South Texas College Board of Trustees Facilities Committee Ann Richards Administration Building, Board Room Pecan Campus Tuesday, March 9, 2021 @ 4:30 PM McAllen, Texas

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

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III.	Review and Discussion on the Pecan Campus Information Technology Building M Generator Replacement
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Approval of Facilities Committee Meetings Minutes

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

1. February 9, 2021 Facilities Committee Meeting

Meeting Minutes Facilities Committee Meeting February 9, 2021

South Texas College Board of Trustees Facilities Committee Ann Richards Administration Building, Board Room Pecan Campus, McAllen, Texas Tuesday, February 9, 2021 @ 4:30 PM

MINUTES

The Facilities Committee Meeting was held on Tuesday, February 9, 2021 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:48 p.m. with Dr. Alejo Salinas, Jr. presiding.

Members present: Dr. Alejo Salinas, Jr., Ms. Rose Benavidez, and Mr. Gary Gurwitz

Other Trustees present: Mrs. Victoria Cantú, Mr. Paul R. Rodriguez, and Mr. Danny Guzman.

Members absent: None

Also present: Dr. David Plummer, Mr. Jesus Ramirez, Mrs. Mary Elizondo, Mr. Ricardo de la Garza, Dr. Jesus Campos, Mr. William Buhidar, Mr. David Valdez, Mr. Eli Ochoa, and Mr. Andrew Fish.

Approval of Facilities Committee Meetings Minutes

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee approved the January 12, 2021 Facilities Committee Meeting Minutes as written. The motion carried.

Review and Recommend Action as Necessary on Schematic Design of the Renovation and Expansion of the Existing Pecan Campus Library Building F

Approval of schematic design by ERO Architects (ERO) for the proposed renovation and expansion of the existing Pecan Campus Library Building F will be requested at the February 23, 2021 Board meeting.

Purpose

Schematic design is the first phase of basic design services provided by the project design

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team. In this phase, the design team prepares schematic drawings based on the Owner's project program and design meetings with College staff.

The Facilities Committee reviewed ERO's schematic design for the proposed renovation and expansion of the existing Pecan Campus Library facility.

Justification

The renovation and expansion of the existing Pecan Campus Library Building F was necessary to accommodate student learning support in accordance with best practices and compliance with accreditation requirements.

Scheduling Priority

This project was requested by Library staff based on meeting future SACSCOC requirements. This project was previously reviewed by Library and College staff, the Coordinated Operations Council, the President's Cabinet, the Facilities Committee, and the Board of Trustees. This project was scheduled as an educational space improvement to enhance Library and Learning Support Services, add additional space for students and staff, and make more efficient and effective use of space.

Background

The Pecan Campus Library Building F is a two-story building with 66,026 gross square feet dating back to the inception of the College. Since 1993, the library has undergone two construction additions in an effort to keep up with growth at South Texas College's Pecan Campus, the last of which was completed in 2004. In the 16 years since its last addition, library users, operations, and services have evolved and expanded.

The College's existing Master Plan, developed by Freese & Nichols in 2010, suggested that the Pecan Campus should have a library of at least 100,000 square feet. Subsequent Board-authorized studies by architectural consultants Patrick Deaton, whose architectural services were approved by the Board on September 19, 2017, and Godfrey's Associates, whose services were approved by the Board on January 30, 2018, confirmed the need to renovate and expand the existing Pecan Campus Library Building F.

On April 30, 2019 the Board authorized the publication of a RFQ to solicit architectural services for a two-phase project for the renovation and expansion of the existing Pecan Campus Library Building F. The first phase of the project was to assess at least three expansion options for the current Library and present them for Board approval. Upon Board approval of an expansion option, the second phase of the project would be to serve as the architect of record, including the review and refinement of the draft building program and development of design documents.

On June 25, 2019, the Board authorized contracting architectural design services with ERO Architects to evaluate the existing facility, provide recommendations to Board, and prepare plans for the renovation and expansion of the existing Pecan Campus Library Building F. ERO reviewed previous reports and plans, and visited the site of the existing

library. They met with various College staff, and developed a feasibility study with four (4) options for renovating and expanding the existing Pecan Campus Library.

On September 22, 2020, the Board accepted ERO's Pecan Campus Library Building F Renovation and Expansion feasibility study, approved Option #4, an expansion on the south side of the building, as presented, and authorized ERO to move forward with schematic design. ERO has completed the schematic design in consultation with College staff and is prepared to present its design to the Facilities Committee.

Below is a timeline of past renovations of the library, and the assessment and development of an additional renovation and expansion.

•	Original building	1993
•	1 st Renovation	2000
•	2 nd Renovation	2004
•	District Wide Master Plan	2010
•	Adequacy Assessment	2017
•	Feasibility Study	2018
•	Solicitation for Feasibility and Design	April 2019
•	Architect Awarded Project	June 2019
•	Acceptance of Architect's Study and Begin of Schematic Design Work	September 2020

Renovation and Expansion Objectives

The main objectives for the renovation and expansion of the Library building were as follows:

- Updating the functionality of the space to keep up with changes in the types of spaces that are conducive to student learning:
 - Study Rooms
 - o Consultation Area
 - Quiet Study / Reading Room
 - o Emerging technology spaces including AR/VR, 3-D printing, and other;
- Improving the adjacency and flow of functions, among other things, to minimize unnecessary flow of traffic and noise through study areas;
- Increasing the number of students that the facility can accommodate:
- Providing an adequate library facility that appropriately serves the College's educational and mission-related activities in compliance with SACSCOC standard (13.7).

Program Scope for the Renovation and Expansion of the Pecan Campus Library

SQ FT: First

0	First Floor (Existing)	46,064 sf
0	Second Floor (Existing)	19,962 sf
0	New Addition (First Floor)	8,440 sf
0	Total Square Feet	74,466 sf

First Floor

- Lobby
- Library Instruction
- Art Gallery
- o Events Room
- Collections
- Makerspace
- Extended Hours Open Computer Lab
- Collaboration Areas
- CLE Writing Center
- Study Rooms
- Help Desk
- Library Technical Services
- Educational Technologies
- Staff Support Area
- Support Spaces Restrooms, Storage, Custodial, Mechanical, Information Technology
- o Portico
- Community User Area

Second Floor

- Consultation Area
- Study Rooms
- Quiet Study Areas
- Silent Study Room
- Administration Offices
- Conference Room
- Staff Support Area
- Support Spaces Restrooms, Storage, Custodial, Mechanical

The Committee was asked to recommend approval of the schematic design.

Architectural Fee

The architect's basic design services fee for this project was divided into the project phases. The Board of Trustees approved the fee based on 7.25% of the construction cost of \$11,500,000.00 for a total fee of \$833,750.00 for basic services.

Architectural Basic Services Fee for the Renovation and Expansion of the Existing Pecan Campus Library Building F				
Project Phase Percentage of Fee by Amount Paid				
Feasibility Study	15%	\$125,062.50	\$125,062.50	
Schematic Design	15%	125,062.50	31,265.63 (25% of total amount)	
Design Development	15%	125,062.50	Phase Not Started	
Construction Documents	35%	291,812.50	Phase Not Started	

Total Amount	7.25% x \$11.5M	125,062.50 \$833,750.00	\$156,328.13
Construction Administration	15%	125 062 50	Phase Not Started
Bidding and Negotiations	5%	41,687.50	Phase Not Started

The Board also approved fees for ERO Architects to engage the following firms as consultants, whose fees were considered additional services to the architect's basic service fees. The architect would assess a 10% fee for these additional services.

- Civil Engineer: Perez Consulting Engineers, LLC.
- Landscape Architect: Stephen P. Walker Landscape Architect
- Technology Consultant: Halff Associates, Inc.

The total amount paid to date to the architect for basic design services was \$156,328.13. The additional services fees that were paid to date for the architect's consultants, including the architect's 10% additional services management fees, were \$26,793.80. The total amount paid to date for basic design services and additional services fees was \$183,121.93.

The table below describes the additional services fees:

Design Fees for Basic Services and Additional Services Feasibility, Design, and Construction Administration				
Item	ERO Architects Fees	Consultants Fees	Amount Paid	
Architect Basic Service including Library Consultant (7.25% of total construction budget)	\$833,750.00	\$0.00	\$156,328.13	
Civil Engineering	-	60,420.00	14,358.00	
Landscape Architect	-	9,198.00	0.00	
Technology Consultant	-	55,467.00	10,000.00	
Additional Svcs. Management (10% of total consultant fees)	12,508.50	-	2,435.80	
Total:	\$846,258.50	\$125,085.00	\$183,121.93	
Percent of \$11.5M Budget:	7.36%	1.09%	1.59%	

Funding Source

Funds for the Pecan Campus Library Building F Renovation and Expansion Project 2016-018C were budgeted in the Unexpended Construction Plant Fund for use in fiscal year 2020-2021.

Below is the total project budget.

Pecan Campus Library Building F Renovation and Expansion Total Project Budget		
Budget Item	Amount	
Construction	\$11,500,00	
Design	1,150,000	
Miscellaneous	345,000	
FFE	920,000	
Technology	1,035,000	
Contingency	600,000	
Total Project Budget \$15,550,000		

Based on the current proposed schematic design, the architect's estimate of the probable construction cost was \$11,416,981, which is within the construction budget.

Below are the funds allocated for FY 2020-2021.

Pecan Campus Library Building F Renovation and Expansion Fiscal Year 2020-2021 Budget			
Construction Budget Amount			
Construction	\$500,000		
Design	842,266		
Miscellaneous	100,000		
Total FY 20-21 Budget \$1,442,2			

Additional funds would be budgeted for the remainder of the project for the subsequent fiscal years.

Reviewers

The proposed schematic design was reviewed by Administration and staff from the Library and Learning Support Services group, Pecan Campus Library Taskforce, and the Facilities Planning & Construction department.

Enclosed Documents

The packet included the schematic design presentation and an estimate of the probable cost of construction from the architect for the Committee's review and information.

Presenters

ERO Architects developed a schematic presentation describing the proposed design. Representatives from ERO Architects were present at the Facilities Committee meeting to present the schematic design of the proposed renovation and expansion project.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the schematic design by ERO for the proposed renovation and expansion of the existing Pecan Campus Library Building F as presented. The motion carried.

Review and Recommend Action as Necessary on Authorization to Proceed with Design Development and Construction Document Phases for the Renovation and Expansion of the Existing Pecan Campus Library Building F

Approval of authorization to proceed with the design development phase and the construction documents phase for the Renovation and Expansion of the Existing Pecan Campus Library Building F project was requested at the February 23, 2021 Board meeting.

Purpose

The Facilities Committee was asked to recommend approval for the architect to proceed with design development drawings and construction documents for the Renovation and Expansion of the Existing Pecan Campus Library Building F.

Justification

Design development drawings and specifications were necessary in preparation for construction. Upon approval of the architect's schematic design, the project design team would require authorization to proceed with the design development and construction document phases.

Scheduling Priority

This project was requested by Library staff based on meeting future SACSCOC requirements. This project was previously reviewed by Library and College staff, the Coordinated Operations Council, the President's Cabinet, the Facilities Committee, and the Board of Trustees. This project was scheduled as an educational space improvement to enhance Library and Learning Support Services, add additional space for students and staff, and make more efficient and effective use of space.

Background

The proposed Renovation and Expansion of the Existing Pecan Campus Library Building F project was part of the College's FY 2020-2021 Capital Improvement projects. The project consisted of renovating and expanding Library Building F. The architect provided a schematic design to be presented at the Facilities Committee meeting on February 9, 2021 for a recommendation for Board approval, which would establish the basis on which the design development drawings and construction documents would be developed.

Funding Source

Funds for the Pecan Campus Library Building F Renovation and Expansion Project 2016-018C are budgeted in the Unexpended Construction Plant Fund for use in Fiscal Year 2020-2021.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval to proceed with the design development phase and the construction documents phase for the Renovation and

Expansion of the Existing Pecan Campus Library Building F project as presented. The motion carried.

Review and Recommend Action on Approval of Proposed Change Order for the Nursing and Allied Health Campus and Starr County Campus Student Services Renovations

Approval of proposed change order with Holchemont, LTD for the Nursing and Allied Health Campus (NAHC) and Starr County Campus Student Services Renovations projects will be requested at the February 23, 2021 Board meeting.

Purpose

The purpose of the change order was to request authorization to increase the number of days to complete the construction scope.

Justification

Modification to the completion date is required due to delays that have occurred during the construction time frame of the project.

Scheduling Priority

Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation

This project was requested due to the space made available when the Student Enrollment Center was expanded as part of the 2013 Bond Construction Program. The Admissions area was vacated and the Cashiers department planned to use the available space. In addition, due to the Cashiers department relocation, a Veterans Affairs area was to be created in the vacated Cashiers space. The initial planning was provided as part of the Bond Construction Program. The project has been reviewed by the FPC department, the President's Cabinet, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project was scheduled as a non-educational space improvement to enhance Student Services and Cashiers areas to make more efficient and effective use of space.

Nursing Allied Health Campus East Building A Student Services Renovation

This project was originally submitted in 2017 and expanded in 2018 by the Student Services department to include the entire Student Services and Cashiers areas. The project has been reviewed by the FPC department, the President's Cabinet, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project is scheduled as a non-educational space improvement to provide more efficient and effective use of space for the Student Services areas and Cashiers area. The existing Student Services area has been in operation since 2005, and staff would like to provide a one-stop shop for the enrollment process and provide renovation improvements to meet the College's current space design standards that have been

implemented at the Pecan, Mid Valley, and Starr County Campuses. In addition, the current state standards for ADA testing required revised accommodations which have also been incorporated into the design.

Background

On July 28, 2020, the Board approved contracting construction services with Holchemont, LTD for both projects for a total amount of \$400,000. On January 26, 2021, the Board approved change orders #1 and #2 for these projects, which increased the cost and extended the completion days by eight (8) days.

The contractor has requested 47 additional days due to delays listed below:

- - Delay in Board approval of Change Orders #1 and #232 Days

Below is a description of the proposed Change Order #3.

Nursing and Allied Health Campus and Starr County Campus Student Services Renovations			
Proposed Change Order No.	e Item Description		
3	Increase in days due to delays beyond control of the contractor	47 days	

Funding Source

Funds for the Nursing & Allied Health Campus East Building A Student Services Renovation Project 2019-006C and Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation Project 2018-020C are budgeted in the Unexpended Construction Plant Fund for available use in fiscal year 2020-2021.

The construction budget for the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation is \$188,000, and the construction budget for the Nursing Allied Health Campus East Building A Student Services Renovation is 247,000. The total combined construction budget is \$435,000. The total construction costs between the two renovation projects are combined since the projects were awarded as one contract to the contractor, Holchemont, LTD. The contractor's current contract approved by the Board including previous Change Orders #1 and #2 is \$405,665.

No additional costs were associated with Change Order #3.

Below is a summary of the combined construction budget for the projects.

Nursing and Allied Health Campus and Starr County Campus Student Services Renovations Construction Budget		
Budget Amount		
Starr Student Services Construction Budget	\$160,000	
NAHC Student Services Construction Budget 275,000		
Total Construction Budget Amount \$435,000		

Below is the variance of the construction budget versus the current construction contract.

Nursing and Allied Health Campus and Starr County Campus Student Services Renovations Construction Budget Variance		
Budget Amount		
Total Construction Budget	\$435,000	
Current Construction Contract Amount 405,665		
Variance \$29,335		

Enclosed Documents

The proposed change order #3 was provided in the packet.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the proposed change order with Holchemont, LTD for forty-seven (47) additional days for the Nursing and Allied Health Campus (NAHC) and Starr County Campus Student Services Renovations projects as presented. The motion carried.

Review and Recommend Action on Approval of Final Completion of the Regional Center for Public Safety Excellence Drainage Improvements at the Cityscape Area

Approval of final completion of the Regional Center for Public Safety Excellence Drainage Improvements at the Cityscape Area project will be requested at the February 23, 2021 Board Meeting:

Project	Completion Recommended	Date Received
Regional Center for Public Safety Excellence Drainage Improvements at the Cityscape Area Project No. 2020- 022C1	Recommended	January 26, 2021
Engineer: Perez Consulting Engineers Contractor: Noble Texas Builders, LLC		

This project was reviewed by the Facilities Planning & Construction department, 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 provide a realistic urban driving environment on which law enforcement students can train.

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It was recommended that final completion and release of final payment for this project with Noble Texas Builders be approved. The original contractor's cost approved for this project was \$87,989.50.

The following chart summarizes the above information:

Regional	Center for Pub	,		age Improveme	nts at the
		Citysca	ape Area		
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$88,000.00	\$87,989.50	\$0	\$87,989.50	\$79,266.57	\$8,722.93

On January 26, 2021, Perez Consulting Engineers verified that all punch list items were completed.

