

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, April 13, 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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Approval of Facilities Committee Meetings Minutes

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

1. March 9, 2021 Facilities Committee Meeting

Meeting Minutes

Facilities Committee Meeting

March 9, 2021

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus, McAllen, Texas
Tuesday, March 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, Mr. Rene Guajardo, and Mr. Danny Guzman.

Members absent: None

Also present: Dr. David Plummer, Mr. Jesus Ramirez, Mrs. Mary Elizondo, Mr. Ricardo de la Garza, Mr. George McCaleb, Sara Lozano, 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 February 9, 2021 Facilities Committee Meeting Minutes as written. The motion carried.

**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 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 was 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 was requesting \$5M to construct an outdoor shooting range consisting of 20 lanes, which would allow training with long rifles, in addition to hand guns and tactical firearms.

Additional Funding and RCPSE Master Plan Phase II

While the College continued to pursue this option with the City of Mission, administration also sought 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 estimated 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 might 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 were 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: <ul style="list-style-type: none"> • 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

On March 9, 2021, trustees at the Facilities Committee meeting recommended that administration find someone to represent the College on this issue among state and federal representatives.

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

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 was 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 was expected to provide reliable emergency power during a similar outage. Information Technology Building M contained computer servers critical to College functions, and should maintain continuous power service.

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

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

The total project budget was \$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

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 were available to be transferred from another project that would not be completed in fiscal year 2020-2021 in the Renewals & Replacements fund to cover the required project budget.

This item was presented for the Committee's information only. No action was 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 were necessary to install the replacement generator at Information Technology Building M. If solicitation was approved, documents would be issued for solicitation of construction proposals. Once received, construction proposals would be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of authorization to proceed with the solicitation of construction services for the Pecan Campus Information Technology Building M Generator Replacement project as presented. The motion carried.

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 prepared schematic designs for review by the Facilities Committee.

Presenters

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

Enclosed Documents

Schematic designs of the options were provided for the Committee's review and information.

The Facilities Committee generally liked the options presented for their review, with the additional request that more windows be added to the façade. No action was taken, and ERO agreed to provide a revision incorporating additional windows.

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 would provide 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 was reviewed by the FPC department, Coordinated Operations Council, the President's Cabinet, the Facilities Committee, and the Board of Trustees. It was scheduled as an educational space improvement to convert two classrooms in Building G to geology labs.

Background

Enrollment in Geology courses had grown 135% since Fall 2014, and the program requested additional lab space to accommodate the increased need. Currently, there was 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 Solicitation 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 recommended **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 were 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 were 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 was provided. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval 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. The motion carried.

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 would provide 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 was 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 were open to staff, students, and the public and needed 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 Solicitation 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 recommended **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 were budgeted in the FY 2020-2021 Unexpended Construction Plant Fund in the amount of \$122,000 for construction. Additional funds were 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 were 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 was provided. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

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

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 Budgeted 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 2020-2021 Capital Improvement 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

FY 2020-2021 Capital Improvement Projects		
Phase	Number of Projects	Budget
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 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
 - 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 2020-2021 Renewals & Replacements 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 recommended proceeding with the following projects:

- Pecan Campus Information Technology Building M Generator Replacement
 - As noted in an earlier agenda item.
- Starr Welding Lab
 - Staff recommended 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 was completed, along with recommended Phase I drainage improvements, which included work at the Cityscape area. The engineer was developing construction documents for Phase II of the drainage improvements for the site.
 - RCPSE Canopy for Safety Training Vehicles
 - Management 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 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 identified the need for this project, specifically to provide an outdoor concrete pad for the fire training program.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Gary Gurwitz, the Facilities Committee recommend Board approval to prioritize the Starr County Welding Lab project and the RCPSE projects as identified. The motion carried.

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

The Facilities Planning and Construction staff prepared the attached design and construction update. This update 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.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:26 p.m.

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

Dr. Alejo Salinas, Jr., Presiding

Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles

Approval of authorization to proceed with the publication of a Request for Qualifications (RFQ) to solicit architectural services for the Regional Center for Public Safety Excellence (RCPSE) Canopy for Safety Training Vehicles project will be requested at the April 27, 2021 Board meeting.

Purpose

The Facilities Committee is asked to recommend approval of the solicitation of architectural services for the construction of a canopy and a fenced and wall enclosure with a security gate for the protection of the RCPSE safety training vehicles, such as the fire truck, police training vehicles, service truck, all-terrain vehicles, trailers, and a trainer for the fire program.

Justification

Solicitation of Request for Qualifications (RFQ) for architectural services is necessary to procure a design team to prepare all necessary design development drawings and specifications in preparation for construction. Once the statements of qualifications are received, an evaluation team would evaluate the responses using the currently approved procurement process and propose an architect to the Facilities Committee at a later date.

Scheduling Priority

This project was requested by the RCPSE staff. The project has been reviewed by the Facilities Planning & Construction department, Administration, and the Coordinated Operations Council. This project is scheduled as a non-educational space improvement to provide protection and security for safety training vehicles.

Background

The proposed RCPSE Canopy for Safety Training Vehicles project is part of the College's FY 2020-2021 Capital Improvement Projects. The project consists of constructing a canopy and enclosure with a security gate to protect the safety training vehicles at the RCPSE. The canopy would protect the vehicles from the elements, and the enclosed area would provide security protection for the vehicles. On March 30, 2021, the Board of Trustees authorized moving forward with this project.

The proposed scope of work is summarized as follows:

- Design and construction of the canopy and enclosure
- Approximate square feet of the enclosed canopy: 3,200 s.f.
- Enclosure materials to match the existing RCPSE facility

The total project budget is \$285,500 and itemized in the table below:

Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles Total Project Budget	
Budget Item	Budget Amount
Construction	\$245,000
Design	24,500
Miscellaneous	10,000
Technology	6,000
Total Project Budget	\$285,500

Funding Source

Funds for the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles Project 2019-016C are budgeted in the Unexpended Construction Plant Fund for available use in fiscal year 2020-2021.

Enclosed Documents

Facilities Planning & Construction staff has prepared a presentation of the project and a preliminary layout of the space for the Committee's review and information.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the April 27, 2021 Board meeting, the solicitation of architectural services for the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles project as presented.



Regional Center for Public Safety Excellence

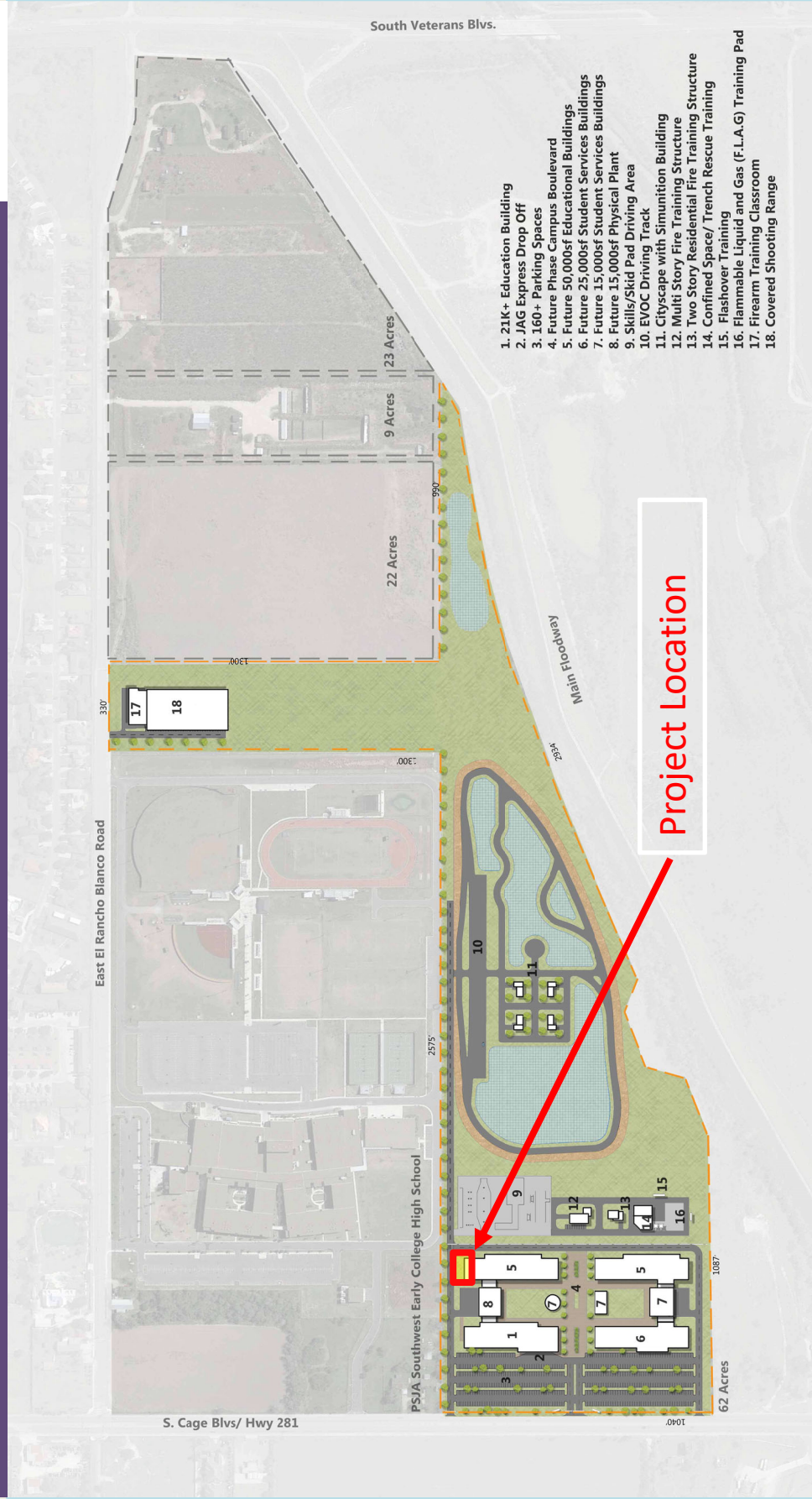
Canopy for Safety Training Vehicles



**SOUTH TEXAS
COLLEGE**

RSPSE Canopy for Safety Training Vehicles

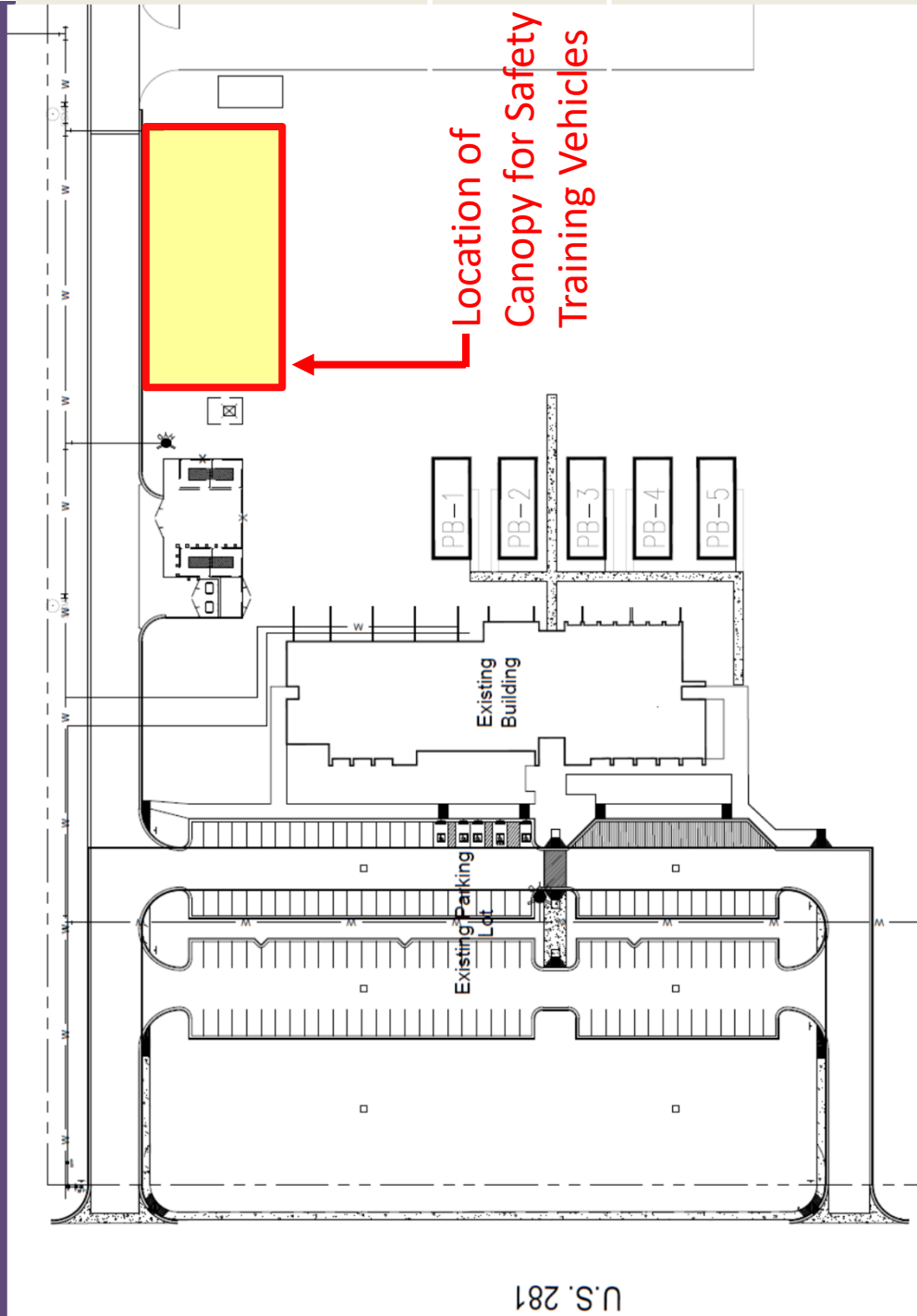
Project Location



Master Plan
Regional Center for Public Safety Excellence

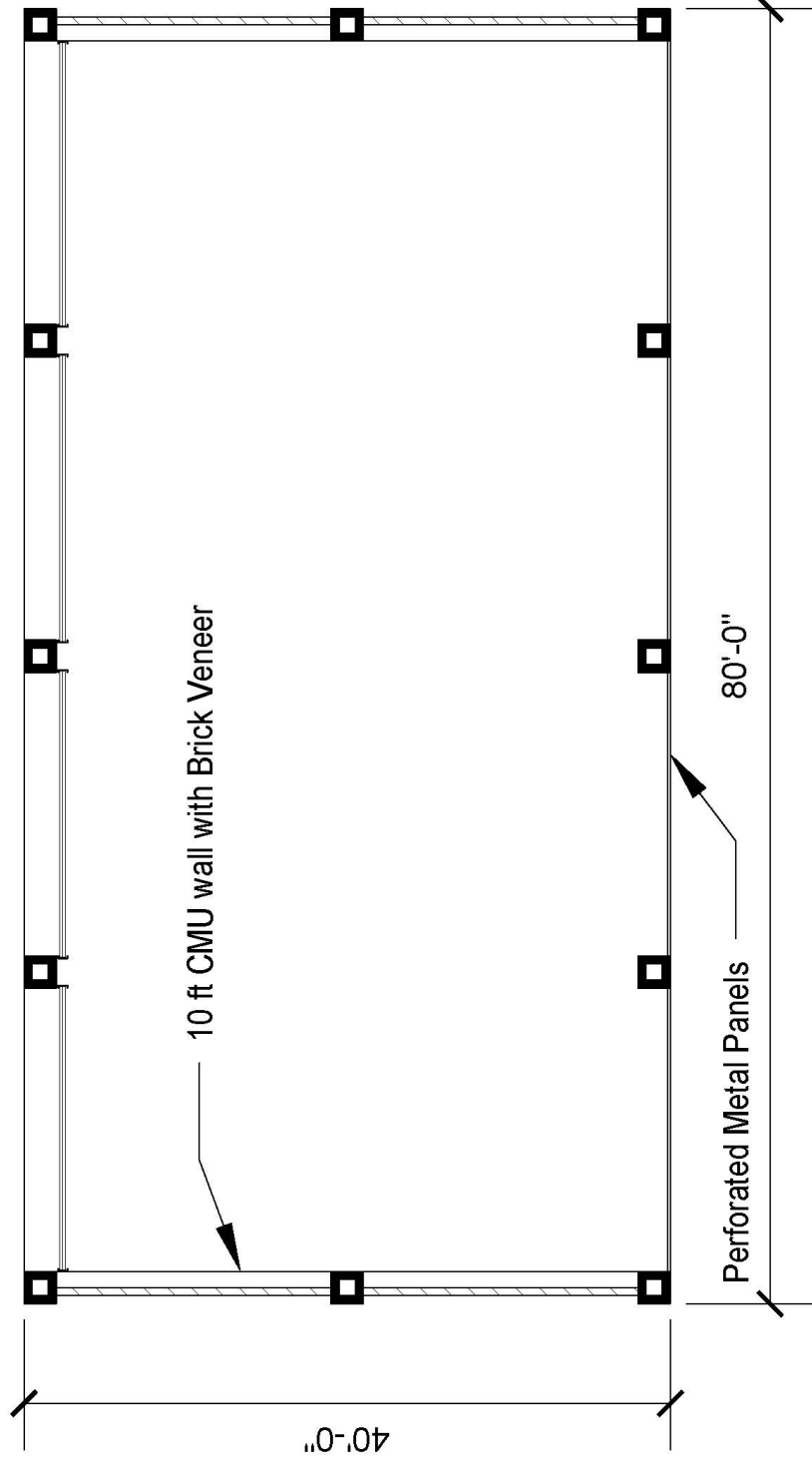
RSPSE Canopy for Safety Training Vehicles

