	35,000	175,000
Total District Wide	\$ 7,907,414	\$ 5,385,000	\$ 5,385,000	\$ 5,385,000	\$ 5,385,000	\$ 29,447,414

Review and Recommend Action on Contracting Civil Engineering Services for the Technology Campus Resurfacing of Parking Lot #2 & Regrading Swales

Approval to contract civil engineering services for the Technology Campus Resurfacing of Parking Lot #2 & Regrading Swales 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, and has been reviewed by the Facilities Operations & Maintenance and Facilities Planning & Construction Departments, and Administration. It is scheduled as a non-educational routine improvement.

Background

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

The proposed scope of work is summarized as follows:

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

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

Advertised RFQ	January 24, 2024 and January 31, 2024
RFQ Responses Due	February 8, 2024
RFQ Issued To	Thirty-two (32) 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, **Perez Consulting Engineers, LLC.** was the highest ranked firm.

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

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

Funding Source

Funds for the Technology Campus Resurfacing of Parking Lot #2 & Regrading Swales Project 2024-010R 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 July 2024 and Substantial Completion in October 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 Technology Campus Resurfacing of Parking Lot #2 & Regrading Swales project as presented.



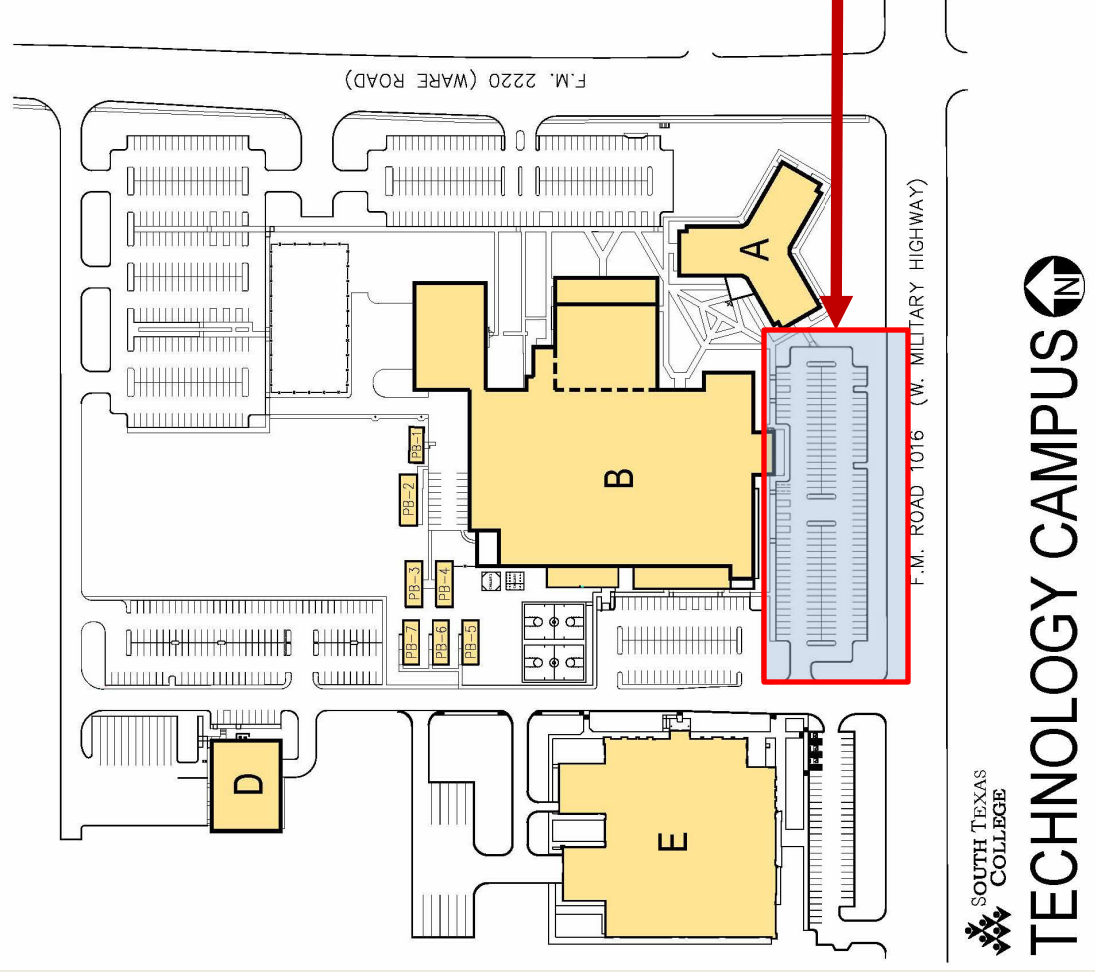
**SOUTH TEXAS
COLLEGE**

Technology Campus

Resurfacing of Parking Lot #2 and Regrading Existing Swale

Project: 2024-010R

Technology Campus Resurfacing of Parking Lot #2 and Regrading Existing Swale Project Location



Technology Campus Resurfacing of Parking Lot #2 and Regrading Existing Swale



Existing Asphalt
Conditions at
Parking Lot 2

Technology Campus Resurfacing of Parking Lot #2 and Regrading Existing Swale



Existing Swale along Military Hwy.

Technology Campus Resurfacing of Parking Lot #2 and Regrading Existing Swale



Requested By

Facilities Operations & Maintenance and Facilities Planning & Construction

Scope of Work

- Resurface existing Parking Lot #2
- Regrade the existing drainage swale on the south side of Parking Lot #2 along Military Highway.

Estimated Total Project Budget

Construction	\$ 350,000
Design	35,000
Miscellaneous	10,000
Total Project Budget	\$ 395,000

SOUTH TEXAS COLLEGE
CIVIL ENGINEERING SERVICES - TECHNOLOGY CAMPUS RESURFACING OF PARKING LOT #2 AND REGRADING EXISTING SWALE
PROJECT NO. 23-24-1037

VENDOR	Cruz-Hogan Consultants, Inc.	Javier Hinojosa Engineering	M2 Engineering, PLLC.	Perez Consulting Engineers, LLC.	R. Gutierrez Engineering Corporation	SAMES, Inc.
ADDRESS	605 E Violet Ave Ste 1	416 E Dove Ave	1810 E Griffin Parkway	808 Dallas Ave	130 E Park Ave	200 S 10th St Ste 1500
CITY/STATE/ZIP	McAllen, TX 78504	McAllen, TX 78504	Mission, TX 78572	McAllen, TX 78501	Pharr, TX 78577	McAllen, TX 78501
PHONE	956-682-5022	956-668-1588	956-961-7198	956-631-4482	956-782-2557	956-702-8880
FAX				956-682-1545	956-782-2558	956-702-8883
CONTACT	Ronnie Cruz	Javier Hinojosa	Emigdio Salinas	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.	The Firm has assembled a team that will bring the proper focus and sensitivity to the project. Providing experience, new innovating approach and quick responses to requests and timely solutions to problems that arise.	Stated that the Firm is ready to ensure solutions that not only meet but exceed expectations. The extensive experience they have in infrastructure design, drainage solutions, environmental impact, and the safety standards and accessibility compliance align perfectly with the task at hand.	Stated they are very interested in assisting STC Technology Campus. 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	- Established in 1996 - 39 year experience - Located in McAllen, TX - Sole Proprietor	- Established in 2018 - 17 year experience - Located in Mission, TX	- 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 - 105 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 that they have multi-disciplinary design services in civil engineering, land planning, and construction management. Service public sector clients.	Have extensive experience in working with educational environments. Easy to navigate complex regulatory landscapes and executing various projects across various domains.	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.	Stated that they can begin work immediately and stand committed to see each project to a successful completion. Will meet any timeline and budget considerations for any project.	The commitment and open lines of communication with all or our team will ensure success, in any timeline and budget constraints.	Indicated that they are involved in other work, but is approximately 80% 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 resume for himself as he is a sole proprietor: - Javier Hinojosa, PE, Principal/Owner	Included resumes for the following staff: - Emigdio Milo Salinas, PE, President - Fernando Estevan, Project Engineer - Hector Moreno, Project Engineer - Daniel Izaguirre, Senior 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 - Hernan 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, CFM, PMP, Principal-in-Charge - Mario A. Garcia, PE, Project Manager - Christopher Hinojosa, EIT, Project Engineer - Luis Mendez, Assistant Project Engineer II - Samuel D. Maldonado, PE, RPLS, Survey Manager - Ezequiel Garcia, SIT, Project Surveyor
2.2.2 Project Assignments and Lines of Authority	Listed eight personnel and the titles of each with prospective roles they will fulfill.	Listed key personnel and roles they will fulfill.	Stated that the principal will be overseeing project direction and making strategic decisions, with the support of their seasoned project managers.	Named key personnel in an organization chart.	Listed three 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 has very close proximity to STC only 5 miles away. Can be available for any unexpected meetings.	The close proximity to STC makes it easy to responded to any emergencies.	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.	Stated is under litigation with PSJA ISD regarding a project of which JHE was a Subconsultant. But stated this will have no affect on future projects.	Firm stated 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 did not include any sub consultants for the project.	Included organizational chart showing prime firm and did not include any sub consultants for the project.	Included organizational chart showing prime firm and the following consultant: - CVQ Land Surveyors	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 - TECHNOLOGY CAMPUS RESURFACING OF PARKING LOT #2 AND REGRADING EXISTING SWALE
PROJECT NO. 23-24-1037

VENDOR	Cruz-Hogan Consultants, Inc.	Javier Hinojosa Engineering	M2 Engineering, PLLC.	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) - PSJA 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) - City of Alamo - Tower Road Paving Improvements Project (\$804,360) 	<ul style="list-style-type: none"> - McAllen ISD Paving Improvements (\$824,935) - McAllen ISD McAllen High School Services Drive Paving Improvements (\$224,815.25) - McAllen ISD Brown Middle School Paving Improvements (\$172,390) - McAllen ISD Milan Elementary, Morris Middle School, and Bulldog Drive (\$572,050) - McAllen ISD Jackson Elementary and Escandon Elementary Schools (\$227,992.50) - Mission CISD Tom Landry Stadium / Leo Najo Baseball Park Parking Lot Improvements (\$712,381) - PSJA ISD Doedyns Elementary Paving Improvements (\$350,000) 	<ul style="list-style-type: none"> - City of Mission, Gabriel Drainage Improvements Project (\$2.1 M) - City of Edinburg, Lift Station No. 19 Forcemain Re-Alignment Improvements (\$700,000) - City of McAllen, Houston Ave. Water Line Improvements Project (\$1.3 M) 	<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) - South Texas College - Mid Valley Drainage Report, Phase 1 Improvements and Resurfacing (\$450,000) 	<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"> - Mission CISD - McAllen ISD - Sharyland ISD 	<ul style="list-style-type: none"> - City of Mission - City of Edinburg - McAllen Public Utilities 	<ul style="list-style-type: none"> - University of Texas Rio Grande Valley - South Texas College - PSJA ISD 	<ul style="list-style-type: none"> - Edinburg Consolidated School District - Pharr San Juan Alamo Independent School District - City of Pharr 	<ul style="list-style-type: none"> - Edinburg CISD - PSJA ISD - IDEA Academy Public Schools - Hidalgo County Urban County Program - Hidalgo County Housing Authority
PHONE						
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.	Provided a summary of the phases/stages they will follow on the project.	Stated that the "fast-track" scheduling is critical to achieve an overall goal as well as the cost-effective engineering services they provide.	Provided a very detailed and extensive work plan for all the stages of the project.	Presented step-by-step approaches for project tasks and schedule.	Provided a brief summary of the phases/stages they will follow on the project.	Stated the initial preparation of the project to comprehensive planning documents through final design, strategy sessions and adoptions to perspective challenges as well as managing tasks through a scheduled phasing system, the firm can successfully manage this project from inception to completion.
2.6.2 Willingness and ability to expedite services. Ability to supplement production.	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.	The team has experience, resources, personnel, knowledge and commitment to succeed in performing the services.	The firm is committed on expediting its resources and expertise to meet the project's goals.	Stated that firm is cognizant of deadline and schedules to begin working on the project.	Stated the firm's willingness and ability to commence work on the project. They do not foresee a need to supplement production capability.	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.
TOTAL EVALUATION Points	542.20	564.00	448.20	571.80	533.50	542.40
Ranking	4	2	6	1	5	3

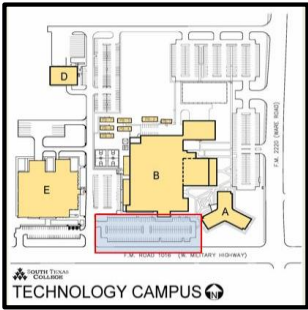




The Interim Director of Purchasing has reviewed all the responses and evaluations completed.