Enclosed Documents

A copy of the final completion letter was provided for the Committee's review and information.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of final completion and release of final payment of \$8,722.93 to Noble Texas Builders for the Regional Center for Public Safety Excellence Drainage Improvements at the Cityscape Area project as presented.

Review and Action as Necessary on Proposed Facilities Usage Agreement with the Mission Economic Development Corporation

Approval to enter into a Facilities Usage Agreement with the Mission Economic Development Corporation (MEDC) will be requested at the February 23, 2021 Board meeting.

Purpose

Authorization was requested to enter into a Facilities Usage Agreement with MEDC for the use of the sound studio suite at the Mission Center for Education and Economic Development (CEED) Building located at 801 N. Bryan Road, Mission, TX 78572.

Justification

The CEED's sound studio suite is equipped with high-quality and expensive audio recording and sound production technology. This suite would provide a workspace for South Texas College music students and instructors to record audition material, lesson assignments, and performances, as well as use for professional development activities.

The proposed agreement would provide up to ten hours per week of access to the studio, at a variable schedule as determined by the College and approved by administration at the CEED.

Terms

The proposed agreement would be for a six-month term, from March 1, 2021 – August 31, 2021, at a total cost of \$3,000.

Renewal or a new agreement might be considered by the College, and would be presented for Board approval as appropriate.

Funding Source

Funds for this agreement were available in the Music Department Operating Funds budget for FY 2020 - 2021.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the proposed Facilities Usage Agreement with the Mission Economic Development Corporation for use of the CEED Building Sound Studio Suite for the period from March 1, 2021 through August 31, 2021, at a cost of \$3,000. The motion carried.

Review and Action as Necessary on Proposed Facilities Usage/Interlocal Agreement and with Tyler Junior College

Approval to enter into a Facilities Usage/Interlocal Agreement with Tyler Junior College (TJC) will be requested at the February 23, 2021 Board meeting.

Purpose

Authorization was requested to enter into a Facilities Usage/Interlocal Agreement with TJC for the use of space to host South Texas College network and system equipment at their main data center located at 1327 South Baxter Ave, Tyler, TX. The agreement would also allow South Texas College to host TJC's comparable network and system equipment at South Texas College's main data center.

Justification

The STC Information Technology Department was scaling the business continuity and disaster recovery plan to include critical data replication, storage, and recovery to and from a safe remote location. A data center collocation site at TJC would allow an efficient and cost-effective process to back-up and restore STC data in the event of disaster.

The STC assets that would be relocated to TJC were as follows:

STC Tag #	Equipment Description	Serial Number	Purchase Date	Purchase Amount
46020	Dell EMC VxRail P570F Server	F9C17X2	8/1/2019	\$8,130.50
46021	Dell EMC VxRail P570F Server	F9C37X2	8/1/2019	\$8,130.50
46022	Dell EMC VxRail P570F Server	F9C5FW2	8/1/2019	\$8,130.50
46023	Dell EMC VxRail P570F Server	F9C27X2	8/1/2019	\$8,130.50
23743	Cisco C9500-16X Switch	FCW2309F1AH	4/16/2019	\$6,184.09
23375	Cisco C9500-16X Switch	FCW2309F1ED	4/16/2019	\$6,184.09
38533	Cisco C3650- 24TX Switch	FDO2142V0AH	11/21/2017	\$4,073.46
25387	Dell SuperMassive 9800 Firewall	C0EAE4AC3480	2/25/2015	\$42,719.86
25388	Dell SuperMassive 9800 Firewall	C0EAE4AC38C0	2/25/2015	\$20,505.84
23161	Cisco ASR 1002- F Router	FOX1437H4BC	6/8/2010	\$16,800.00
23376	Cisco C9500-16X Switch	FCW2309F1E9	4/16/2019	\$6,184.09
9000074234	Palo Alto PA-220 Rack	12801009396	6/8/2017	\$160.00
42974	TrippLite 2200 UPS	2938AV0SM88FF00187	2/20/2020	\$1,033.54
42401	TrippLite 2200 UPS	2941JLCPS864400037	5/7/2020	\$3,870.47

Terms

South Texas College and Tyler Junior College would enter into this agreement at no charge to either institution. Each College would provide its own equipment to be installed into the other institution's collocation data center and would be responsible to maintain data services to support the offsite equipment. Each College would be responsible to maintain site conditions, security, and liability insurance as appropriate for its facilities.

The Facilities Usage/Interlocal Agreement was still being drafted with Tyler Junior College, and had not yet been presented for review by legal counsel. Administration would review the proposed agreement with legal counsel prior to presenting it for Board approval on February 23, 2021.

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Renewal or a new agreement might be considered by the College, and would be presented for Board approval as appropriate.

Funding Source

No additional funds were necessary for this agreement.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the proposed Facilities Usage/Interlocal Agreement with Tyler Junior College, subject to appropriate review by legal counsel, for development of and installation of equipment into collocation data centers, including the delivery and hosting of equipment as necessary, for the period beginning March, 1 2021 through March 1, 2023 at no additional cost to either institution. The motion carried.

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

The Facilities Planning and Construction staff provided a 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 were present to respond to questions and address concerns of the committee.

No action was taken.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 6:15 p.m.

I certify that the foregoing are the true and correct minutes of the February 9, 2021 Facilities Committee Meeting of the South Texas College Board of Trustees.

Dr. Alejo Salinas, Jr., Presiding

Update on Status of the Regional Center for Public Safety Excellence Indoor Target Range Project

As part of the second phase of the Regional Center for Public Safety Excellence (RCPSE) Master Plan, the College plans to construct a safe, well-managed, state-of-the-art indoor target range to serve as an instructional training facility for students, law enforcement, and the public, in compliance with all current target range standards.

In November 2020, administration reviewed two planning charettes, during which the College assessed the needs of various federal, state, and local law enforcement agencies. Their input was requested to determine how best to meet the needs of the public and the agencies that will use the target range. Additionally, a questionnaire was issued to the agencies to obtain more detailed input. The range will support training, instruction, and officer/agent qualification needs.

Based upon feedback from the meetings and the questionnaire, administration has continued to seek out opportunities for federal, state, and local funding support to complete the target range project.

Discussions with City of Mission

The College has been in discussion with the City of Mission regarding a joint-request from the Texas Legislature to support the construction of the College's indoor target range at the RCPSE and an outdoor target range in the City of Mission. Both facilities would be developed to support local, state, and federal law enforcement agencies in their firearms training needs.

South Texas College RCPSE Indoor Target Range

As proposed, this request could provide the College with approximately \$9.2M to construct the facility, including administrative offices, classroom spaces, and a shooting range consisting of 20 lanes at 25 yards each. A design alternate to add an additional 15 lanes at 50 yards each could be added for approximately \$4.7M in additional funding.

City of Mission Outdoor Target Range

The City of Mission is requesting \$5M to construct an outdoor shooting range consisting of 20 lanes, which will allow training with long rifles, in addition to hand guns and tactical firearms.

Additional Funding and RCPSE Master Plan Phase II

While the College continues to pursue this option with the City of Mission, administration is also seeking other potential revenues for support, including federal funding that may allow further development of the target range as well as the construction of the remainder of RCPSE Master Plan Phase II.

Target Range – Additional 50 Yard Lanes

PBK Architects estimates that the proposed indoor target range would cost approximately \$9.2M as designed with only 20 shooting lanes at 25 yards each, and would cost approximately \$13.9M if 15 shooting lanes at 50 yards each were included. The additional funding may be available from other sources.

RCPSE Master Plan Phase II

The RCPSE Master Plan Phase II calls for the following facilities, in addition to the target range. The cost estimates have been updated from the Master Plan to account for 20% cost escalation since the Master Plan was developed in Summer 2017, and an additional 30% in soft costs, such as design as well as furniture, fixtures, equipment (FFE) and technology to equip the facility.

RCPSE Phase II Projects	Estimated Construction Cost	Estimated Soft Costs	Total Project Amount
Multi Story Fire Training Structure	\$2,400,000.00	\$720,000.00	\$3,120,000.00
Two Story Residential Fire Training Structure	1,200,000.00	360,000.00	1,560,000.00
 EVOC Driving Track: Scenario Buildings; Cityscape with Simulation Building; Collision Avoidance; Barriers/Buffer Zones 	4,380,000.00	1,314,000.00	5,694,000.00
Confined Space/Trench Rescue Training	297,600.00	89,280.00	386,880.00
Flashover Training	199,200.00	59,760.00	258,960.00
Flammable Liquid and Glass (F.L.A.G.) Training Pad	511,200.00	153,360.00	664,560.00

Total: \$11,684,400.00

No action is required from the Committee. This item is presented for information and feedback.

South Texas College RCPSE Indoor Target Range Project

Budget Item		Total Budget		Year 1		Year 2		Year 3
Construction Costs \$ 7,080,000.00	Ş	7,080,000.00	ς,	ı	❖	5,310,000.00	Ş	1,770,000.00
FFE & Technology Costs \$ 1,203,600.00	Ş	1,203,600.00	⊹	ı	↔	ı	❖	1,203,600.00
Design & Miscellaneous Costs \$	Ş	920,400.00	ς,	630,120.00	ς,	145,140.00	Ş	145,140.00
Personnel Costs	Ş	ı	ς,	ı	ς,	ı	Ş	ı
Total Costs:	\$	Total Costs: \$ 9,204,000.00	\$	630,120.00	\$	630,120.00 \$ 5,455,140.00 \$	\$	3,118,740.00

Project Description:

South Texas College will construct a state-of-the-art indoor target range at its existing Regional Center for Public Safety Excellence. This range would include administrative office, classroom, and support spaces and 20 shooting lanes at 25 yards each. An option to add 15 shooting lanes at 50 yards each is available, and future expansions could add lanes at 25, 50, or 100 yards.

This facility will serve local, state, and federal agencies, as well as academy cadets and public training purposes.

Mission Public Safety Facility Outdoor Target Range Project

Year 3	1,454,666.00	100,000.00	12,000.00	1,566,666.00
	<u>-</u>	<u>-</u>	<u>-</u>	-
Year 2	1,454,667.00	200,000.00	12,000.00	1,666,667.00 \$
	ş	ς,	ş	ᡐ
Year 1	1,454,667.00 \$	300,000.00	12,000.00	1,766,667.00
	ς,	ς,	ς,	ᡐ
Total Budget	4,364,000.00	600,000.00	36,000.00 \$	Total Costs: \$ 5,000,000.00 \$ 1,766,667.00 \$
	Ŷ	\$	Ŷ	ᡐ
Budget Item	Construction Costs \$ 4,364,000.00	Design & Miscellaneous Costs \$	Personnel Costs	Total Costs:

Project Description:

The City of Mission Police Department will construct an outdoor target range consisting of 20 shooting stalls, to serve the regional area in the training of long rifles, hand guns, and tactical fire arms.

Review and Discussion on the Pecan Campus Information Technology Building M Generator Replacement

An update on the Pecan Campus Information Technology Building M Generator Replacement project will be provided.

On February 23, 2021, Dr. David Plummer, Interim President, notified the Board that the Pecan Campus Information Technology Building M Generator Replacement project needed to be re-prioritized, due to concerns during the winter storms of the prior week.

This project was classified as a low priority and placed on temporary hold in May 2020, as the College monitored the impact of the pandemic on enrollment, funding, and capital improvement priorities. At that time, the existing diesel backup generator system was expected to be sufficient in the event of a power outage at the building.

When the project was placed on temporary hold, the College had negotiated a contract with the Board-approved engineer, Halff Associates, but had not yet issued the notice to proceed with the work, which effectively placed the project on hold.

During the recent power outages and cold weather, the vendor responsible for refueling the generator was unable to perform as necessary, and the critical computer servers were shut down safely to prevent damage during the power outage.

The proposed new system would tie the emergency power generation systems to continuous natural gas supply and is expected to provide reliable emergency power during a similar outage. Information Technology Building M contains computer servers critical to College functions, and should maintain continuous power service.

Since the February 23, 2021 Board update, Dr. Plummer has instructed administration to issue the engineer authorization to proceed with this high-priority project.

Under a separate agenda item, administration will request a recommendation of Board authorization to solicit construction services as soon as the construction documentation is ready.

The total project budget is \$280,000 and itemized in the table below:

Pecan Information Technology Building M Generator Replacement Total Project Budget				
Budget Item Budget Amount				
Construction	\$250,000			
Design	25,000			
Miscellaneous	5,000			
Total Project Budget	\$280,000			

Motions March 9, 2021 Page 8, 3/5/2021 @ 10:59 AM

Funding Source

The project and project budget for the Pecan Campus Information Technology Building M Generator Replacement Project 2020-014R were deferred to fiscal year 2021-2022 Renewals & Replacements fund due to the project being classified as low priority on May 12, 2020. Funds are available to be transferred from another project that will not be completed in fiscal year 2020-2021 in the Renewals & Replacements fund to cover the required project budget.

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

Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Pecan Campus Information Technology Building M Generator Replacement

Approval of authorization to proceed with the solicitation of construction services for the Pecan Campus Information Technology Building M Generator Replacement project will be requested at the March 30, 2021 Board meeting.

Construction services are necessary to install the replacement generator at Information Technology Building M. If solicitation is approved, documents will 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.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the March 30, 2021 Board meeting, authorization to proceed with the solicitation of construction services for the Pecan Campus Information Technology Building M Generator Replacement project as presented.

Review and Recommend Action on South Façade Options for the Pecan Campus Library Building F Renovation and Expansion

Approval of options for the south façade of Pecan Campus Library Building F Renovation and Expansion Project will be requested at the March 30, 2021 Board meeting.

Background

On February 23, 2021, the Board of Trustees requested for ERO Architects to provide options for the south façade of the building to be included as alternates as part of the construction documents. ERO Architects have prepared schematic designs for review by the Facilities Committee.

Presenters

Representatives from ERO Architects will be present at the March 9, 2021 Facilities Committee meeting to provide and present the options for the south façade.

Enclosed Documents

Schematic designs of the options are enclosed for the Committee's review and information.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the March 30, 2021 Board meeting, options for the façade of Pecan Campus Library Building F Renovation and Expansion project as presented.