Project Location



RSPSE Canopy for Safety Training Vehicles

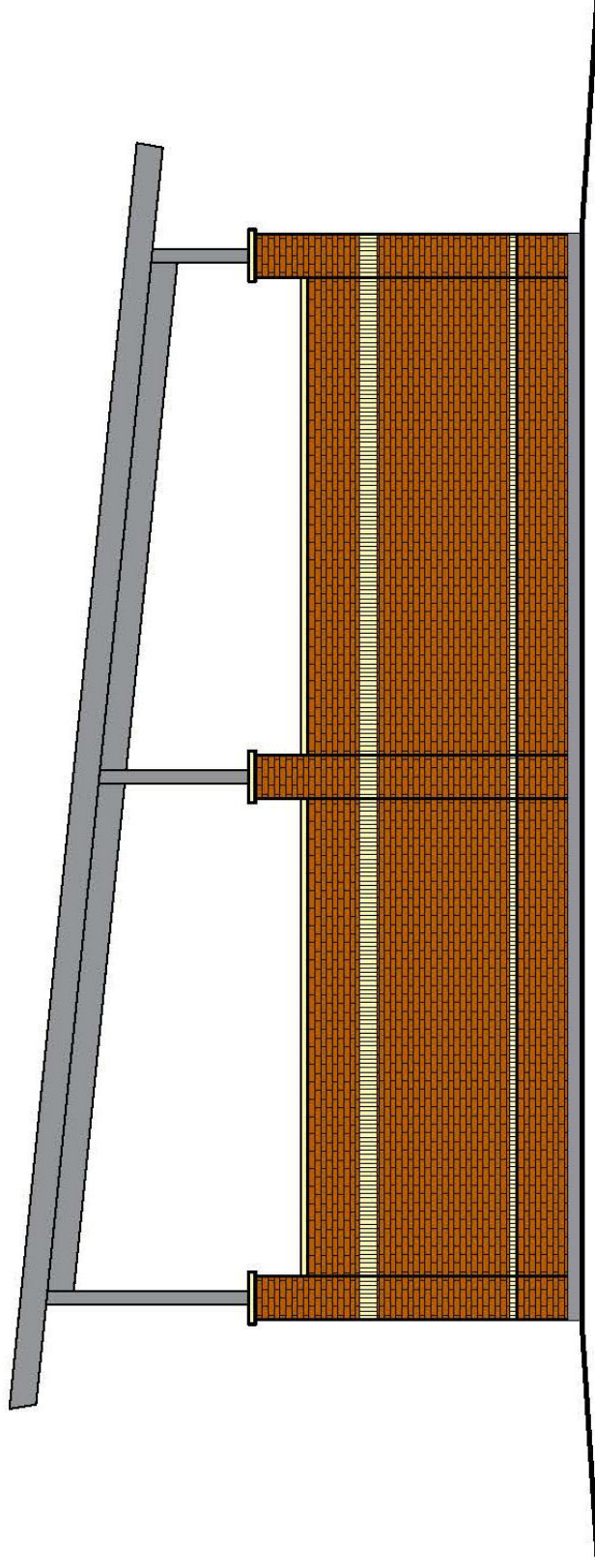
Proposed Layout



Proposed Layout

RSPSE Canopy for Safety Training Vehicles

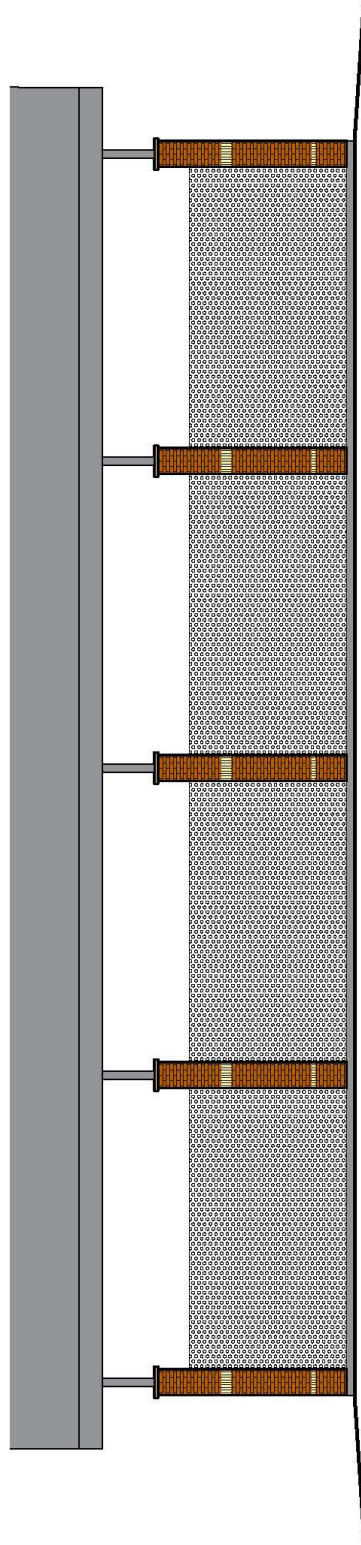
Exterior View



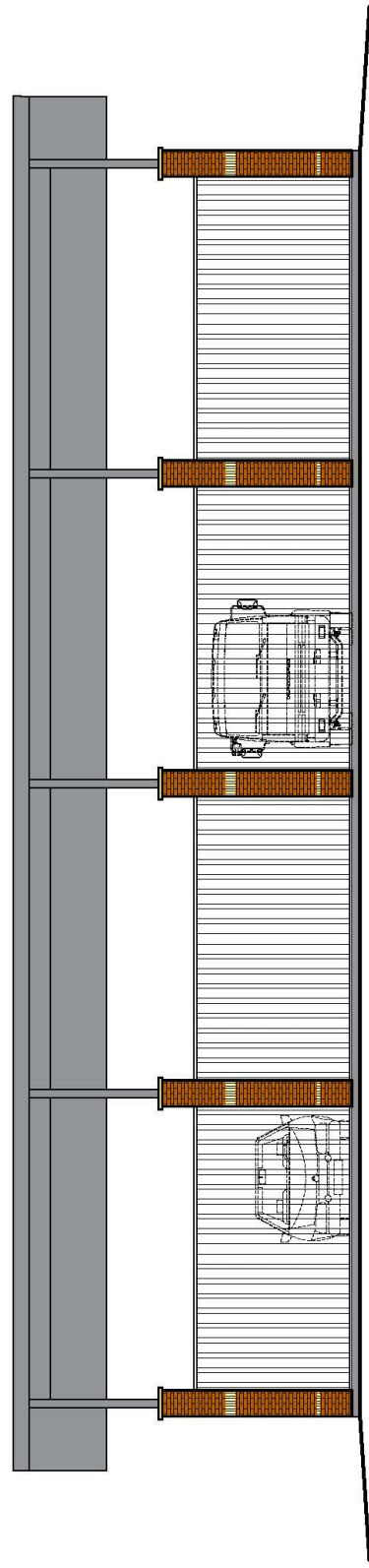
Proposed West Elevation View

RSPSE Canopy for Safety Training Vehicles

Exterior Views



Proposed South Elevation View



Proposed North Elevation View

RCPSE Canopy for Safety Training Vehicles

Proposed Scope & Budget



Scope of work

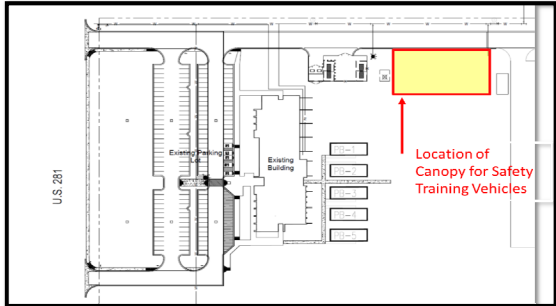
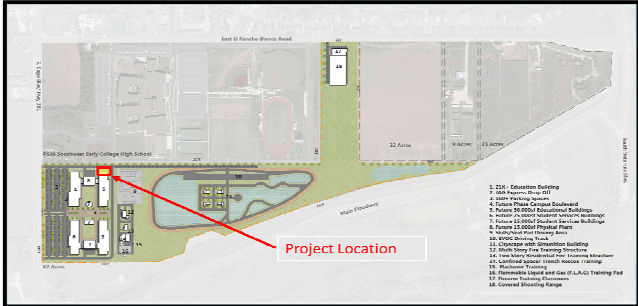
Design and construction of a canopy for the safety training vehicles such as the fire truck, public safety vehicles, and fire trainers. The canopy will provide covered protection from the elements and an enclosure for security protection.

Estimated Total Project Budget

Construction	\$ 245,000
Design	24,500
Miscellaneous	10,000
Technology	<u>6,000</u>
Total Project Budget	\$ 285,500

Funds for the project are available in the FY 20-21 Unexpended – Construction budget. Estimated cost is \$285,500.

Project Fact Sheet 4/5/2021

Project Name: RCPSE - Canopy for Safety Training Vehicles		Project No. 2019-016C	
Funding Source(s): Unexpended Plant Fund	Original Budget		Variance of Revised Budget vs. Actual Expenditures To Date
	Construction:	\$ 245,000.00	\$ -
	Design:	24,500.00	-
	Miscellaneous:	10,000.00	-
	FFE:	-	-
	Technology:	6,000.00	-
Total: \$ 285,500.00		Total: \$ -	
Architect/Engineer: TBD		Board Approval of Schematic Design TBD	
Contractor: TBD			
STC FPC Project Manager: Roberto S Gomez		Substantial Completion TBD	Board Acceptance TBD
		Final Completion TBD	Board Acceptance TBD
Project Description		Project Scope	
Design and construction of a canopy for the safety training vehicles.		Design and construction of a canopy for the safety training vehicles such as the fire truck, public safety vehicles, and fire trainers. The canopy will provide covered protection from the elements and an enclosure for security protection.	
Projected Timeline			
Board Approval of Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date
TBD	TBD	TBD	TBD
Substantial Completion Date		Final Completion Date	
TBD		TBD	
Project Calendar of Expenditures by Fiscal Year			
Fiscal Year	Construction	Design	Misc.
2020-21	\$ -	\$ -	\$ -
Project Total	\$ -	\$ -	\$ -
Current Agenda Item			
04/13/21 Facilities Committee: Review and Recommend Action on Contracting Architectural Services for the Regional Center for Public Safety Excellence Canopy for safety Training Vehicles.			
			

Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Regional Center for Public Safety Excellence Canopies for Students and Instructors

Approval of authorization to proceed with the publication of a Request for Qualifications (RFQ) to solicit architectural services for the Regional Center for Public Safety Excellence (RCPSE) Canopies for Students and Instructors project will be requested at the April 27, 2021 Board meeting.

Purpose

The Facilities Committee is asked to recommend approval of the solicitation of architectural services for the construction of canopies with bleachers for the protection of students and instructors during outdoor instruction at the RCPSE.

Justification

Solicitation of Request for Qualifications (RFQ) for architectural services is necessary to procure a design team to prepare all necessary design development drawings and specifications in preparation for construction. Once the statements of qualifications are received, an evaluation team would evaluate the responses using the currently approved procurement process and propose an architect to the Facilities Committee at a later date.

Scheduling Priority

This project was requested by the Business, Public Safety, & Technology division in 2017. The project has been reviewed by the Facilities Planning & Construction department, Administration, and the Coordinated Operations Council. This project is scheduled as an educational space improvement to provide protective canopies with bleachers for students and instructors during outdoor instruction.

Background

The proposed RCPSE Canopies for Students and Instructors project is part of the College's FY 2020-2021 Capital Improvement Projects. The project consists of constructing two (2) canopies and concrete pads with bleachers to protect students and instructors during outdoor instruction and while performing pre/post check routines at the RCPSE. The students are often in full fire safety gear during instruction in the outdoor training environment. On March 30, 2021, the Board of Trustees authorized moving forward with this project.

The proposed scope of work is summarized as follows:

- Design and construction of the canopies with concrete pads and bleachers
- Approximate square feet of each canopy: 720 s.f.
- Canopy materials to match the existing RCPSE facility

The total project budget is \$247,000 and itemized in the table below:

Regional Center for Public Safety Excellence Canopies for Students and Instructors Total Project Budget	
Budget Item	Budget Amount
Construction	\$205,000
Design	20,500
Miscellaneous	10,000
FFE	5,500
Technology	6,000
Total Project Budget	\$247,000

Funding Source

Funds for the Regional Center for Public Safety Excellence Canopies for Students and Instructors Project 2019-017C are budgeted in the Unexpended Construction Plant Fund for available use in fiscal year 2020-2021.

Enclosed Documents

Facilities Planning & Construction staff has prepared a presentation of the project and a preliminary layout of the space for the Committee's review and information.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the April 27, 2021 Board meeting, the solicitation of architectural services for the Regional Center for Public Safety Excellence Canopies for Students and Instructors project as presented.