SOUTH TEXAS COLLEGE
CIVIL ENGINEERING SERVICES - TECHNOLOGY CAMPUS RESURFACING OF PARKING LOT #2 AND REGRADING EXISTING SWALE
PROJECT NO. 23-24-1037
EVALUATION SUMMARY

VENDOR	Cruz-Hogan Consultants, Inc.	Javier Hinojosa Engineering	M2 Engineering, PLLC.	Perez Consulting Engineers, LLC.	R. Gutierrez Engineering Corporation	SAMES, Inc.
ADDRESS	605 E Violet Ave Ste 1	416 E Dove Ave	1810 E Griffin Parkway	808 Dallas Ave	130 E Park Ave	200 S 10th St Ste 1500
CITY/STATE/ZIP	McAllen, TX 78504	McAllen, TX 78504	Mission, TX 78572	McAllen, TX 78501	Pharr, TX 78577	McAllen, TX 78501
PHONE	956-682-5022	956-668-1588	956-961-7198	956-631-4482	956-782-2557	956-702-8880
FAX				956-682-1545	956-782-2558	956-702-8883
CONTACT	Ronnie Cruz	Javier Hinojosa	Emigdio Salinas	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	91	90	91	92	91	92
2.1.2 Firm History including credentials	92	92	92	93	93	92
2.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	95	94	95	95	95	94
2.1.4 Availability and commitment of firm and its principal(s) and key professionals	96	96	95	96	97	97
	95	90	95	95	92	92
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	92	90	90	92	91	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).	92	91	91	92	91	91
2.2.3 Prime Firm meeting availability	95	93	94	95	94	94
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	99	98	98	97	95	97
	90	90	95	95	92	90
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.	90	90	91	92	90	91
--Identify the consultant and provide a brief history about the consultant	92	91	91	92	91	91
--Describe the consultant's proposed role in the project and its related project experience	95	94	94	95	94	94
--List a project(s) that the prime firm and the consultant have worked together on during the last five years	90	97	97	96	96	95
--Provide a statement of the consultant's availability for the project(s)	95	90	95	95	92	95
--Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project(s)						
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	92	91	90	93	92	92
--Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed;	91	91	91	92	92	91
Professional services prime firm provided for the project; Project manager; Project engineer; Project designer; Names of consultant firms and their expertise.	96	93	94	96	93	93
	92	98	93	99	97	97
	95	100	90	95	95	95
2.5 Three References (up to 100 points)						
2.5.1 Provide references for 3 projects, other than STC. The references shall include the following current information:	76	100	76	100	67.5	76
--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	76	100	76	100	67.5	76
	76	100	76	100	67.5	76
	76	100	76	100	67.5	76
	76	100	76	100	67.5	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.	91	90	91	92	92	92
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.	92	92	92	92	92	92
	94	93	94	94	94	94
	99	96	95	99	97	99
	90	90	95	95	92	90
TOTAL EVALUATION POINTS	542.20	564.00	448.20	571.80	533.50	542.40
RANKING	4	2	6	1	5	3

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

Project Fact Sheet
2/26/2024

Project Name: Technology Campus - Resurfacing of Parking Lot #2 and Regrading of Swale				Project No. 2024-010R							
Funding Source Renewal and Replacements Fund											
				FY 23-24							
				Variance of Project Budget vs. Actual Expenditures							
		Original Project Budget		FY 23-24 Actual Expenditures		Total Actual Expenditures To Date					
		Project Budget		Actual Expenditures							
Construction:	\$	350,000.00	\$	350,000.00	\$	350,000.00	\$ -				
Design:		35,000.00		35,000.00		35,000.00	-				
Miscellaneous:		10,000.00		10,000.00		10,000.00	-				
FFE:		-		-		-	-				
Technology:		-		-		-	-				
Total:	\$	395,000.00	\$	395,000.00	\$	395,000.00	\$ -				
Project Team				Board Status							
Approval to Solicit Architect/Engineer: 10/31/2023 Architect/Engineer: TBD Contractor: TBD				Vendor Contract Amount Actual Expenditures Variance TBD \$ - \$ - \$ - TBD \$ - \$ - \$ -							
STC FPC Project Manager: Samuel Saldana				Board Approval of Schematic Design TBD Substantial Completion TBD Board Acceptance TBD Final Completion TBD Board Acceptance TBD							
Project Description				Project Scope							
Parking lot 2 on the South side of the Technology Campus will be resurfaced. The swale on the South side of parking lot # 2 and along Military Hwy will be regraded.				Design and Construction of parking lot #2 resurfacing and regrading of swale along Military Highway. Parking Lot # 2: 53,606 SF, Swale: 13.045 SF Parking Spaces: 142- HCP Parking: 5							
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	6/25/2024	7/15/2024	10/27/2024	11/24/2024	N/A				
Project Calendar of Expenditures by Fiscal Year											
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total					
2023-24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-				
2024-25							-				
Project Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-				
Current Agenda Item											
03/05/2024 Facilities Committee Meeting: Review and Recommend Action on Contracting Engineering Services for the Technology Campus Resurfacing of Parking Lot #2 & Regrading Swales											
<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>TECHNOLOGY CAMPUS</p> </div> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div>											

FPC Project Manager SPS

FPC Asst. Director Rita Geller

FPC Director RMA

Review and Recommend Action as Necessary on Contracting Architectural Services for the District Office Building Renovation

Approval of action as necessary to contract architectural services for the District Office Building Renovation project will be requested at the Board meeting.

Purpose

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

Background

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

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

Selection of Most Highly-Qualified Firm

The Board of Trustees approved soliciting architectural services for this project on July 25, 2023. College staff evaluated the submissions from the architectural firms in Rounds 1 and 2 of the evaluation process.

On January 30, 2024, Dr. Ricardo J. Solis, College President, recommended that the Board of Trustees invite the top three ranked architectural firms for a Round 3 evaluation. Based upon that recommendation, the Board approved proceeding to Round 3 of the evaluation process to allow the top three ranked architectural firms to present their vision and concept for the project to the Board.

Dr. Solis instructed administration to propose a Round 3 evaluation process to help the Board determine best value among the invited firms.

In a follow-up conversation with Dr. Alejo Salinas, Facilities Committee Chairman, further guidance was provided that the Board's evaluation would focus only on the Board Room / Meeting spaces portion of the overall project, as per the Board's discussion on January 30, 2024. The Board would not include the remainder of the project space in their Round 3 evaluation.

Proposed Round 3 Evaluation Process

Administration proposes the following Round 3 evaluation procedure for the Board's consideration:

- Invite each firm to present at a future date as determined by the Board of Trustees for presentations to the Board.
- Each firm will be provided the previously completed preliminary conceptual design as the basis for their understanding of the overall project.
- The presentation will be focused on the Board Room / Work Space and adjoining conference room.
- The Board will evaluate each presentation according to the following criteria:
 1. How will your design support the space programming needs to meet the usage of this space, including flow of traffic, dynamic furniture options, and storage? **(0 – 20 points)**
 2. What technological considerations will you undertake to support the needs of the Board, administration, staff, and public guests? **(0 – 20 points)**
 3. What design elements will ensure the space delivers a strong, positive impact on visitors? **(0 – 20 points)**
 4. What steps will your firm undertake to contain costs and deliver the project within the proposed budget? **(0 – 20 points)**
 5. What examples can you provide of comparable projects designed by your team? **(0 – 20 points)**
- Each trustee will score the presentations according to the following rubric:
 - a. 20 points: Excellent
 - b. 15 points: Good
 - c. 10 points: Fair
 - d. 5 points: Poor
 - e. 0 points: Not addressed

Items for Trustees' Consideration

As per feedback from Dr. Alejo Salinas, Jr., Facilities Committee Chair, the proposed Round 3 Evaluation Process focuses the Board's evaluation on the scope of the Board Room /Meeting Space that would be significantly used by Board related activities. This space comprises approximately 1/7th of the total footprint of the District Office Renovation project, and the proposed Round 3 evaluation process would yield up to 100 points to each firm as evaluated by the Board.

When combining the Board's evaluation with the Round 2 evaluation scores, the final evaluation score would be based on 700 total possible points, with 1/7th (100/700) of those points attributed specifically to the Board Room / Meeting Space evaluation by the Board.

All evaluation documentation, including notes and evaluation sheets, will be archived with the Purchasing Department, and subject to Texas Public Information Act requests. The Committee deferred deliberation on this item for the Board's review and action.

Recommended Action

Administration requests the Committee recommend Board approval and authorization of action as necessary to adopt evaluation process for architectural services for the District Office Building Renovation project as presented.

**SOUTH TEXAS COLLEGE
PROPOSAL CRITERIA - PROFESSIONAL SERVICES**

		Product and Service	
		Points	Score Key
1 Criterion 1: Space Programming a. Space Utilization b. Furniture/Layout Adapatability c. Traffice Flow d. Storage		20	Excellent
		15	Good
		10	Fair
		5	Poor
		0	Not Addressed
2 Criterion 2: Technology Support a. In-Room Audio/Visual Technology b. Broadcasting/Recording Capability c. Technology Support Accommodation		20	Excellent
		15	Good
		10	Fair
		5	Poor
		0	Not Addressed
3 Criterion 3: Design Aesthetic a. Alignment with College Standards b. Suitability for Board Meetings c. Suitability for College/Community Events		20	Excellent
		15	Good
		10	Fair
		5	Poor
		0	Not Addressed
4 Criterion 4: Cost Controls a. Budgeting Process b. Project Oversight c. Value Engineering		20	Excellent
		15	Good
		10	Fair
		5	Poor
		0	Not Addressed
5 Criterion 5: Comparable Projects a. Higher Education b. Governance Meeting Spaces c. Community Event Spaces		20	Excellent
		15	Good
		10	Fair
		5	Poor
		0	Not Addressed

Max Points (0 - 100)

Definitions of evaluation terms:

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

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

Marginal - respondent provided minimal information on requirements

Poor - respondent provided inadequate responses to requirements

Not addressed - respondent did not respond

Review and Recommend Action on Schematic Design of the Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs Phase II

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

Purpose

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

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

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

Background

On June 28, 2022, the Board of Trustees approved contracting architectural services with BRW for this project. On October 31, 2023, the Board approved a schematic design of Phase I of the project, which did not include the percussion area.

Administration has since identified available funds to cover the cost of the percussion area being included, and requested that it be added to the scope of the project. College staff designated the proposed percussion expansion as Phase II of the project due to its size and scope. On February 27, 2024, the Board approved amending the contract with BRW and a budget increase to include the percussion area in the project scope. The architect has worked with College staff to develop a schematic design that meets the needs of the Music department for a percussion area.

The scope of Phase II consists of the construction of an expansion and renovation to the Pecan Campus Cooper Center for Performing Arts Building L for the Music and Dance Programs for an additional 4,775 square feet for percussion instruction and includes the following spaces.

- **Phase II Percussion Area 4,775 sq.ft.**
 - Large Percussion Rehearsal Room, Small Percussion Rehearsal Room, Drum Line Room, Music Storage, Faculty Percussion Studio, Mechanical Room

The estimated total construction cost of Phase II of the project is \$2,750,000.

The expansions of Phase I (8,600 sq. ft.) and Phase II (4,775 sq. ft.) combine for a total of 13,375 sq. ft.

The revised project budget, including both Phase I and Phase II, is shown in the following table:

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	Phase I Project Budget	Phase II 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

The total revised project budget is \$9,740,000, which includes funds for construction, design, miscellaneous, furniture, fixtures, and equipment (FFE), and technology costs.

Funding Source

Funds for Phase II of 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.

Reviewers

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

Estimated Project Timeline

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

Enclosed Documents

BRW has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plans, a floor plan, interior and exterior views, and a fact sheet.

Presenters

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

Recommended Action

Administration requests the Committee recommend Board approval of the proposed schematic design of the Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music & Dance Programs Phase II project as presented.