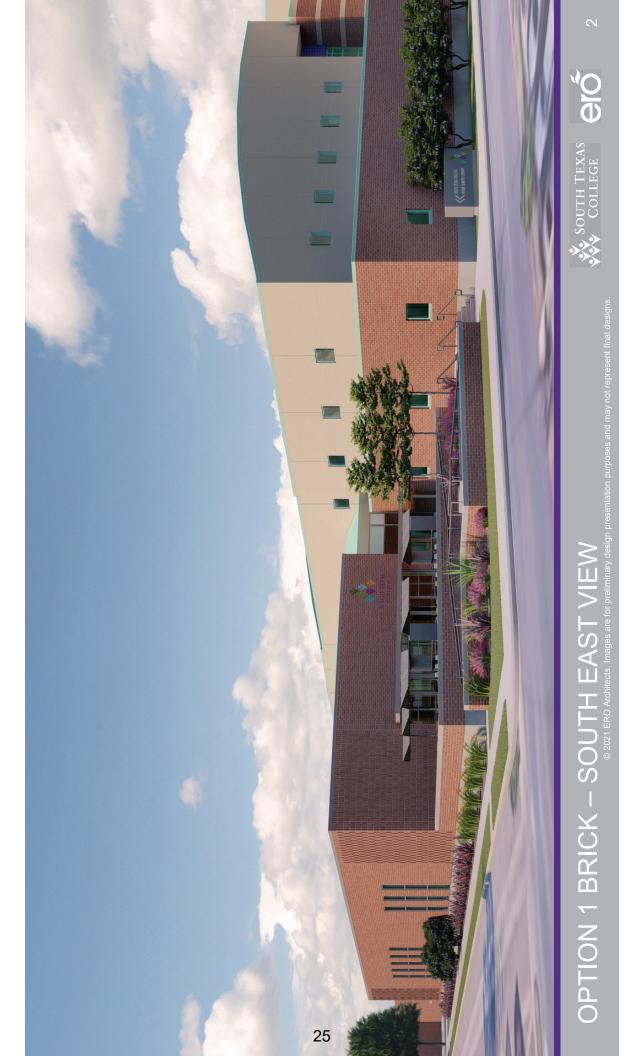


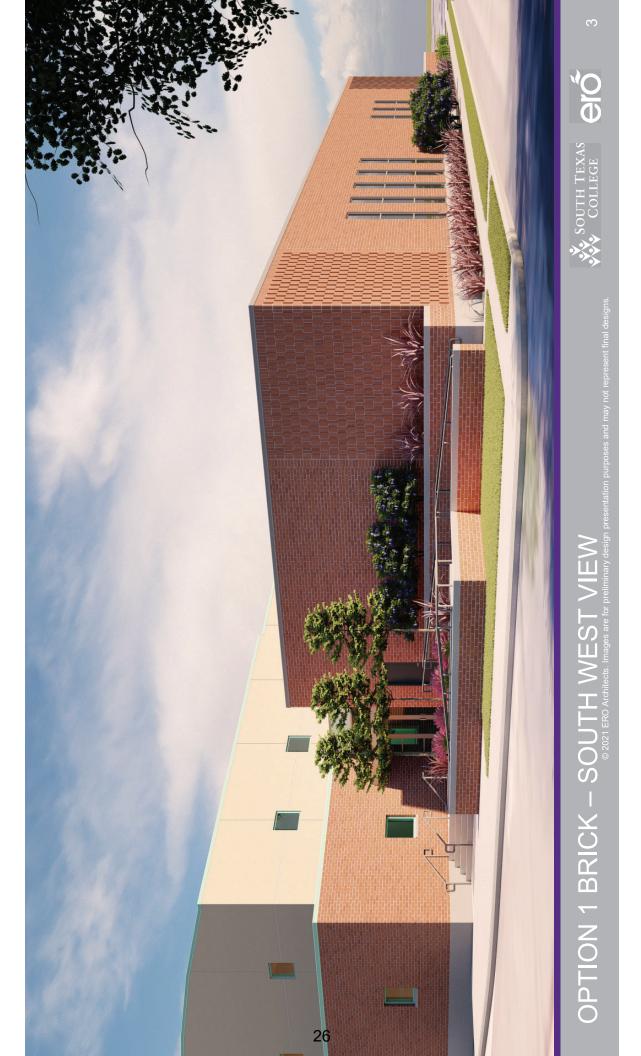


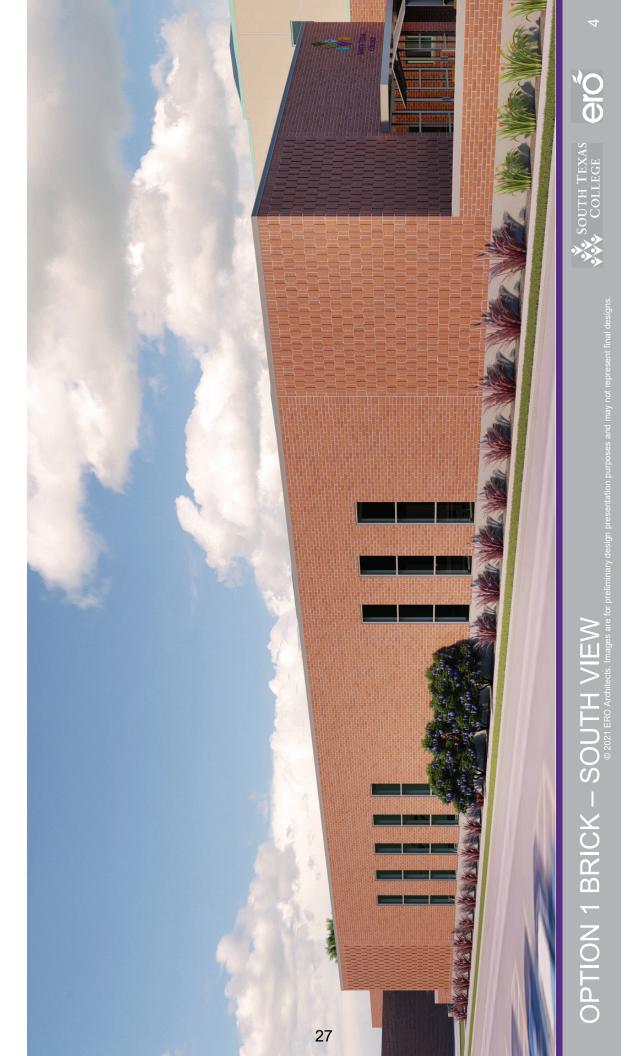


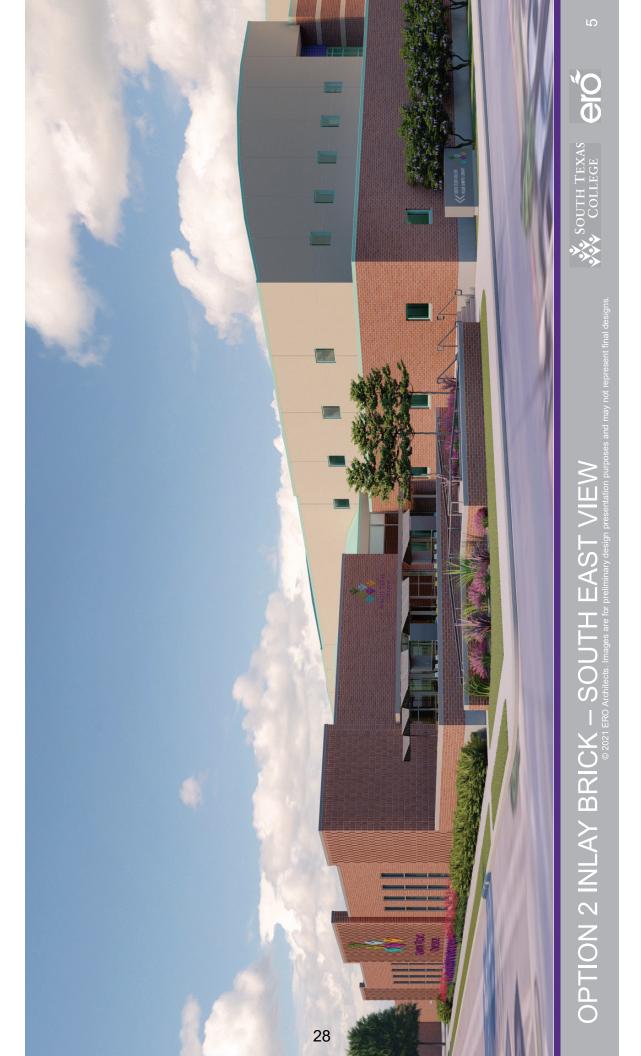
LIBRARY RENOVATION PROJECT SOUTH FAÇADE OPTIONS

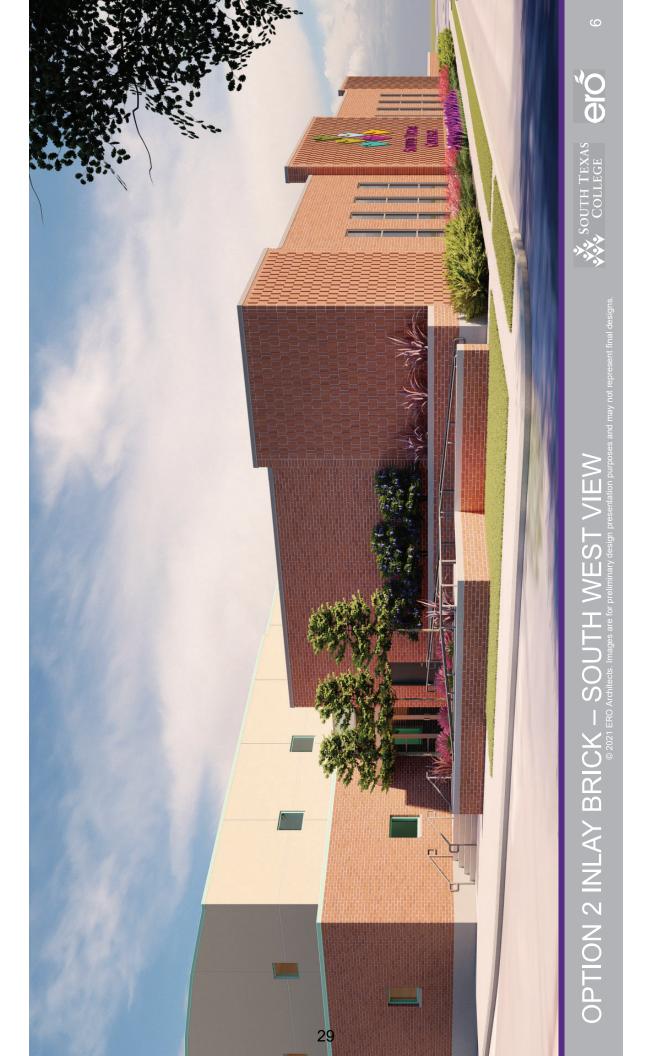
PECAN CAMPUS

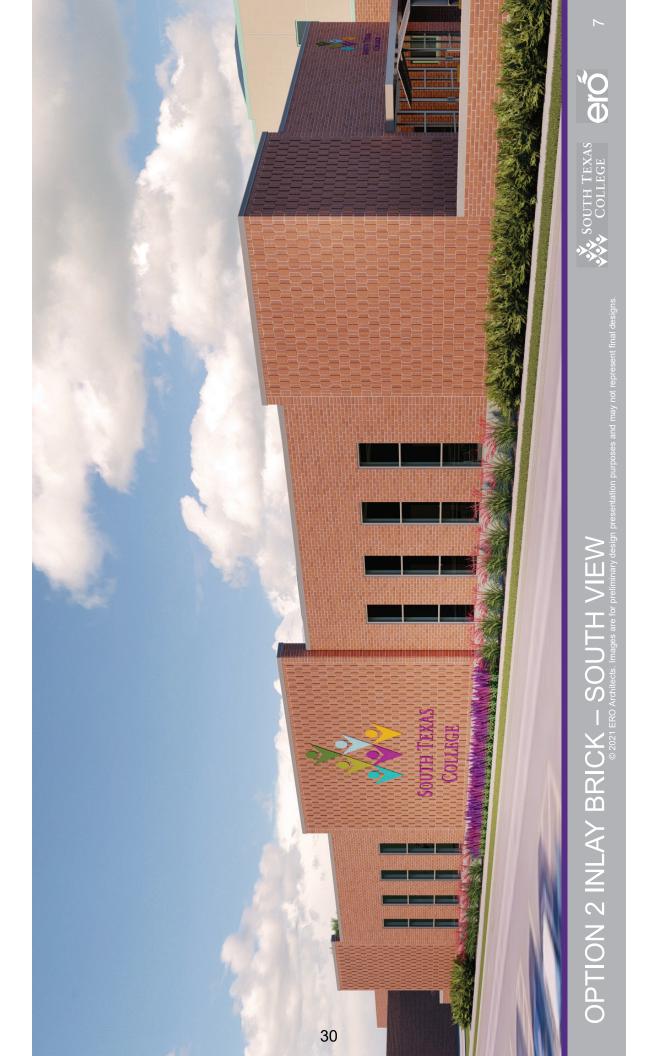


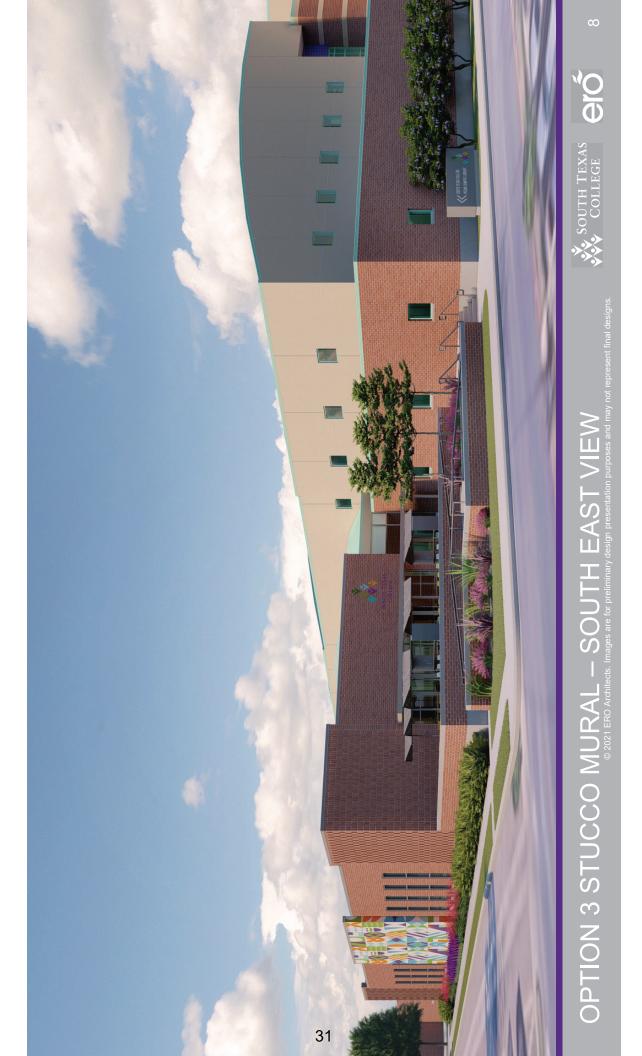


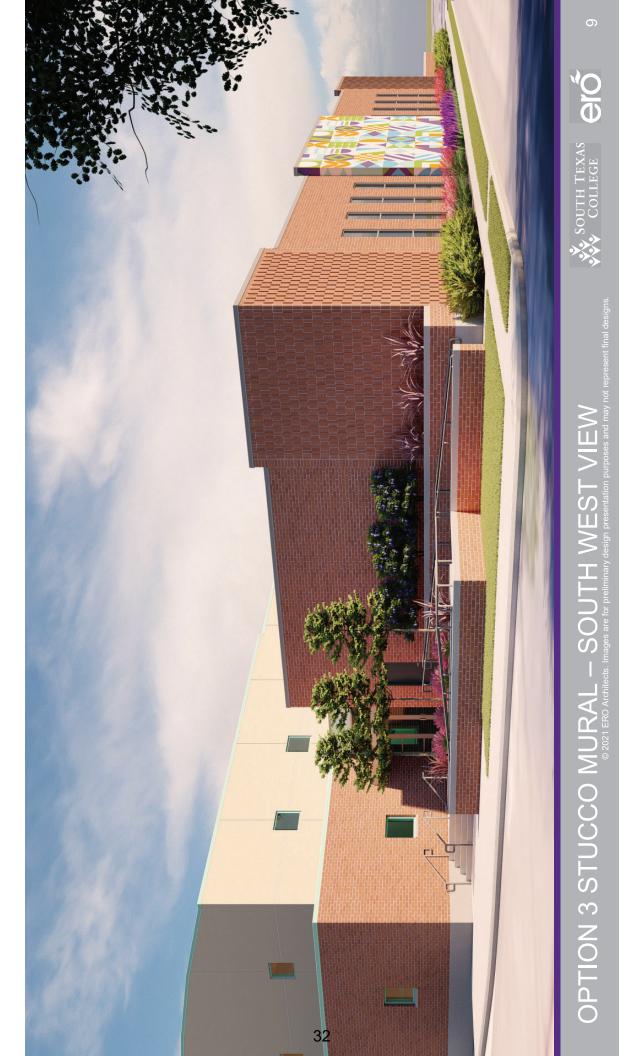


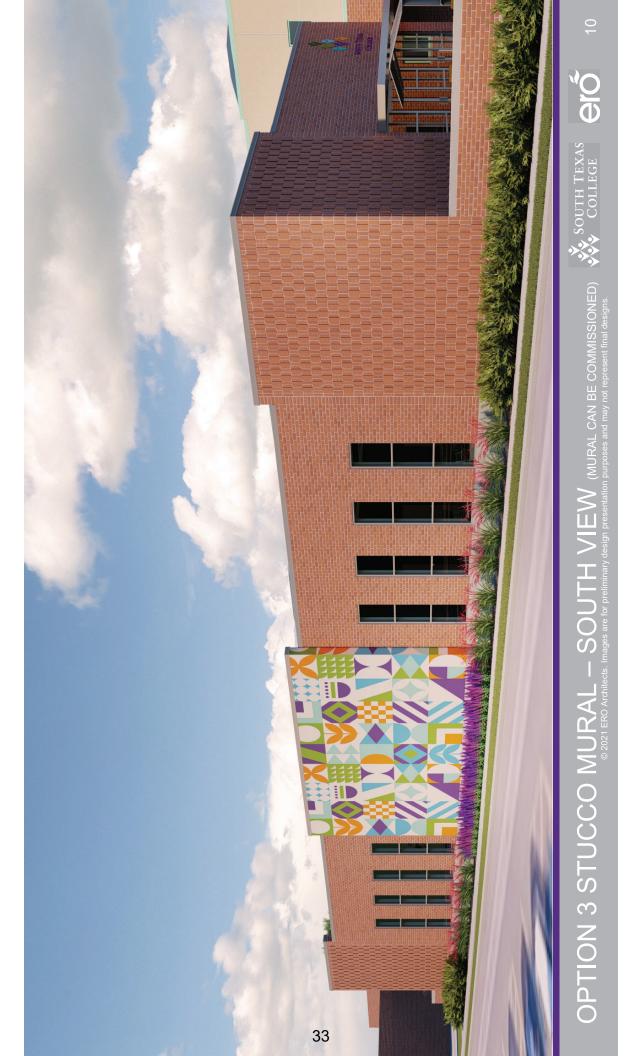






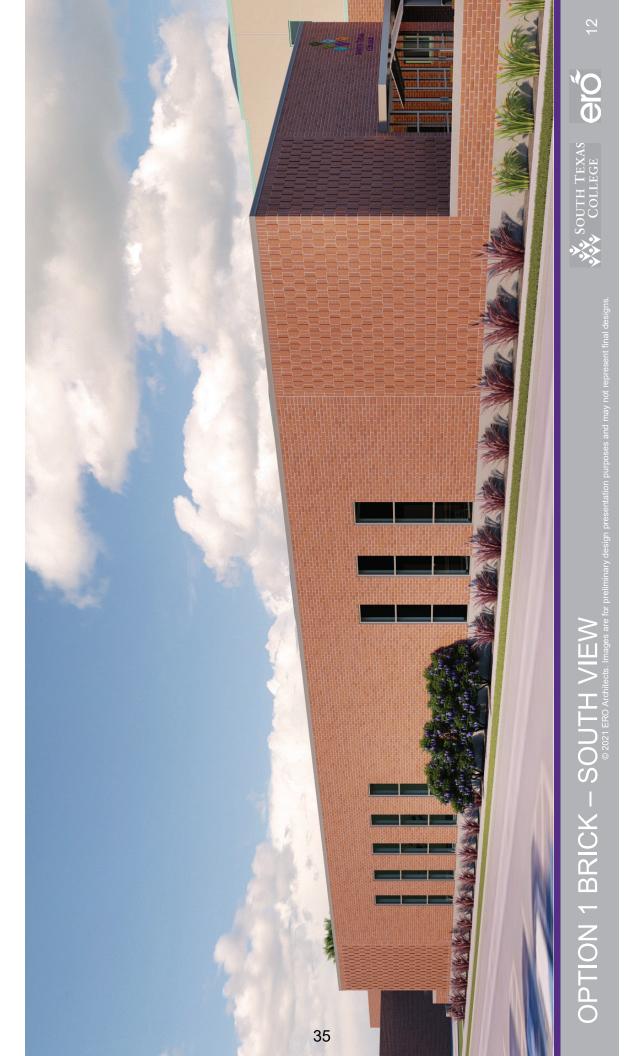


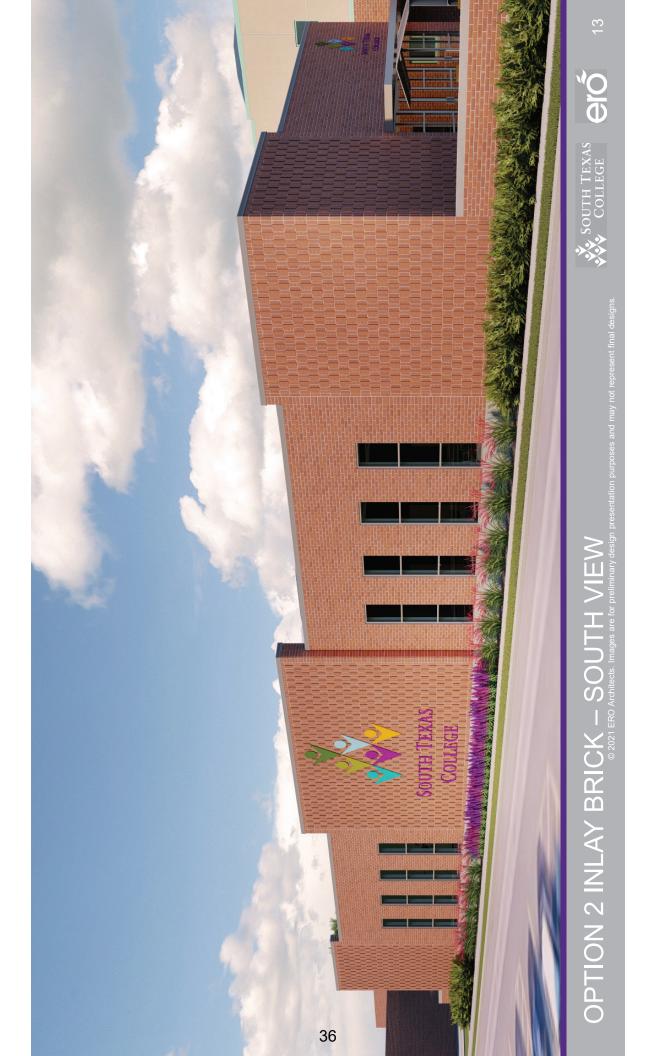


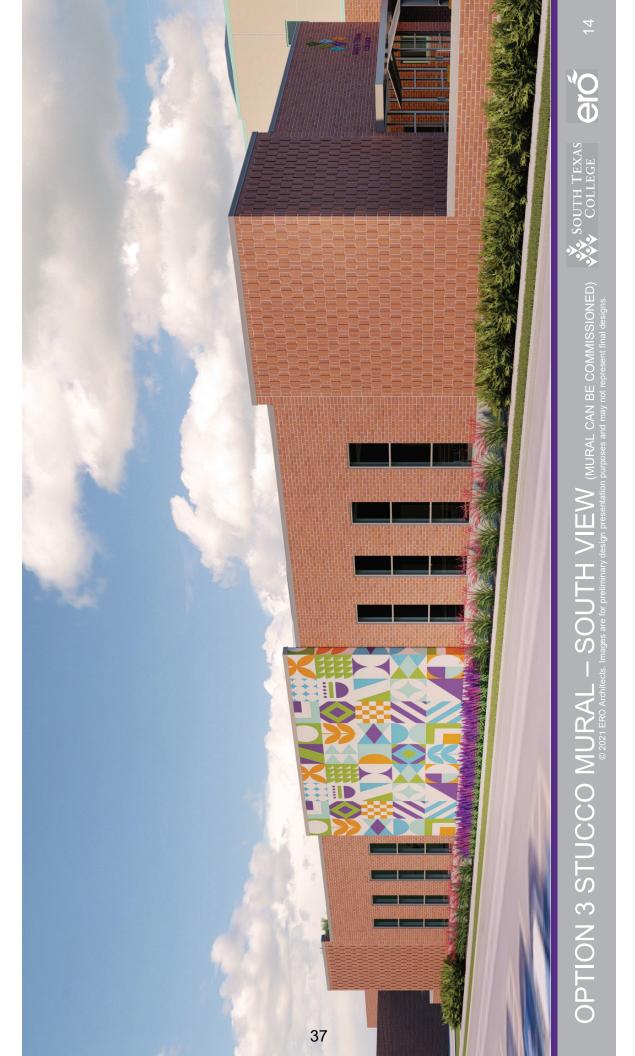


SOUTH FAÇADE OPTIONS

RECAP







Review and Recommend Action on Contracting Construction Services for the Pecan Campus Business and Science Building G Conversion of Two Classrooms to Geology Labs

Approval to contract construction services for the Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs Project will be requested at the March 30, 2021 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs Project.

Scheduling Priority

This project was submitted by the Physical Science department in 2019, and has been reviewed by the FPC department, Coordinated Operations Council, the President's Cabinet, the Facilities Committee, and the Board of Trustees. It is scheduled as an educational space improvement to convert two classrooms in Building G to geology labs.

Background

Enrollment in Geology courses has grown 135% since Fall 2014, and the program requested additional lab space to accommodate the increased need. Currently, there is only one dedicated Geology lab and other science labs are being used as a temporary solution. On September 22, 2020, the Board approved the schematic design as prepared by the architect, EGV Architects, Inc., and authorized the solicitation of construction services for this project.

Solicitation of competitive sealed proposals for this project began on January 13, 2021. A total of six (6) sets of construction documents were issued to vendors and plan rooms. A total of seven (7) proposals were received on February 4, 2021.

Timeline for Solid	citation of Competitive Sealed Proposals
January 13, 2021	Solicitation of competitive sealed proposals began.
February 4, 2021	Seven (7) proposals were received.

College staff reviewed and evaluated the competitive sealed proposal and recommend **Tri-Gen Construction**, **LLC** as the highest ranked in the amount of \$114,000.

Funding Source

Source of Funding	Original Construction Budget	Revised Construction Budget	Highest Ranked Proposal Tri-Gen Construction, LLC	Original Budget Variance
Unexpended Construction Plant Fund	\$188,000	\$135,000	\$114,000	\$74,000
Total Amount	\$188,000	\$135,000	\$114,000	\$74,000