Regional Center for Public Safety Excellence

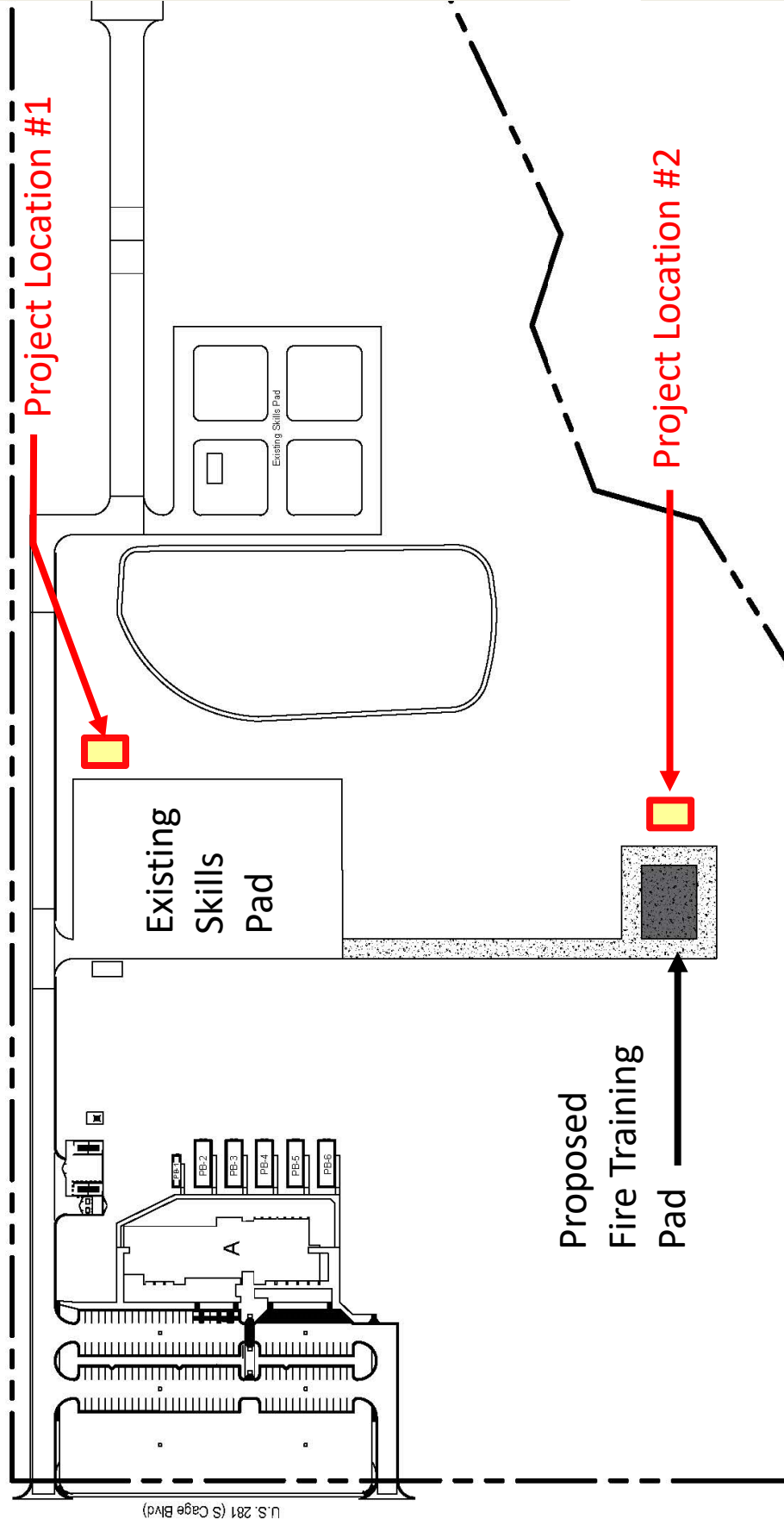
Canopies for Students and Instructors



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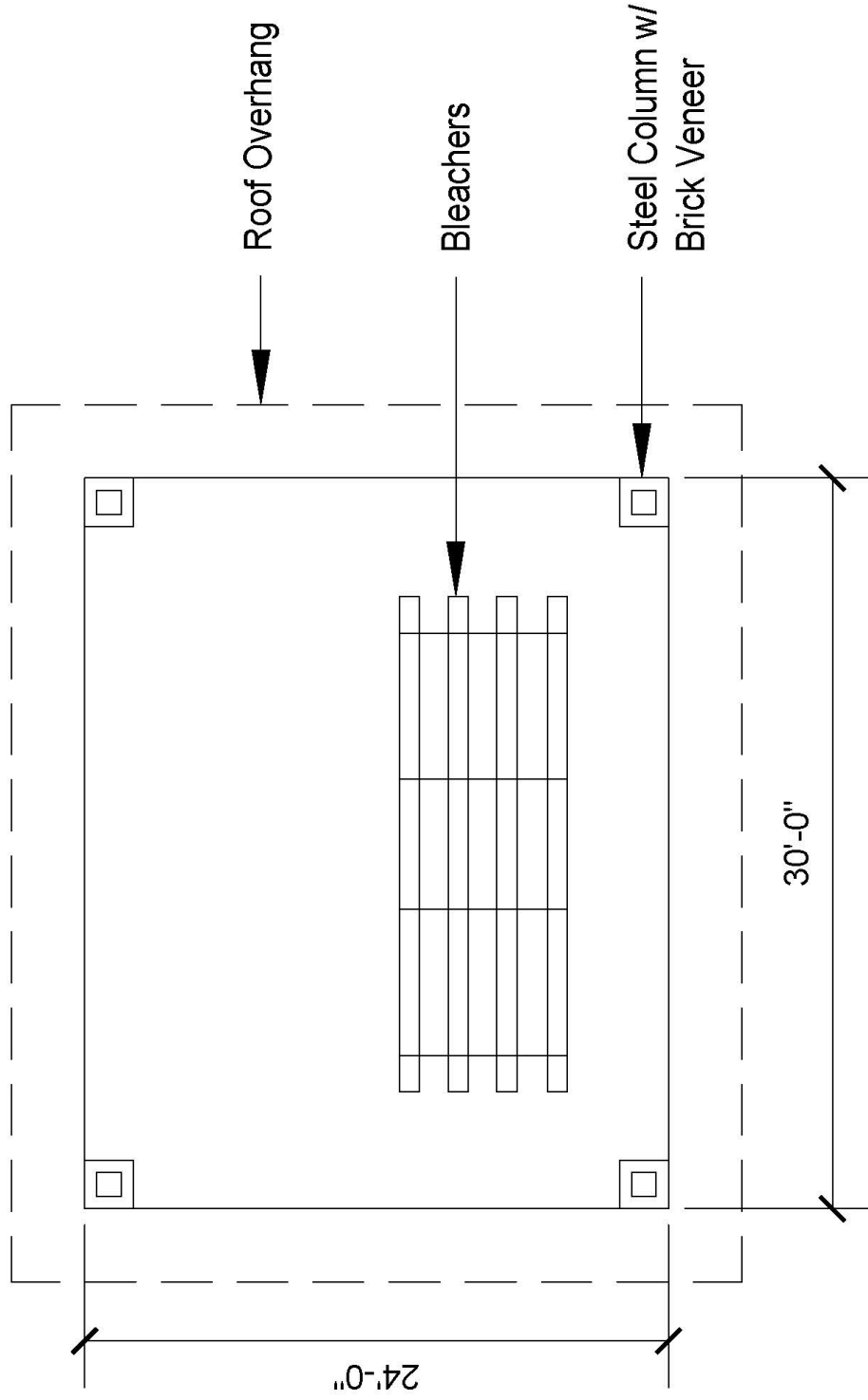
RCPSE Canopies for Students and Instructors

Proposed Locations



RCPSE Canopies for Students and Instructors

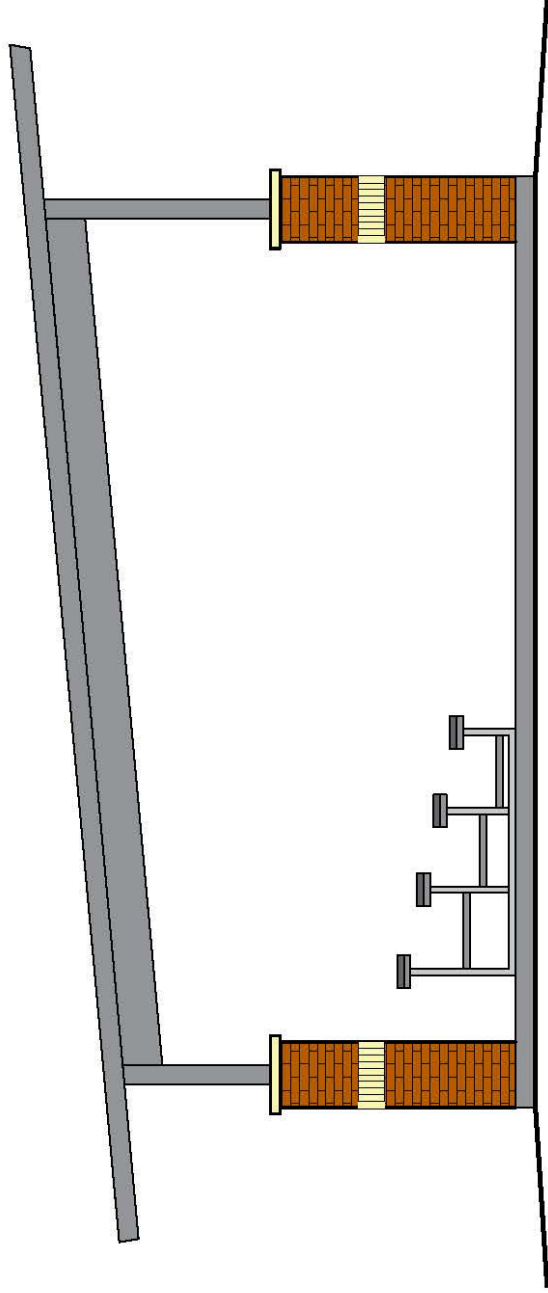
Proposed Canopy Layout



Proposed Layout

RCPSE Canopies for Students and Instructors

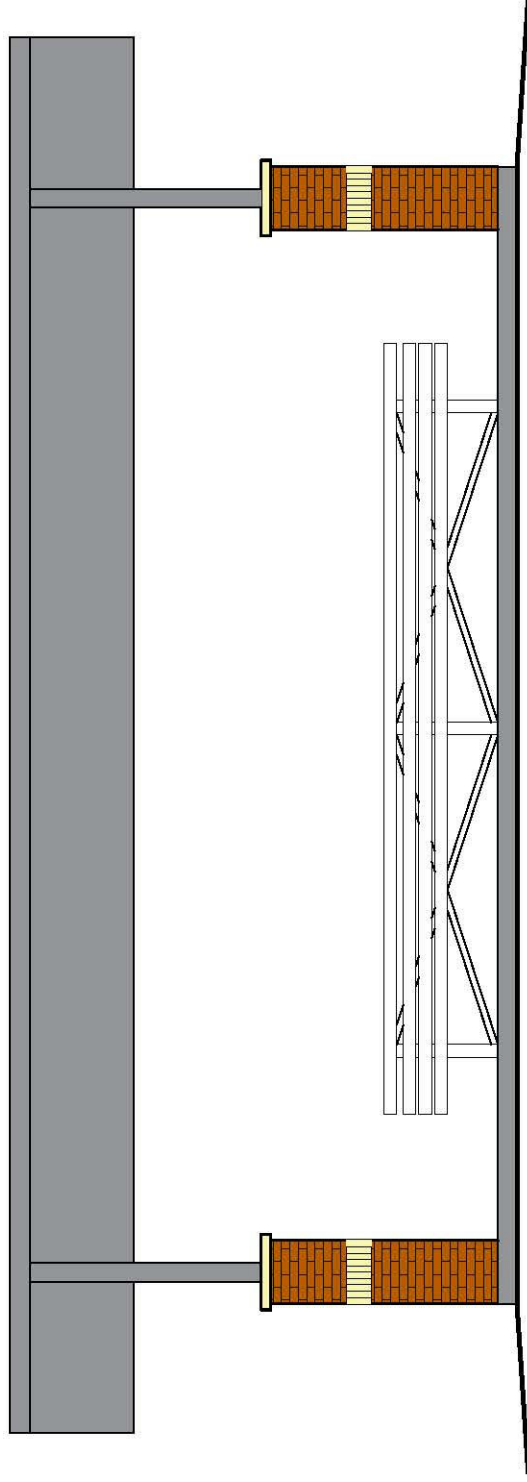
Proposed Exterior View



Proposed North View

RCPSE Canopies for Students and Instructors

Proposed Exterior View



Proposed West View

RCPSE Canopies for Students and Instructors

Proposed Scope & Budget



Scope of work

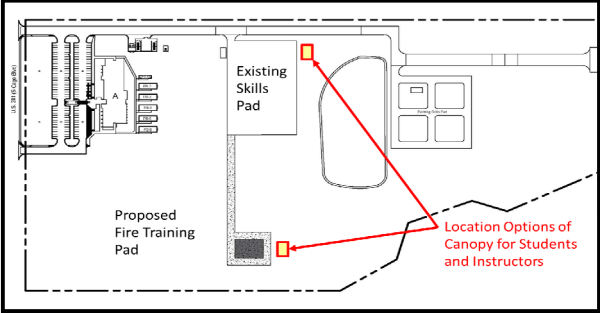

Design and construction of canopies for students and instructors to provide covered protection during outdoor instruction and to perform pre/post check routines.

Estimated Total Project Budget

Construction	\$ 205,000
Design	20,500
Miscellaneous	10,000
FFE	5,500
Technology	<u>6,000</u>
Total Project Budget	\$ 247,000

Funds for the project are available in the FY 20-21 Unexpended – Construction budget. Estimated cost is \$247,000.

Project Fact Sheet 4/8/2021

Project Name: RCPSE - Canopies for Students and Instructors		Project No. 2019-017C	
Funding Source(s): Unexpended Plant Fund	Original Budget		Variance of Revised Budget vs. Actual Variance of Original Budget vs. Actual
	Construction:	\$ 205,000.00	Revised Budget Actual Expenditures To Date Expenditures To Date
	Design:	20,500.00	
	Miscellaneous:	10,000.00	
	FFE:	5,500.00	
	Technology:	6,000.00	
Total:		\$ 247,000.00	\$ - \$ - \$ - \$ 247,000.00
Architect/Engineer: TBD		Board Approval of Schematic Design TBD	
Contractor: TBD			
STC FPC Project Manager: Roberto S Gomez		Substantial Completion TBD Board Acceptance TBD Final Completion TBD Board Acceptance TBD	
Project Description		Project Scope	
Design and construction of canopies for students and instructors.		Design and construction of two (2) open canopies for students and instructors to conduct class instructions for the EVOC and Fire Training Areas and provide protection from weather conditions.	
Projected Timeline			
Board Approval of Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date
TBD	TBD	TBD	TBD
Substantial Completion Date			Final Completion Date
TBD			TBD
FFE Completion of Move In			
TBD			
Project Calendar of Expenditures by Fiscal Year			
Fiscal Year	Construction	Design	Misc.
2020-21	\$ -	\$ -	\$ -
Project Total	\$ -	\$ -	\$ -
Current Agenda Item			
04/13/21 Facilities Committee: Review and Recommend Action on Contracting Architectural Services for the Regional Center for Public Safety Excellence Canopies for Students and Instructors.			
			

Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Regional Center for Public Safety Excellence Flammable Liquid and Gas (F.L.A.G.) Fire Training Area

Approval of authorization to proceed with the publication of a Request for Qualifications (RFQ) to solicit architectural services for the Regional Center for Public Safety Excellence (RCPSE) Flammable Liquid and Gas (F.L.A.G.) Fire Training Area project will be requested at the April 27, 2021 Board meeting.

Purpose

The Facilities Committee is asked to recommend approval of the solicitation of architectural services for the construction of a F.L.A.G. training area for students at the RCPSE.

Justification

Solicitation of Request for Qualifications (RFQ) for architectural services is necessary to procure a design team to prepare all necessary design development drawings and specifications in preparation for construction. Once the statements of qualifications are received, an evaluation team would evaluate the responses using the currently approved procurement process and propose an architect to the Facilities Committee at a later date.

Scheduling Priority

This project was requested by the Business, Public Safety, & Technology division in 2017. The project has been reviewed by the FPC department, Administration, and the Coordinated Operations Council. This project is scheduled as an educational space improvement to provide an outdoor area for flammable liquid and gas (F.L.A.G.) fire training.

Background

The proposed RCPSE F.L.A.G. Fire Training Area project is part of the College's FY 2020-2021 Capital Improvement Projects. The project consists of constructing a concrete pad with necessary drainage, extending the existing fire line with fire hydrants, and adding an access drive for students to receive F.L.A.G. fire training. The Fire Science program has acquired a fire trainer vehicle and are awaiting the delivery of a fire trailer that will need a fire training pad to conduct fire training exercises. On March 30, 2021, the Board of Trustees authorized moving forward with this project.

The proposed scope of work is summarized as follows:

- Design and construction of the concrete pad with drainage
- Design and construction of the access drive to the fire training pad
- Design and construction of the fire line and fire hydrants to the fire training pad
- Approximate square feet of the fire training pad and drive: 29,000 s.f.

The total project budget is \$443,600 and itemized in the table below:

Regional Center for Public Safety Excellence F.L.A.G. Fire Training Area Total Project Budget	
Budget Item	Budget Amount
Construction	\$300,000
Design	30,000
Miscellaneous	13,600
FFE	100,000
Total Project Budget	\$443,600

Funding Source

Funds for the Regional Center for Public Safety Excellence Flammable Liquid and Gas (F.L.A.G.) Fire Training Area Project 2019-020C are budgeted in the Unexpended Construction Plant Fund for available use in fiscal year 2020-2021.

Enclosed Documents

Facilities Planning & Construction staff has prepared a presentation of the project and a preliminary site layout for the Committee's review and information.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the April 27, 2021 Board meeting, the solicitation of architectural services for the Regional Center for Public Safety Excellence Flammable Liquid and Gas (F.L.A.G.) Fire Training Area project as presented.



Regional Center for Public Safety Excellence

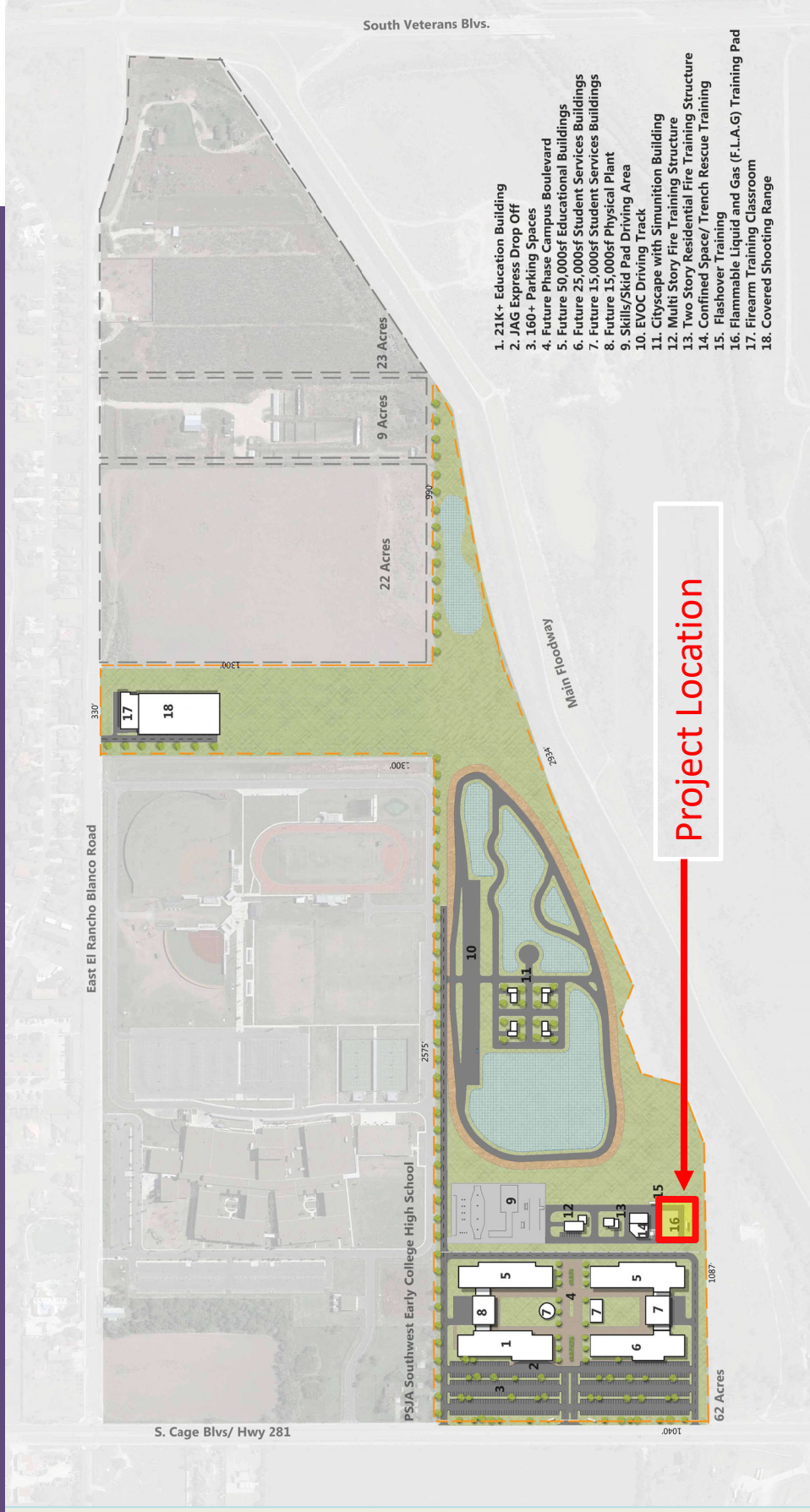
Flammable Liquid and Gas (F.L.A.G.)
Fire Training Area



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RSPSE Flammable Liquid and Gas (F.L.A.G.)