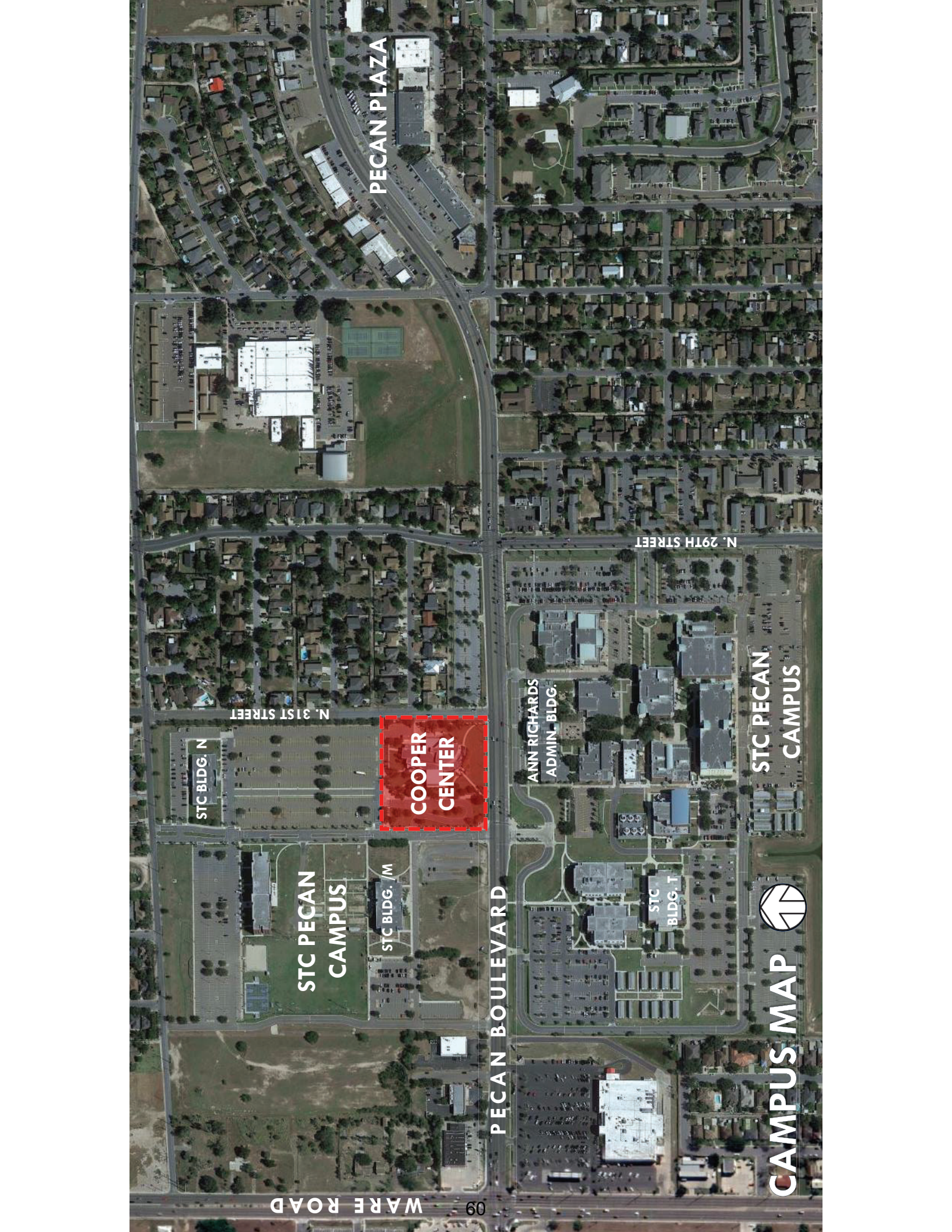
SOUTH TEXAS COLLEGE

PECAN CAMPUS COOPER CENTER FOR PERFORMING ARTS BUILDING L
EXPANSION AND RENOVATIONS FOR THE MUSIC AND DANCE PROGRAMS



SOUTH TEXAS
COLLEGE

BRW ARCHITECTS



WARE ROAD 60

PECAN PLAZA

N. 31ST STREET

N. 29TH STREET

STC BLDG. N

STC PECAN
CAMPUS

STC BLDG. M

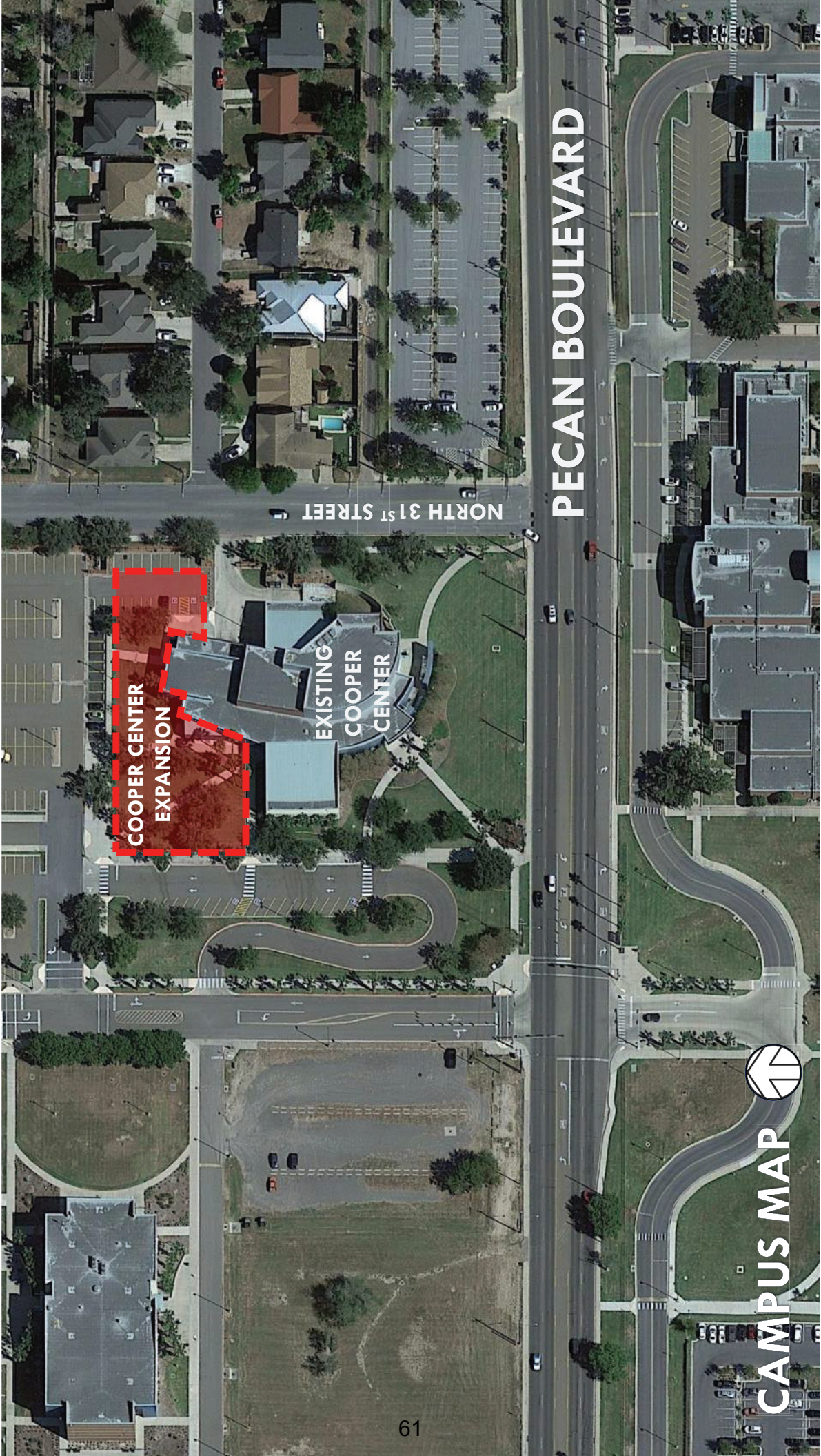
ANN RICHARDS
ADMIN. BLDG.