Funds for the Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs Project 2020-008C are budgeted in the FY 2020-2021 Unexpended Construction Plant Fund in the amount of \$188,000 for construction. The original construction budget of \$188,000 was planned for the conversion of 3 classrooms to geology labs, but was revised to \$135,000 for the renovation of only 2 classrooms to geology labs.

Reviewers

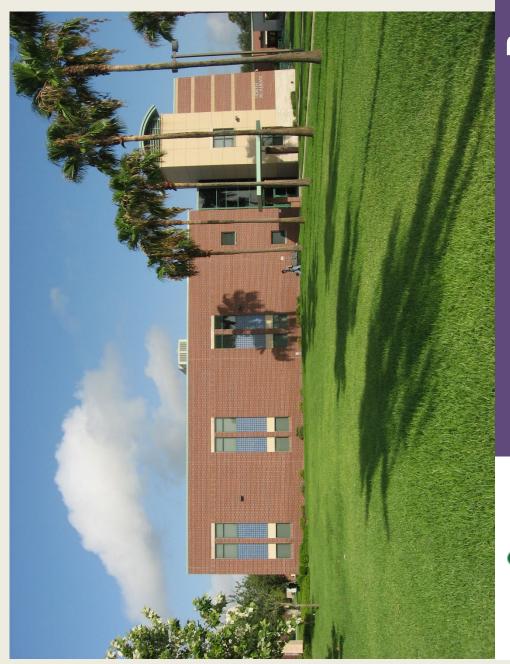
The proposals have been reviewed by EGV Architects and College staff from the Facilities Planning & Construction, Maintenance & Operations, and Purchasing departments.

Enclosed Documents

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the March 30, 2021 Board meeting, to contract construction services with Tri-Gen Construction, LLC in the amount of \$114,000 for the Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs Project as presented.



Business and Science Building G
Conversion of 2 Classrooms
to Geology Labs





Business and Science Building G Conversion of 2 Classrooms to Geology Labs Project Proposed Site

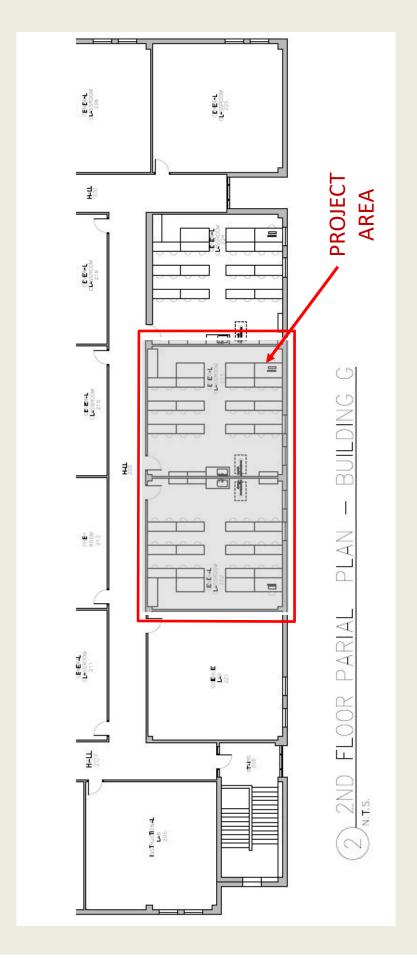
PROJECT LOCATION,BUSINESS AND SCIENCEBUILDING G



BUSINESS AND SCIENCE ROOMS 222 & 223 LOCATION SOUTH TEXAS COLLEGE **BUILDING G PROJECT** North PECAN CAMPUS BLDG. G SECOND FLOOR Conversion of 2 Classrooms to Geology Labs PACULTY OFFICE 237 **Project Proposed Location** OENERAL CLASSROOW 225 CLASSROOM 228 CLASSROOM 227 STAFF OFFICE 236 PACULTY OFFICE 238 Z2 75 Business and Science Building G FACULTY OFFICE 239 125 230 WORK 240 经 CENERAL CLASSROOM 224 ADJUNCT FACULTY OFFICE 216 STAFF OFFICE 246 FACULTY OFFICE PAGULTY OFFICE OFFICE 2557 249 FACULTY OFFICE 248 1 NSTRUCTIONAL LAB 214 GENERAL CLASSROOM 215 CENERAL CLASSROOM 223 FACULTY FACULTY OFFICE OFFICE 254 252 250 PACULTY FACULTY OFFICE OFFICE 255 255 255 285 220 220 NSTRUCTIONAL LAB 212 STAFF OFFICE 256 PACULTY OFFICE 257 GENERAL CLASSROOM 222 PREP RDOM 213 ļ FACULTY OFFICE 259 FACULTY OFFICE 258 FACULTY OFFICE 280 Feury 267 CENERAL CLASSROOM 211 SCIENCE LAB 221 HALL 263 207 STAIRS GENERAL CLASSROOM 201 ₹202 INSTRUCTIONAL LAB 205 INSTRUCTIONAL LAB INSTRUCTIONAL LAB 204

Conversion of 2 Classrooms to Geology Labs Business and Science Building G





Proposed Layout

BUSINESS AND SCIENCE BUILDING G ROOMS 222 & 223

Conversion of 2 Classrooms to Geology Labs Business and Science Building G

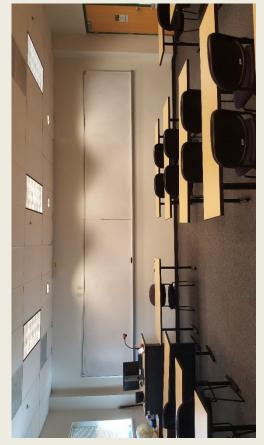




Existing Geology Lab

Conversion of 2 Classrooms to Geology Labs **Business and Science Building G**







Classrooms to be Renovated



Business and Science Building G Conversion of 2 Classrooms to Geology Labs Proposed Scope & Budget

Requested By

Geology Department

Scope of work

1. Convert 2 Classrooms to Geology Labs

Add new lab tables, lab chairs, flooring, sinks / cabinets, eye wash stations, and electrical service for lab tables

Total Renovated Square Feet = 1,584 sq. ft.