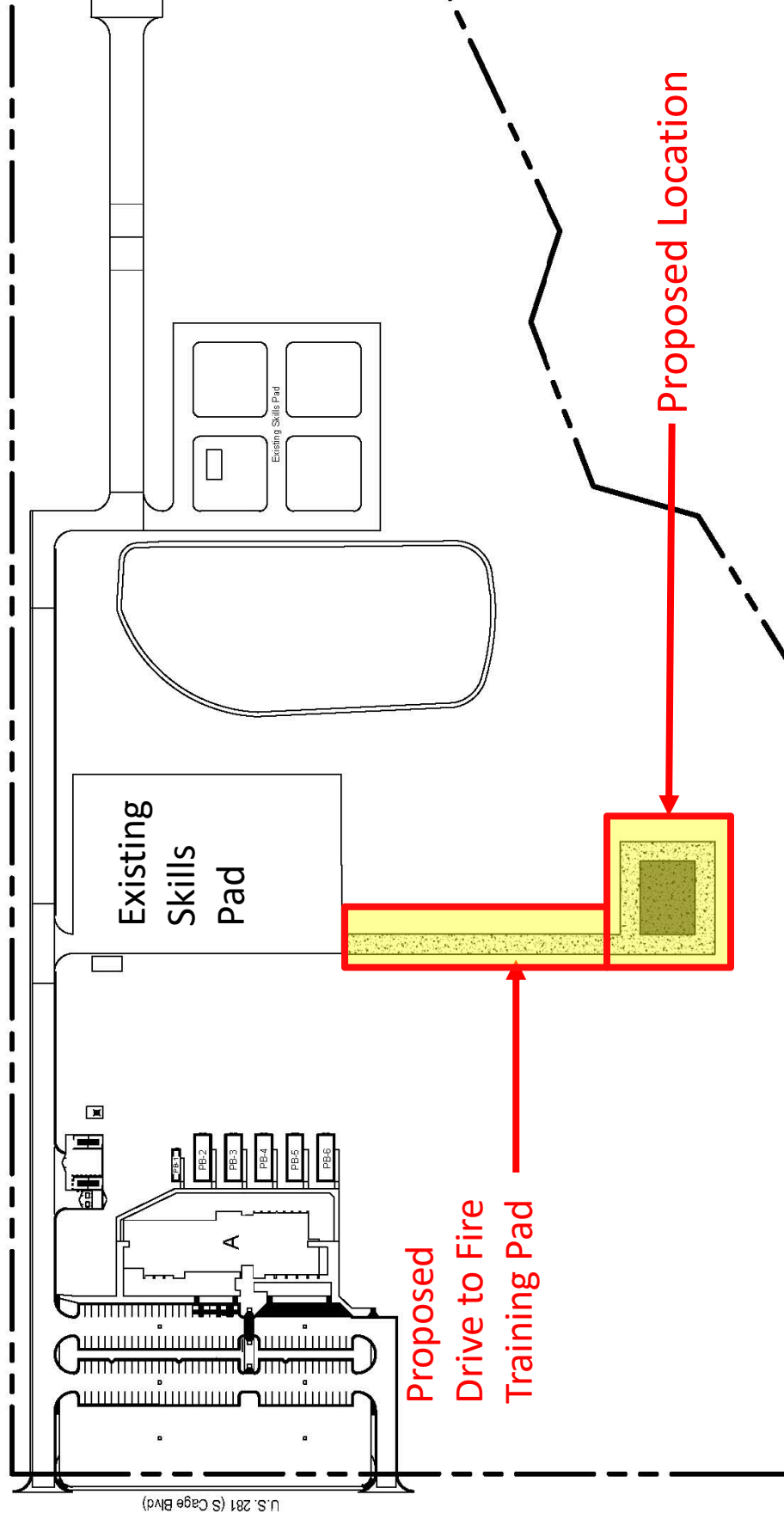
Fire Training Area Proposed Location



Master Plan Regional Center for Public Safety Excellence

RSPSE Flammable Liquid and Gas (F.L.A.G.)

Fire Training Area Proposed Location



RCPSE Flammable Liquid and Gas (F.L.A.G.)

Fire Training Area Proposed Budget



Scope of work

Design and construction of a concrete pad, associated fire line, and access drive to conduct fire training for the fire science program.

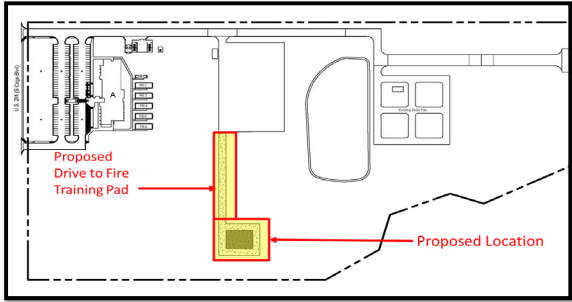
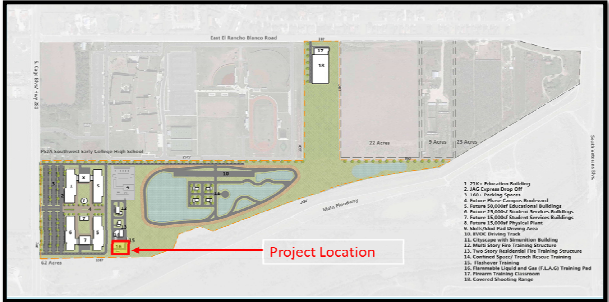
Estimated Total Project Budget

Construction	\$ 300,000
Design	30,000
Miscellaneous	13,600
FFE	<u>100,000</u>
Total Project Budget	\$ 443,600

Funds for the project are available in the FY 20-21 Unexpended – Construction budget. Estimated cost is \$443,600.

Project Fact Sheet

4/5/2021

Project Name: RCPSE - Flammable Liquid and Gas (FLAG) Fire Training Area		Project No. 2019-020C	
Funding Source(s): Unexpended Plant Fund		Original Budget	Variance of Revised Budget vs. Actual Expenditures To Date
	Construction:	\$ 300,000.00	\$ -
	Design:	30,000.00	-
	Miscellaneous:	13,600.00	-
	FFE:	100,000.00	-
	Technology:	-	-
Total:	\$ 443,600.00	\$ -	\$ -
Architect/Engineer: TBD	Board Approval of Schematic Design TBD		
Contractor: TBD			
STC FPC Project Manager: Roberto S Gomez	Substantial Completion	TBD	Board Acceptance TBD
	Final Completion	TBD	Board Acceptance TBD
Project Description		Project Scope	
Design and construction of a fire training area for the fire science program.		Design and construction of a concrete pad, associated fire line, and access drive for a new fire training area for the fire science program and to conduct fire training exercises.	
Projected Timeline			
Board Approval of Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date
TBD	TBD	TBD	TBD
Substantial Completion Date			Final Completion Date
TBD			TBD
FFE Completion of Move In			
TBD			
Project Calendar of Expenditures by Fiscal Year			
Fiscal Year	Construction	Design	Misc.
2020-21	\$ -	\$ -	\$ -
Project Total	\$ -	\$ -	\$ -
Current Agenda Item			
04/13/21 Facilities Committee: Review and Recommend Action on Contracting Architectural Services for the Regional Center for Public Safety Excellence Fire Training Area.			
			

Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Regional Center for Public Safety Excellence Site Drainage Improvements Phase II

Approval of authorization to proceed with the solicitation of construction services for the Regional Center for Public Safety Excellence (RCPSE) Site Drainage Improvements Phase II project will be requested at the April 27, 2021 Board meeting.

Construction services are necessary to perform drainage improvements at the RCPSE. 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. Phase I of the project, which included work at the Cityscape area, was completed and accepted by the Board of Trustees on February 23, 2021.

Background

On October 27, 2020, the Board of Trustees approved the Drainage Improvement plan prepared by Perez Consulting Engineers (PCE). The Board approved Option 1A, which enlarged the existing detention pond to meet or exceed the Hidalgo County Drainage District (HCDD) No. 1 and City of Pharr requirements of a 50-year storm. This project will add an additional 2.5 acre-feet of detention to the existing detention facilities.

PCE estimated the cost of the proposed option to be \$84,920. The College has included \$300,000 in the FY20-21 Unexpended Construction Plant Fund for construction of the RCPSE Drainage Improvements project. The total project budget is \$356,255 which includes funds for construction, design, and miscellaneous costs.

Regional Center for Public Safety Excellence Site Drainage Improvements Phase II Total Project Budget	
Budget Item	Budget Amount
Construction	\$300,000
Design	46,255
Miscellaneous	10,000
Total Project Budget	\$356,255

PCE is currently working on the development of the construction plans and specifications. Upon completion of the documents, the College would begin the process of the solicitation for construction services of the drainage improvements.

Enclosed Documents

Enclosed is the proposed plan of Option 1A from PCE for the Committee's review and information.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the April 27, 2021 Board meeting, authorization to proceed with the solicitation of construction services for the Regional Center for Public Safety Excellence (RCPSE) Site Drainage Improvements Phase II project as presented.

RECOMMENDED IMPROVEMENTS OPTIONS I & IA – FIGURE I 5


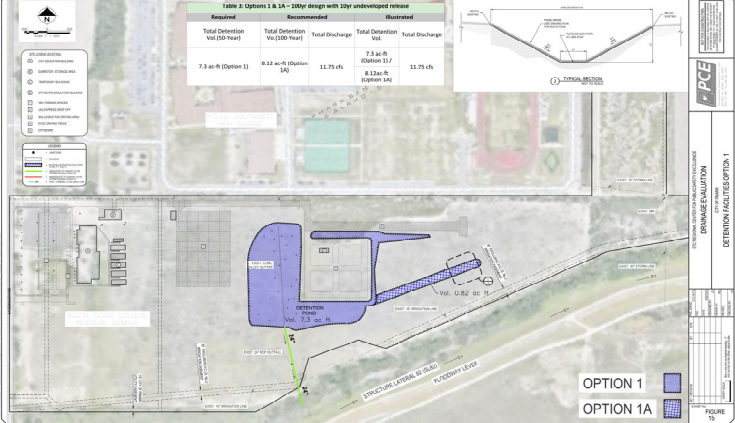
Enlarge Existing Detention Pond to Meet Minimum HCDD No. 1 Requirements of a 50-YR Storm (\$66,380)

Enlarge Existing Detention
Pond to Meet Minimum
HCDD No. I Requirements
of a 100-YR Storm (\$84,920)



Project Fact Sheet

4/7/2021

Project Name: RCPSE - Site Drainage Improvements Phase II		Project No. 2020-022C	
Funding Source(s): Unexpended Plant Fund	Estimated Budget		Actual Expenditures To Date Variance of Original Budget vs. Actual Expenditures To Date
	Construction:	\$ 300,000	\$ - \$ 300,000
	Design:	70,000	39,490 30,510
	Miscellaneous:	10,885	885 10,000
	FFE:	-	-
	Technology:	-	-
Total: \$ 380,885		\$ 40,375	\$ 340,510
Approval to Solicit Engineer: 7/23/2019		Board Approval of Schematic Design TBD	
Engineer: Perez CE			
Contractor: TBD		Substantial Completion TBD	Board Acceptance TBD
STC FPC Project Manager: Robert S Gomez		Final Completion TBD	Board Acceptance TBD
Project Description		Project Scope	
Evaluation and proposed improvements of the RCPSE existing site drainage.		Consulting engineer to design drainage improvements to the existing detention pond. As per board approval option 1A consisting of expanding the drainage pond and drainage swales.	
Projected Timeline			
Board Approval of Engineer	Board Approval of Drainage Report	Board Approval of Contractor	Construction Start Date
8/27/2019	10/27/2020	TBD	TBD
Project Calendar of Expenditures by Fiscal Year			
Fiscal Year	Construction	Design	Misc.
2018-19	\$ -	\$ -	\$ 879.00
2019-20	-	23,745.00	6.48
2020-21	-	15,745.00	-
Project Total	\$ -	\$ 39,490.00	\$ 885.48
Current Agenda Item			
04/13/21 Facilities Committee: Review and Recommend Action on Authorization to Proceed with Solicitation of Construction Services for the Regional Center for Public Safety Excellence Site Drainage Improvements Phase II			
			
Master Plan		Drainage Improvements Recommendation	

Review and Recommend Action on Contracting Construction Services for the Deferred Maintenance of District Wide Roofs at Mid Valley Campus, Dr. Ramiro R. Casso Nursing and Allied Health Campus, and Starr County Campus

Approval to contract construction services for the Deferred Maintenance of District Wide Roofs at Mid Valley Campus, Dr. Ramiro R. Casso Nursing and Allied Health Campus, and Starr County Campus Project will be requested at the April 27, 2021 Board meeting.

Purpose

The procurement of a contractor will provide for construction services necessary for the deferred maintenance of the roofs district-wide.

Scheduling Priority

This renewals & replacements project is part of the district wide deferred maintenance plan, and has been reviewed by the Facilities Planning & Construction department, the President's Cabinet, the Facilities Committee, and the Board of Trustees. It is scheduled as a non-educational space improvement to perform deferred maintenance of the roofs at the Mid Valley, Dr. Ramiro R. Casso Nursing and Allied Health, and Starr County Campuses.

Background

On May 30, 2019, the Board approved contracting design services with BEAM Professionals, a PBK Company. The architect evaluated the existing roofs, provided recommendations to the Board, and prepared construction documents accordingly.

The architect recommended providing a roof coating system for the following buildings:

Mid Valley Campus		
Building Letter	Building Name	Year of Roof Installation
Building D	Workforce Center	2004
Building E	Library (partial roof)	2004
Building F	Student Union (previously Student Services-partial roof)	2004
Building G	North Academic	2004

Dr. Ramiro R. Casso Nursing and Allied Health Campus		
Building Letter	Building Name	Year of Roof Installation
Building A	NAH East	2000 and 2004

Starr County Campus		
Building Letter	Building Name	Year of Roof Installation
Building A	Administration/Bookstore	1998
Building B	Center for Learning Excellence	1998
Building C	North Academic	1998
Building D	Workforce Center	2004
Building E	South Academic	2004
Building F	Cultural Arts Center	2004
Building G	Student Services (partial roof)	2004
Building H	Student Activities Center (partial roof)	2004

The selected roofs for this project have been in place between 17 and 23 years. On August 25, 2020, the Board approved the architect's recommendations for the deferred maintenance of the roofs, and authorized the solicitation of construction services for this project.

Solicitation of competitive sealed proposals for this project began on January 27, 2021. A total of seven (7) sets of construction documents were issued to vendors and plan rooms. A total of three (3) proposals were received on February 18, 2021. The Request for Proposals allows for multiple contract awards. The proposals were evaluated individually by campus.

Timeline for Solicitation of Competitive Sealed Proposals	
January 27, 2021	Solicitation of competitive sealed proposals began.
February 18, 2021	Three (3) proposals were received.

Proposed Contractors and Alternate #1

College staff reviewed and evaluated the competitive sealed proposals and recommend Argio Roofing & Construction LLC (Argio) as the highest ranked in the amount of \$756,295 for the Mid Valley Campus, American Roofing USA as the highest ranked in the amount of \$266,000 for the Nursing and Allied Health Campus, and Sechrist-Hall Company. as the highest ranked in the amount of \$862,055 for the Starr County Campus. The recommended proposals include the base bid and pricing for Alternate #1, which calls for safety railing at the roof hatches to meet current building codes. The contractors' bid proposals are listed below:

Campus	Highest Ranked Contractor	Estimated Budget	Highest Ranked Proposal Base Bid	Alternate #1	Total Bid Proposal	Variance
Mid Valley Campus	Argio Roofing & Construction	\$860,000	\$746,149	\$10,146	\$756,295	\$103,705
Nursing and Allied Health Campus	American Contracting USA	150,000	263,000	3,000	266,000	(116,000)
Starr County Campus	Sechrist-Hall Company	770,000	853,055	9,000	862,055	(92,055)
Total Amount		\$1,780,000	\$1,862,204	\$22,146	1,884,350	(\$104,350)

Funding Source

Funds for the Deferred Maintenance of District Wide Roofs at Mid Valley Campus, Dr. Ramiro R. Casso Nursing and Allied Health Campus, and Starr County Campus Project 2019-030R are budgeted in the FY 2020-2021 Renewals & Replacements Fund in the amount of \$1,780,000 for construction. Additional funds in the Renewals & Replacements Fund are available to cover the deficit.

Source of Funding	Campus	Estimated Budget
Renewals & Replacements Fund	Mid Valley Campus	\$860,000
Renewals & Replacements Fund	Nursing and Allied Health Campus	150,000
Renewals & Replacements Fund	Starr County Campus	770,000
Total Amount		\$1,780,000

Alternate #1

Staff requested for the contractor's proposals to include an alternate for safety railing around the existing roof hatches for fall protection. The safety railings are required as part of the new 2018 International Building Code (IBC) and Occupational Safety and Health Administration (OSHA) requirements which went into effect in 2021. Staff recommends including the Alternate#1 proposals as part of the contractor's bids.