STC
BLDG. T

STC PECAN
CAMPUS



CAMPUS MAP



COOPER CENTER
EXPANSION

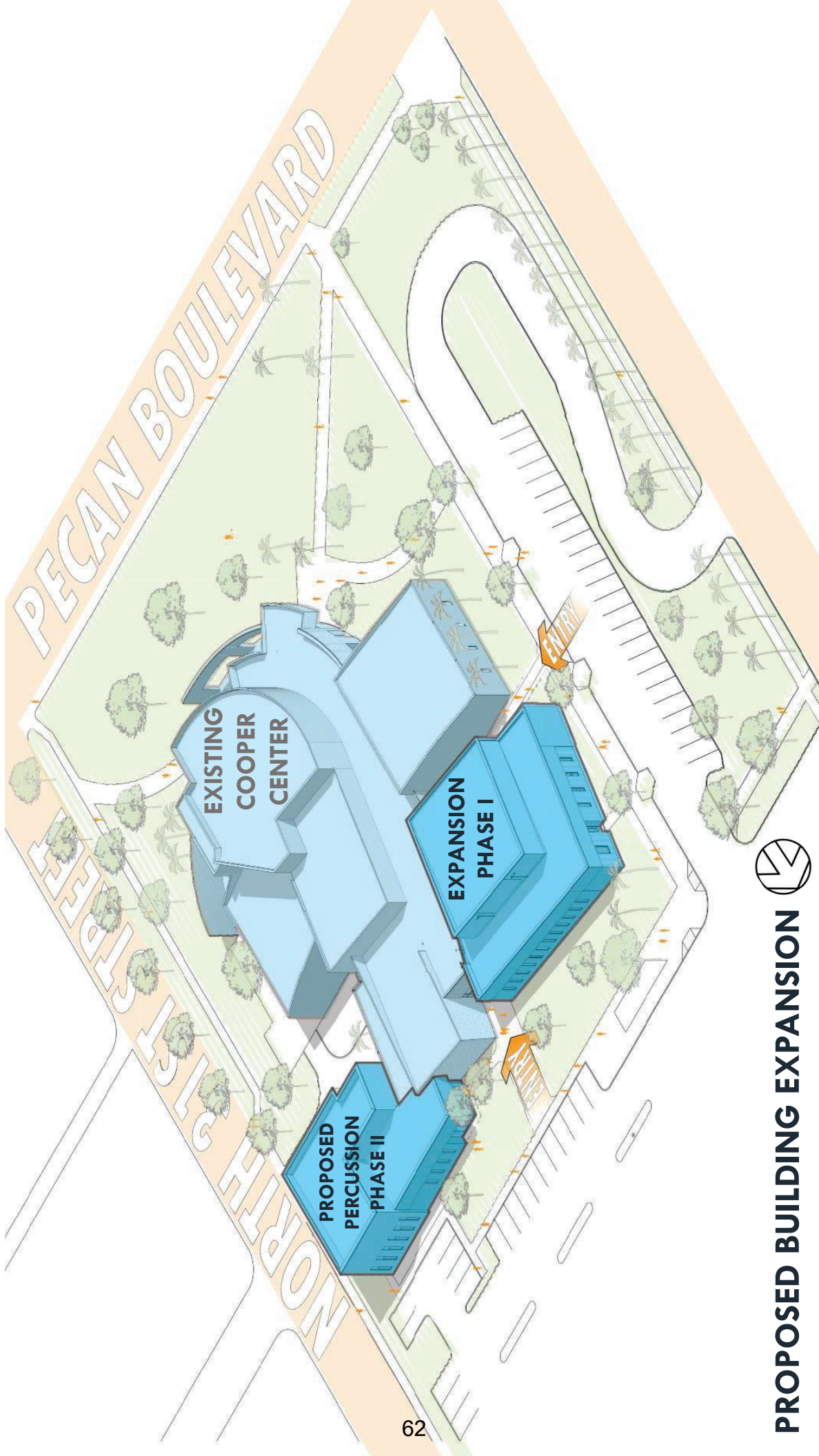
EXISTING
COOPER
CENTER

NORTH 31ST STREET

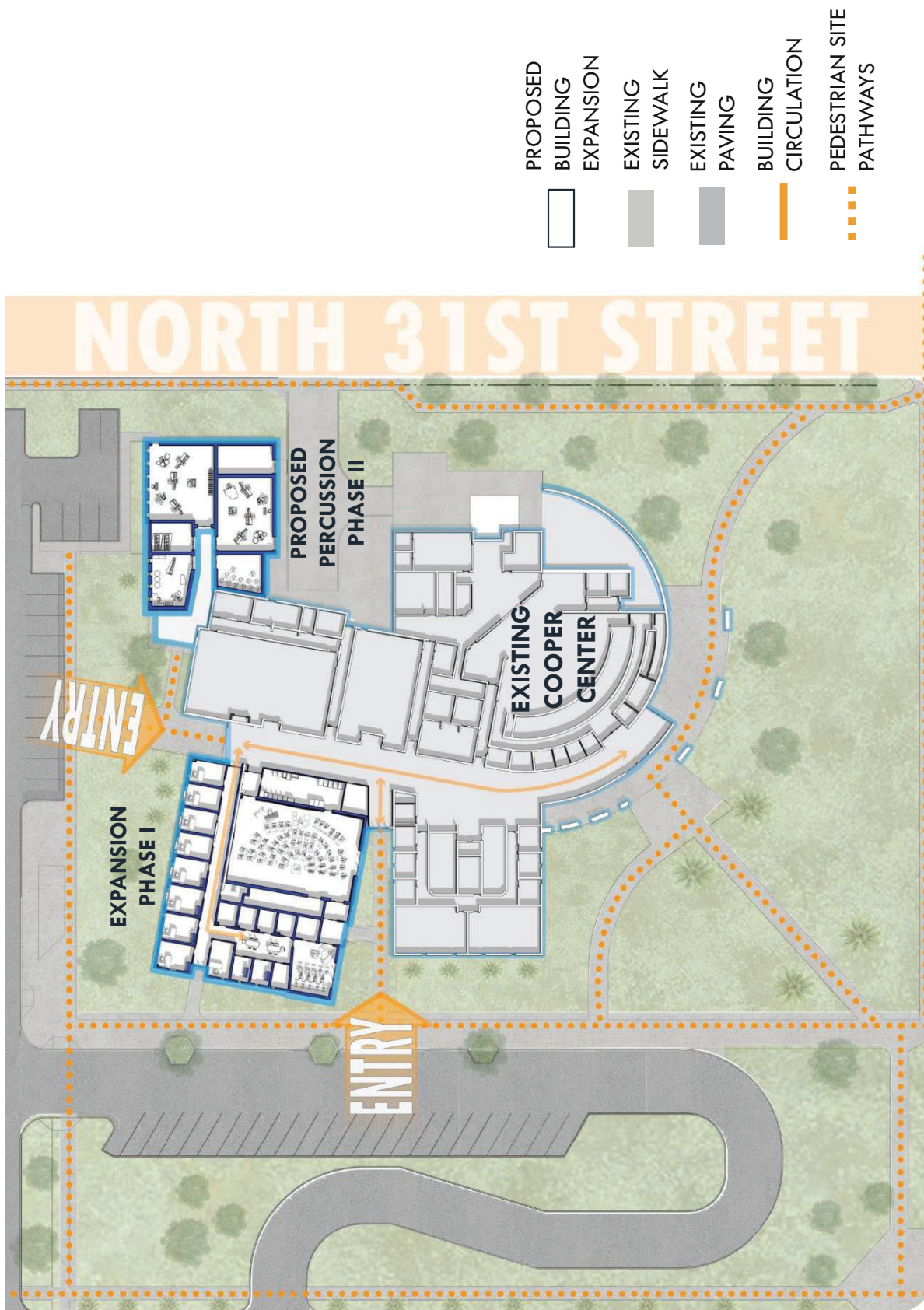
PECAN BOULEVARD



CAMPUS MAP



PROPOSED BUILDING EXPANSION



NORTH 31ST STREET

- PROPOSED BUILDING
- EXPANSION
- EXISTING SIDEWALK
- EXISTING PAVING
- BUILDING CIRCULATION
- PEDESTRIAN SITE PATHWAYS

ENTRY

EXPANSION PHASE I

PROPOSED PERCUSSION PHASE II

EXISTING COOPER CENTER

ENTRY

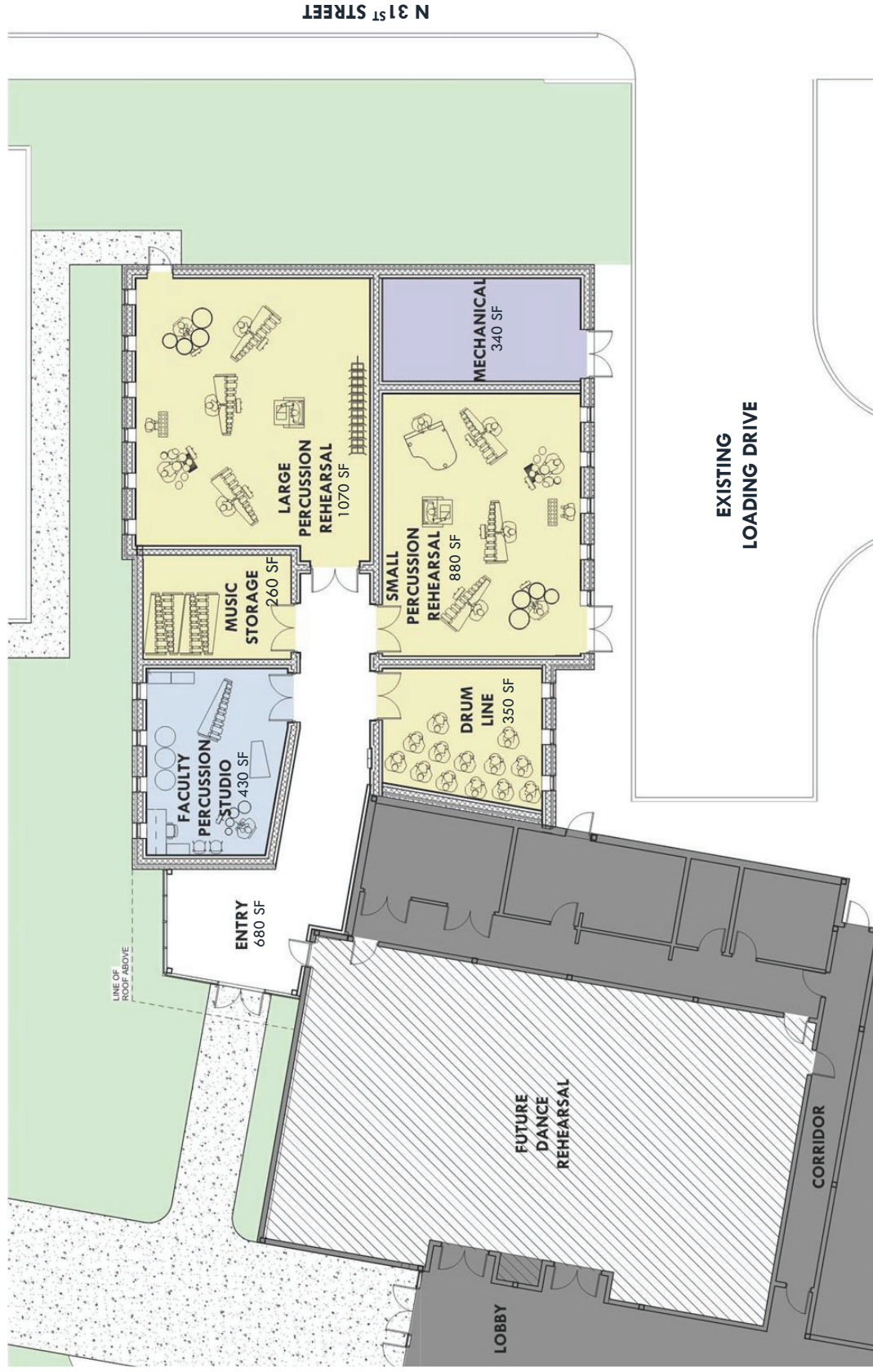


SITE PLAN

LEGEND

- CIRCULATION
- MEP
- EXISTING TO REMAIN
- FUTURE DANCE REHEARSAL
- OFFICE
- REHEARSAL

64 EXPANSION
≈ 4,775 SF



FLOOR PLAN



SOUTH ELEVATION



SOUTH ELEVATION





NORTH ELEVATION



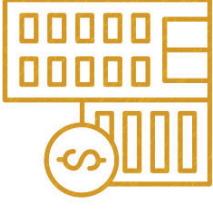
PERCUSSION ADDITION







PROBABLE CONSTRUCTION COST



Direct Trade Cost	\$ 1,890,000
Add for General Conditions	\$ 275,000
Add for GC OH&P	\$ 275,000
Add for Design Contingency	\$ 140,000
Add for Escalation to mid point of Construction	\$ 170,000
Total of Construction Cost	\$ 2,750,000

Pecan Campus Renovations for the Music and Dance Programs Percussion Scope



Phase II Proposed Scope & Budget

Requested By

Music Department

Scope of Work

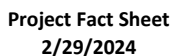
Percussion Suites, Faculty Office, Lockers, Storage, and Support Spaces.

Total Square Feet Area = 4,775 sq.ft.

Estimated Construction Cost per Square Foot = \$576/sq.ft.

Estimated Total Project Budget

Construction	\$ 2,750,000
Design	275,000
Miscellaneous	68,750
FFE	203,125
Technology	203,125
Total Project Budget	\$ 3,500,000



FPC Project Manager FPC Asst. Director FPC Director

Review and Recommend Action on Additional Scope for the Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs Phase I

Approval of the proposed changes to the scope of the Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music & Dance Programs Phase I project will be requested at the Board meeting.

Purpose and Justification

Administration has proposed a revision of the scope of the project due to reevaluated needs of the Music department going forward. Approval of the proposed changes to the scope are necessary for the architect to redesign the plans and specifications for the proposed revised scope.

Background

On June 28, 2022, the Board of Trustees approved contracting architectural services with Brown Reynolds Watford Architects (BRW) for this project. On October 31, 2023, the Board approved a schematic design of Phase I of the project.

College staff and Administration have since reevaluated the needs of the expansion and recommend that a larger rehearsal space would be beneficial to the Music department and meet long-term needs for potential growth.

Additionally, the College has been notified of interest from external organizations, such as the Valley Symphony Orchestra, to utilize the newly expanded music facilities. Potential additional funding from external sources could be available, should the rehearsal space be suitable for a wide range of musical activities.

It is proposed that the Large Rehearsal Classroom be expanded to provide more rehearsal space. The room would increase from 2,300 sq. ft. to 3,252 sq. ft. The overall Phase I expansion would increase from 8,600 sq. ft. to 9,750 sq. ft. The estimated construction cost of the additional scope is \$805,000, which would increase the total construction cost of Phase I to \$5,605,000.

Below is the additional scope proposed by College staff and Administration:

- **Square Feet of Additional Scope**
 - Original Phase I Expansion 8,600 sf
 - Increase of Phase I Expansion 1,150 sf
 - **Total Square Feet** **9,750 sf**

Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs Phase I Project Budget			
Budget Item	Original Phase I Project Budget	Phase I Additional Scope Project Budget	Total
Construction	\$4,800,000	\$805,000	\$5,605,000
Design (acoustical, civil engineering, landscape)	480,000	60,375	540,375
Miscellaneous	144,000	24,150	168,150
FFE	408,000	68,425	476,425
Technology	408,000	68,425	476,425
Total Project Budget	\$6,240,000	\$1,026,375	\$7,266,375

The total combined project budget for Phase I, including the additional scope, and the Phase II Percussion Area, proposed in a separate item in the agenda, is \$10,766,375.

Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music and Dance Programs Phase I and Phase II Total Project Budget			
Budget Item	Phase I Including Additional Scope Project Budget	Phase II Percussion Area Project Budget	Total
Construction	\$5,605,000	\$2,750,000	\$8,355,000
Design (acoustical, civil engineering, landscape)	540,375	275,000	815,375
Miscellaneous	168,150	68,750	236,900
FFE	476,425	203,125	679,550
Technology	476,425	203,125	679,550
Total Project Budget	\$7,266,375	\$3,500,000	\$10,766,375

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.

Reviewers

The proposed scope changes have been reviewed by Administration and College staff.