Estimated Total Project Budget

tion \$ 135,000	13,500	eous 6,000	45,000
Construction	Design	Miscellaneous	FFE

Total Project Budget \$ 199,500

SOUTH TEXAS COLLEGE
PECAN CAMPUS - BUILDING G PHYICAL SCIENCE CLASSROOM CONVERSION
PROJECT NO. 20-21-1018

L								
	NAME	Holchemont. Ltd.	J.T Vaughn Construction, LLC.	NM Contracting, LLC.	Noble Texas Builders	R.E. Friedrichs Company	RG Enterprises, LLC./	Tri-Gen Construction. LLC.
	ADDRESS	900 N Main St	525 E Nolana Ste H	2022 Orchid Ave	108 S Main St	3409 S Jackson Rd	711 E Wisconsin Rd	2900 N Texas Blvd Ste 201
	CITY/STATE/ZIP	McAllen, TX 78501	McAllen, Texas 78504	McAllen, TX 78504	La Feria, TX 78574	Pharr, TX 78577	Edinburg, TX 78539	Weslaco, TX 78599
	PHONE	956-686-2901	210-669-3470	956-631-5667	956-277-0708	956-687-8261	956-283-7040	956-447-1048
	FAX	895-686-2925		956-627-3959	956-277-0705	956-687-6164	956-259-8046	956-447-2003
	CONTACT	Michael C. Montalvo	J. Thomas Vaughn	Noel Munoz	Alfredo Garcia, Jr.	Austin C. Friedrichs	Rene Garza	Jorge Gonzalez
#	Description	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
1	Pecan Campus - Building G - Physical Science Classroom Conversion	139,000.00	\$ 141,000.00	\$ 137,000.00	\$ 155,865.00	\$ 129,600.00	\$ 121,929.00	\$ 114,000.00
2	Bid Bond	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3	Begin Work Within	10 Working Days	1 Working Day	10 Working Days	5 Working Days	10 Working Days	10 Working Days	10 Working Days
4	Completion of Work Within	90 Calendar Days	83 Calendar Days	90 Calendar Days	90 Calendar Days	60 Calendar Days	120 Calendar Days	60 Calendar Days
TO	TOTAL AMOUNT PROPOSED	\$ 139,000.00	\$ 141,000.00	\$ 137,000.00	\$ 155,865.00	\$ 129,600.00	\$ 121,929.00	\$ 114,000.00
TO	TOTAL EVALUATION POINTS	79.31	84.51	75.45	80.77	83.98	85.04	93
RA	RANKING	6	3	7	5	4	2	1

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

SOUTH TEXAS COLLEGE PECAN CAMPUS - BUILDING CHYPICAL SCIENCE CLASSROOM CONVERSION PROJECT NO. 20-21-1018 EVALUATION SUMMARY

L									-						
	VENDOR	Holchemont, Ltd.		J.T. Vaughn Construction, LLC.	onstruction,	NM Contracting, LLC.	ing, LLC.	Noble Texas Builders	s Builders	R.E. Friedrichs Company	s Company	RG Enterprises, LLC./ dba G&G Contractors	ses, LLC./ ontractors	Tri-Gen Construction, LLC.	en n, LLC.
	ADDRESS	900 N Main St	ain St	525 E Nolana Ste H	na Ste H	2022 Orchid Ave	id Ave	108 S Main St	fain St	3409 S Jackson Rd	kson Rd	711 E Wisconsin Rd		2900 N Texas Blvd Ste 201	lvd Ste 201
	CITY/STATE/ZIP	McAllen, TX 78501	X 78501	McAllen, Texas 78504	xas 78504	McAllen, TX 78504	X 78504	La Feria, TX 78574	X 78574	Pharr, TX 78577	78577	Edinburg, TX 78539	X 78539	Weslaco, TX 78599	66587 3
	PHONE	956-686-2901	.2901	210-669-3470	-3470	956-631-5667	2995	956-277-0708	2-0708	956-687-8261	-8261	956-283-7040	-7040	956-477-1048	1048
	FAX	956-686-2925	.2925			956-627-3959	3959	956-277-0705	7-0705	956-687-6164	-6164	956-259-8046	-8046	956-447-2003	2003
	CONTACT	Michael C. Montalvo	Montalvo	J. Thomas Vaughn	Vaughn	Noel Munoz	zou	Alfredo Garcia, Jr.	arcia, Jr.	Austin C. Friedrichs	riedrichs	Rene Garza	arza	Jorge Gonzalez	ızalez
		36.91		36.38		37.45		32.91	·	39.58		42.07		45	
_	The Respondent's price proposal.	36.91	36.91	36.38	36.38	37.45	37.45	32.91	32.91	39.58	39.58	42.07	42.07	45	45
	(du to 45 points)	36.91		36.38		37.45		32.91		39.58		42.07		45	
		36.91		36.38		37.45		32.91		39.58		42.07		45	
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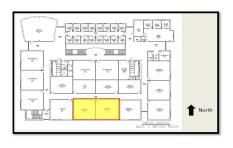
The Director of Purchasing has reviewed all the responses and evaluations completed.



Project Fact Sheet 3/5/2021

Project Name:	Pecan Campus -	Building G Geo	ology Labs Conver	sion			Project No.	2020-008C	
Funding Source(s):	Unexpended Plant		Construction: Design: Miscellaneous: FFE: Technology: Total :	Original Budget \$188,000.00 18,000.00 60,000.00 67,000.00 0.00 \$ 333,000	\$135 1 4	evised 5,000.00 3,500.00 6,000.00 15,000.00 0.00	Actual Expenditures To Date \$0.00 \$7,884.00 \$1,818.20 - 0.00 \$9,702.20	Variance of Revised Budget vs. Actual Expenditures To Date \$135,000.00 5,616 4,182 45,000 0.00 \$ 189,798	\$188,000.00 10,116.00 58,181.80 67,000.00 0.00
Architect: Contractor:	EGV Architects, Inc		Board Approval of Schematic Design	9/22/2020	<u> </u>				
STC FPC Project Manager:	Samuel Saldana		Substantial Completion	TBD		ptance	TBD		
			Final Completion	TBD	<u>Acce</u>	<u>d</u> ptance	TBD		
	t Description					roject Scop			
The project will consist of Co Business and Science Buildin for Geology Classes by the Sc construction budget of \$188, of 3 classrooms to geology la the renovation of only 2 class	g G into Geology Lal cience Department. 000 was planned for bs, but was revised	os to be used The original the conversion to \$135,000 for	Additon of Lab sink, sf.	eye wash station,	lab tab	iles, lab ch	airs and additional e	electrical outlets. Squar	e feet for both labs is 1,584
				Projected Timelin	ie				
Board Approval of Architect 3/31/2020	Board Approval of Schematic Design	Board Approval of Contractor 10/2020	Construction Start Date 11/2020	Substantial Completion Date 2/2021		3	mpletion Date 8/2021		etion of Move In /2021
	1			dar of Expenditure					
Fiscal Year 2019-20	\$0.00	Design \$1,620.00	Misc. \$ 1,818	FFE \$ -	\$	Tech		Project Total	\$3,438.20
2019-20	\$0.00	\$1,620.00	ş 1,818	> -	+>				\$3,438.20 \$6,264.00
Project Total	\$0.00	\$7,884.00	\$ 1,818	\$ -	Ś	_			\$9,702.20
						-			23,702.20

3/9/21 Facilities Committee: Review and Recommend Action on Contracting Construction Services for the Pecan Campus Business and Science Building G Conversion of Two Classrooms to Geology Labs





Review and Recommend Action on Contracting Construction Services for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations

Approval to contract construction services for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations Project will be requested at the March 30, 2021 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations Project.

Scheduling Priority

This project was submitted by the Kinesiology department in 2019, and was reviewed by the FPC department, Coordinated Operations Council, the President's Cabinet, the Facilities Committee, and the Board of Trustees. It is scheduled as an educational space improvement to provide more efficient storage space for staff and to renovate the restrooms.

Background

The storage area and restrooms were part of the original facility when it was purchased in 2008, and minimal renovations or modification have been made since. The restrooms have experienced operational issues in previous years. The restrooms are open to staff, students, and the public and need to be upgraded and modernized to meet current college standards with regards to flooring and wall finishes and restroom fixtures, and to meet state and local codes. On September 22, 2020, the Board approved the schematic design as prepared by the architect, Alvarado Architects & Associates, Inc., and authorized the solicitation of construction services for this project.

Solicitation of competitive sealed proposals for this project began on February 3, 2021. A total of seven (7) sets of construction documents were issued to vendors. A total of five (5) proposals were received on February 24, 2021.

Timeline for Solid	citation of Competitive Sealed Proposals
February 3, 2021	Solicitation of competitive sealed proposals began.
February 24, 2021	Five (5) proposals were received.

College staff reviewed and evaluated the competitive sealed proposal and recommend **Tri-Gen Construction**, **LLC** as the highest ranked in the amount of \$175,000.

Funding Source

Source of Funding	Construction Budget	Schematic Design Estimated Amount	Highest Ranked Proposal Tri-Gen Construction, LLC	Estimated Budget Variance
Unexpended Construction Plant Fund	\$122,000	\$135,000	\$175,000	(\$53,000)
Total Amount	\$122,000	\$135,000	\$175,000	(\$53,000)

Funds for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations Project 2020-002C are budgeted in the FY 2020-2021 Unexpended Construction Plant Fund in the amount of \$122,000 for construction. Additional funds are available in the FY 2020-2021 Unexpended Construction Plant Fund that represent budget savings from other projects to cover the construction budget variance.

Reviewers

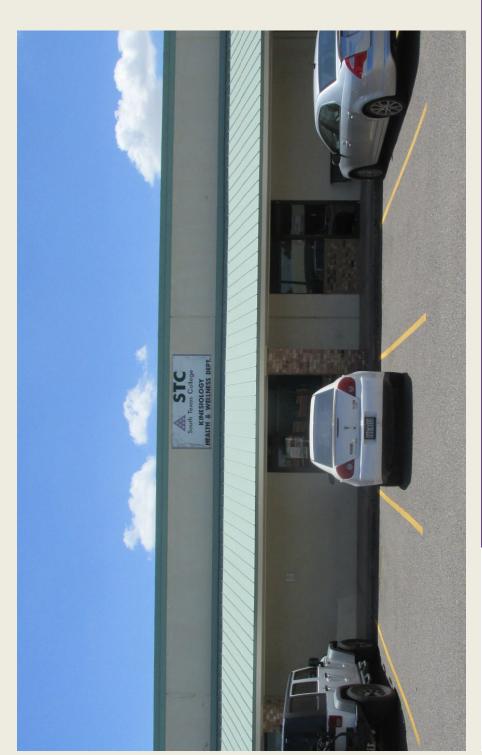
The proposals have been reviewed by Alvarado Architects & Associates, Inc., and College staff from the Facilities Planning & Construction, Maintenance & Operations, and Purchasing departments.

Enclosed Documents

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

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the March 30, 2021 Board meeting, to contract construction services with Tri-Gen Construction, LLC in the amount of \$175,000 for the Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations Project as presented.

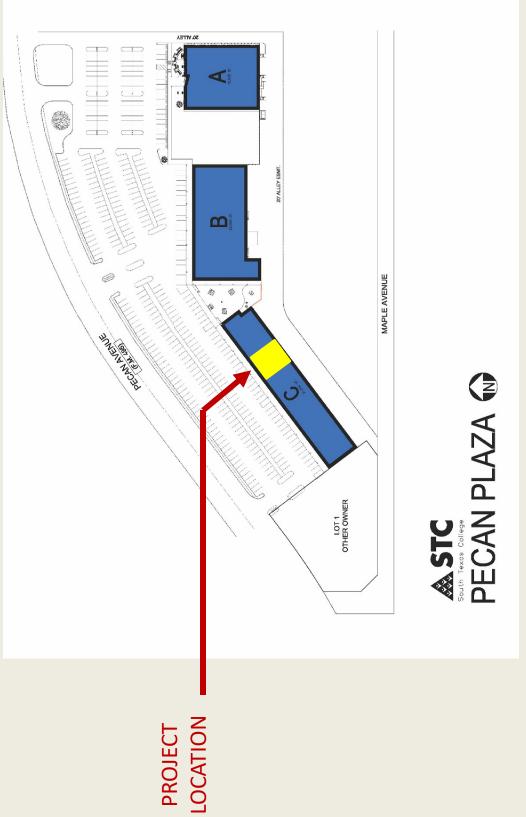


Pecan Plaza – West Building C Restroom Renovations Kinesiology Storage and



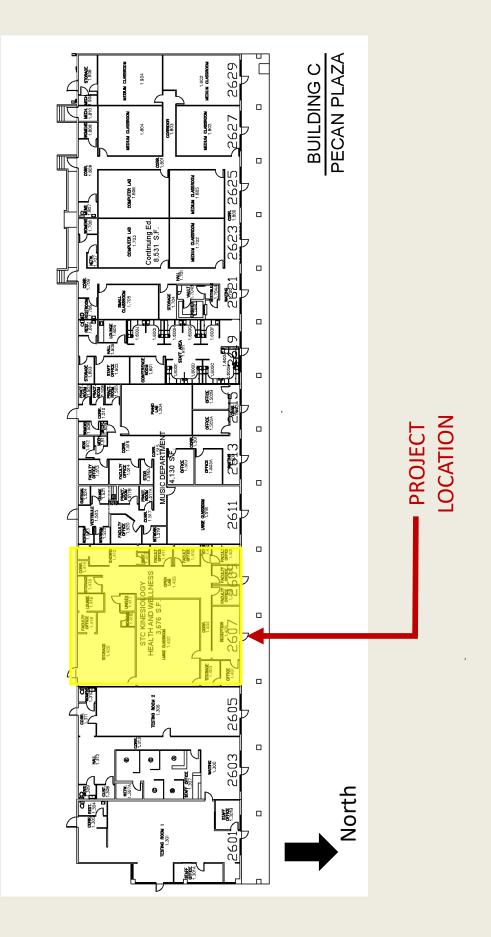
Project Proposed Site







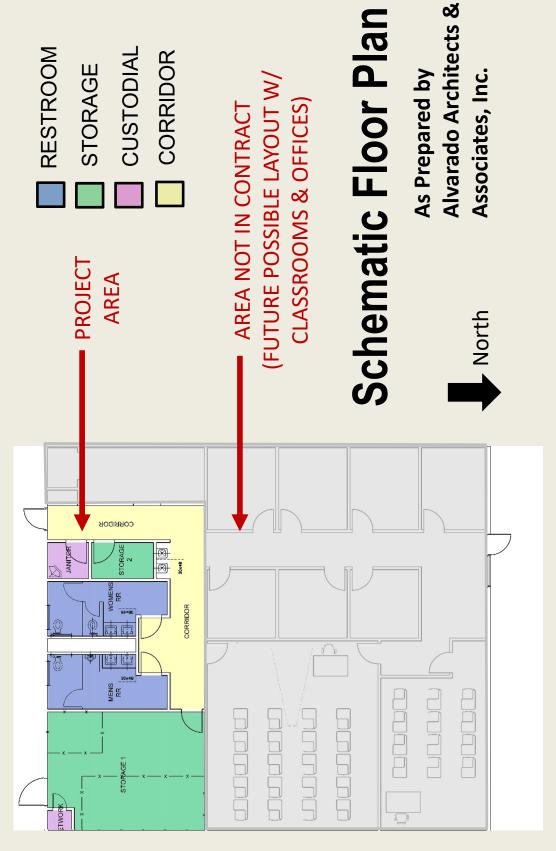
Project Proposed Location



Existing Layout SOUTH TEXAS COLLEGE **AREA NOT IN CONTRACT** Kinesiology Storage and Restroom Renovations North **PROJECT** AREA SHOWER 1.412 FACULTY FACULTY OFFICE 1.410 FACULTY OFFICE 1.411 REST. 1.413 FACULTY OFFICE 1.407 STC KINESIOLOGY HEALTH AND WELLNESS OPEN LAB 1.405 FACULTY OFFICE 1.406 3,676 S. RECEPTION LARGE CLASSROOM STORAGE 1.420 STORAGE 1.403 OFFICE 1.401/

Kinesiology Storage and Restroom Renovations





SOUTH TEXAS COLLEGE
PECAN PLAZA KINESIOLOGY RENOVATION PHASE I
PROJECT NO. 20-21-1029

LLC./ uctions Tri-Gen Construction, LLC.	in Rd 2900 N Texas Blvd Ste 201	8539 Weslaco, TX 78599	40 956-447-1048	46 956-447-2003	a Jorge Gonzalez	Proposed	261,000.00 \$ 175,000.00	Yes	Days 10 Working Days	Days 75 Calendar Days	261,000.00 \$ 175,000.00	93.29	1
RG Enterprises. LLC./ dba G&G Constructions	711 E Wisconsin Rd	Edinburg, TX 78539	956-283-7040	956-259-8046	Rene Garza	Proposed	\$	Yes	10 Working Days	210 Calendar Days	\$	71.92	5
R.E. Friedrichs Company	3409 S Jackson Rd	Pharr, TX 78577	956-687-8261	956-687-6164	Austin C. Friedrichs	Proposed	\$ 210,400.00	səĀ	10 Working Days	70 Calendar Days	\$ 210,400.00	79.83	2
J. T. Vaughn Construction, LLC.	525 E Nolana Ste H	Mcallen, TX 78504	210-669-3470		Mike W. Simpson	Proposed	\$ 261,000.00	Yes		127 Calendar Days	\$ 261,000.00	76.68	3
Holchemont, Ltd.	900 N Main St	McAllen, TX 78501	956-686-2901	956-686-2925	Michael C. Montalvo	Proposed	\$ 287,000.00	səĀ	5 Working Days	100 Calendar Days	\$ 287,000.00	72.37	4
NAME	ADDRESS	CITY/STATE/ZIP	PHONE	FAX	CONTACT	# Description	Pecan Plaza Kinesiology Renovation Phase I	2 Bid Bond	3 Begin Work Within	4 Completion of Work Within	TOTAL AMOUNT PROPOSED	TOTAL EVALUATION POINTS	RANKING