Reviewers

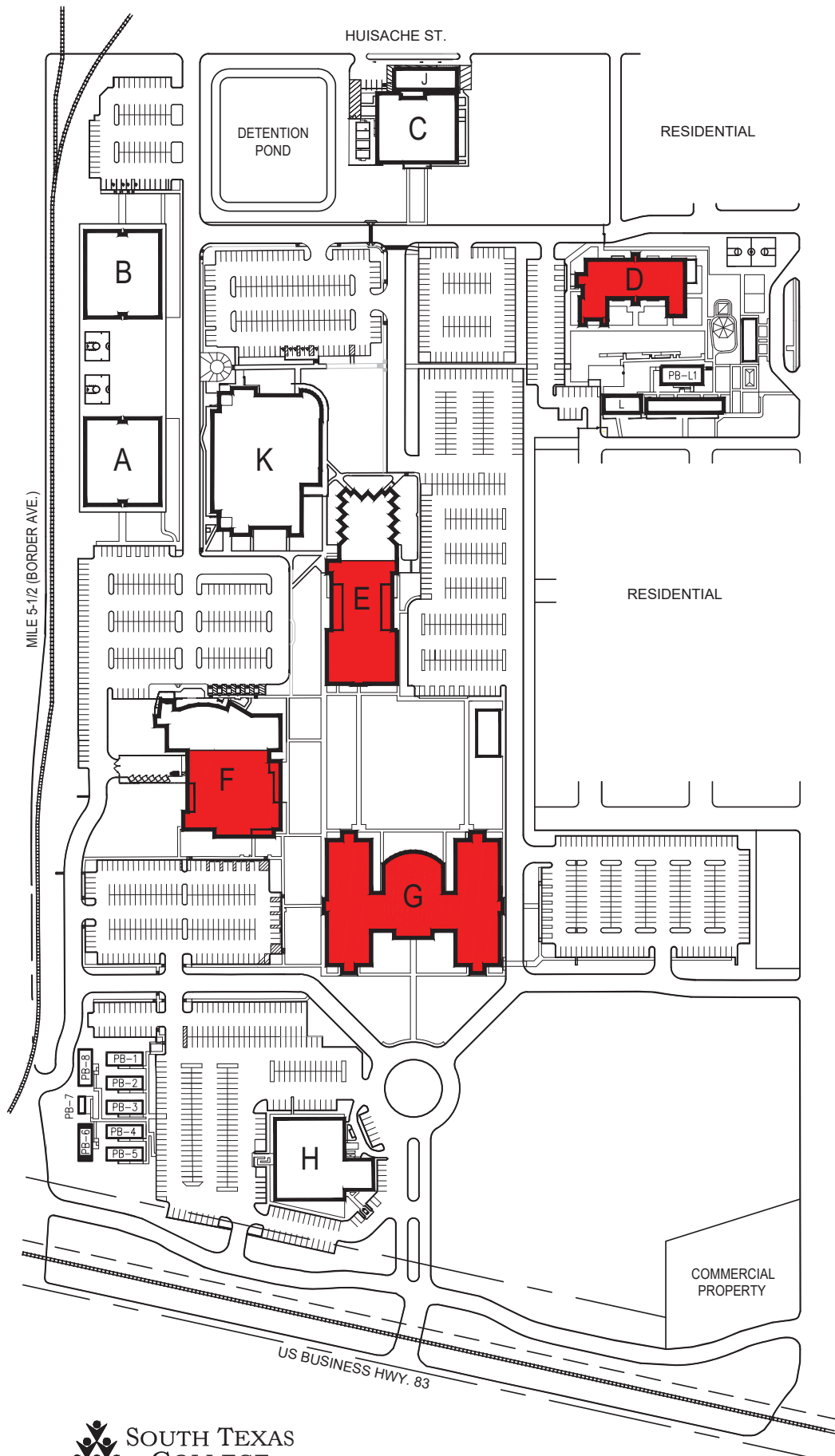
The proposals have been reviewed by College staff from BEAM Professionals, Facilities Planning & Construction, Maintenance & Operations, and Purchasing departments.

Enclosed Documents

Site plans of the projects are enclosed. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

Recommended Action

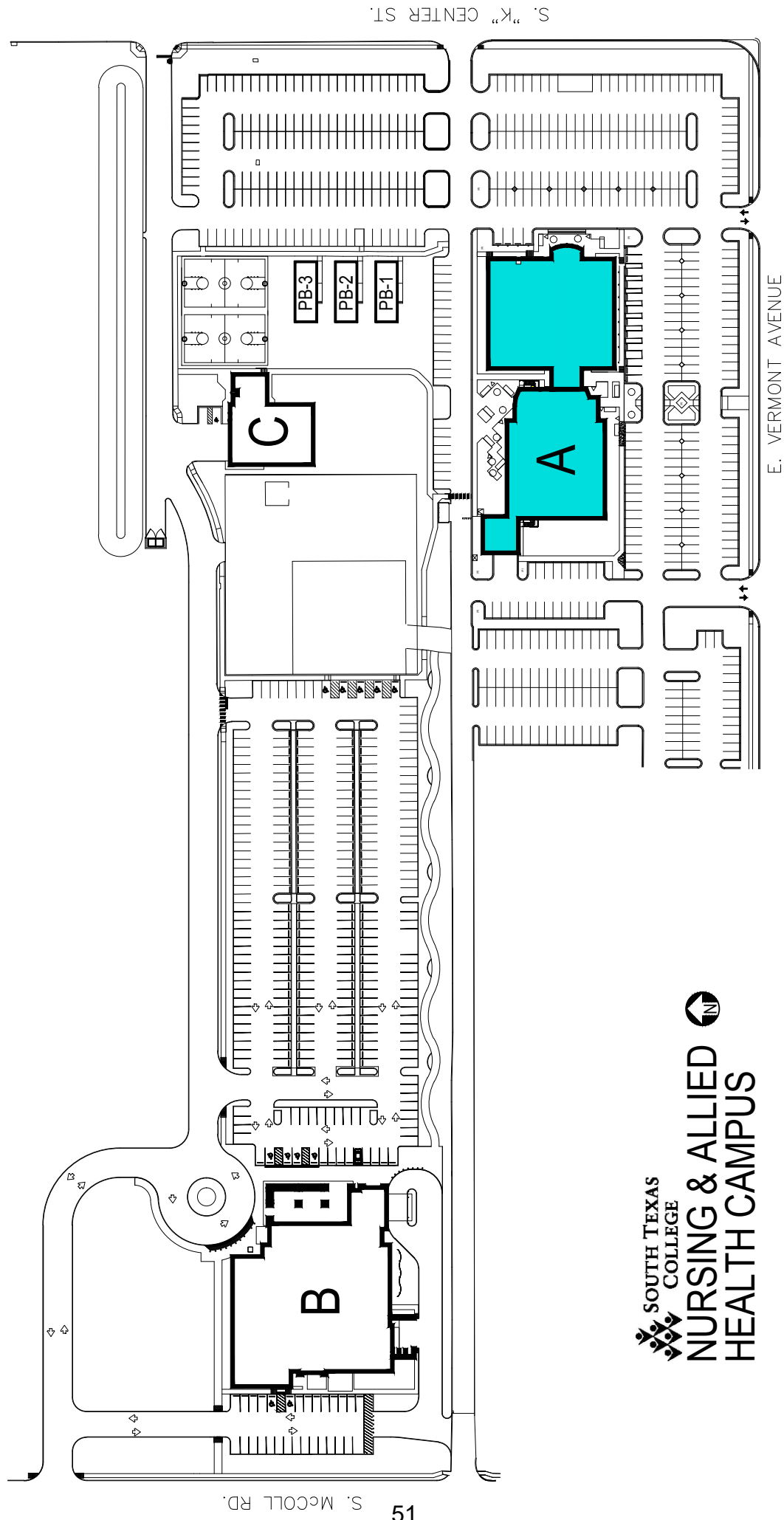
It is requested that the Facilities Committee recommend for Board approval at the April 27, 2021 Board meeting, to contract construction services with Argio in the amount of \$756,295 for the Mid Valley Campus, American Roofing USA in the amount of \$266,000 for the Nursing and Allied Health Campus, and Sechrist-Hall Company in the amount of \$862,055 for the Starr County Campus, for the Deferred Maintenance of District Wide Roofs at Mid Valley Campus, Dr. Ramiro R. Casso Nursing and Allied Health Campus, and Starr County Campus Project as presented.



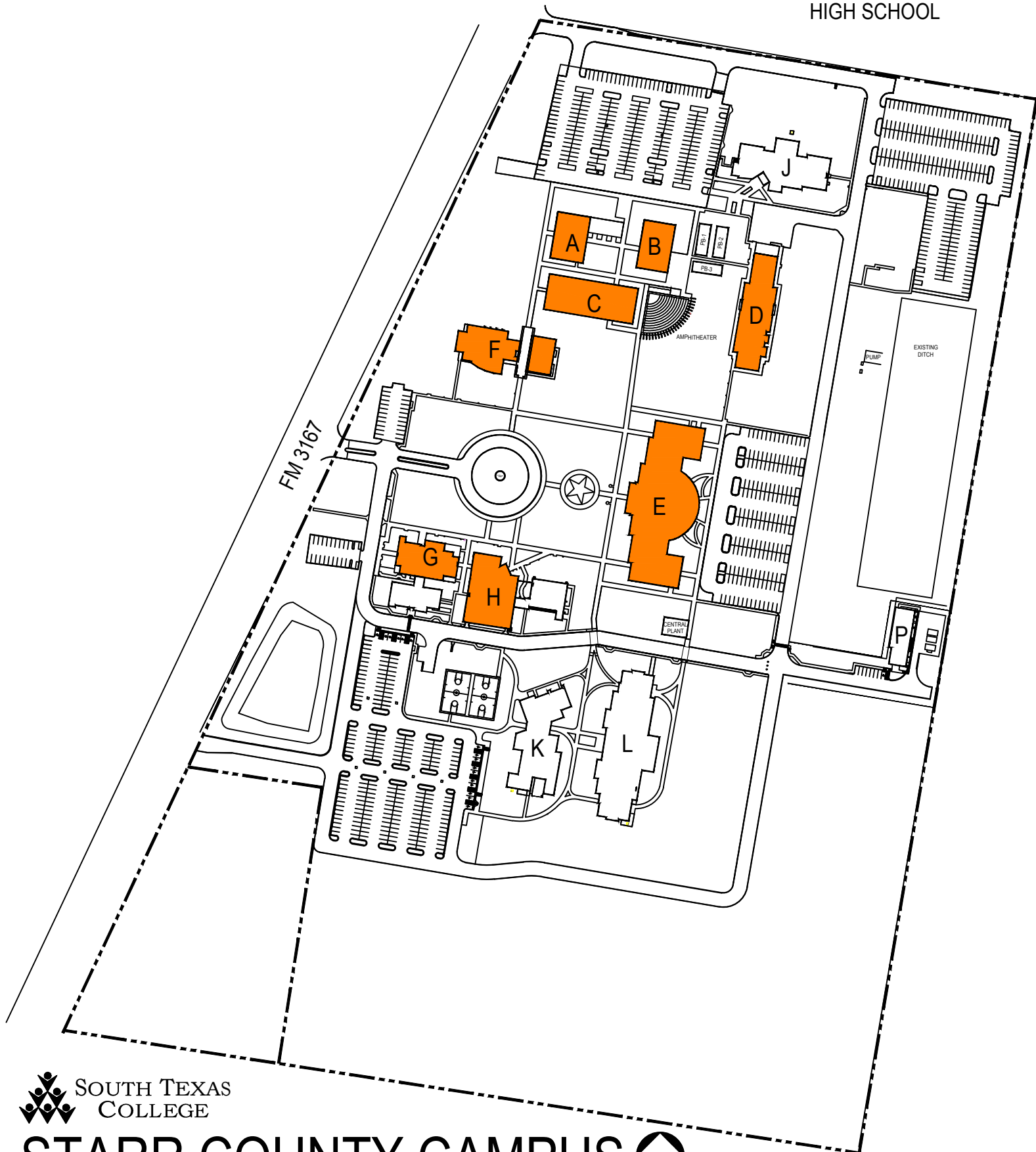
SOUTH TEXAS
COLLEGE

MID VALLEY CAMPUS





HIGH SCHOOL



STARR COUNTY CAMPUS 

**SOUTH TEXAS COLLEGE
DISTRICT WIDE DEFERRED MAINTENANCE OF DISTRICT WIDE ROOFS
PROJECT NO. 20-21-1024**

VENDOR		American Contracting USA, Inc.	ARIGO Roofing & Construction, LLC.	Sechrist-Hall Company
ADDRESS		1606 S Reynolds St	29729 Norman Rd	2826 W Expway 83
CITY/STATE/ZIP		Rio Hondo, TX 78583	Rio Hondo, TX 78583	Harlingen, TX 78552
PHONE		(956) 748-4030	(956) 748-9507	(956) 423-7086
CONTACT		Leticia Barcenas	Rogelio Escobedo	J. Carlos Coronado
#	Description	Proposed	Proposed	Proposed
Base Proposal				
1	Nursing and Allied Health Campus	\$ 263,000.00	\$ 316,194.00	\$ 302,245.00
2	Mid Valley Campus	\$ 836,000.00	\$ 746,149.00	\$ 959,777.00
3	Starr County Campus	\$ 863,000.00	\$ 840,675.00	\$ 853,055.00
Unit Price for Additional Repairs				
4	Unit Price No. 1 - Nursing and Allied Health Campus	\$16.00/SF	\$10.00/SF	\$24.00/SF
5	Unit Price No. 2 - Mid Valley Campus	\$12.00/SF	\$12.00/SF	\$35.00/SF
6	Unit Price No. 3 - Starr County Campus	\$8.00/LF	\$5.00/LF	\$10.15/LF
Delivery Schedule and Bid Bond				
7	Begin Work Within	10 Working Days	10 Working Days	15 Working Days
8	Completion of the Work Within	210 Calendar Days	180 Calendar Days	180 Calendar Days
9	Bid Bond Provided	Yes	Yes	Yes
Alternate No. 1 - Provide & Install Fall-Thru Protection at Existing Roof Hatches				
10	Alternate No. 1 - Nursing and Allied Health Campus	\$ 3,000.00	\$ 2,029.00	\$ 2,500.00
11	Additional Working Days	0 days	0 days	0 days
12	Alternate No. 1 - Mid Valley Campus	\$ 15,000.00	\$ 10,146.00	\$ 9,000.00
13	Additional Working Days	0 days	0 days	0 days
14	Alternate No. 1 - Starr County Campus	\$ 12,000.00	\$ 14,205.00	\$ 9,000.00
15	Additional Working Days	0 days	0 days	0 days
Alternate No. 2 - Building A Roof Recovery as drawn and noted on drawings				
16	Alternate No. 2 - Starr County Campus	\$ 136,000.00	\$ 146,879.00	\$ 110,695.00
17	Additional Working Days	45 days	30 days	15 days
Alternate No. 3 - Building B Roof Recovery as drawn and noted on drawings				
18	Alternate No. 3 - Starr County Campus	\$ 116,000.00	\$ 138,679.00	\$ 112,490.00
19	Additional Working Days	45 days	30 days	15 days
Alternate No. 4 - Building C Roof Recovery as drawn and noted on drawings				
20	Alternate No. 4 - Starr County Campus	\$ 253,000.00	\$ 248,140.00	\$ 204,560.00
21	Additional Working Days	90 days	30 days	25 days

**SOUTH TEXAS COLLEGE
DISTRICT WIDE DEFERRED MAINTENANCE OF DISTRICT WIDE ROOFS
PROJECT NO. 20-21-1024**

VENDOR	American Contracting USA, Inc.	ARIGO Roofing & Construction, LLC.	Sechrist-Hall Company
ADDRESS	1606 S Reynolds St	29729 Norman Rd	2826 W Expway 83
CITY/STATE/ZIP	Rio Hondo, TX 78583	Rio Hondo, TX 78583	Harlingen, TX 78552
PHONE	(956) 748-4030	(956) 748-9507	(956) 423-7086
CONTACT	Leticia Barcenas	Rogelio Escobedo	J. Carlos Coronado
#	Description	Proposed	Proposed
Summary Total: Base Proposal and Alternate No. 1			
Base Proposal with Alternate No. 1 - Nursing and Allied Health Campus	\$ 266,000.00	\$ 318,223.00	\$ 304,745.00
TOTAL EVALUATION POINTS	91.45	85.32	87.79
RANKING	1	3	2
Base Proposal with Alternate No. 1 - Mid Valley Campus	\$ 851,000.00	\$ 756,295.00	\$ 968,777.00
TOTAL EVALUATION POINTS	86.44	92.7	83.65
RANKING	2	1	3
Base Proposal with Alternate No. 1 - Starr County Campus	\$ 875,000.00	\$ 854,880.00	\$ 862,055.00
TOTAL EVALUATION POINTS	90.41	92.7	93.4
RANKING	3	2	1

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

**SOUTH TEXAS COLLEGE
DISTRICT WIDE DEFERRED MAINTENANCE OF DISTRICT WIDE ROOFS -
NURSING AND ALLIED HEALTH CAMPUS - PROJECT NO. 20-21-1024
EVALUATION SUMMARY**