Enclosed Documents

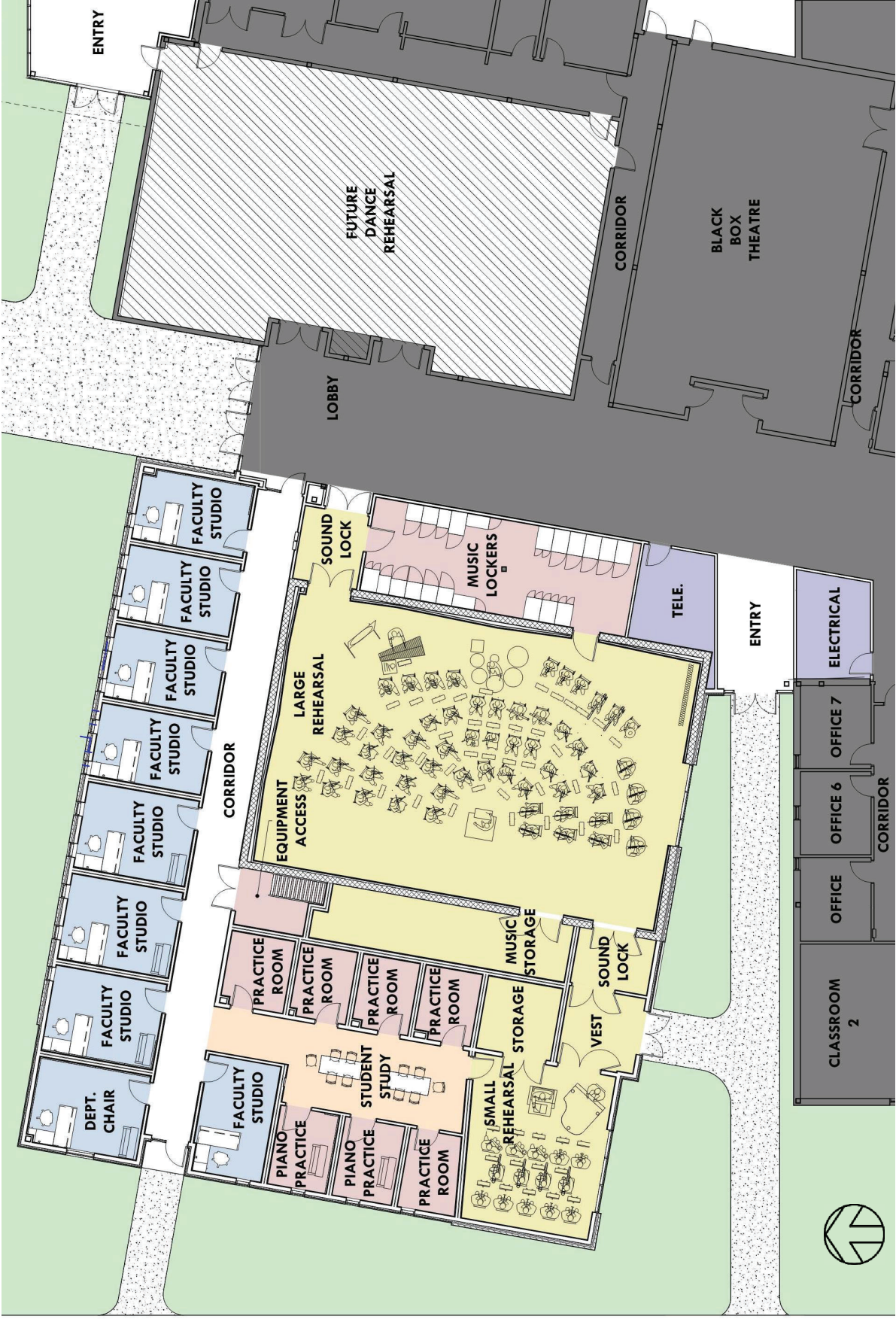
The architect has developed a presentation of the additional scope for the Committee's review and information.

Presenters

Representatives from BRW Architects will attend the Facilities Committee meeting to present and respond to any questions.

Recommended Action

Administration requests the Committee recommend Board approval of the proposed additional scope of the Pecan Campus Cooper Center for Performing Arts Building L Expansion and Renovations for the Music & Dance Programs Phase I project as presented.



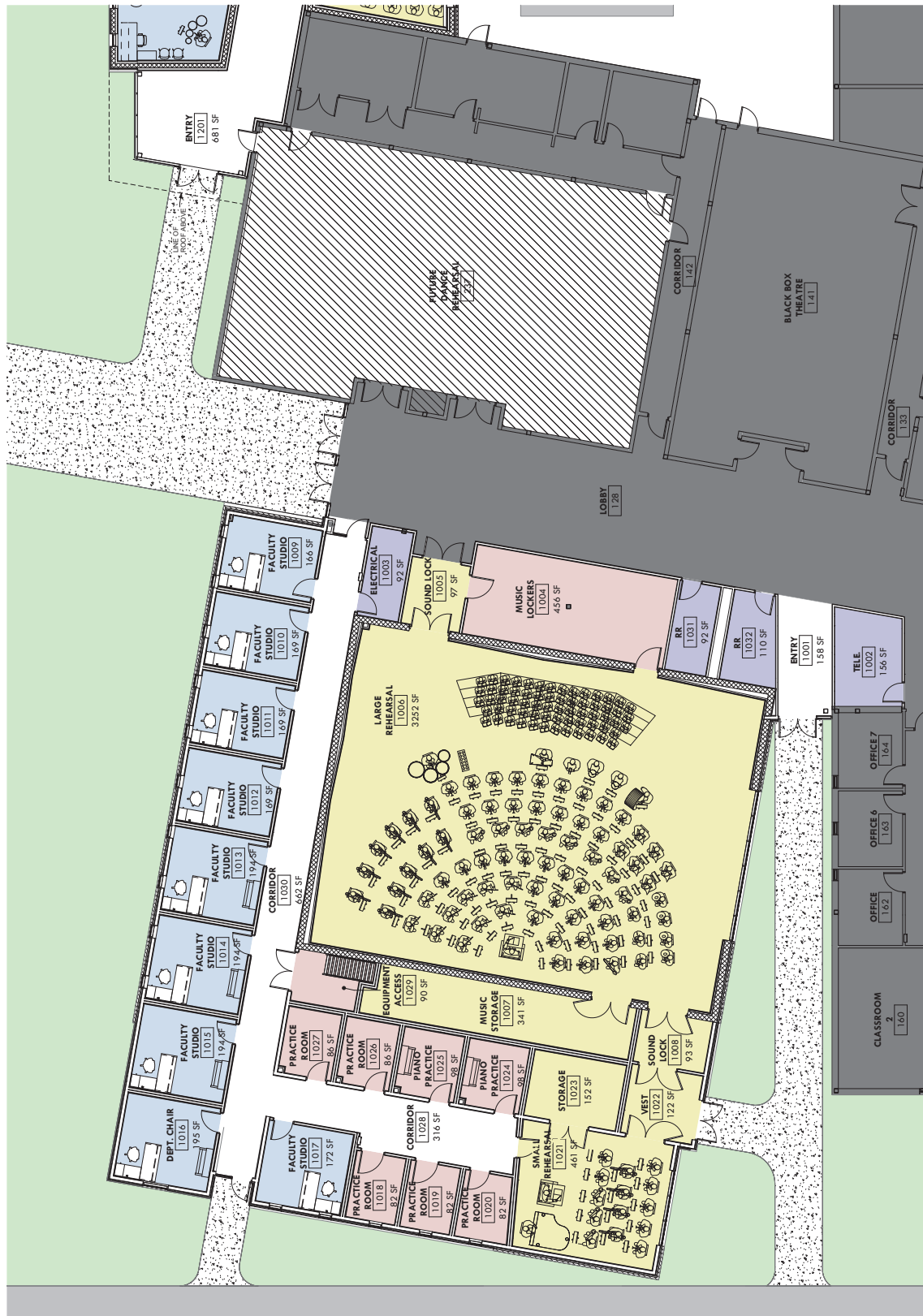
LEGEND

- CIRCULATION
- MEP
- EXISTING TO REMAIN
- FUTURE DANCE REHEARSAL
- OFFICE
- PRACTICE
- REHEARSAL
- STUDY

78

EXPANSION
≈ 8,600 SF

CURRENT FLOOR PLAN










ADDITIONAL SCOPE FLOOR PLAN

1 FIRST FLOOR PLAN (+1,150 SF)
1/8" = 1'-0"

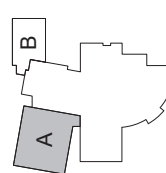


PLAN	TRUE
NORTH	NORTH

DEPARTMENT LEGEND

- LEGEND
- | | |
|---|------------------------|
|  | CIRCULATION |
|  | MEP |
|  | EXISTING TO REMAIN |
|  | FUTURE DANCE REHEARSAL |
|  | OFFICE |
|  | PRACTICE |
|  | REHEARSAL |

KEYPLAN
NOT TO SCALE

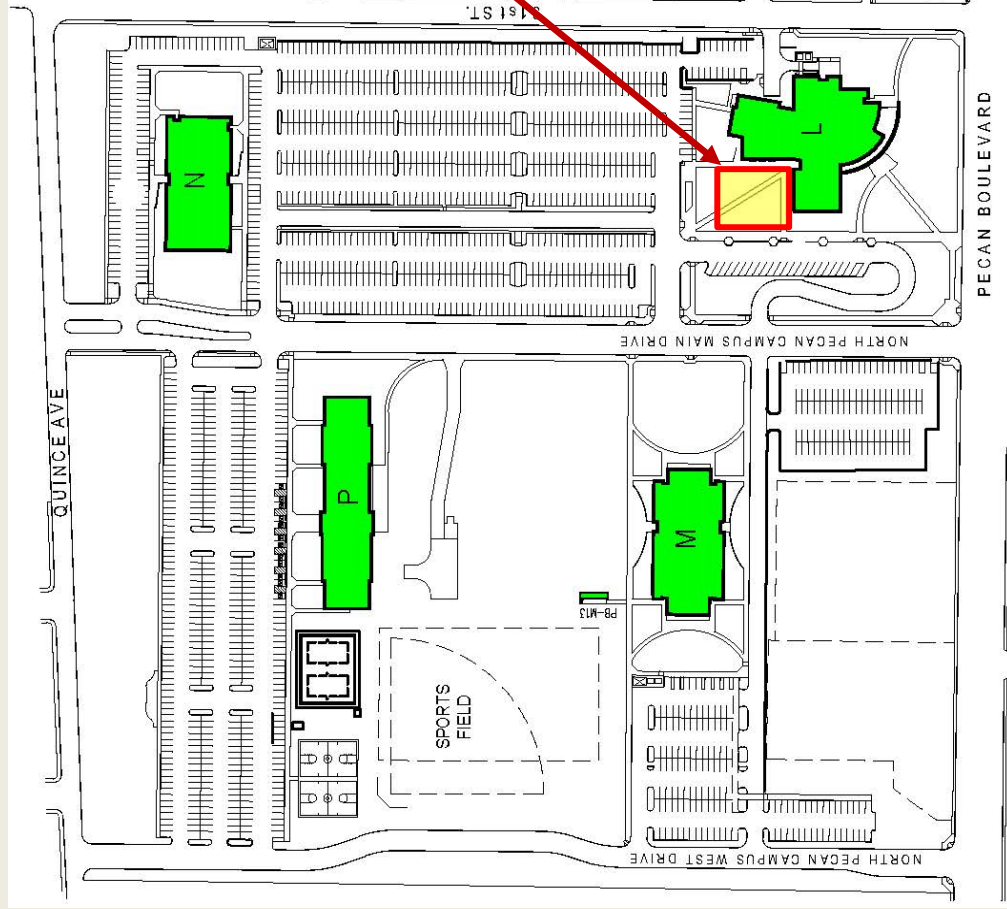




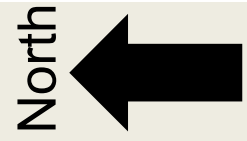
**SOUTH TEXAS
COLLEGE**

Pecan Campus
Cooper Center for Performing Arts Building L
Expansion and Renovations for the Music and
Dance Programs
RFQ 21-22-1068

Pecan Campus Renovations for the Music and Dance Phase I Project Proposed Location



1,150 Sq.Ft.
Proposed
Additional Scope



Pecan Campus Renovations for the Music and Dance

Phase I Proposed Scope & Budget



Requested By

Music and Dance Department

Scope of Work

1 Large Rehearsal Classroom, 1 Small Rehearsal Classroom, 5 Music Practice Rooms, 2 Music Practice Rooms with Piano, 5 Faculty Studio Offices, 3 Faculty Studio Offices with Piano, Department Chair Office, and Support Spaces.

Total Square Feet Area = 8,600 sq.ft.

Estimated Construction Cost per Square Foot = \$558/sq.ft.

Estimated Total Project Budget

Construction	\$ 4,800,000
Design	480,000
Miscellaneous	144,000
FFE	408,000
Technology	408,000
Total Project Budget	\$ 6,240,000

Pecan Campus Renovations for the Music and Dance Phase I Additional Scope & Budget for Large Rehearsal Room



Requested By

Music and Dance Department

Scope of Work

Additional Scope at Large Rehearsal Classroom

Total Additional Square Feet Area 1,150 sq.ft.

