

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Monday, May 17, 2021
@ 2:30 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. April 13, 2021 Facilities Committee Meeting

Meeting Minutes

Facilities Committee Meeting

April 13, 2021

**South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus, McAllen, Texas
Tuesday, April 13, 2021 @ 4:30 PM
MINUTES**

The Facilities Committee Meeting was held on Tuesday, April 13, 2021 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:43 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, Sara Lozano, Mr. Sam Saldana, Mr. Eli Alvarado, and Mr. Andrew Fish.

Approval of Facilities Committee Meetings Minutes

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Gary Gurwitz, the Facilities Committee approved the March 9, 2021 Facilities Committee Meeting Minutes as written. The motion carried.

**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 was 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 was necessary to procure a design team to prepare all necessary design development drawings and specifications in preparation for construction. Once the statements of qualifications were 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 was reviewed by the Facilities Planning & Construction department, Administration, and the Coordinated Operations Council. This project was 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 was part of the College's FY 2020-2021 Capital Improvement Projects. The project consisted 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 was 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 was \$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 were budgeted in the Unexpended Construction Plant Fund for available use in fiscal year 2020-2021.

Enclosed Documents

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

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the solicitation of architectural services for the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles project as presented. The motion carried.

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 was 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 was necessary to procure a design team to prepare all necessary design development drawings and specifications in preparation for construction. Once the statements of qualifications were 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 was reviewed by the Facilities Planning & Construction department, Administration, and the Coordinated Operations Council. This project was 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 was part of the College's FY 2020-2021 Capital Improvement Projects. The project consisted 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 were 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 was 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 was \$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 were 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.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the solicitation of architectural services for the Regional Center for Public Safety Excellence Canopies for Students and Instructors project as presented. The motion carried.

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 was 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 was necessary to procure a design team to prepare all necessary design development drawings and specifications in preparation for construction. Once the statements of qualifications were 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 was reviewed by the FPC department, Administration, and the Coordinated Operations Council. This project was 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 was part of the College's FY 2020-2021 Capital Improvement Projects. The project consisted 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 acquired a fire trainer vehicle and was awaiting the delivery of a fire trailer that would 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 was 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 was \$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 were budgeted in the Unexpended Construction Plant Fund for available use in fiscal year 2020-2021.

Enclosed Documents

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

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

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 were necessary to perform drainage improvements at the RCPSE. 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. 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 would 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 was \$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 was 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

The packet included the proposed plan of Option 1A from PCE for the Committee's review and information.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Gary Gurwitz, the Facilities Committee recommended Board approval 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. The motion carried.

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 would provide for construction services necessary for the deferred maintenance of the roofs district-wide.

Scheduling Priority

This renewals & replacements project was part of the district wide deferred maintenance plan, and was reviewed by the Facilities Planning & Construction department, the President's Cabinet, the Facilities Committee, and the Board of Trustees. It was 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 had 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 recommended 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 recommended including the Alternate#1 proposals as part of the contractor's bids.

Reviewers

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

Enclosed Documents

Site plans of the projects were provided. The evaluation team members completed evaluations for the firms and provided scoring and ranking summaries.

Upon a motion by Mr. Gary Gurwitz and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval 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.

There was discussion at the Committee meeting whether the College had an option to go with the lowest bidder when it was not the best value proposal. Legal counsel advised that the College is obligated to select the best value proposal, as determined by the Board-approved evaluation criteria and weights. Staff evaluators used this Board-approved criteria and weights in their review and ranking of these proposals.

The motion carried.

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

Approval of 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 was 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 was 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 was reviewed by the FPC department, the President's Cabinet, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project was scheduled as a non-educational space improvement to enhance Student Services and Cashiers areas to make more efficient and effective use of space.