VENDOR		American Contracting USA, Inc.		Argio Roofing & Construction, LLC.		Sechrist-Hall Company	
ADDRESS		1606 S Reynolds St		29729 Norman Rd		2826 W Expway 83	
CITY/STATE/ZIP		Rio Hondo, TX 78583		Rio Hondo, TX 78583		Harlingen, TX 78552	
PHONE		(956) 748-4030		(956) 748-9507		(956) 423-7086	
CONTACT		Leticia Barcenas		Rogerio Escobedo		J. Carlos Coronado	
1	The Respondent's price proposal. (up to 45 points)	45	45	37.62	37.62	39.27	39.27
		45		37.62		39.27	
		45		37.62		39.27	
		45		37.62		39.27	
		45		37.62		39.27	
2	The Respondent's experience and reputation. (up to 10 points)	9	8.7	8	8.5	9	8.7
		9		9		9	
		8.5		8.5		8.5	
		9		9		9	
		8		8		8	
3	The quality of the Respondent's goods or services. (up to 10 points)	9	8.4	8	8.4	9	8.3
		8		9		8	
		8.5		8.5		8.5	
		8.5		8.5		8	
		8		8		8	
4	The Respondent's safety record. (up to 5 points)	3.5	3.6	4	3.9	4	4.3
		4		4		5	
		3.5		4		4.5	
		4		4		4	
		3		3.5		4	
5	The Respondent's proposed personnel. (up to 8 points)	7	7	6	7.1	7	7.3
		7		8		8	
		7		7.5		7.5	
		7		7		7	
		7		7		7	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 point)	8	8	7	7.6	8	8
		8		8		8	
		8		8		8	
		8		8		8	
		8		7		8	
7	The Respondent's organization and approach to the project. (up to 6 points)	4.5	4.7	5	5.2	5	5.1
		5		5.5		5	
		5		5		5	
		5.5		5.5			
		4		5		5	
8	The Respondent's time frame for completing the project. (up to 7 points)	6.05	6.05	7	7	6.82	6.82
		6.05		7		6.82	
		6.05		7		6.82	
		6.05		7		6.82	
		6.05		7		6.82	
TOTAL EVALUATION POINTS		91.45		85.32		87.79	
RANKING		1		3		2	

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

SOUTH TEXAS COLLEGE
DISTRIC WIDE DEFERRED MAINTENANCE OF DISTRICT WIDE ROOFS -
MID VALLEY CAMPUS - PROJECT NO. 20-21-1024
EVALUATION SUMMARY

VENDOR		American Contracting USA, Inc.		Argio Roofing & Construction, LLC.		Sechrist-Hall Company	
ADDRESS		1606 S Reynolds St		29729 Norman Rd		2826 W Expway 83	
CITY/STATE/ZIP		Rio Hondo, TX 78583		Rio Hondo, TX 78583		Harlingen, TX 78552	
PHONE		(956) 748-4030		(956) 748-9507		(956) 423-7086	
CONTACT		Leticia Barcenas		Rogerio Escobedo		J. Carlos Coronado	
1	The Respondent's price proposal. (up to 45 points)	39.99	39.99	45	45	35.13	35.13
		39.99		45		35.13	
		39.99		45		35.13	
		39.99		45		35.13	
		39.99		45		35.13	
2	The Respondent's experience and reputation. (up to 10 points)	9	8.7	8	8.5	9	8.7
		9		9		9	
		8.5		8.5		8.5	
		9		9		9	
		8		8		8	
3	The quality of the Respondent's goods or services. (up to 10 points)	9	8.4	8	8.4	9	8.3
		8		9		8	
		8.5		8.5		8.5	
		8.5		8.5		8	
		8		8		8	
4	The Respondent's safety record. (up to 5 points)	3.5	3.6	4	3.9	4	4.3
		4		4		5	
		3.5		4		4.5	
		4		4		4	
		3		3.5		4	
5	The Respondent's proposed personnel. (up to 8 points)	7	7	6	7.1	7	7.3
		7		8		8	
		7		7.5		7.5	
		7		7		7	
		7		7		7	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 point)	8	8	7	7.6	8	8
		8		8		8	
		8		8		8	
		8		8		8	
		8		7		8	
7	The Respondent's organization and approach to the project. (up to 6 points)	4.5	4.7	5	5.2	5	5.1
		5		5.5		5	
		5		5		5	
		5		5.5		5.5	
		4		5		5	
8	The Respondent's time frame for completing the project. (up to 7 points)	6.05	6.05	7	7	6.82	6.82
		6.05		7		6.82	
		6.05		7		6.82	
		6.05		7		6.82	
		6.05		7		6.82	
TOTAL EVALUATION POINTS		86.44		92.7		83.65	
RANKING		2		1		3	


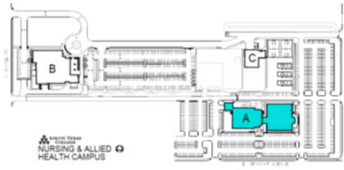

The Director of Purchasing has reviewed all the responses and evaluations completed.

**SOUTH TEXAS COLLEGE
DISTRICT WIDE DEFERRED MAINTENANCE OF DISTRICT WIDE ROOFS -
STARR COUNTY CAMPUS - PROJECT NO. 20-21-1024
EVALUATION SUMMARY**

VENDOR		American Contracting USA, Inc.		Argio Roofing & Construction, LLC.		Sechrist-Hall Company	
ADDRESS		1606 S Reynolds St		29729 Norman Rd		2826 W Expway 83	
CITY/STATE/ZIP		Rio Hondo, TX 78583		Rio Hondo, TX 78583		Harlingen, TX 78552	
PHONE		(956) 748-4030		(956) 748-9507		(956) 423-7086	
CONTACT		Leticia Barcenas		Rogelio Escobedo		J. Carlos Coronado	
1	The Respondent's price proposal. (up to 45 points)	43.96	43.96	45	45	44.62	44.62
		43.96		45		44.62	
		43.96		45		44.62	
		43.96		45		44.62	
		43.96		45		44.62	
2	The Respondent's experience and reputation. (up to 10 points)	9	8.7	8	8.5	9	8.7
		9		9		9	
		8.5		8.5		8.5	
		9		9		9	
		8		8		8	
3	The quality of the Respondent's goods or services. (up to 10 points)	9	8.4	8	8.4	9	8.3
		8		9		8	
		8.5		8.5		8.5	
		8.5		8.5		8	
		8		8		8	
4	The Respondent's safety record. (up to 5 points)	3.5	3.6	4	3.9	4	4.3
		4		4		5	
		3.5		4		4.5	
		4		4		4	
		3		3.5		4	
5	The Respondent's proposed personnel. (up to 8 points)	7	7	6	7.1	7	7.3
		7		8		8	
		7		7.5		7.5	
		7		7		7	
		7		7		7	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 point)	8	8	7	7.6	8	8
		8		8		8	
		8		8		8	
		8		8		8	
		8		7		8	
7	The Respondent's organization and approach to the project. (up to 6 points)	4.5	4.7	5	5.2	5	5.1
		5		5.5		5	
		5		5		5	
		5		5.5		5.5	
		4		5		5	
8	The Respondent's time frame for completing the project. (up to 7 points)	6.05	6.05	7	7	6.82	6.82
		6.05		7		6.82	
		6.05		7		6.82	
		6.05		7		6.82	
		6.05		7		6.82	
TOTAL EVALUATION POINTS		90.41		92.7		93.14	
RANKING		3		2		1	

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

Project Fact Sheet 4/5/2021

Project Name:		District Wide - Deferred Maintenance of Roofs		Project No.		2019-030R									
Funding Source(s):		Renewals & Replacements Fund		Original Budget		Revised Budget		Actual Expenditures To Date		Variance of Revised Budget vs. Actual Expenditures To Date		Variance of Original Budget vs. Actual Expenditures To Date			
				Construction:		\$1,880,000		\$1,780,000		\$0		\$1,780,000		\$1,880,000	
				Design:		188,000		154,400		86,051		68,349		101,949	
				Miscellaneous:		15,000		15,000		-		15,000		15,000	
				FFE:		0		0		-		-		0	
				Technology:		0		0		0		0		0	
				Total:		\$ 2,083,000		\$ 1,949,400		\$86,051		\$ 1,863,349		\$ 1,996,949	
				Architect:		BEAM Professionals, a PBK Company		Board Approval of Schematic Design		8/25/2020					
Contractor:		TBD													
STC FPC Project Manager:		Martin Villarreal		Substantial Completion		TBD		Board Acceptance		TBD					
				Final Completion		TBD		Board Acceptance		TBD					
Project Description				Project Scope											
Maintenance of 13 roofs for various buildings at Mid Valley Campus, Nursing and Allied Health Campus, and Starr County Campus due to roofs reaching their life expectancy of 20 years.				Workforce Center Building D, Library Building E, Student Union Building F, North Academic Building G, at Mid Valley Campus , NAH West & Simulation Center Building B at Nursing and Allied Health Campus, and Administration/Bookstore Building A, Center for Learning Excellence Building B, North Academic Building C, Workforce Center Building D, South Academic Building E, Cultural Arts Center Building F, Student Services Building G, Student Activities Center Building H at Starr County Campus.											
Projected Timeline															
Board Approval of Architect		Board Approval of Schematic Design		Board Approval of Contractor		Construction Start Date		Substantial Completion Date		Final Completion Date		FFE Completion of Move In			
5/30/2019		8/25/2020		4/27/2021		5/26/2021		11/26/2021		12/26/2021		N/A			
Project Calendar of Expenditures by Fiscal Year															
Fiscal Year		Construction		Design		Misc.		FFE		Tech		Project Total			
2019-20		\$0.00		\$14,000.00		\$ -		\$ -		\$ -		\$14,000.00			
2020-21		\$0.00		\$72,051.00								\$72,051.00			
Project Total		\$0.00		\$86,051.00		\$ -		\$ -		\$ -		\$86,051.00			
Current Agenda Item															
4/13/2021: Review and Recommend Action on Contracting Construction Services for the Deferred Maintenance of District Wide Roofs at Mid Valley Campus, Dr. Ramiro R. Casso Nursing and Allied Health Campus, and Starr County Campus															
<div><div><p>MID VALLEY CAMPUS</p></div><div><p>NURSING & ALLIED HEALTH CAMPUS</p></div><div><p>STARR COUNTY CAMPUS</p></div></div>															

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 a 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 April 27, 2021 Board meeting.

Purpose

The purpose of the change order is to request authorization to modify the scope and increase the number of days to complete the projects.

Justification

Modification to the scope and the completion date is required due to necessary changes in scope and unavoidable delays.

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 is 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 require 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. On February 23, 2021, the Board approved change order #3, which extended the completion days by forty-seven (47) days, and had no change to the cost.

Change Order #4

Modifications to scope associated with change order #4 will increase the costs by \$3,544.20 and are listed as follows:

Both Campuses

- The installation of office signage

Nursing and Allied Health Campus

- The installation of additional electrical and data receptacles in the Testing Area
- The installation of additional plastic laminate and modifications to the Cashiers Area counter

Starr County Campus

- The installation of recessed electrical and data work in the Cashiers Area

Modifications to scope associated with change order #4 will decrease the costs by \$9,700.00 and are listed as follows:

Starr County Campus

- The non-installation of overhead doors at the Cashiers Area

The contractor has requested additional days due to the modifications to the scope, and for the delays due to the winter storm and the delivery of the bullet resistant window.

The contractor has requested 35 additional days due to delays listed below:

- Time to work on additional scope of work..... 15 Days
- Delay in delivery of materials for bullet resistant window at Starr 15 Days
- Delay due to winter freeze at NAHC and Starr 5 Days

Total number of days requested by contractor **35 Days**

Original Substantial Completion Date.....December 26, 2020

Revised Substantial Completion Date per Change Orders #1, 2, and 3
..... February 19, 2021

New Substantial Completion Date per proposed Change Order #4 March 26, 2021

The projects reached substantial completion on March 10, 2021. Recommendations for acceptance of Substantial Completion for the Nursing and Allied Health Campus (NAHC) and Starr County Campus Student Services Renovations projects will be requested under separate agenda items.

Change order #4 authorizes a decrease in the cost total in the amount of \$6,155.80, and an additional 35 days added to the substantial completion date. Below is a table with a description of the proposed Change Order #4.

Nursing and Allied Health Campus and Starr County Campus Student Services Renovations			
Proposed Change Order No.	Item Description	Cost	Days
4	<u><i>Increases to cost</i></u>		
	• The installation of office signage	\$1,894.00	5
	• Additional electrical and data receptacles	280.00	4
		288.00	3
	• Additional plastic laminate and modifications to counter	760.00	3
	• Recessed electrical and data work	<u>322.20</u>	<u>0</u>
	• <u>Contractor's Overhead and Profit (10%)</u>	\$3,544.20	15
	Subtotal		
	<u><i>Decreases to cost</i></u>	<u>(\$9,700.00)</u>	<u>0</u>
	• <u>Removal of overhead doors from scope</u>	(\$9,700.00)	0
	Subtotal		
	<u><i>No Cost Items</i></u>	No Cost	5
	• Winter storm delay	<u>No Cost</u>	<u>15</u>
	• <u>Bullet resistant window delivery delay</u>	No Cost	20
	Subtotal		
Total Proposed Change Order No. 4		(\$6,155.80)	35 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, #2, and #3 is \$405,665.

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	\$188,000
NAHC Student Services Construction Budget	247,000
Total Construction Budget Amount	\$435,000

Below is the current construction contract amount if the proposed Change Order #4 is approved.

Nursing and Allied Health Campus and Starr County Campus Student Services Renovations Proposed Construction Contract Changes	
Item	Amount
Approved Construction Contract	\$400,000.00
Previously Approved Change Orders #1, 2, and 3	5,665.00
Current Change Order #4	(6,155.80)
Subtotal of Change Orders	(490.80)
Current Construction Contract Amount	\$399,509.20

Below is the variance of the construction budget if the proposed Change Order #4 is approved.

Nursing and Allied Health Campus and Starr County Campus Student Services Renovations Construction Budget Variance	
Budget	Amount
Total Construction Budget	\$435,000.00
Current Construction Contract Amount	399,509.20
Variance	\$35,490.80

Enclosed Documents

The proposed change order #4 is enclosed.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the April 27, 2021 Board meeting, the proposed change order with Holchemont, LTD for a total decrease in cost of \$6,155.80 and thirty-five (35) additional days for the Nursing and Allied Health Campus (NAHC) and Starr County Campus Student Services Renovations projects as presented.

DRAFT AIA® Document G701™ – 2017

Change Order

PROJECT: *(Name and address)*

19.18 STC NAH Campus & Starr
County Campus Student Services
Renovations
McAllen, TX and Rio Grande City, TX

CONTRACT INFORMATION:

Contract For: General Construction

Date: Sept. 9, 2020

CHANGE ORDER INFORMATION:

Change Order Number: 004

Date: April 5, 2021

OWNER: *(Name and address)*

South Texas College (STC)
3200 W. Pecan Blvd.
McAllen, TX 78501

ARCHITECT: *(Name and address)*

Gignac & Associates
3700 N. 10th Street, Suite 205
McAllen, TX 78501

CONTRACTOR: *(Name and address)*

Holchemont, LTD
900 N. Main St.
McAllen, TX 78501

THE CONTRACT IS CHANGED AS FOLLOWS:

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

STARR - PR-06 PCO-06 - Credit for overhead coiling doors -\$9,700.00

STARR - PR-07 PCO-07 - Additional electrical raceway at island millwork \$836.00

NAH - PR-02 PCO-07 - Additional receptacle and data box at Testing Room \$280.00

NAH - Millwork revisions at cashier's windows \$288.00

Office Signage \$1,894.00

Sub-total adds = \$3,222.00

O&P at 10% = \$322.20

Sub-total credits = -\$9,700.00

TOTAL CHANGE ORDER AMOUNT = CREDIT **\$6,155.80**

Additional days:

Office Signage	5
Recessed power / data power strip	3
Additional receptacle / data at testing area	4
Add'l p-lam / modification to Cashier	3
Winter storm - STC closed	5
Bullet resistant glazing delivery delay	<u>15</u>
Total additional days	35 calendar days

The original Contract Sum was

The net change by previously authorized Change Orders

The Contract Sum prior to this Change Order was

The Contract Sum will be decreased by this Change Order in the amount of

The new Contract Sum including this Change Order will be

The Contract Time will be increased by thirty-five (35) days.

The new date of Substantial Completion will be

\$	400,000.00
\$	<u>5,665.00</u>
\$	405,665.00
\$	<u>6,155.80</u>
\$	<u>399,509.20</u>

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

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

Gignac & Associates
ARCHITECT (Firm name)

SIGNATURE

Raymond Gignac, AIA Principal
PRINTED NAME AND TITLE

February 26, 2021
DATE

Holchemont, LTD
CONTRACTOR (Firm name)

SIGNATURE

Michael Montalvo, Manager
PRINTED NAME AND TITLE

DATE

South Texas College (STC)
OWNER (Firm name)

SIGNATURE

College President
PRINTED NAME AND TITLE

DATE

Review and Recommend Action on Approval of Substantial Completion of the Nursing and Allied Health Campus East Building A Student Services Renovation

Approval of substantial completion of the Nursing and Allied Health Campus East Building A Student Services Renovation Project will be requested at the April 27, 2021 Board Meeting:

Project		Completion Recommended	Date Received
1.	Nursing and Allied Health Campus East Building A Student Services Renovation Project No. 2019-006C Architect: Gignac & Associates, LLP Contractor: Holchemont, Ltd.	Substantial Completion Recommended	March 10, 2021

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 was scheduled as a non-educational space improvement to provide more efficient and effective use of space for the Student Services areas and Cashiers area.

College staff visited the site and developed a construction punch list on March 10, 2021. A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by Holchemont, Ltd. The original cost approved for this project was \$217,000.