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

SOUTH TEXAS COLLEGE PECAN PLAZA KINESIOLOGY RENOVATION PHASE I PROJECT NO. 20-21-1029 EVALUATION SUMMARY

	VENDOR	Holchen	nont, Ltd.		/aughn tion, LLC.	R.E. Friedric	chs Company		rises. LLC./		Gen tion, LLC.
	ADDRESS		Main St		lana Ste H		ackson Rd		sconsin Rd		s Blvd Ste 201
	CITY/STATE/ZIP		TX 78501		TX 78504		X 78577		TX 78539		TX 78599
	PHONE		36-2901		59-3470		37-8261		33-7040		7-1048
	FAX		36-2925				37-6164		59-8046		17-2003
	CONTACT		. Montalvo	Mike W.	Simpson		Friedrichs	Rene	Garza	Jorge C	onzalez
		27.44		30.17		37.43		30.17		45	
		27.44		30.17	1	37.43		30.17		45	
1	The Respondent's price proposal. (up to 45 points)	27.44	27.44	30.17	30.17	37.43	37.43	30.17	30.17	45	45
	(up to 43 points)	27.44		30.17	1	37.43		30.17		45	
		27.44		30.17	1	37.43		30.17		45	
		9		9		7		8		9	
		8		9	1	8.5		8.5		9	
2	The Respondent's experience and reputation. (up to 10 points)	8	8.2	9	9	8	7.9	8	7.9	9	9
	reputation. (up to 10 points)	8		9		8		7		9	
		8		9		8		8		9	
		9		9		7		8		9	
		7		8		8.5		8		9	
3	The quality of the Respondent's goods or services. (up to 10 points)	8	8.2	9	8.6	8	7.9	8	7.8	8.5	8.7
	or services. (up to 10 points)	9		9		8		7		9	
		8		8		8		8		8	
		4		4		4		4		4	
		4		5	1	4		4		4	
4	The Respondent's safety record (up to 5 points)	4	4	4.5	4.5	4	4	4	4	4	4
	(up to 3 points)	4		5		4		4		4	
		4		4		4		4		4	
		6		7		6		6		7	
		6.5		7	1	7		7		7	
5	The Respondent's proposed personnel. (up to 8 points)	7	6.7	7	7	7	6.8	7	6.8	7	7
	(up to 8 points)	7		7	1	7		7		7	
		7		7	1	7		7		7	
		7		7		8		8		7	
	The Respondent's financial capability	7.5		8		7		7.5		8	
6	in relation to the size and scope of the project.	7	7.5	8	7.8	8	7.8	7	7.7	8	7.8
	(up to 9 points)	8		8]	8		8		8	
		8		8		8		8		8	
		5		5		1		5		5	
	The Respondent's organization and	5		5]	1		5		6	
7	approach to the project.	4	5	5	5.2	1	1	5	5	5	5.2
	(up to 6 points)	6		6		1		5		5	
		5		5		1		5		5	
		5.33		4.41		7		2.55		6.59	
	The Respondent's time frame for	5.33		4.41]	7		2.55		6.59	
8	completing the project.	5.33	5.33	4.41	4.41	7	7	2.55	2.55	6.59	6.59
	(up to 7 points)	5.33		4.41		7		2.55		6.59	
		5.33		4.41		7		2.55		6.59	
TO	TAL EVALUATION POINTS	72	.37	76	.68	79	.83	71	.92	93	.29
RAI	NKING		4		3		2		5		1

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



Project Fact Sheet 3/3/2021

Project Name:	Pecan Plaza - W	est Building C	Kinesiology Renov	ation			Project No.	2020-002C
Funding Source(s):	Unexpended Plant	Fund	Construction: Design: Miscellaneous: FFE: Technology: Total :	Origina \$	122,000 12,200 3,600 6,000 - 143,800	Contracted Budget	Actual Expenditures To Date 3,843.00 2,896.80 \$ 6,739.80	Variance of Original Budget vs. Actual Expenditures To Date 122,000.00 8,357.00 703.20 6,000.00 137,060.20
Architect: Contractor:	Alvarado Architect & Associates, Inc. TBD	rs	Board Approval of Schematic Design	9-:	22-20			
STC FPC Project Manager:	Martin Villarreal		Substantial Completion	7	ГВD	Board Acceptance	TBD	
	Final Completion	1	ТВО	Board Acceptance	TBD			
Projec	t Description					Project Scope	!	
Renovating Kinesiology existi		torage spaces.		ace for f	irst aid and			for the restrooms, a lipment. 1,090 square
			Projected Tim	eline				
Board Approval of Architect	Board Approval of Schematic Design 9/22/2020	Board Approval of Contractor 3/30/2021	Construction Start Date 5/5/2021	Sub: Comple	stantial etion Date 3/2021		oletion Date /2021	FFE Completion of Move In 10/23/2021
, ,, ,,			Calendar of Expendi					-, -, -
Fiscal Year	Construction	Design	Misc.		FFE	Tech		oject Total
2019-20	\$ -	\$ 1,647.00	\$ 2,896.80	\$	-	\$ -	\$	4,543.80
2020-21		\$ 2,196.00					\$	2,196.00
Project Total	\$ -	\$ 3,843.00	\$ 2,896.80	\$	-	\$ -	\$	6,739.80

Current Agenda Item

3/9/21 Facilities Committee: Review and Recommend Action on Contracting Construction Services for Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations





Proposed Layout

Review and Recommend Action as Necessary on Prioritization of Projects

The Facilities Planning and Construction staff prepared an overview of currently scheduled capital improvement (CIP) and renewals & replacements projects which includes a description and priority status for each. A list of high priority projects was previously presented to the Board of Trustees on May 26, 2020.

Fiscal Year 2020-2021 Budgeted Projects

In fiscal year 2020-2021, 33 Unexpended Fund CIP projects budgeted at \$10,982,474, and 21 Renewals & Replacements projects budgeted at \$4,83,890 were included in the annual budget.

FY 2020-2021 B	udgeted Projects	
Phase	Number of Projects	Budget
Capital Improvement Projects	33	\$10,982,474
Renewals & Replacements Projects	21	4,883,890
Total	54	\$15,866,364

As of March 5, 2021, each of the 33 CIP projects may be classified by the status of completion as follows:

FY 2020-202	21 Capital Improve	nent Projects
Phase	Number of Projects	Budget
Design	8	\$2,683,113
Bidding & Negotiation	3	459,870
Construction	5	697,220
Completed	7	1,254,315
On Hold	2	435,200
N/A (Budgeted funds for Land and Renovations & Contingencies)	2	3,659,296
Not Started	6	1,775,460
Total	33	\$10,982,474

The following CIP projects have been started, but were placed on hold:

- Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction
 - The Warren Group Architects were approved by the Board on December 10, 2019. The Owner/Architect agreement has been signed.
 - Staff is no longer requesting this project and instead wish to pursue a proposed CIP in FY 2021-2022 to convert the space to instructional labs for the Culinary Arts program.

- Starr County Campus Welding Lab Expansion
 - Staff is recommending to proceed with this project as presented to the Education and Workforce Development Committee on February 9, 2021.

The following CIP projects have not been started:

- Pecan Campus Student Services Building K Renovations
 - Staff is recommending to postpone this project to FY 2021-2022
- Pecan Campus New Continuing Education Building
 - o Project is contingent on progress of the grant application
- Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles
- Regional Center for Public Safety Excellence Canopy for Students and Instructors
- Regional Center for Public Safety Excellence Fire Training

As of March 5, 2021, each of the 21 Renewals & Replacements projects may be classified by the status of completion as follows:

FY 2020-202	1 Renewals & Replace	ments Projects
Phase	Number of Projects	Budget
Design	6	\$1,692,000
Bidding & Negotiation	4	2,199,300
Construction	2	269,000
Completed	7	603,590
On Hold	0	0
N/A	1	49,000
Not Started	1	151,000
Total	21	\$4,883,890

Proposed Projects Prioritization for FY 2020-2021

Administration recommends proceeding with the following projects:

- Pecan Campus Information Technology Building M Generator Replacement
 - As noted in an earlier agenda item.
- Starr Welding Lab
 - Staff recommends to proceed with contracting the architectural services with Gignac & Associates, LLP., which the Board previously approved on December 10, 2019. College staff has expressed to the Board the need for providing additional welding stations to meet the current student demand.
- Regional Center for Public Safety Excellence (RCPSE) Projects
 - The following projects were all placed on hold pending development of the drainage report for the RCPSE site. The report has been completed, along with recommended Phase I drainage improvements, which included work at the Cityscape area. The engineer is developing construction documents for Phase II of the drainage improvements for the site.
 - RCPSE Canopy for Safety Training Vehicles

Motions March 9, 2021 Page 26, 3/5/2021 @ 10:59 AM

- Management has identified the need for this project, specifically to provide covered protection from the elements, and enclosure for security for the training vehicles, such as the fire truck, public safety vehicles, and the fire trainers.
- RCPSE Canopy for Students and Instructors
 - Management has identified the need for this project, specifically to provide covered protection for students and instructors for outdoor instruction.
- RCPSE Flammable Liquid and Gas (F.L.A.G.) Fire Training Area
 - Management has identified the need for this project, specifically to provide an outdoor concrete pad for the fire training program.

It is requested that the Facilities Committee recommend action as necessary on the prioritization of projects at the March 30, 2021 Board meeting.

				ă	nexpended (FY 202	Cons 20 - 24	Unexpended Construction Plant Fund FY 2020 - 2021 Projects	t Fun	ق					
#	Projects	Phase	Or FY202	Original FY2021 Budget	Budget Transfer (+/-)		Revised FY 2020-2021 Budget	Amoi	Amount Paid To Date	Total Project Balance (Revised FY20-21 Budget - Amount Paid To Date)		Priority Status E	Architect/ Engineering Firm	Contractor
					Pec	an (Pecan Campus							
~	Library Building F Renovation and Expansion	Design Phase	\$ 1,44	1,442,266.00	\$	\$	1,442,266.00	\$	135,334.69	\$ 1,306,931.31		High	ERO Architects	TBD
2	Business and Science Building G Classroom Renovation	Bidding and Negotiation Phase	\$ 26	267,700.00	· &	\$	267,700.00	\$	6,264.00	\$ 261,436.00		High	EGV Architects	TBD
က	Sand Volleyball Courts - Sand Replacement	Construction Phase	8	44,450.00	\$ 2,607.00	<i>\$</i>	47,057.00	↔	31,155.00	\$ 15,902.00		High	Alvarado Architects & Assoc.	Limon Masonry
4	Information Technology Building M Office and Work Space Renovation	Completed	\$ 49	499,435.00	\$	↔	499,435.00	£ \$	330,565.93	\$ 168,869.07		Completed	Boultinghouse Simpson Gates Architects	Noble Texas Builders
5	Student Activities Center Building H Cafeteria Renovation	Completed	\$ 19	195,627.00	\$ 135.05	2	195,762.05	\$	8,186.75	\$ 187,575.30		Completed	EGV Architects	Noble Texas Builders
9	Student Services Building K Renovations	Not Started	\$	26,200.00	· &	\$	26,200.00	\$,	\$ 26,200.00		Medium	TBD	N/A
7	New Continuing Education Building	Not Started	\$ 36	398,160.00	- \$	\$	398,160.00	\$	•	\$ 398,160.00		Low	TBD	TBD
P	Pecan Campus Subtotal		\$ 2,87	2,873,838.00	\$ 2,742.05	ب	2,876,580.05	€	511,506.37	\$ 2,365,073.68	89.			
					Pe	ecan	Pecan Plaza							
ω	Human Resources Building A Renovation	Design Phase	\$ 14	141,000.00	↔	↔	141,000.00	↔	•	\$ 141,000.00		Medium	Y/N	08M
0	West Building C Kinesiology Renovation	Bidding and Negotiation Phase	\$ 14	142,538.00	\$	↔	142,538.00	\$	2,196.00	\$ 140,342.00		High	Alvarado Architects & Assoc.	TBD
10	Human Resources Building A Entry Court Yard Improvements	Construction Phase	\$	16,000.00	\$	\$	16,000.00	\$	1	\$ 16,000.00		High	N/A	Limon Masonry
ď	Pecan Plaza Subtotal		\$ 29	299,538.00	- \$	₩.	299,538.00	€	2,196.00	\$ 297,342.00	00			

				Ō	Unexpended Construction Plant Fund FY 2020 - 2021 Projects	Consti 0 - 20;	ended Construction Plant FY 2020 - 2021 Projects	t Fund					
745	# Projects	Phase	, FY20	Original FY2021 Budget	Budget Transfer (+/-)		Revised FY 2020-2021 Budget	Amount Paid To Date	_	Total Project Balance (Revised FY20-21 Budget - Amount Paid To Date)	Priority Status	Architect/ Engineering Firm	Contractor
·	Student Union Building F	Completed	69	308.666.00	Wid-W	alley	Mid-Valley Campus	\$ 209.573.03	73.03	99.092.97	Completed	ROFA Architects	Noble Texas
-	Kenovation Center for Learning Excellence 12 Building A Renovation of Space for Supplemental Instruction	On Hold		223,200.00		· 69			-	7		The Warren Group Architects	Builders
Σ	Mid Valley Campus Subtotal		49	531,866.00	- \$	\$	- \$ 531,866.00	\$ 209,573.03	73.03 \$	322,292.97			
₹	Emerging Technologies Building 13 A & Advanced Technical Careers Building B Renovation	Design Phase	€9	150,500.00	\$	\$ 2		\$ 5,84	5,850.00 \$	144,650.00	High	EGV Architects	TBD
Ě	Technology Campus Subtotal		€9	150,500.00		€9	150,500.00	\$ 5,84	5,850.00 \$	144,650.00			
-	East Building A Student Services Renovation	Construction Phase	€9	Nursing and 375,270.00 \$	g and Allied	\$ #G	Health Campus Subtotal	s Subtotal	ofal 76.99 \$	196,693.01	High	Gignac Architects	Holchemont
-	15 West Entry Campus Sign	Completed	\$	60,000.00	. ↔	€9	60,000.00	\$ 12,4	12,448.92 \$	47,551.08	Completed	N/A	Limon Masonry
Z	Nursing and Allied Health Campus Subtotal	ubtotal	\$	435,270.00	- \$	49	435,270.00	\$ 191,025.91	25.91 \$	244,244.09			
					Starr C	uno.	Starr County Campus						
_	Student Services Building G Renovation	Construction Phase	\$	236,500.00	\$ 9,057.00	\$	245,557.00	\$ 147,532.76	32.76 \$	98,024.24	High	Gignac Architects	Holchemont
-	Workforce Center Building D Welding Expansion	On Hold	\$	230,000.00	•	\$	230,000.00	\$	820.40 \$	229,179.60	Low	Gignac Architects	TBD
Ó	Starr County Campus Subtotal		· •	466,500.00	\$ 9,057.00	\$	475,557.00	\$ 148,38	148,353.16 \$	327,203.84			

				ā	Unexpended Construction Plant Fund FY 2020 - 2021 Projects	consi	ended Construction Plant FY 2020 - 2021 Projects	t Fun	D					
#	Projects	Phase	FY2	Original FY2021 Budget	Budget Transfer (+/-)	<u>.</u>	Revised FY 2020-2021 Budget	Amou	Amount Paid To Date	Tot B (Revis Budge	Total Project Balance (Revised FY20-21 Budget - Amount Paid To Date)	Priority Status	Architect/ Engineering Firm	Contractor
18	Indoor Shooting Range (Previously Target Range)	Design Phase	€9	Regiona 291,972.00	Regional Center for Public Safety Excellence	P	ublic Safety	EXC		€9	291,972.00	High	PBK Architects	TBD
19	Site Drainage Improvements	Design Phase	↔	356,255.00	\$	↔	356,255.00	↔	15,745.00	↔	340,510.00	High	Perez Consulting Engineers	TBD
20	Chiller Installation	Design Phase	€9	170,000.00	- \$	↔	170,000.00	↔	1	↔	170,000.00	High	Halff Associates, Inc	TBD
21	l Cityscape Remediation	Completed	\$	129,500.00	\$ 2,766.00	↔	132,266.00	\$	98,035.93	\$	34,230.07	Completed	Perez Consulting Engineers	Noble Texas Builders
22	Canopy for Safety Training Vehicles	Not Started	⇔	285,500.00	\$	₩	285,500.00	\$	-	\$	285,500.00	Low	TBD	ТВD
23	3 Canopy for Students/Instructors	Not Started	\$	247,000.00	\$	\$	247,000.00	€	1	⊕	247,000.00	Low	TBD	ТВD
24	24 Fire Training Area	Not Started	છ	443,600.00	↔	↔	443,600.00	↔	1	. ↔	443,600.00	Low	TBD	TBD
Re	Regional Center for Public Safety Excellence Subtotal		\$ 1	1,923,827.00	\$ 2,766.00	₩	1,926,593.00	\$ 1.	3,780.93	\$ 1,	1,812,812.07			
	Exterior Building and Wavfinding			==	Higher Education Center La Joya	atio	า Center La	Joy	es es					Innerface
25	5 Signage (Wayfinding Signage Only)	Completed	€	36,400.00	· •	↔	36,400.00	\$	9,439.60	\$	26,960.40	Completed	A/N	Architectural Signage/Cast Con
Ξ	Higher Education Center La Joya Subtotal		€9	36,400.00	· •	€9	36,400.00	€	9,439.60	↔	26,960.40			