Estimated Construction Cost per Square Foot = \$700/sq.ft.

Estimated Total Project Budget

Construction	\$ 805,000
Design	60,375
Miscellaneous	24,150
FFE	68,425
Technology	68,425
Total Project Budget	\$ 1,026,375

Pecan Campus Renovations for the Music and Dance Combined Project Budgets



Estimated Total Construction Budget

Phase I Music and Dance Space	\$ 4,800,000
Phase I Additional Rehearsal Space	805,000
Phase II Percussion Space	<u>2,750,000</u>
Total Construction Budget	\$ 8,355,000

Estimated Total Project Budget

Phase I Music and Dance Space	\$ 6,240,000
Phase I Additional Rehearsal Space	1,026,375
Phase II Percussion Space	<u>3,500,000</u>
Total Construction Budget	\$ 10,766,375

Review and Recommend Action on Approval of Interior Color Selection Starr County Campus Workforce Center Automotive Lab Building Q Expansion

Approval of the interior color selection for the Starr County Campus Workforce Center Automotive Lab Building Q Expansion project will be requested at the Board meeting.

Background

On October 26, 2021, the Board approved contracting architectural services with Able City, LLC. On January 31, 2023, the Board approved contracting construction services with Triun, LLC. Able City, LLC. have prepared color boards for review by the Facilities Committee.

Enclosed Documents

Enclosed is the color board presentation by Able City, LLC.

Presenters

Representatives from Able City, LLC. will attend the Facilities Committee meeting to provide and present the recommended color boards.

Recommended Action

Administration requests the Facilities Committee recommend Board approval of the interior color selections for the Starr County Campus Workforce Center Automotive Lab Building Q Expansion project as presented.

SOUTH TEXAS COLLEGE

Starr County Campus

Automotive Lab Expansion and HVAC-R Outdoor Covered Area Addition



*Colors shown in this presentation may differ from the actual color being represented. Refer to Color Board for actual color sample.

INTERIOR FINISHES SELECTIONS





ENTRANCE HALLWAY RENDERING

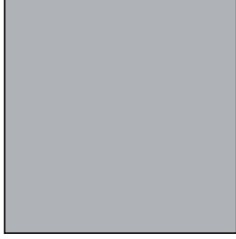


SOUTH TEXAS
COLLEGE

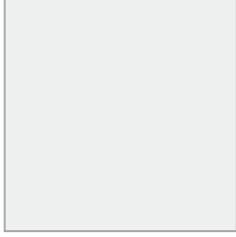
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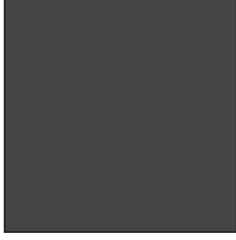
ENTRANCE HALLWAY



1. WALL PAINT
PPG 1011-3
Stargazer



2. CEILING PAINT
PPG1002-1
Silver Feather



3. DOOR FRAME PAINT
PPG 1011-7
Onyx



4. ACCENT WALL PAINT
PPG 1162-7
Dragonfly



5. ACCENT TILE
Daltile Color Wheel Classic
3" x 6" Glazed Ceramic
Suede Gray (Polished)



6. GROUT
Custom Tile Installation Systems
Epoxy Grout
Charcoal



7. WOOD DOORS
Wilsonart
Plastic Laminate
Sterling Ash 7995-38



8. WALL RUBBER BASE
Flexco Wallflowers
4" Cove Base
Umber



9. LUXURY VINYL TILE
Flexco Natural Elements
12"X 24" Tile
Pewter



AUTO LAB RENDERING



SOUTH TEXAS
COLLEGE

able.city

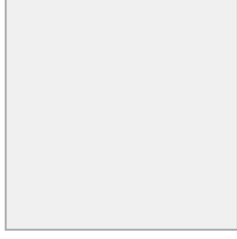
ARCHITECTURE. URBANISM. CITY MAKING



AUTO LAB



1. WALL PAINT
PPG 1162-7
Dragonfly



2. CEILING PAINT
PPG1002-1
Silver Feather



3. DOOR PAINT
PPG 0996-5
Steamship



4. WALL RUBBER BASE
Flexco Wallflowers
4" Cove Base
Umber

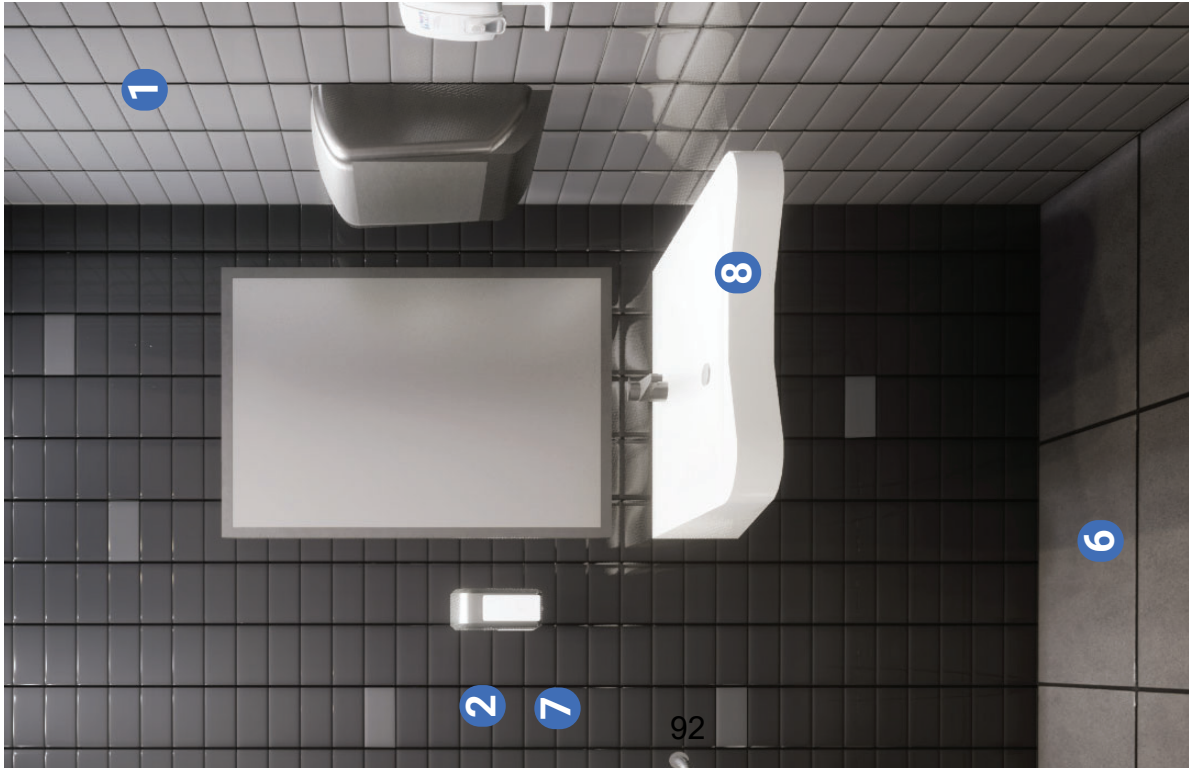


5. SEALED CONCRETE FLOOR
Laticrete
L&M Petrotext Protectant



RESTROOM RENDERING



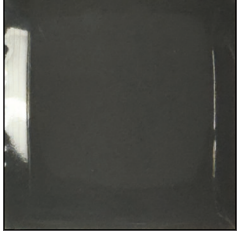


RESTROOM



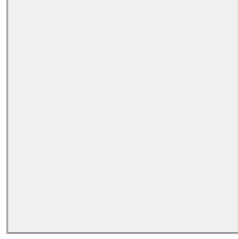
1. FIELD TILE

Daltile Color Wheel Classic
3" x 6" Glazed Ceramic
Desert Gray (Polished)



2. ACCENT TILE

Daltile Color Wheel Classic
3" x 6" Glazed Ceramic
Chalkboard (Polished)



3. CEILING PAINT

PPG1002-1
Silver Feather



4. DOOR FRAME PAINT

PPG 1011-7
Onyx



5. WOOD DOORS

Wilsonart
Plastic Laminate
Sterling Ash 7995-38



6. FLOOR TILE

Marazzi Modern Formation
12"X 24" Tile
Smoky Ridge (Polished)



7. GROUT

Custom Tile Installation Systems
Epoxy Grout
Charcoal



8. PLUMBING FIXTURES

American Standard
Vitreous China
White

Review and Recommend Action on Proposed Change Order for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure

Approval of a proposed change order with 5 Star GC Construction, LLC. for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure 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 necessary delays.

Scheduling Priority

This project has been requested by the Regional Center for Public Safety Excellence staff. It has been reviewed by the Facilities Planning & Construction department, Administration, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project is scheduled as an educational space improvement to provide a two-story structure for instruction and training in fire science in a residential setting using fire training elements and live fire props.

Background

On February 14, 2023, the Board approved contracting construction services with 5 Star GC Construction, LLC. A change order to the construction contract is needed to include a concrete pad for propane tanks to supply fuel to the live fire props. The change order would also add days to the substantial completion schedule due to time needed to approve the change order and to perform the work.

Below is a description of the proposed change order item.

Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure			
Proposed Change Order No.	Item Description and Justification	Cost	Days
3	<ul style="list-style-type: none">Concrete pad - 20' wide x 25' long x 6" thick to support two (2) 2,000 gallon propane tanks	\$11,971.50	55 days
Proposed Change Order No. 3 Total Amount		\$11,971.50	55 days



AIA®

Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
 South Texas College
 Regional Center for Public Safety
 Excellence
 3901 S. Cage Blvd.
 Pharr, Texas 78577

CONTRACT INFORMATION:
 Contract For: General Construction

CHANGE ORDER INFORMATION:
 Change Order Number: 003

Date: March 2, 2023

Date: February 26, 2024

OWNER: *(Name and address)*
 South Texas College
 3200 W. Pecan Blvd. N-179
 McAllen, Texas 78501

ARCHITECT: *(Name and address)*
 Martinez Architects
 900 Rockmead, Suite 250
 Kingwood, Texas 77339

CONTRACTOR: *(Name and address)*
 5 Star Contractors
 3209 Melony Lane
 Mission, Texas 78574

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.)

Install concrete pad at propane tank

The original Contract Sum was	\$ 2,472,331.25
The net change by previously authorized Change Orders	\$ 7,331.25
The Contract Sum prior to this Change Order was	\$ 2,479,662.50
The Contract Sum will be increased by this Change Order in the amount of	\$ 11,971.50
The new Contract Sum including this Change Order will be	\$ 2,491,634.00

The Contract Time will be increased by Fifty-Five (55) days.
 The new date of Substantial Completion will be May 1, 2024

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.