The following table summarizes the current budget status:

Nursing and Allied Health Campus East Building A Student Services Renovation					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$247,000.00	\$217,000	\$4,947.80	\$221,947.80	\$207,034.07	\$14,913.73

Enclosed Documents

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

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the April 27, 2021 Board meeting, substantial completion of the Nursing and Allied Health Campus East Building A Student Services Renovation Project as presented.

Nursing and Allied Health Campus East Building A Student Services Renovation



Nursing and Allied Health Campus East Building A Student Services Renovation



Nursing and Allied Health Campus East Building A Student Services Renovation



AIA® Document G704™ – 2017


Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> 19.18 STC NAH Campus & Starr County Campus Student Services Renovations McAllen, TX and Rio Grande City, TX	CONTRACT INFORMATION: Contract For: General Construction Date: Sept. 9, 2021	CERTIFICATE INFORMATION: Certificate Number: 002 Date: March 23, 2021
OWNER: <i>(name and address)</i> South Texas College (STC) 3200 W. Pecan Blvd. McAllen, TX 78501	ARCHITECT: <i>(name and address)</i> Gignac & Associates 416 Starr St. Corpus Christi, Texas 78401	CONTRACTOR: <i>(name and address)</i> Holchemont, LTD 900 N. Main St. McAllen, TX 78501

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

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

Renovations to Starr County campus Student Services Center area.

<u>Gignac & Associates</u> ARCHITECT <i>(Firm Name)</i>	 SIGNATURE	<u>Juan Mujica, Jr., Sr.</u> Project Manager PRINTED NAME AND TITLE	<u>March 10, 2021</u> DATE OF SUBSTANTIAL COMPLETION
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WARRANTIES

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

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

One year from date of substantial completion.

WORK TO BE COMPLETED OR CORRECTED

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

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

Refer to architectural, MEP and Owner punch lists dated March 10, 2021.

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

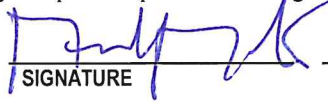
Cost estimate of Work to be completed or corrected: \$1,000.00

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

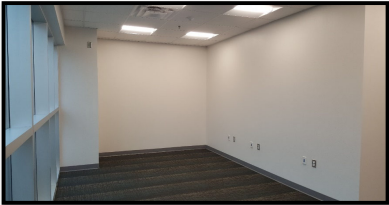
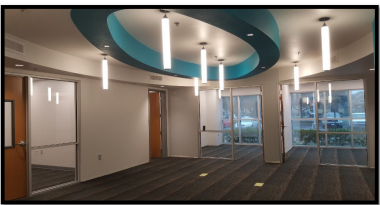

(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)

The Owner will assume responsibilities for all utilities and applicable insurance. The Contractor will continue to maintain applicable insurance to protect all parties until final acceptance. It is understood that there will be overlapping insurance.

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

<u>Holchemont, LTD</u> CONTRACTOR <i>(Firm Name)</i>	 SIGNATURE	<u>Michael Montalvo, Manger</u> PRINTED NAME AND TITLE	<u>3-26-21</u> DATE
<u>South Texas College (STC)</u> OWNER <i>(Firm Name)</i>	 SIGNATURE	<u>, Interim President</u> PRINTED NAME AND TITLE	 DATE

Project Fact Sheet 4/8/2021

Project Name: Nursing and Allied Health Campus - East Bldg A Student Services Renovation		Project No. 2019-012C				
Funding Source(s): Unexpended Plant Fund		<div style="text-align: right;"> Variance of Revised Budget vs. Actual Variance of Original Budget vs. Actual </div>				
		<div style="text-align: right;"> Actual Expenditures To Date </div>	<div style="text-align: right;"> Revised Budget Expenditures To Date </div>			
Architect/Engineer: Gignac Architects Contractor: Holchemont, LLC		Board Approval of Schematic Design 11/26/2019				
STC FPC Project Manager: Roberto S Gomez		Substantial Completion 3/10/2021 Board Acceptance TBD Final Completion TBD Board Acceptance TBD				
Project Description		Project Scope				
Redesign of the Existing Counseling, Testing, Admissions, Information area and Cashier's area.		Demolish existing walls and infrastructure, renovation of walls, flooring, ceiling, and interior finishes, and adding electrical, data, and HVAC infrastucture for a 2,136 sq. ft. space.				
Projected Timeline						
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	FFE Completion of Move In			
2/26/2019	11/26/2019	4/28/2020	4/19/2021			
Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total
2020-21	\$ 219,126.20	\$ 18,730.22	\$ 2,616.12	\$ -	\$ 31,392.20	\$ 271,864.74
Project Total	\$ 219,126.20	\$ 18,730.22	\$ 2,616.12	\$ -	\$ 31,392.20	\$ 271,864.74
Current Agenda Item						
04/13/21 Facilities Committee: Review and Recommend Action on Approval of Substantial Completion of the Nursing and Allied Health Campus East Building A Student Services Renovation						
<div style="display: flex; justify-content: space-around;">    </div>						

Review and Recommend Action on Approval of Substantial Completion of the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation

Approval of substantial completion of the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation Project will be requested at the April 27, 2021 Board Meeting:

Project		Completion Recommended	Date Received
1.	Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation Project No. 2018-020C Architect: Gignac & Associates, LLP Contractor: Holchemont, Ltd.	Substantial Completion Recommended	March 10, 2021

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 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.

College staff visited the site and developed a construction punch list on March 10, 2021. A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by Holchemont, Ltd. The original cost approved for this project was \$183,000.

The following table summarizes the current budget status:

Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$188,000.00	\$183,000	\$717.20	\$183,717.20	\$146,870.47	\$36,846.73

Enclosed Documents

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

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the April 27, 2021 Board meeting, substantial completion of the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation Project as presented.

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



Exterior View

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



Interior View

AIA® Document G704™ – 2017


Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> 19.18 STC NAH Campus & Starr County Campus Student Services Renovations McAllen, TX and Rio Grande City, TX	CONTRACT INFORMATION: Contract For: General Construction Date: Sept. 9, 2021	CERTIFICATE INFORMATION: Certificate Number: 002 Date: March 23, 2021
OWNER: <i>(name and address)</i> South Texas College (STC) 3200 W. Pecan Blvd. McAllen, TX 78501	ARCHITECT: <i>(name and address)</i> Gignac & Associates 416 Starr St. Corpus Christi, Texas 78401	CONTRACTOR: <i>(name and address)</i> Holchemont, LTD 900 N. Main St. McAllen, TX 78501

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

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

Renovations to Starr County campus Student Services Center area.

<u>Gignac & Associates</u> ARCHITECT <i>(Firm Name)</i>	 SIGNATURE	<u>Juan Mujica, Jr., Sr.</u> Project Manager PRINTED NAME AND TITLE	<u>March 10, 2021</u> DATE OF SUBSTANTIAL COMPLETION
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WARRANTIES

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

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

One year from date of substantial completion.

WORK TO BE COMPLETED OR CORRECTED

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

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

Refer to architectural, MEP and Owner punch lists dated March 10, 2021.

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

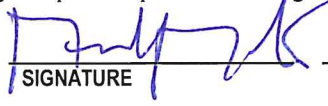
Cost estimate of Work to be completed or corrected: \$1,000.00

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

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




The Owner will assume responsibilities for all utilities and applicable insurance. The Contractor will continue to maintain applicable insurance to protect all parties until final acceptance. It is understood that there will be overlapping insurance.

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

<u>Holchemont, LTD</u> CONTRACTOR <i>(Firm Name)</i>	 SIGNATURE	<u>Michael Montalvo, Manger</u> PRINTED NAME AND TITLE	<u>3-26-21</u> DATE
<u>South Texas College (STC)</u> OWNER <i>(Firm Name)</i>	 SIGNATURE	<u>, Interim President</u> PRINTED NAME AND TITLE	 DATE

Project Fact Sheet

4/7/2021

Project Name: Starr CC - Student Svcs Bldg G Cashiers and Vet. Affairs Areas Renovations		Project No. 2018-020C	
Funding Source(s): Unexpended Plant Fund			Variance of Revised Budget vs. Actual Variance of Original Budget vs. Actual
	Original Budget	Revised Budget	Actual Expenditures To Date Actual Expenditures To Date Variance of Original Budget vs. Actual Expenditures To Date
	Construction: \$ 188,000.00	\$ 183,000.00	\$ 146,870.47 \$ 36,129.53 \$ 41,129.53
	Other Construction Cost		\$ 7,820.13
	Design: 16,000.00	16,000	\$10,880.00 5,120 5,120.00
	Miscellaneous: 4,000.00	4,000.00	\$2,138.30 1,861.70 1,861.70
	FFE: 30,000.00	30,000	- 30,000 30,000
Technology: 15,000.00	15,000	\$14,274.16 726 726	
Total:	\$ 253,000.00	\$ 248,000.00	\$ 181,983.06 \$ 73,837.07 \$ 78,837.07
Architect/Engineer: Gignac Architects	Board Approval of 11/26/2019 Schematic Design		
Contractor: Holchemont, LLC			
STC FPC Project Manager: Roberto S Gomez	Substantial Completion	3/10/2021	Board Acceptance TBD
	Final Completion	TBD	Board Acceptance TBD
Project Description		Project Scope	
Redesign of the Existing Counseling, Testing, Admissions, Information area and Cashier's area.		Demolish existing walls and infrastructure, renovation of walls, flooring, ceiling, and interior finishes, and adding electrical, data, and HVAC infrastucture for a 2,136 sq. ft. space.	
Projected Timeline			
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date
2/26/2019	11/26/2019	4/28/2020	5/25/2020
		Substantial Completion Date	Final Completion Date
		3/10/2021	4/10/2021
FFE Completion of Move In			
4/19/2021			
Project Calendar of Expenditures by Fiscal Year			
Fiscal Year	Construction	Design	Misc.
2020-21	\$ 154,690.60	\$ 10,880.00	\$ 2,138.30
Project Total	\$ 154,690.60	\$ 10,880.00	\$ 2,138.30
		FFE	Tech
		\$ -	\$14,274.16
		\$ -	\$ 14,274.16
		Project Total	\$ 181,983.06
Current Agenda Item			
04/13/2021 Facilities Committee: Review and Recommend Action on Approval of Substantial Completion of the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation			
  			

Review and Recommend Action on Approval of Final Completion of the Pecan Campus Sand Volleyball Courts Sand Replacement

Approval of final completion of the Pecan Campus Sand Volleyball Courts Sand Replacement project will be requested at the April 27, 2021 Board Meeting:

Project		Completion Recommended	Date Received
1.	Pecan Campus Sand Volleyball Courts Sand Replacement Project No. 2016-014C1 Contractor: Limon Masonry, LLC	Final Completion Recommended	March 5, 2021

This project has been 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 remove and replace the existing sand material at the sand volleyball courts.

Final Completion, including punch list items, was accomplished as required in the Owner/Contractor agreement for this project. It is recommended that final completion and release of final payment for this project with Limon Masonry, LLC be approved. The original contractor's cost approved for this project was \$48,200.

The following chart summarizes the above information:

Pecan Campus Sand Volleyball Courts Sand Replacement						
Construction Budget	Revised Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$50,000	\$58,884	\$48,200	\$9,975	\$58,175	\$43,380	\$14,795

On March 5, 2021, Perez Consulting Engineers verified that all punch list items were completed.

Enclosed Documents

A copy of the final completion letter is enclosed for the Committee's review and information.

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the April 27, 2021 Board meeting, final completion and release of final payment of \$14,795 to Limon Masonry, LLC for the Pecan Campus Volleyball Courts Sand Replacement project as presented.

Pecan Campus Sand Volleyball Courts Sand Replacement



Pecan Campus Sand Volleyball Courts Sand Replacement





1-5-2021

Mr. Rick de la Garza
Director of Facilities Planning and Construction
South Texas College
P.O. Box 9701
McAllen, Tx. 78502-9701

Re: Final Completion for STC Pecan Campus Building M Office and Workspace Renovation
#19-20-1029

Mr. De la Garza,

As of January 5th, 2021, with one exception, Noble Texas Builders has completed construction and has addressed all punch list items for the South Texas College Information Technology Building M Office and Workspace Renovation project. The one exception is the matching of a very small amount of new VCT flooring in the existing corridors in front of the two entrances. This VCT flooring is still pending.

To the best of my knowledge, the work has been performed in accordance with the Contract Documents and I recommend final acceptance.

If you have any questions or need any additional information, please don't hesitate to call me.



Sincerely,

A handwritten signature in blue ink, appearing to read "J. Gates, AIA".

John Gates, AIA
Boultinghouse Simpson Gates Architects

cc: ncl/file

Project Fact Sheet 4/7/2021

Project Name: Pecan Campus - Sand Volleyball Courts Sand Replacement		Project No. 2019-004C1	
Funding Source(s): Unexpended Plant Fund		Original Budget FY 19-20	Original Budget FY 20-21
	Construction:	\$ 15,282.00	\$ 43,000.00
	Design:	1,200.00	1,000.00
	Miscellaneous:	3,800.00	450.00
	FFE:	-	-
	Technology:	-	-
	Total:	\$ 20,282.00	\$ 44,450.00
		Revised Combined Budget	Actual Expenditures To Date
		\$ 58,282.00	\$ 43,380.00
		2,200.00	6,800.00
		4,250.00	4,356.17
		-	-
		-	-
		\$ 64,732.00	\$ 54,536.17
			Variance of Revised Budget vs. Actual Expenditures To Date
			\$ 14,902.00
			(4,600.00)
			(106.17)
			-
			-
			\$ 10,195.83
			\$ 10,195.83
Architect: Alvarado Architects & Associates, Inc.	Board Approval of Schematic Design N/A		
Contractor: Limon Masonry, LLC			
STC FPC Project Manager: David Valdez	Substantial Completion 10/6/2020	Board Acceptance 10/20/2020	
	Change Order #2 Completion 3/5/2021		
	Final Completion 3/31/2021	Board Acceptance TBD	
Project Description		Project Scope	
Removal and Replacement of sand material.		Project includes the removal and replacement of the sand material within the existing sand volleyball courts.	
Projected Timeline			
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date
N/A	N/A	6/23/2020	7/15/2020
			Substantial Completion Date
			10/6/2020
			Final Completion Date
			3/31/2021
			FFE Completion of Move In
			N/A
Project Calendar of Expenditures by Fiscal Year			
Fiscal Year	Construction	Design	Misc.
2018-19	\$ -	\$ -	\$ -
2019-20	\$ 15,282.00	\$ 6,800.00	\$ 1,299.17
2020-21	\$ 28,098.00	\$ -	\$ 3,057.00
Project Total	\$ 43,380.00	\$ 6,800.00	\$ 4,356.17
			FFE
			\$ -
			\$ -
			\$ -
			\$ -
			\$ 54,536.17
Current Agenda Item			
04/13/21 Facilities Committee: Review and Recommend Action on Approval of Final Completion of the Pecan Campus Sand Volleyball Courts Sand Replacement			
			

Review and Recommend Action on Renewal of Lease Agreement with City of Edinburg

Approval of the renewal of the facility lease agreement with the City of Edinburg for use of the Edinburg Fire Department Training facility by South Texas College will be requested at the April 27, 2021 Board meeting.

Purpose

Authorization is being requested to renew the current facility lease agreement for use by the fire science program.

Justification

The continuation of the lease of this facility is needed to continue to accommodate fire science programs being offered by South Texas College.

Background

At the June 25, 2019 Board meeting, the Board approved the initial facility lease agreement with the City of Edinburg for the period of September 1, 2019 to May 31, 2020 with the option to renew for three successive terms. The Board approved the first renewal at the April 28, 2020 Board meeting. Staff from the fire science program has expressed interest in continuing to lease this space. Staff recommends approval of the second renewal of the facility lease agreement for use starting September 1, 2021 to May 31, 2022.

Facility	Initial Term	Optional Renewal Periods	Lease Cost
City of Edinburg Fire Department Training Facility	9/1/19 – 5/31/20	9/1/20-5/31/21 9/1/21-5/31/22 9/1/22-5/31/23	Up to \$13,000 per academic semester plus materials used

Funding Source

Funds for these expenditures are budgeted in the Facilities Lease budget for FY 2020-2021.

Recommended Action

It is requested that the Facilities Committee recommend Board approval at the April 27, 2021 Board meeting, of the renewal of the facility lease agreement with the City of Edinburg for use of the Edinburg Fire Department by South Texas College for the period of September 1, 2021 to May 31, 2022 as presented.

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

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

South Texas College
Monthly Construction Report
Fiscal Year 2020 - 2021
As of April 5, 2021

Total Project Budget Summary	FY21 Unexpended Plant Fund	FY21 Renewals & Replacements
Total Construction Project Budget	\$ 10,982,474	\$ 4,883,890
Previously Approved Projects for September - March 2021	(3,374,482)	(471,919)
Proposed Project(s) for the Month of April 2021	(976,100)	-
Total Project Budget Balance	\$ 6,631,892	\$ 4,411,971

Project Reference #	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
Board Approved 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 Approved on September 22, 2020		\$ 410,238	\$ 302,919
Board Approved 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 Approved on October 27, 2020		\$ 265,120	\$ 169,000
Board Approved on November 24, 2020			
2019-015C	Regional Center for Public Safety Excellence Indoor Shooting Range - CO	\$ 291,972	\$ -
Total Board Approved on November 24, 2020		\$ 291,972	\$ -

South Texas College
Monthly Construction Report
Fiscal Year 2020 - 2021
As of April 5, 2021

Project Reference #	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
Board Approved 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	\$ -
Total Board Approved on January 26, 2021		\$ 353,116	\$ -
Board Approved 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 Approved on February 23, 2021		\$ 2,054,036	\$ -
Pending Board Approval on April 27, 2021			
2019-016C	Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles	\$ 285,500	\$ -
2019-017C	Regional Center for Public Safety Excellence Canopy for Students and Instructors	247,000	-
2019-020C	Regional Center for Public Safety Excellence Flammable Liquid and Gas (F.L.A.G.) Fire Training Area	443,600	-
Total Pending Board Approval on April 27, 2021		\$ 976,100	\$ -
Current Total Project Budget		\$ 4,350,582	\$ 471,919

* Actuals costs will be updated as project progresses.