			n	nexpended Cc FY 2020	Unexpended Construction Plant Fund FY 2020 - 2021 Projects	t Fund				
#	Projects	Phase	Original FY2021 Budget	Budget Transfer (+/-)	Revised FY 2020-2021 Budget	Amount Paid To Date	Total Project Balance (Revised FY20-21 Budget - Amount Paid To Date)	Priority Status	Architect/ Engineering Firm	Contractor
				Dist	District Wide					
26	26 Automatic Doors Phase IV	Design Phase	\$ 95,120.00	. ↔	\$ 95,120.00	· &	\$ 95,120.00	Medium	TBD	TBD
27	27 Fence Enclosures	Design Phase	\$ 36,000.00	· \$	\$ 36,000.00	- \$	\$ 36,000.00	Low	W/A	TBD
28	28 Facility Signage	Bidding and Negotiation Phase	\$ 49,632.00	- \$	\$ 49,632.00	- \$	\$ 49,632.00	N/A	N/A	TBD
26	29 Outdoor Furniture	Construction Phase	\$ 25,000.00	· &	\$ 25,000.00	- \$	\$ 25,000.00	N/A	V/A	TBD
30	30 Removal of Existing Trees	Completed	\$ 24,687.00	- \$	\$ 24,687.00	- \$	\$ 24,687.00	N/A	Y/N	TBD
31	31 Campus Master Plan	Not Started	\$ 375,000.00	- \$	\$ 375,000.00		\$ 375,000.00	N/A	TBD	N/A
32	32 Land	N/A	\$ 3,000,000.00	- \$	\$ 3,000,000.00		\$ 3,000,000.00	N/A	N/A	N/A
33	33 Renovation and Contingencies	N/A	\$ 659,296.00	\$ (14,565.35)	\$ 644,730.65	\$ 9,109.85	\$ 635,620.80	N/A	Α'N	TBD
Ō	District Wide Subtotal		\$ 4,264,735.00	\$ (14,565.35) \$	\$ 4,250,169.65	\$ 9,109.85	\$ 4,241,059.80			
ř	Totals		\$ 10,982,474.00	\$ (0.30)	\$ 10,982,473.70 \$ 1,200,834.85	\$ 1,200,834.85	\$ 9,781,638.85			

	irm Contractor		TBD	TBD	TBD	TBD	TBD			TBD			g TBD	TBD			TBD			ТВО	TBD		
	Architect/ Engineering Firm		TBD	ТВD	TBD	TBD	N/A			TBD			Ethos Engineering	TBD			ТВО			TBD	TBD		
	Priority Status		Low	Low	Low	Low	Low			row			Low	Low			Low			Low	Low		
	Proposed FY 2021-2022 Budget		183,750	296,177	37,000	118,000	103,000	737,927		214,200	214,200		110,721	57,000	167,721		163,000	163,000	llence	219,500	30	520,100	1,802,948
Unexpended Construction Plant Fund Proposed FY 2021 - 2022 Projects	Total Project Balance	sn	\$ 183,750 \$	\$ 322,573 \$	\$ 37,000 \$	\$ 118,000 \$	\$ 103,000 \$	\$ 764,323 \$	sndu	\$ 214,200 \$	\$ 214,200 \$	sndw	\$ 110,721 \$	\$ 27,000	\$ 167,721 \$	sndw	\$ 163,000 \$	\$ 163,000 \$	Regional Center for Public Safety Excellence	\$ 219,500 \$	\$ 300,600 \$	\$ 520,100 \$	\$ 1,829,344 \$
nexpended Construction Plant Fun Proposed FY 2021 - 2022 Projects	Amount Paid	Pecan Campus		- \$	- \$	- \$	- \$	\$ -	Mid-Valley Campus		•	Technology Campus	\$ 879	- *	\$ 628 \$	Starr County Campus	· ·	- \$	r for Public		- \$	•	\$ 879
Unexpende	Original Project Amount Paid Budget	_	\$ 183,750	\$ 322,573	\$ 37,000	\$ 118,000	\$ 103,000	\$ 764,323	Mi	\$ 214,200	\$ 214,200	Tec	\$ 111,600	\$ 57,000	\$ 168,600	Stal	\$ 163,000	\$ 163,000	onal Cente	\$ 219,500	\$ 300,600	\$ 520,100	\$ 1,830,223
	Phase		On Hold for FY22	On Hold for FY22	On Hold for FY22	On Hold for FY22	On Hold for FY22			On Hold for FY22			On Hold for FY22	On Hold for FY22			On Hold for FY22		Regi	On Hold for FY22	On Hold for FY22	xcellence Subtotal	
	Projects		Student Activities Center Building H West Elevation Modifications	Cooling Tower Screen Upgrades	Site Improvements to North Pecan Campus	Park & Ride Portable Renovation and Fence Enclosure for College Vehicles	Entry Monument Sign	Pecan Campus Subtotal		East Loop Drive	Mid-Valley Campus Subtotal		Automotive Lab Exhaust System	Site Improvements	Technology Campus Subtotal		Cultural Arts Center Building F Renovation	Starr County Campus Subtotal		10 Running and Exercise Track	11 Additional Parking Lot	Regional Center for Public Safety Excellence Subtota	Totals
	#		_	2	3	4	5	Pe		9	Mic		7	8	Tec		6	Sta		10	11	Re	Tot

				Ren	lewals & Replacements F FY 2020 - 2021 Projects	place 2021	Renewals & Replacements Fund FY 2020 - 2021 Projects						
#	Projects	Phase	O FY202	Original FY2021 Budget	Budget Transfer (+/-)	fer	Revised FY 2020-2021 Budget	Amount Paid To Date		Total Project Balance (Revised FY20-21 Budget - Amount Paid To Date)	Priority Status	Architect/ Engineering Firm	Contractor
					Pecan Campus	Can	sndu						
~	Information Technology Building M Generator Replacement	Design Phase	\$	•	\$ 280,000.00	\$ 00.	280,000.00	\$	€9	280,000.00	Low	Halff Associates	ТВD
Pe	Pecan Campus Subtotal		\$		\$ 280,000.00	\$ 00.	280,000.00	\$	\$	280,000.00			
					Mid Valley Campus	ey C	ampus						
Ν	Roofing Replacement	Bidding and Negotiation Phase	6 \$	947,123.00	↔	٠	947,123.00	\$ 32,959.50	\$	914,163.50	High	Beam Professionals	TBD
က	Resurfacing Northwest Drive	Completed	\$	92,971.00	\$ 33,135.00	\$ 00:	126,106.00	\$ 115,214.00	\$	10,892.00	Completed	PCE Consultants	McAllen Multi Services
4	Drainage Improvements Phase I	Completed	\$	302,919.00	\$ (33,135.00)	\$ (00	269,784.00	\$ 167,980.09	\$	101,803.91	Completed	PCE Consultants	McAllen Multi Services
Σ	Mid Valley Campus Subtotal		\$ 1,3	\$ 1,343,013.00	\$	\$	1,343,013.00	\$ 316,153.59	\$ 6	1,026,859.41			
					Technology		Campus						
2	Advanced Technical Careers Building B Concrete Floor Repairs	Completed	\$	20,000.00	\$	٠	20,000.00	\$	⇔	20,000.00	Completed	CLH Engineering	5 Star Construction
Te	Technology Campus Subtotal		↔	20,000.00	\$	₽	20,000.00	*	\$	20,000.00			
		Dr.	Ram	Ramiro R. C	Casso Nursing &	ing	& Allied Health	alth Campus	Sn				
9	NAH East Building A Exterior Stair Repairs and Replacement	Design Phase	\$ 1	169,000.00	\$	٠	169,000.00	\$	€9	169,000.00	High	Chanin Engineering, LLC	ТВD
7	NAH East Building A Westside Elevators Refurbishment	Construction Phase	\$	159,000.00	\$	٠	159,000.00	\$	\$	159,000.00	Medium	N/A	Oracle Elevator
∞	NAH East Building A Roofing Replacement	Bidding and Negotiation Phase	\$ 10	165,108.00	₽	٠	165,108.00	\$ 9,581.25	\$	155,526.75	High	BEAM Professionals	TBD
O	NAH East Building A Data Cabling Infrastructure Replacement	Completed	\$	15,000.00	↔	٠	15,000.00	\$	€9	15,000.00	Completed	N/A	TBD
ž	Nursing and Allied Health Campus Subtotal	П	\$ 2	508,108.00	\$	•	508,108.00	\$ 9,581.25	\$	498,526.75			

				Ren	Renewals & Replacements Fund FY 2020 - 2021 Projects	ceme 1 Proj	nts Fund ects						
#	Projects	Phase	Original FY2021 Budget		Budget Transfer FY 2020-20 (+/-) Budget Starr County Campus	FY 2 B	Revised FY 2020-2021 Budget	Amount Paid To Date	Total Project Balance (Revised FY20-21 Budget - Amount Paid To Date)	ject e 20-21 nount ate)	Priority Status E	Architect/ Engineering Firm	Contractor
10) Roofing Replacement	Bidding and Negotiation Phase	\$ 824,569.00		ا ج	<i></i>	824,569.00	\$ 29,510.25	€9	795,058.75	High	Beam Professionals	TBD
St	Starr County Campus Subtotal		\$ 824,5	824,569.00	· •	\$	824,569.00	\$ 29,510.25	\$	795,058.75			
					District Wide	Wide							
11	11 Floor Replacement	Design Phase	\$ 504,0	504,000.00	\$ (280,000.00)	\$	224,000.00	•	↔	224,000.00	Medium	N/A	TBD
12	12 Water Tower Logo Replacments	Design Phase	\$ 80,0	80,000.00	- ↔	\$	80,000.00	\$	\$ 80,	80,000.00	A/N	N/A	TBD
13	13 Irrigation System Controls Upgrade	Bidding and Negotiation Phase	\$ 71,2	71,200.00	- \$	↔	71,200.00	\$	*11.7	71,200.00	Low	N/A	Aqua Tech
14	fire Alarm Panel Replacement/Upgrade	Bidding and Negotiation Phase	\$ 182,5	182,500.00	· •	\$	182,500.00	. ↔	\$ 182,	182,500.00	Low	N/A	TBD
15	Interior LED Lighting Upgrade	Bidding and Negotiation Phase	\$ 110,0	110,000.00	· •	\$	110,000.00	. ↔	\$ 110,	110,000.00	Low	N/A	TBD
16	S Ext. Walkway LED Lighting Upgrade Ph I	Bidding and Negotiation Phase	\$ 49,0	49,000.00	- \$	↔	49,000.00	\$	\$	49,000.00	Low	N/A	TBD
17	17 Interior Controls Upgrade	Bidding and Negotiation Phase	\$ 76,5	76,500.00	- \$	\$	76,500.00	\$ 25,922.88	\$	50,577.12	Low	N/A	TBD
18	3 HVAC Upgrades	Bidding and Negotiation Phase	\$ 660,000.00	00.00	- \$	\$	00.000,099	\$	\$ 660,	00.000,099	Low	N/A	TBD
19	Exterior Lighting Upgrade	Bidding and Negotiation Phase	\$ 279,000.00	00.00	- \$	\$	279,000.00	\$	\$	279,000.00	Low	N/A	TBD
20	20 Keyless Entry Access Upgrades	Bidding and Negotiation Phase	\$ 25,0	25,000.00	· \$	↔	25,000.00	\$ 8,701.67	\$	16,298.33	Low	N/A	ADI
21	21 Renewals & Replacements	N/A	\$ 151,0	151,000.00	- \$	\$	151,000.00	\$ 2,445.25	\$	148,554.75	N/A	A/N	N/A
Ō	District Wide Subtotal		\$ 2,188,200.00	00.00	\$ (280,000.00)	\$ 1,9	1,908,200.00	\$ 37,069.80	€	1,871,130.20			
ı			, ,	0	•		00 000 000		•	7			
<u> </u>	Totals		\$ 4,883,890.00	90.00	· •	\$ 4,8	4,883,890.00	\$ 392,314.89	\$ 4,491,575.11	575.11			

		_	Renewals & Replacements Fund Proposed FY 2021 - 2022 Projects	Replacemer 2021 - 2022	its Fund Projects				
#	Projects	Phase	Original Project Budget	Amount Paid	Total Project Balance	Proposed FY 2021-2022 Budget	Priority Status	Architect/ Engineering Firm	Contractor
			Peca	Pecan Campus					
_	Ann Richards Administration Building A Data Cabling Infrastructure Replacement	On Hold for FY22	\$ 80,000	\$	\$ 80,000	\$ 80,000	Low	N/A	TBD
7	Art Building B Data Cabling Infrastructure Replacement	On Hold for FY22	\$ 40,000	· \$	\$ 40,000	\$ 40,000	Low	N/A	TBD
8	Student Activities Center Building H Data Cabling Infrastructure Replacement	On Hold for FY22	\$ 150,000	. ↔	\$ 150,000	\$ 150,000	Low	N/A	TBD
4	Information Technology Building M Generator Replacement	On Hold for FY22	\$ 280,000	\$ 820	\$ 279,180	\$ 279,180	Low	Halff Associates	TBD
2	Reseeding and Regrading of Athletic Fields	On Hold for FY22	\$ 125,000	\$	\$ 125,000	\$ 125,000	Low	N/A	TBD
Pe	Pecan Campus Subtotal		\$ 675,000	\$ 820	\$ 674,180	\$ 674,180			
			Mid Va	Mid Valley Campus	sn				
9	Resurfacing Parking Lot #3	On Hold for FY22	\$ 57,000	\$ 11,174	\$ 45,826	\$ 46,133	Low	PCE Consultants	TBD
7	Resurfacing Parking Lot #7	On Hold for FY22	\$ 106,000	· &	\$ 106,000	\$ 106,000	Low	TBD	TBD
Σ	Mid Valley Campus Subtotal		\$ 163,000	\$ 11,174	\$ 151,826	\$ 152,133			
		Dr. Ramiro R	8. Casso Nu	rsing & Al	miro R. Casso Nursing & Allied Health Campus	Campus			
80	NAH East Building A West Side Window Waterproofing	On Hold for FY22	\$ 65,000		\$ 65,000	\$ 65,000	Low	TBD	TBD
6	NAH East Building A Analog to Digital Conversion	On Hold for FY22	\$ 500,000	ا ج	\$ 500,000	\$ 500,000	Low	N/A	TBD
Z	Nursing and Allied Health Campus Subtotal		\$ 565,000	· •	\$ 565,000	\$ 565,000			

		_	Renewals & Replacements Fund Proposed FY 2021 - 2022 Projects	teplacemen 2021 - 2022	ts Fund Projects				
#	Projects	Phase	Original Project Budget	Amount Paid	Total Project Balance	Proposed FY 2021-2022 Budget	Priority Status	Architect/ Engineering Firm	Contractor
			Starr Co	Starr County Campus	sno				
10	10 Starr Repaint Stucco Buildings	On Hold for FY22	\$ 90,400	· \$	\$ 90,400	\$ 90,400	Low	TBD	TBD
1	Administration/Bookstore Building A 11 Data Cabling Infrastructure Replacement	On Hold for FY22	\$ 40,000	\$	\$ 40,000	\$ 40,000	Low	N/A	TBD
12	Center for Learning Excellence Building B Data Cabling Infrastructure Replacement	On Hold for FY22	\$ 40,000	- **	\$ 40,000	\$ 40,000	Low	N/A	TBD
13		On Hold for FY22	\$ 40,000	\$	\$ 40,000	\$ 40,000	Low	N/A	TBD
Star	Starr County Campus Subtotal		\$ 210,400	- \$	\$ 210,400	\$ 210,400			
			Dist	District Wide					
14	14 Marker Boards Replacement	On Hold for FY22	\$ 201,000	\$ 7,202	\$ 193,798	\$ 193,798	Medium	N/A	TBD
Dist	District Wide Subtotal		\$ 201,000	\$ 7,202	\$ 193,798	\$ 193,798			
Totals	als		\$ 502,400	\$ 7,202	\$ 495,198	\$ 495,198			

Motions March 9, 2021 Page 28, 3/5/2021 @ 10:59 AM

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.