Martinez Architects, LP
ARCHITECT *(Firm name)*

5 Star General Contractors
CONTRACTOR *(Firm name)*

South Texas College
OWNER *(Firm name)*

SIGNATURE

Rudy Molina, AIA
PRINTED NAME AND TITLE

SIGNATURE

Peyton Oakley
PRINTED NAME AND TITLE

SIGNATURE


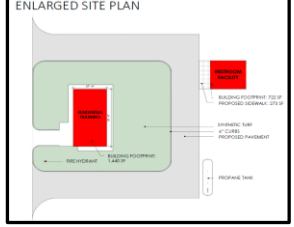


Dr. Ricardo J. Solis, President
PRINTED NAME AND TITLE

DATE

DATE

DATE

Project Fact Sheet
2/26/2024

Project Name: Regional Center for Public Safety Excellence - Two Story Fire Training Structure			Project No.: 2022-015C		
Funding Source(s): Unexpended Plant Fund; Unexpended Plant Fund					
			FY 21-22		FY 22-23
					Variance of Project Budget vs. Actual
	Original Project Budget	*Revised Total Project Budget	FY 21-22 Actual Expenditures	FY 21-22 Actual Expenditures	FY 22-23 Actual Expenditures
Construction:	\$ 1,250,000.00	\$ 2,465,000.00	\$ 250,000.00	\$ 250,000.00	\$ 1,000,000.00
Design:	125,000.00	125,000.00	100,000.00	49,755.83	\$ 50,244.17
Miscellaneous:	31,250.00	31,250.00	31,250.00	240.27	\$ 31,009.73
FFE:	68,750.00	68,750.00	-	-	\$ -
Technology:	106,250.00	106,250.00	-	-	\$ -
Total:	\$ 1,581,250.00	\$ 2,796,250.00	\$ 381,250.00	\$ 49,996.10	\$ 331,253.90
			* Revised Project Budget based on the Construction cost amount.		
Project Team			Board Status		
Approval to Solicit Architect/Engineer:	9/28/2021		Board Approval of Schematic Design	06/28/2022	
Architect/Engineer:	Martinez Architects				
Contractor:	5 Star GC Construction		Substantial Completion	TBD	Board Acceptance TBD
STC FPC Project Manager:	Samuel Saldana		Final Completion	TBD	Board Acceptance TBD
Project Description			Project Scope		
Design and Construction of a two story fire training structure.			Construction of a 2-story residential building to be used as a fire training structure, including several fire training elements and live fire props. Training Structure: 2,400 SF - Restrooms: 970 SF		
Projected Timeline					
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date
9/28/2021	1/25/2022	6/28/2022	2/14/2023	4/15/2023	3/26/2024
					Board Approval of Final Completion Date
					4/15/2024
FFC Completion of Move In					
N/A					
Project Calendar of Expenditures by Fiscal Year					
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech
2020-21	\$ -	\$ -	-	\$ -	\$ -
2021-22	-	49,755.83	240.27	-	-
2022-23	388,186.62	97,523.08	16,745.35	-	-
2023-24	913,885.75	11,708.75	6,151.36	-	-
Project Total	\$ 1,302,072.37	\$ 158,987.66	\$ 23,136.98	\$ -	\$ -
03/05/2024 Facilities Committee Meeting: Review and Recommend Action on Proposed Change Order for Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure					
					
Proposed Locations					

FPC Project Manager SFS

FPC Asst. Director Rita G. Miller

FPC Director RMA

Review and Recommend Action on Substantial Completion of the Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting

Approval of substantial completion of the Regional Center for Public Safety Excellence Skills Pad and Emergency Vehicle Operator Course (EVOC) Lighting project will be requested at the Board Meeting:

Project		Completion Recommended	Date Received
1.	Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting Project 2022-010C Engineer: DBR Engineering Consultants, Inc. Contractor: Metro Electric, Inc.	Substantial Completion Recommended	February 22, 2024

This project was requested by the Regional Center for Public Safety Excellence staff. It has been reviewed by the Facilities Planning & Construction department, Administration, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project was scheduled as an educational space improvement to provide lighting for night time training courses at the Skills Pad and EVOC training areas.

College staff and the Engineer visited the site and developed a construction punch list on February 22, 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 Metro Electric, Inc. The original cost approved for this project was \$331,731.

The following table summarizes the current budget status:

Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$294,000.00	\$331,731.00	\$0	\$331,731.00	\$301,220.86	\$30,510.14

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 Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting project as presented.

Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting



Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting





AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*

South Texas College - RCPSE Skills Pad
and EVOC Lighting

CONTRACT INFORMATION:

Contract For: General Construction

Date: October 31, 2022

CERTIFICATE INFORMATION:

Certificate Number: 001

Date: February 22, 2024

OWNER: *(name and address)*

South Texas College
3200 West Pecan Boulevard, Building N,
Suite 179
McAllen Texas 78501

ARCHITECT: *(name and address)*

DBR Engineering Consultants, Inc.
200 S. 10th Street, Suite 901
McAllen, Texas 78501

CONTRACTOR: *(name and address)*

Metro Electric, Inc
1901 Industrial Dr.
McAllen, Texas 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.)

South Texas College - RCPSE Skills Pad and EVOC Lighting

DBR Engineering
Consultants, Inc.

ARCHITECT *(Firm Name)*

SIGNATURE

Hugo H. Avila, PE,
Principal

PRINTED NAME AND TITLE

February 22, 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.)

02/22/2024

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.)

See attached punch list.

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: \$0

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:

Metro Electric Inc.
CONTRACTOR *(Firm Name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE


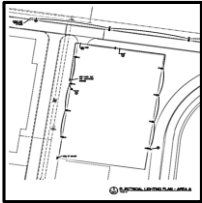
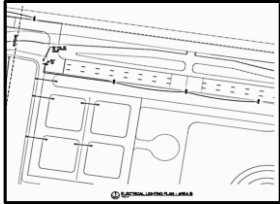
South Texas College
OWNER *(Firm Name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE

Project Fact Sheet
2/26/2024

Project Name: Regional Center for Public Safety Excellence - Skills Pad and EVOC Lighting				Project No. 2022-010C															
Funding Source(s): Unexpended Plant Fund																			
		FY 21-22		FY 22-23		FY 23-24													
		FY 21-22		FY 22-23		FY 23-24													
	*Revised Total Project	Actual	Budget vs. Actual	Actual	Budget vs. Actual	Actual	Budget vs. Actual												
	Budget	Project Budget	Expenditures	Project Budget	Actual Expenditures	Expenditures	Project Budget												
	Expenditures To Date																		
Construction:	\$ 331,731.00	\$ 280,000.00	\$ 280,000.00	\$ 294,000.00	\$ 301,220.86	\$ (7,220.86)	\$ 320,397.00												
Design:	\$ 28,000.00	28,000.00	14,700.00	\$ 3,920.00	\$ 4,695.38	\$ (775.38)	\$ 22,212.00												
Miscellaneous:	\$ 20,000.00	20,000.00	998.74	\$ 16,000.00	\$ 2,297.01	\$ 13,702.99	\$ 4,486.00												
FFE:	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -												
Technology:	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -												
Total:	\$ 379,731.00	\$ 328,000.00	\$ 15,698.74	\$ 313,920.00	\$ 308,213.25	\$ 5,706.75	\$ 347,095.00												
*Revised Project Budget based on the Construction cost amount.																			
Project Team				Board Status															
Approval to Solicit Architect/Engineer: 9/28/2021 Architect/Engineer: DBR Engineering Contractor: Metro Electric Inc.				Board Approval of Schematic Design N/A Substantial Completion 2/22/2024 Board Acceptance TBD Final Completion TBD Board Acceptance TBD															
STC FPC Project Manager: Samuel Saldana				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Vendor</td> <td>Contract Amount</td> <td>Actual Expenditures</td> <td>Variance</td> </tr> <tr> <td>DBR Engineering</td> <td>\$ 19,600.00</td> <td>\$ 19,395.38</td> <td>\$ 204.62</td> </tr> <tr> <td>Metro Electric Inc.</td> <td>\$ 331,731.00</td> <td>\$ 301,220.86</td> <td>\$ 30,510.14</td> </tr> </table>				Vendor	Contract Amount	Actual Expenditures	Variance	DBR Engineering	\$ 19,600.00	\$ 19,395.38	\$ 204.62	Metro Electric Inc.	\$ 331,731.00	\$ 301,220.86	\$ 30,510.14
Vendor	Contract Amount	Actual Expenditures	Variance																
DBR Engineering	\$ 19,600.00	\$ 19,395.38	\$ 204.62																
Metro Electric Inc.	\$ 331,731.00	\$ 301,220.86	\$ 30,510.14																
Project Description				Project Scope															
Add lighting at the Skills Pad and EVOC training area.				Provide lighting for night training at the Skills Pad and EVOC training area.															
Projected Timeline																			
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In												
9/28/2021	1/25/2022	N/A	10/18/2022	11/15/2022	3/26/2024	04/23/2024	N/A												
Project Calendar of Expenditures by Fiscal Year																			
Fiscal Year	Construction	Design	Miscellaneous	FFE	Technology	Project Total													
2021-22	\$ -	\$ 14,700.00	\$ 998.74	\$ -	\$ -	\$ 15,698.74													
2022-23	301,220.86	4,695.38	2,297.01	-	-	\$ 308,213.25													
2023-24	-	-	-	-	-	\$ -													
Project Total	\$ 301,220.86	\$ 19,395.38	\$ 3,295.75	\$ -	\$ -	\$ 323,911.99													
Current Agenda Item																			
02/13/2024 Facilities Committee - Review and Recommend Action on Substantial Completion of the Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting																			
<div style="display: flex; justify-content: space-around;">    </div>																			

FPC Project Manager: SFS

FPC Asst. Director: RtG-M

FPC Director: RdA

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

Approval of final completion and release of final payment for the Starr County Campus Workforce Center Building D Welding Lab Expansion project will be requested at the Board Meeting:

Project		Completion Recommended	Date Received
1.	Starr County Campus Workforce Center Building D Welding Lab Expansion Project 2022-006C Architect: Gignac & Associates, LLP Contractor: Kimber 1985	Final Completion Recommended	February 5, 2024

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

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with by Kimber 1985. The original cost approved for this project was \$1,070,000.

The following table summarizes the current budget status:

Starr County Campus Workforce Center Building D Welding Lab Expansion					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$355,200.00	\$1,070,000.00	(\$30,271.00)	\$1,039,729.00	\$987,742.55	\$51,986.45

Enclosed Documents

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

Recommended Action

Administration requests the Committee recommend Board approval of final completion and release of final payment of \$51,986.45 to Kimber 1985 for the Starr County Campus Workforce Center Building D Welding Lab Expansion project as presented.

Starr County Campus Workforce Center Building D Welding Lab Expansion



Starr County Campus Workforce Center Building D Welding Lab Expansion





February 7, 2024

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

Re: Starr County Campus Welding Lab Expansion

Mr. De la Garza:

Kimber 1985 has substantially completed the scope of work and addressed all punch list items as of February 5, 2024.

The Contractor has performed the work in general accordance with our contract documents and we recommend STC accepts procuring close out documents including record drawings, O&M manuals, Consent of Surety, and Affidavit for the Release of Liens prior to releasing final payment to Kimber 1985.



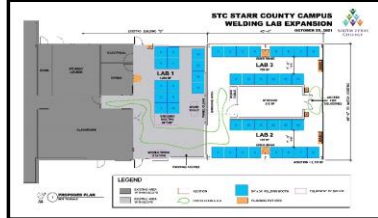
Thank You

Raymond Gignac
Gignac | Architects

Architect:

Raymond Gignac, AIA Firm Principal

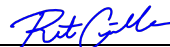
Project Fact Sheet
2/26/2024

Project Name: Starr County Campus - Workforce Building D Welding Lab Expansion					Project No. 2022-006C					
Funding Source(s): Unexpended Plant Fund										
		FY 19-20			FY 20-21			FY 21-22		
	Original Total Project Budget	* Revised Total Project Budget	FY 19-20 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 20-21 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 21-22 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures
Construction:	\$ 150,000.00	\$ 1,070,000.00	\$ -	\$ 1,070,000.00	\$ 150,000.00	\$ -	\$ 150,000.00	\$ 75,000.00		\$ 75,000.00
Design	15,000.00	35,520.00	-	35,520.00	15,000.00	-	15,000.00	30,000.00	28,024.65	1,975.35
Miscellaneous:	3,200.00	15,000.00	820.40	14,179.60	5,000.00	-	5,000.00	11,000.00	1,787.09	9,212.91
FFE:	50,000.00	165,000.00	-	165,000.00	50,000.00	-	50,000.00	15,000.00	-	15,000.00
Technology:	10,000.00	10,000.00	-	10,000.00	10,000.00	-	10,000.00	8,000.00	-	8,000.00
Total:	\$ 228,200.00	\$ 1,295,520.00	\$ 820.40	\$ 1,294,699.60	\$ 230,000.00	\$ -	\$ 230,000.00	\$ 139,000.00	\$ 29,811.74	\$ 109,188.26
					*Revised Project Budget based on the Construction cost amount.					
		FY 22-23			FY 23-24					
		Project Budget	FY 22-23 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	FY 23-24 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Total Actual Expenditures To Date		
Construction:	\$	355,200.00	\$ 972,222.40	\$ (617,022.40)	\$ 53,500.00	\$ 15,520.15	\$ 37,979.85	\$ 972,222.40		
Design		6,394.00	18,489.60	(12,095.60)	1,000.00	-	1,000.00	46,514.25		
Miscellaneous:		11,000.00	13,470.33	(2,470.33)				16,077.82		
FFE:		15,000.00	-	15,000.00				-		
Technology:		8,000.00	-	8,000.00				-		
Total:	\$	395,594.00	\$ 1,004,182.33	\$ (608,588.33)	\$ 54,500.00	\$ 15,520.15	\$ 38,979.85	\$ 1,034,814.47		
Project Team					Board Status					
Approval to Solicit Architect/Engineer:	9/24/2019				Board Approval of Schematic Design	11/23/2021	Vendor	Contract Amount	Actual Expenditures	Variance
Architect/Engineer:	Gignac Associates						Gignac	\$ 46,817.15	\$ 46,514.25	\$ 302.90
Contractor:	Kimber 1985						Kimber 1985	\$ 1,039,729.00	\$ 972,222.40	\$ 67,506.60
					Substantial Completion	9/11/2023	Board Acceptance		TBD	
STC FPC Project Manager:	Martin Villarreal						Final Completion	2/5/2024	Board Acceptance	
Project Description					Project Scope					
Renovation of Room D1.128 and outdoor welding labs.					Original Scope: Expansion of existing welding lab to add approximately 1,000 sq ft to accommodate ten (10) more welding stations. The existing space will be renovated to incorporate automotive lab space and welding lab space. Revised Scope: Design and Construction of Welding lab Expansion for Additional (22) Welding Stations, storage room, mobile work station area, wash basin work area, and grinding station area. 3,449 sqft total					
Projected Timeline										
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In			
9/24/2019	12/10/2019	11/23/2021	8/23/2022	10/27/2022	9/26/2023	1/30/2024	7/17/2023			
Project Calendar of Expenditures by Fiscal Year										
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total				
2019-20	\$ -	\$ -	\$ 820.40	\$ -	\$ -	\$ 820.40				
2020-21	-	-	-	-	-	-				
2021-22	-	28,024.65	1,787.09	-	-	29,811.74				
2022-23	972,222.40	18,489.60	13,470.33			1,004,182.33				
2023-24	15,520.15									
Project Total	\$ 987,742.55	\$ 46,514.25	\$ 16,077.82	\$ -	\$ -	\$ 1,034,814.47				
Current Agenda Item										
03/05/2024 Facilities Committee Meeting - Review and Recommend Action on Final Completion for the Starr County Campus Welding Lab Expansion										
<div><div></div><div></div><div></div></div>										