CO - 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	Upcoming Board Meeting Item	Architect/ Engineering Firm	Contractor	
Pecan Campus																				
1	Business and Science Building G Classroom Renovation	SS					●					\$ 275,003	\$ 9,702	\$ 265,301	\$ 267,700	High	TBD	Approval of Substantial Completion	EGV Architects	Tri-Gen Constrction
2	Sand Volleyball Courts	DV					●					\$ 113,008	\$ 91,879	\$ 21,129	\$ -	High	N/A		Alvarado Architects & Assoc.	NM Contracting, LLC (Terminated)
3	Sand Volleyball Courts - Sand Replacement	DV							●			\$ 43,711	\$ 51,479	\$ (7,768)	\$ 44,450	High	April 2021	Approval of Final Completion	Alvarado Architects & Assoc.	Limon Masonry
4	Library Building F Renovation and Expansion	DV			●							\$ 1,572,047	\$ 265,116	\$ 1,306,931	\$ 1,442,266	High	January 2022	Approval of Construction Documennts	ERO Architects	TBD
5	Information Technology Building M Office and Work Space Renovation	MV									●	\$ 624,445	\$ 558,140	\$ 66,305	\$ 499,435	Completed	N/A		Boultinghouse Simpson Gates Architects	Noble Texas Builders
6	Student Activities Center Building H Cafeteria Renovation	MV									●	\$ 957,600	\$ 720,789	\$ 236,811	\$ 195,627	Completed	N/A		EGV Architects	Noble Texas Builders
7	Student Services Building K Renovations	TBD	●									\$ 26,200	\$ -	\$ 26,200	\$ 26,200	Medium	June 2021	Approval of Schematic Design	TBD	N/A
8	New Continuing Education Building	RC	●									\$ 398,160	\$ -	\$ 398,160	\$ 398,160	Low	TBD	TBD	TBD	TBD
Pecan Campus Subtotal												\$ 4,010,174	\$ 1,697,104	\$ 2,313,070	\$ 2,873,838					
Pecan Plaza																				
9	West Building C Kinesiology Renovation	MV					●					\$ 36,909	\$ 6,739	\$ 30,170	\$ 142,538	High	TBD	Approval of Substantial Completion	Alvarado Architects & Assoc.	Tri-Gen Constrction
10	Human Resources Building A Renovation	RG					●					\$ 141,000	\$ -	\$ 141,000	\$ 141,000	Medium	N/A		N/A	O&M
11	Human Resources Building A Entry Court Yard Improvements	DV					●					\$ 16,000	\$ -	\$ 16,000	\$ 16,000	High	N/A		N/A	Limon Masonry
Pecan Plaza Subtotal												\$ 193,909	\$ 6,739	\$ 187,170	\$ 299,538					
Mid-Valley Campus																				
12	Student Union Building F Renovation	SS									●	\$ 389,224	\$ 312,140	\$ 77,084	\$ 308,666	Completed	N/A		ROFA Architects	Noble Texas Builders
13	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
Mid Valley Campus Subtotal												\$ 613,424	\$ 314,148	\$ 299,276	\$ 531,866					
Technology Campus																				
14	Emerging Technologies Building A & Advanced Technical Careers Building B Renovation	SS			●							\$ 151,320	\$ 6,670	\$ 144,650	\$ 150,500	High	September 2021	Approval of Master Plan	EGV Architects	TBD
Technology 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

#	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	
Nursing and Allied Health Campus Subtotal																				
15	East Building A Student Services Renovation	SS						●				\$ 396,616	\$ 248,930	\$ 147,686	\$ 375,270	High	April 2021	Approval of Final Completion	Gignac Architects	Holchemont
16	West Entry Campus Sign	DV									●	\$ 80,353	\$ 62,007	\$ 18,346	\$ 60,000	Completed	N/A		N/A	Limon Masonry
Nursing and Allied Health Campus Subtotal												\$ 476,969	\$ 310,938	\$ 166,031	\$ 435,270					
Starr County Campus																				
17	Student Services Building G Renovation	SS						●				\$ 247,380	\$ 186,528	\$ 60,852	\$ 236,500	High	April 2021	Approval of Final Completion	Gignac Architects	Holchemont
18	Workforce Center Building D Welding Expansion	MV		●								\$ 230,820	\$ 820	\$ 230,000	\$ 230,000	Low	June 2021	Approval of Schematic Design	Gignac Architects	TBD
Starr County Campus Subtotal												\$ 478,200	\$ 187,349	\$ 290,851	\$ 466,500					
Regional Center for Public Safety Excellence																				
19	Shooting Range (Previously Target Range)	DV			●							\$ 296,092	\$ 14,780	\$ 281,312	\$ 291,972	High	May 2021	Approval of Schematic Design	PBK Architects	TBD
20	Canopy for Safety Training Vehicles	TBD	●									\$ 285,500	\$ -	\$ 285,500	\$ 285,500	Low	April 2021	Approval for Solicitation of Architects	TBD	TBD
21	Canopy for Students/Instructors	TBD	●									\$ 247,000	\$ -	\$ 247,000	\$ 247,000	Low	April 2021	Approval for Solicitation of Architects	TBD	TBD
22	Fire Training Area	TBD	●									\$ 443,600	\$ -	\$ 443,600	\$ 443,600	Low	April 2021	Approval for Solicitation of Architects	TBD	TBD
23	Site Drainage Improvements	RG			●							\$ 380,885	\$ 40,375	\$ 340,510	\$ 356,255	High	April 2021	Approval of Construction Services	Perez Consulting Engineers	TBD
24	Chiller Installation	MV			●							\$ 170,000	\$ -	\$ 170,000	\$ 170,000	High	June 2021	Approval of Construction Services	Halff Associates, Inc	TBD
25	Cityscape Remediation	RG									●	\$ 129,500	\$ 103,535	\$ 25,965	\$ 129,500	Completed	N/A		Perez Consulting Engineers	Noble Texas Builders
Regional Center for Public Safety Excellence Subtotal												\$ 1,952,577	\$ 158,691	\$ 1,793,886	\$ 1,923,827					
Higher Education Center La Joya																				
26	Exterior Building and Wayfinding Signage (Wayfinding Signage Only)	DV									●	\$ 59,144	\$ 31,463	\$ 27,681	\$ 36,400	Completed	N/A		N/A	Innerface Architectural Signage/Cast Con
Higher Education Center La Joya 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	
District 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					
Totals			12	3	6	0	8	1	0	0	7	\$ 12,200,452	\$ 2,722,212	\$ 9,478,240	\$ 10,982,474					

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	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	
Pecan Campus																				
1	Information Technology Building M Generator Replacement				●							\$ 280,000	\$ 820	\$ 279,180	\$ -	Low	July 2021	Approval of Construction Services	Halff Associates, Inc	TBD
Pecan Campus Subtotal												\$ 280,000	\$ 820	\$ 279,180	\$ -					
Mid Valley Campus																				
2	Resurfacing Northwest Drive	SS									●	\$ 128,132	\$ 132,254	\$ (4,122)	\$ 92,971	Completed	N/A		PCE Consultants	McAllen Multi Services
3	Drainage Improvements Phase I	SS									●	\$ 459,202	\$ 408,754	\$ 50,448	\$ 302,919	Completed	N/A		PCE Consultants	McAllen Multi Services
4	Roofing Replacement	MV				●						\$ 951,000	\$ 37,377	\$ 913,623	\$ 947,123	High	April 2021	Approval of Construction Services	Beam Professionals	TBD
Mid Valley Campus Subtotal												\$ 1,538,334	\$ 578,385	\$ 959,949	\$ 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
Technology Campus Subtotal												\$ 126,870	\$ 120,613	\$ 6,257	\$ 20,000					
Dr. Ramiro R. Casso Nursing & Allied Health Campus																				
6	NAH East Building A Westside Elevators Refurbishment	RC/O&M					●					\$ 159,000	\$ -	\$ 159,000	\$ 159,000	Medium	TBD	Approval of Substantial Completion	N/A	Oracle Elevator
7	NAH East Building A Roofing Replacement	MV				●						\$ 166,077	\$ 10,768	\$ 155,309	\$ 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	September 2021	Approval of Construction Services	Chanin Engineering, LLC	TBD
Nursing and Allied Health Campus Subtotal												\$ 655,754	\$ 157,445	\$ 498,309	\$ 508,108					
Starr County Campus																				
10	Roofing Replacement	MV				●						\$ 832,323	\$ 38,235	\$ 794,088	\$ 824,569	High	April 2021	Approval of Construction Services	Beam Professionals	TBD
Starr County Campus Subtotal												\$ 832,323	\$ 38,235	\$ 794,088	\$ 824,569					

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	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	
District Wide																				
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	\$ 96,639	\$ 123,311	\$ 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	August 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	\$ 133,708	\$ 2,279,595	\$ 2,188,200					
Totals		0	0	0	2	11	1	0	0	0	4	\$ 5,846,584	\$ 1,029,206	\$ 4,817,378	\$ 4,883,890					

Review and Recommend Action as Necessary on Outstanding Issues Action Plan

College staff from Finance and Administrative Services and Facilities Planning and Construction have prepared a list outlining outstanding issues that are pending for various construction projects.

The Committee packet includes an Outstanding Issues Action Plan as developed and maintained by administration.

Campus Specific Outstanding Issues:

1. Pecan Campus
2. Regional Center for Public Safety Excellence

The Facilities Committee will be asked to review and recommend action as necessary to the Board.

Outstanding Issues Action Plan
February 11, 2020 Facilities Committee Meeting
as of 2/6/20

#	Description of Issues	Responsible Parties	Status	Due Date	Comments/Notes	Resolution / Action Item
<i>Pecan Campus</i>						
1	Pecan Campus Sand Volleyball Court Issues Non-conforming sand material	NM Contracting	Pending	11/26/2019 1/13/2020 2/6/2020	<p>5/30/2019: Sand issue was brought to the attention of the NM Contracting by Alvarado Architects & Associates</p> <p>7/9/19: Substantial completion was presented to the Facilities Committee</p> <p>7/23/19: Board of Trustees took no action in regards to the substantial completion.</p> <p>8/27/19: Executive Session: The Board approved and authorized the declaration of a breach of contract, filling of a performance bond and delegating authority to the College President to complete the project.</p> <p>9/4/19: The College President issued formal notice to both contractor and bonding company for this project.</p> <p>10/2/19: Terracon (Construction Material Testing Company) issued statement regarding performed sand material tests and conversation held with Fordyce Pit.</p> <p>11/20/19: Legal counsel reviewing all pertinent documents regarding sand material issue, including but not limited to agreements, contract documents, submittals, testing reports, and correspondence. Legal counsel to provide direction on how to proceed once review has been completed. Staff has maintained a detailed timeline of the issue.</p> <p>11/26/19: Staff consulted with legal counsel and was instructed to notify the contractor that the nonconforming sand will need to be replaced to conform with plans and specifications.</p> <p>11/27/19: Drafts of resolution of sand material issue to the contractor and a claim on the performance bond to the surety company were reviewed by legal counsel and to be forwarded to administration on 12/2/2019 for review and signature.</p> <p>11/29/19: Contractor issued an email stating that NM Contracting would move forward on replacing the sand material in its entirety.</p> <p>12/3/19: College President issued a formal letter in response to the contractor's email dated 11/29/19. Specific items were requested and a deadline of 1/13/2020 was established. 12/17/19: Contractor sent email stating they had requested a sample from the sand material supplier that they had not received.</p> <p>12/23/19: College staff issued a reminder by email that the contractor's deadline was January 13, 2020.</p> <p>1/7/2020: NM Contracting , LLC stated in an email that the sand supplier will be reopened on 1/8/2020 so they can provide a sand sample for testing and approval by the Architect. The contractor stated that due to the sand supplier not operating during the holiday break, they will not be able to complete the work by the January 13, 2020 deadline. A timeline for completion was not provided.</p> <p>1/7/2020: Contractor provided a preliminary estimated schedule that has 2/28/20 as the completion date for the sand replacement.</p>	Staff will request recommendation from the Facilities Committee.

					<p>1/13/2020: The College's legal counsel has reached out to the contractor's legal counsel to determine the status of the project.</p> <p>1/30/2020: Sent contractor a notice that the Board voted to terminate their contract.</p> <p>2/25/2020: Requesting approval of the remediation plan and authorization to contract services for remediation of the sand material replacement</p> <p>6/23/2020: Board approval to contract Construction Services for the remediation of the sand material.</p> <p>8/13/2020: Issuance of Notice to Proceed to Limon Masonry for start of construction.</p> <p>10/6/2020: Project meets substantial completion.</p> <p>10/27/2020: Board of Trustees approval of substantial completion.</p> <p>1/26/2021: Board of Trustees approval of Change Order #2 for additional remediation scope of work.</p> <p>2/12/2021: South Texas College's legal counsel issues demand letter with associated damages to NM Contracting's legal counsel.</p> <p>3/5/2021: Completion of scope of work under Change Order #2.</p> <p>3/30/2021: Legal Counsel request for information regarding submitted derogatories by NM Contracting's legal counsel.</p> <p>3/31/2021: Final Completion of Pecan Campus Sand Volleyball Courts Sand Replacement project</p>	
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Regional Center for Public Safety Excellence						
1	Regional Center for Public Safety Excellence Cityscape Asphalt issues	Noble Texas Builders	Pending	3/9/2020 4/7/21	<p>7/10/2018: Cracks are noticed by College staff in the asphalt paving. Staff has maintained a detailed timeline of the issue.</p> <p>8/27/2019: Board approved the selection of Perez Consulting Engineers (PCE) to evaluate, make recommendations, and design construction drawings for the RCPSE evaluation of site drainage and design for drainage improvements.</p> <p>11/20/19: Engineer has submitted a fee proposal to provide a drainage study and provide a design to improve drainage adjacent to the City Scape area. FPC staff has submitted the engineer's proposal to Legal counsel as requested for review and to confirm the scope of work. Hidalgo County Drainage District is in the process of clearing the adjacent drainage ditch south of the RCPSE property.</p> <p>1/9/2020: Subcontractor provided additional sealer at asphalt cracks (existing and new cracks)</p> <p>1/17/2020: Perez Consulting Engineers provided 90% construction documents for drainage improvements.</p> <p>2/6/2020: College staff met with engineer (PCE) and contractor to discuss drawings and remediation options.</p> <p>2/21/2020: College staff, the Board, legal counsel, administration, and the engineer (PCE) met on site to discuss remediation.</p> <p>2/24/2020: College staff, administration, legal counsel, and the contractor met to discuss remediation. Noble Texas Builders provided a letter agreeing to work with the College to remediate the Cityscape.</p> <p>2/25/2020: The Board approved moving forward with proposed remediation plan, amending the contract with PCE to include the Cityscape issues, and to appoint PCE as the construction superintendent for the project.</p> <p>3/5/2020: College staff, legal counsel, and the engineer met to discuss remediation plan. A separate meeting will be scheduled with legal counsel, the contractor, and College staff to discuss the remediation plan, approve the remediation agreement between the contractor and the owner, and to develop a schedule for the remediation work to be done by the contractor.</p> <p>5/6/20: Amendment to the professional services agreement for additional services with PE received regarding the Cityscape remediation plans.</p> <p>5/28/20: South Texas College Received 100% drawings with drainage options for cityscape remediation from Perez CE.</p> <p>6/3/20: Staff met with legal counsel, PCE, and Noble Texas Builders to review scope and discuss a settlement agreement as a necessary part of the remediation plan.</p> <p>7/23/20: Hurricane Hanna made landfall.</p> <p>7/28/20: Presented the settlement agreement to the South Texas College Board.</p> <p>8/31/20: Draft settlement agreement sent to Noble Texas for review.</p> <p>9/29/20: Settlement Agreement was executed by Noble Texas and South Texas College.</p> <p>10/2/20: Cityscape demolition started by Noble Texas.</p> <p>12/18/20: Submittals for asphalt approved with conditions.</p> <p>1/6/21: Received Substantial Completion Acceptance from engineer (PCE).</p> <p>1/26/21: Substantial Completion Approved by STC Board</p> <p>2/11/21: Change order for additional days approved by South Texas College.</p> <p>2/23/21: Final Completion Approved by STC Board.</p> <p>2/10/21: Engineer PCE notified Noble Texas Builders that asphalt material did not comply with specifications</p> <p>3/10/21: Noble Texas Builders provided letter offering one additional year of warranty on asphalt material</p> <p>3/23/21: Conference call with Legal Counsel of issue and NTB warranty offer.</p> <p>4/13/21: Request to discuss issue and offer to Facilities Committee meeting.</p>	Staff will finalize agreement with contractor and develop schedule for remediation work.

Discussion and Recommend Action as Necessary on Acquisition of Real Property

Dr. Plummer, Interim President, will review the status of acquisitions of real property and recommend actions as necessary with the Facilities Committee in Executive Session.