South Texas College Monthly Construction Report Fiscal Year 2020 - 2021

As of March 5, 2021

		FY21	FY21
	Une	xpended Plant	Renewals &
Total Project Budget Summary		Fund	Replacements
Total Construction Project Budget	\$	10,982,474	\$ 4,883,890
Previously Approved Projects for September - February 2021		(3,374,482)	(471,919)
Proposed Project(s) for the Month of March 2021		-	-
Total Project Budget Balance	\$	7,607,992	\$ 4,411,971

			- 1 - 10 - 15
Project			Budget/Actual*
Reference #	Project Name	CIP Fund	R&R Fund
Board Approve	d on September 22, 2020		
2020-008C	Pecan Campus Business and Science Building G Classroom Conversion of Two (2) Classrooms to Geology Labs - CO	\$ 267,700	\$ -
2020-002C	Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations	142,538	-
2019-047R	Mid Valley Campus Drainage Improvements Phase I - CO	-	302,919
2018-019R	Asphalt Resurfacing for the Northwest Drive - CO	-	92,971
Total Board Ap	proved on September 22, 2020	\$ 410,238	\$ 302,919
Board Approve	d on October 27, 2020		
2021-011R	Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement	\$ -	\$ 169,000
2019-019C	Regional Center for Public Safety Excellence Additional Chiller Installation Project - CO	170,000	-
2020-019C	District Wide Automatic Door Openers Phase IV	95,120	-
2020-022C	Regional Center for Public Safety Excellence Site Drainage Improvements Conditions	356,255	-
Total Board Ap	proved on October 27, 2020	\$ 265,120	\$ 169,000
Board Approve	d on November 24, 2020		
2019-015C	Regional Center for Public Safety Excellence Indoor Shooting Range - CO	\$ 291,972	\$ -
Total Board Ap	proved on November 24, 2020	\$ 291,972	\$ -

South Texas College Monthly Construction Report Fiscal Year 2020 - 2021

As of March 5, 2021

Project		Total Project I	Budget/	Actual*
Reference #	Project Name	CIP Fund	R8	kR Fund
Board Approve	d on January 26, 2021			
2016-014C1	Pecan Campus Sand Volleyball Court Sand Replacement - CO	\$ 44,450	\$	-
2019-009C	Mid Valley Campus Student Union Bldg F. Renovation of Cashiers and Career & Employer Services Areas - CO	\$ 308,666	\$	1
Total Board Ap	proved on January 26, 2021	\$ 353,116	\$	-
Board Approve	d on February 23, 2021			
2016-018C	Pecan Campus Library Building F Renovation and Expansion - CO	\$ 1,442,266	\$	-
2019-006C	Nursing and Allied Health Campus East Building A Student Services Renovation - CO	\$ 375,270	\$	-
2018-020C	Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation - CO	\$ 236,500	\$	-
Total Board Ap	proved on February 23, 2021	\$ 2,054,036	\$	-
Current Total	Project Budget	\$ 3,374,482	\$	471,919

^{*} Actuals costs will be updated as project progresses.

 $[\]ensuremath{\mathsf{CO}}$ - $\ensuremath{\mathsf{Carry}}$ over project from previous year.

South Texas College Unexpended Plant Fund - Capital Improvement Projects (CIP) Project Status FY 2020 - 2021

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	FY2021 Budget	Priority Status		oard Meeting em	Architect/ Engineering Firm	Contractor
								Pec	an Campus										
Business and Science Building G Classroom Renovation	SS				•				·		\$ 275,003	\$ 9,702	\$ 265,301	\$ 267,700	High	March 2021	Approval of Construction Services	EGV Architects	TBD
Sand Volleyball Courts	DV					•					\$ 113,008	\$ 91,879	\$ 21,129	\$ -	High	N/A		Alvarado Architects & Assoc.	NM Contracting LLC (Terminated
Sand Volleyball Courts - Sand Replacement	DV						•				\$ 43,711	\$ 51,479	\$ (7,768)	\$ 44,450	High	April 2021	Approval of Substantial Completion	Alvarado Architects & Assoc.	Limon Masonry
Library Building F Renovation and Expansion	DV			•							\$ 1,572,047	\$ 246,356	\$ 1,325,691	\$ 1,442,266	High	January 2022	Approval of Construction Documennts	ERO Architects	TBD
Information Technology Building M Office and Work Space Renovation	MV									•	\$ 624,445	\$ 557,398	\$ 67,047	\$ 499,435	Completed	N/A		Boultinghouse Simpson Gates Architects	Noble Texas Builders
Student Activities Center Building H Cafeteria Renovation	MV									•	\$ 957,600	\$ 720,789	\$ 236,811	\$ 195,627	Completed	N/A		EGV Architects	Noble Texas Builders
Student Services Building K Renovations	TBD	•									\$ 26,200	\$ -	\$ 26,200	\$ 26,200	Medium	June 2021	Approval of Schematic Design	TBD	N/A
New Continuing Education Building	RC	•									\$ 398,160	\$ -	\$ 398,160	\$ 398,160	Low	TBD	TBD	TBD	TBD
can Campus Subtotal											\$ 4,010,174	\$ 1,677,604	\$ 2,332,570	\$ 2,873,838					
								Pe	can Plaza										
West Building C Kinesiology Renovation	MV				•						\$ 36,909	\$ 6,739	\$ 30,170	\$ 142,538	High	March 2021	Approval of Construction Services	Alvarado Architects & Assoc.	TBD
Human Resources Building A Renovation	RG		•								\$ 141,000	\$ -	\$ 141,000	\$ 141,000	Medium	N/A		N/A	O&M
Human Resources Building A Entry Court Yard Improvements	DV				•						\$ 16,000	\$ -	\$ 16,000	\$ 16,000	High	N/A		N/A	Limon Masonry
ecan Plaza Subtotal											\$ 193,909	\$ 6,739	\$ 187,170	\$ 299,538					
								Mid-V	alley Camp	us									
Student Union Building F Renovation	SS									•	\$ 389,224	\$ 311,613	\$ 77,611	\$ 308,666	Completed	N/A		ROFA Architects	Noble Texas Builders
Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction	DV		•								\$ 224,200	\$ 2,008	\$ 222,192	\$ 223,200	High	TBD	TBD	The Warren Group Architects	TBD
id Valley Campus Subtotal											\$ 613,424	\$ 313,621	\$ 299,803	\$ 531,866					
								Techn	ology Camp	ous									
Emerging Technologies Building A & Advanced Technical Careers Building B Renovation	SS			•							\$ 151,320	\$ 6,670	\$ 144,650	\$ 150,500	High	April 2021	Approval of Master Plan	EGV Architects	TBD
chnology Campus Subtotal											\$ 151,320	\$ 6,670	\$ 144,650	\$ 150,500					

South Texas College Unexpended Plant Fund - Capital Improvement Projects (CIP) Project Status FY 2020 - 2021

1									1 2020 - 2021										
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	FY2021 Budget	Priority Status	Upcoming Boa	-	Architect/ Engineering Firm	Contractor
							Nursi	ng and Allie	d Health Ca	ımpus Subto	otal								
East Building A Student Services Renovation	SS					•					\$ 396,616	\$ 199,923	\$ 196,693	\$ 375,270	High	2024	Approval of Substantial Completion	Gignac Architects	Holchemont
West Entry Campus Sign	DV									•	\$ 80,353	\$ 62,007	\$ 18,346	\$ 60,000	Completed	N/A		N/A	Limon Masonry
ursing and Allied Health Campus	Subtotal										\$ 476,969	\$ 261,931	\$ 215,038	\$ 435,270					
								Starr C	County Cam	pus									
7 Student Services Building G Renovation	SS					•					\$ 247,380	\$ 160,551	\$ 86,829	\$ 236,500	High	2024	Approval of Substantial Completion	Gignac Architects	Holchemont
Workforce Center Building D Welding Expansion	MV		•								\$ 230,820	\$ 820	\$ 230,000	\$ 230,000	Low		Approval of Schematic Design	Gignac Architects	TBD
tarr County Campus Subtotal											\$ 478,200	\$ 161,371	\$ 316,829	\$ 466,500					
							Regior	nal Center fo	or Public Sa	fety Excelle	nce								
Shooting Range (Previously Target Range)	DV			•							\$ 296,092	\$ 14,780	\$ 281,312	\$ 291,972	High		Approval of Schematic Design	PBK Architects	TBD
0 Canopy for Safety Training Vehicles	TBD	•									\$ 285,500	\$ -	\$ 285,500	\$ 285,500	Low	TBD S	Approval for Solicitation of Architects	TBD	TBD
1 Canopy for Students/Instructors	TBD	•									\$ 247,000	\$ -	\$ 247,000	\$ 247,000	Low	TBD S	Approval for Solicitation of Architects	TBD	TBD
2 Fire Training Area	TBD	•									\$ 443,600	\$ -	\$ 443,600	\$ 443,600	Low	TBD S	Approval for Solicitation of Architects	TBD	TBD
3 Site Drainage Improvements	RG			•							\$ 380,885	\$ 40,375	\$ 340,510	\$ 356,255	High	April (Approval of Construction Services	Perez Consulting Engineers	TBD
4 Chiller Installation	MV			•							\$ 170,000	\$ -	\$ 170,000	\$ 170,000	High		Approval of	Halff Associates, Inc	TBD
5 Cityscape Remediation	RG									•	\$ 129,500	\$ 93,636	\$ 35,864	\$ 129,500	Completed	N/A		Perez Consulting Engineers	Noble Texas Builders
egional Center for Public Safety I	Excellence S	ubtotal									\$ 1,952,577	\$ 148,792	\$ 1,803,785	\$ 1,923,827				<u> </u>	
							<u> </u>	ligher Educ	ation Cente	r La Joya									
Exterior Building and Wayfinding 6 Signage (Wayfinding Signage Only)	DV									•	\$ 59,144	\$ 31,463	\$ 27,681	\$ 36,400	Completed	N/A		N/A	Innerface Architectural Signage/Cast Co
igher Education Center La Joya S	Subtotal										\$ 59,144	\$ 31,463	\$ 27,681	\$ 36,400					

South Texas College Unexpended Plant Fund - Capital Improvement Projects (CIP) Project Status

FY 2020 - 2021

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	FY2021 Budget	Priority Status	Upcoming Board Meeting Item	Architect/ Engineering Firm	Contractor
"								Distr	rict Wide									
27 Land	N/A	N/A									\$ 3,000,000	\$ -	\$ 3,000,000	\$ 3,000,000	N/A	N/A	N/A	N/A
28 Renovation and Contingencies	N/A	N/A									\$ 659,296	\$ 9,110	\$ 650,186	\$ 659,296	N/A	N/A	N/A	TBD
29 Outdoor Furniture	TBD		•								\$ 25,000	\$ -	\$ 25,000	\$ 25,000	N/A	N/A	N/A	TBD
30 Facility Signage	DV				•						\$ 49,632	\$ -	\$ 49,632	\$ 49,632	N/A	N/A	N/A	TBD
31 Removal of Existing Trees	TBD									•	\$ 24,687	\$ -	\$ 24,687	\$ 24,687	N/A	N/A	N/A	TBD
32 Automatic Doors Phase IV	RG			•							\$ 95,120	\$ -	\$ 95,120	\$ 95,120	Medium	July 2021 Approval of Construction Services	TBD	TBD
33 Campus Master Plan	TBD	•									\$ 375,000	\$ -	\$ 375,000	\$ 375,000	N/A	N/A	TBD	N/A
34 Fence Enclosures	MV		•								\$ 36,000	\$ -	\$ 36,000	\$ 36,000	Low	N/A	N/A	TBD
District Wide Subtotal											\$ 4,264,735	\$ 9,110	\$ 4,255,625	\$ 4,264,735				
otals		12	3	6	0	8	1	0	0	7	\$ 12,200,452	\$ 2,617,301	\$ 9,583,152	\$ 10,982,474				

South Texas College Renewal and Replacement Projects Project Status FY 2020 - 2021

	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	FY2021 Budget	Priority Status	Upcoming Bo	pard Meeting Item	Architect/ Engineering Firm	Contractor
# Projects	a.iago.		Dovelopment		goaoo			Pecan C	amplie		Luigot		20.000		Ciuiuo			gg	
Information Technology Building M 1 Generator Replacement			•					r ecan C	ampus		\$ 280,000	\$ 820	\$ 279,180	\$ -	Low	March 2021	Ratification on Proceeding	Halff Associates	TBD
ecan Campus Subtotal											\$ 280,000	\$ 820			2011				
								Mid Valley	Campus										
2 Resurfacing Northwest Drive	SS									•	\$ 128,132	\$ 126,348	\$ 1,784	\$ 92,971	Completed	N/A		PCE Consultants	McAllen Mult Services
3 Drainage Improvements Phase I	SS									•	\$ 459,202	\$ 386,842	\$ 72,360	\$ 302,919	Completed	N/A		PCE Consultants	McAllen Multi Services
4 Roofing Replacement	MV				•						\$ 951,000	\$ 37,267	\$ 913,733	\$ 947,123	High	April 2021	Approval of Construction Services	Beam Professionals	TBD
Mid Valley Campus Subtotal											\$ 1,538,334	\$ 550,457	\$ 987,877	\$ 1,343,013					
								Technology	/ Campus										
5 Advanced Technical Careers Building B Concrete Floor Repairs	DV									•	\$ 126,870	\$ 120,613	\$ 6,257	\$ 20,000	Completed	N/A		CLH Engineering	5 Star Construction
Fechnology Campus Subtotal											\$ 126,870	\$ 120,613	\$ 6,257	\$ 20,000					
						Dr.	Ramiro R. C	asso Nursin	g & Allied	Health Can	npus								1
NAH East Building A Westside Elevators Refurbishment	RC/O&M					•					\$ 159,000	\$ -	\$ 159,000	\$ 159,000	Medium	June 2021	Approval of Substantial Completion	N/A	Oracle Elevato
7 NAH East Building A Roofing Replacement	MV				•						\$ 166,077	\$ 10,658	\$ 155,419	\$ 165,108	High	April 2021	Approval of Construction Services	BEAM Professionals	TBD
8 NAH East Building A Data Cabling Infrastructure Replacement	RC/O&M									•	\$ 161,677	\$ 146,677	\$ 15,000	\$ 15,000	Completed	N/A		N/A	TBD
9 NAH East Building A Exterior Stair Repairs and Replacement	RG			•							\$ 169,000	\$ -	\$ 169,000	\$ 169,000	High	TBD	Approval of Construction Services	Chanin Engineering, LLC	TBD
lursing and Allied Health Campus Subtotal											\$ 655,754	\$ 157,335	\$ 498,419	\$ 508,108					
								Starr Count	y Campus										1
10 Roofing Replacement	MV				•						\$ 832,323	\$ 38,126	\$ 794,197	\$ 824,569	High	April 2021	Approval of Construction Services	Beam Professionals	TBD
Starr County Campus Subtotal											\$ 832,323	\$ 38,126	\$ 794,197	\$ 824,569					

3/2/2021

South Texas College Renewal and Replacement Projects Project Status FY 2020 - 2021

# Projects	FPC Project Manager	Not Started	Project Development	Design Phase	Bidding and Negotiations			obstantial Final Move In Completion		Completed	Completed Total Project Budget Amount Paid T		Total Project Balance	FY2021 Budget	Priority Status	Upcoming Board Meeting Item		Architect/ Engineering Firm	Contractor
110,000								District W	/ide										
11 Irrigation System Controls Upgrade	RC/O&M				•						\$ 143,685	\$ -	\$ 143,685	\$ 71,200	Low	TBD		N/A	Aqua Tech
12 Fire Alarm Panel Replacement/Upgrade	RC/O&M				•						\$ 182,500	\$ -	\$ 182,500	\$ 182,500	Low	TBD		N/A	TBD
13 Interior LED Lighting Upgrade	RC/O&M				•						\$ 219,950	\$ -	\$ 219,950	\$ 110,000	Low	TBD		N/A	TBD
14 Ext. Walkway LED Lighting Upgrade Ph I	RC/O&M				•						\$ 49,000	\$ -	\$ 49,000	\$ 49,000	Low	TBD		N/A	TBD
15 Interior Controls Upgrade	RC/O&M				•						\$ 76,500	\$ 25,923	\$ 50,577	\$ 76,500	Low	TBD		N/A	TBD
16 Floor Replacement	RG			•							\$ 532,042	\$ -	\$ 532,042	\$ 504,000	Medium	March 2021	Update on flooring conditions	N/A	TBD
17 HVAC Upgrades	MV/O&M				•						\$ 660,000	\$ -	\$ 660,000	\$ 660,000	Low	TBD		N/A	TBD
18 Exterior Lighting Upgrade	RC/O&M				•						\$ 279,000	\$ -	\$ 279,000	\$ 279,000	Low	TBD		N/A	TBD
19 Keyless Entry Access Upgrades	RC/O&M				•						\$ 39,626	\$ 8,702	\$ 30,924	\$ 25,000	Low	TBD		N/A	ADI
20 Renewals & Replacements	N/A	N/A									\$ 151,000	\$ 2,445	\$ 148,555	\$ 151,000	N/A	N/A		N/A	N/A
21 Water Tower Logo Replacments	RG		•								\$ 80,000	\$ -	\$ 80,000	\$ 80,000	N/A	TBD		N/A	TBD
District Wide Subtotal											\$ 2,413,303	\$ 37,070	\$ 2,376,233	\$ 2,188,200					
Fotals	0	0	0	2	11	1	0	0	0	4	\$ 5,846,584	\$ 904,420	\$ 4,942,164	\$ 4,883,890					