FPC Project Manager



FPC Asst. Director



FPC Director



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

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

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

#	Projects	FPC Project Managers	Architect/ Engineer	Schematic Designs Board Approved	Contractor	Start / NTP Date	Substantial Completion Date	Final Completion
Pecan Campus								
1	New Continuing Education Bldg 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	5/28/2024	7/15/2024	5/26/2025	6/10/2025
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	4/23/2024	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	4/23/2024	5/28/2024
13	Workforce Building M Automotive Expansion	MV	PBK Architects 10/26/21	6/28/2022	Holchemont LTD 1/31/2023	4/10/2023	4/23/2024	5/28/2024
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	4/23/2024	5/28/2024
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	4/30/2024 2/27/2024 3/26/2024	5/28/2024	11/26/2024	12/16/2024	11/25/2025	12/15/2025
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	8/27/2024	9/24/2024
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	8/27/2024	9/24/2024

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	4/23/2024	5/28/2024
27	Parking Lot #1 for Additional Spaces	DV	2/27/2024	N/A	6/25/2024	7/15/2024	10/22/2024	11/26/2024

Red text signifies projected dates

South Texas College
Monthly Construction Report
Fiscal Year 2023-2024
As of February 29, 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	11,691,943.55	698,311.17
Proposed Projects for the Month of February 2024	5,959,700.00	2,543,144.50
Total Project Budget Balance	\$ 14,492,960.45	\$ 8,048,584.33

Project Reference Number	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
Board Approved on September 26, 2023			
2022-006C	Starr County Campus - Substantial completion of the Workforce Center Building D Welding Lab Expansion	\$ 221,924.55	
2019-016C	Regional Center for Public Safety Excellence - Substantial completion of the Canopy for Safety Training Vehicle	132,476.01	
2019-017C	Regional Center for Public Safety Excellence - Substantial completion of the Canopies for Students and Instructors	39,994.07	
2019-020C	Regional Center for Public Safety Excellence - Substantial completion of the Flammable Liquid and Gas (F.L.A.G.) Fire Training Area	102,305.02	
2022-008C	Technology Campus - Substantial and Final Completion of the Exterior Solar Panel Structure	210,000.00	
2022-017R	Pecan Campus - Substantial Completion of the Resurfacing of East Drive Project		280,876.17
2023-019R	Pecan Campus - Substantial and Final Completion of the Wide Flooring Replacement Phase II for Student Services Building K		189,749.00
2023-019R	Nursing and Allied Health Campus - Substantial and Final Completion of the District Wide Flooring Replacement Phase II for 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	
2022-043C	Pecan Campus - Cooper Center for Performing Arts Building L Expansion and Renovations - Schematic Design and Solicitation of Construction Services for the Music & Dance Programs	4,800,000.00	
2022-005C	Starr County Campus - Change Order for the 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		\$ 8,137,525.84	\$ -
Board Approved on November 28, 2023			
2023-001C	Technology Campus - Substantial Completion of the Truck Driving Range Expansion	55,744.00	
2022-017R	Pecan Campus - Final Completion of the 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			
2021-002C	Pecan West Continuing Education Building A - Architectural Design Fee Proposal for ERO Architects - Estimated Project Budget \$9,087,683	\$ 443,654.14	
2019-016C, 2019-017C, and 2019-020C	Regional Center for Public Safety Excellence - Final Completion of the Canopy for Safety Training Vehicles, Canopy for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area	\$ 1,659,250.00	
	District Offices - Contracting Architectural Services for the Building Renovation. Estimated Project Budgeted \$ 55,000,000	\$ 400,000.00	
Total Board Approval on January 30, 2024		\$ 2,502,904.14	\$ -
Board Approved on February 27, 2024			
2024-008C	Regional Center for Public Safety Excellence - Contract for Civil Engineering Services for Parking Lot 1 Additional Spaces	\$ 330,700.00	
2023-013R	Mid Valley Campus - Contract for Mechanical, Electrical, and Plumbing (MEP) Engineering Services for HVAC Replacements Phase 1		\$ 2,530,000.00
2022-038R	Mid Valley Campus - Change Order for South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase 1 (Construction cost \$666,000 - Revised Contract \$679,114.50		\$ 13,144.50
2022-043C	District Offices - Contracting Architectural Services for the Building Renovation		
2022-041C	Pecan Campus - Cooper Center for Performing Arts Building L - Amending the contract with brown Reynolds Watford Architects and Budget Increase for the Music and Dance Programs	\$ 4,940,000.00	
2022-041C	Pecan Campus - Substantial Completion of the North Academic Humanities Building P Renovation for Administrative and Support Services Office	\$ 689,000.00	
2022-038R	Mid Valley Campus - Substantial Completion of the South Academic Building H Repair & Renovations of Damaged Roof and Interior Areas Phase 1		\$ 666,000.00
Total Board Approval on February 29, 2024		\$ 5,959,700.00	\$ 2,543,144.50
Total FY 24 Board Approved Projects		\$ 17,651,643.55	\$ 3,241,455.67

* 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	\$ 688,015	\$ 191,495	\$ 802,840	Low	March 2024	Approval of Final 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	April 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	April 2024	Approval of Substantial & Final 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	\$ 1,166,240	\$ 19,567,920	\$ 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	May 2024	Approval of Preliminary Design	ERO Architects	TBD
11	Pecan West Continuing Education Parking & Site Improvements	DV		●								\$ 1,875,000	\$ 25,289	\$ 1,849,711	\$ 628,225	High	N/A	N/A	Perez Consulting Engineers	TBD
Pecan West Subtotal												\$ 10,962,683	\$ 26,807	\$ 10,935,876	\$ 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	April 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	April 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	April 2024	Approval of Substantial Completion	PBK Architects	Holchemont
17	Child Development Center Portable PB L-2 Renovation	DV					●					\$ 305,000	\$ 61,393	\$ 243,607	\$ 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	\$ 2,918,004	\$ 2,899,456	\$ 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	September 2024	Approval of Substantial Completion	EGV Architects	Kimber 1985
21	Truck Driving Range Expansion	DV						●				\$ 41,350	\$ 55,989	\$ (14,639)	\$ 37,500	High	April 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	March 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	August 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	August 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	March 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	April 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	August 2024	Approval of Construction Services	Perez Consulting Engineers	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	\$ 550	\$ 2,999,450	\$ 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	\$ 48,380	\$ 101,620	\$ 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	\$ 129,214	\$ 9,444,595	\$ 9,573,809					
Totals			12	3	6	0	8	1	0	0	3	\$ 73,780,722	\$ 10,252,983	\$ 63,527,739	\$ 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	March 2024	Approval of Final 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	March 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	April 2024	Approval of Construction Services	N/A	TBD
23	HVAC Replacements	MV		●								\$ 3,050,000	\$ 302	\$ 3,049,698	\$ 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	\$ 7,295	\$ 6,439,045	\$ 6,446,340					
Totals		0	2	8	3	0	1	0	1	0	0	\$ 11,478,440	\$ 1,336,727	\$ 10,141,713	\$ 11,275,039					

Outstanding Issues - Action Plan
March 5, 2024 Facilities Committee Meeting
as of February 28 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>2/28/2024: BEAM Professionals provided a draft demand letter to the College for review and to be used by College to forward to D. Wilson to respond to letter.</p>	<p>5/18/2023: Plan of Action from D. Wilson to be reviewed by all team members for approval.</p> <p>6/5/2023: D. Wilson to continue water testing of all windows and will remove brick at one window head to further inspect possible water infiltration.</p> <p>7/5/2023: D. Wilson to provide update on results of water testing of all window possible water infiltrations.</p> <p>8/2/2023: BEAM Professionals has requested that D. Wilson provide in writing that all window leaks and water infiltrations have been repaired and addressed. Still Pending.</p> <p>9/7/2023: The College has met with BEAM Professionals and were provided with a preliminary observation report of the existing conditions and pending issues. College staff will schedule a meeting to coordinate our next steps as required.</p> <p>10/11/2023: The College is coordinating a meeting to be held with the Contractor and Architect to discuss the next steps as required.</p> <p>11/6/2023: Pending confirmation from Contractor that all items have been completed; pending brick weep hole mock-up by Contractor; pending list of any pending deficient items from Contractor.</p> <p>1/10/2024: Pending confirmation from Contractor that all items are completed and pending list of deficient items; brick weep hole mock-up scheduled for Friday, January 12, 2024.</p> <p>2/6/2024: Pending report and letter from BEAM Professionals on recommendation on how to proceed forward.</p>

Mid Valley Campus						
2	Mid Valley Campus South Academic Building H - Repair of Roof Damage and Interior Areas (Insurance Claim)	Hartford Insurance, Public Adjuster	Pending	5/31/2023 6/5/2023 7/11/2023 8/8/2023 10/11/2023 11/17/2023 1/10/2024 2/6/2024 2/28/2024	<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>2/27/2024: 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> <p>2/28/2024: Awaiting final settlement from Hartford Insurance and recommendation from Public Adjuster. Roof replacement is at Substantial Completion; construction documents for</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>2/28/2024: 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> <p>2/28/2024: 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	5/31/2023 7/11/2023 10/11/2023 11/17/2023 1/10/2024 2/6/2024	<p>Up to 5/2/2023: College staff has been meeting with D. Wilson and ERO Architects to investigate the wall/ floor cracks on the 1sr floor and water infiltration on the 3rd floor that have showed up in the last couple of years. Some repairs have been done but additional cracks have arisen.</p> <p>5/18/2023: Meeting with Contractor and Architect on site to review water infiltration. Pending moisture study from Contractor as requested by Architect .</p> <p>6/5/2023: Pending moisture study from Contractor as requested by Architect. Contractor to remove metal panels to further investigate possible location of water intrusion.</p> <p>7/5/2023: Pending moisture study from Contractor as requested by Architect. Contractor to remove metal panels to further investigate possible location of water intrusion.</p> <p>9/7/2023: Pending moisture study from Contractor as requested by Architect. Contractor has determined the location of water intrusion above the 3rd Floor. The College will repair the irrigation leak on southwest corner of the building at grade. Wall cracks on interior gypsum board walls.</p> <p>9/7/2023: Pending moisture study from Contractor as requested by Architect. Contractor will be conducting an additional moisture reading this week. Contractor has determined the location of water intrusion above 3rd Floor and will be conducting the repairs next week.</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>2/28/2024: 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> <p>2/28/2024: Architect's letter will be shared with College Administration for review and direction on next step.</p>
Starr County Campus						
5	Starr County Campus Workforce Center Building D - Automotive Lab and HVAC-R Lab	Triun	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 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.</p> <p>The project team is working to resolve the change order that is fair to the Contractor and Owner.</p> <p>2/28/2024: 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 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.</p> <p>2/28/2024: The project team is working to resolve the change order that is fair to the Contractor and Owner.</p>