Nursing Allied Health Campus East Building A Student Services Renovation

This project was originally submitted in 2017 and expanded in 2018 by the Student Services department to include the entire Student Services and Cashiers areas. The project was 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. 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 would increase the costs by \$3,544.20 and were 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 would decrease the costs by \$9,700.00 and were listed as follows:

Starr County Campus

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

The contractor 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 authorized 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 were 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 was \$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 was \$435,000. The total construction costs between the two renovation projects were 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 was \$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 was provided.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Gary Gurwitz, the Facilities Committee recommended Board approval of 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. The motion carried.

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

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of substantial completion of the Nursing and Allied Health Campus East Building A Student Services Renovation Project as presented. The motion carried.

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 was 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 were provided for the Committee's review and information.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of substantial completion of the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation Project as presented. The motion carried.

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 was reviewed by the Facilities Planning & Construction department, the President's Cabinet, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project was scheduled as an educational space improvement to 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 was 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						
Constructio n Budget	Revised Constructio n Budget	Approve d 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 was provided for the Committee's review and information.

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

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 was requested to renew the current facility lease agreement for use by the fire science program.

Justification

The continuation of the lease of this facility was 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 recommended 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 were budgeted in the Facilities Lease budget for FY 2020-2021.

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

Executive Session:

The South Texas College Board Facilities Committee convened into Executive Session at 5:53 p.m. in accordance with Chapter 551 of the Texas Government Code for the specific purpose provided in:

- Section 551.071, Consultations with Attorney
- Section 551.072, Deliberation Regarding Real Property

1. Review and Recommend Action as Necessary on Outstanding Issues Action Plan
2. Discussion and Recommend Action as Necessary on Acquisition of Real Property

Open Session:

The South Texas College Board Facilities Committee returned to Open Session at 6:54 p.m. No action was taken in Executive Session.

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

No action was taken.

Discussion and Recommend Action as Necessary on Acquisition of Real Property

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

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee authorized Dr. David Plummer, Interim President, to begin negotiation processes, including gathering of information as necessary for the discussed properties. The motion carried.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 6:55 p.m.

I certify that the foregoing are the true and correct minutes of the April 13, 2021 Facilities Committee Meeting of the South Texas College Board of Trustees.

Dr. Alejo Salinas, Jr., Presiding

Review and Discussion on Facility Damages due to Recent Rain Events on May 12, 2021

The report on the South Texas College Mid Valley Campus facility damages due to the recent rain events on May 12, 2021 will be reviewed and discussed at the May 17, 2021 Facilities Committee meeting, and approval of action as necessary will be requested at the May 25, 2021 Board meeting.

Damage from the May 12, 2021 rain events has only been observed at the Mid Valley Campus South Academic Building H.

Purpose

The Facilities Committee will be asked to review and discuss the report on the facility damages due to the recent rain events on May 12, 2021. Authorization will be requested for action as necessary.

Justification

The report will provide an update describing the rain events, descriptions of the damages to the facility, the status of the current remediation, the estimated costs of the repairs, and a timeline for completion of the repairs.

Background

On May 12, 2021, there were severe rain events across the Rio Grande Valley that caused widespread flooding and wind damage. As a result, the Mid Valley Campus experienced roof and interior damage to the South Academic Building H.

The Facilities Operations and Maintenance Department addressed this area by removing water and debris from the building.

The Facilities Operations and Maintenance Department contacted Noble Texas Builders, a Texas Association of School Boards (TASB) - BuyBoard approved vendor, to inspect the building and determined the entire building had high moisture levels from rain water entering the building due to the roof damage. The Facilities Operations and Maintenance Department approved the authorization to secure the services and requested that water damages restoration begin immediately of the Mid Valley Campus South Academic Building H. Due to this emergency, Noble Texas Builders mobilized their team and temporarily repaired the roof on Wednesday, May 12, 2021. Additionally, dehumidifying and specialized equipment was placed in the affected areas of the building to remove moisture.

The Mid Valley Campus South Academic Building H is not included within an ongoing deferred maintenance project to reroof buildings district-wide, as approved by the Board of Trustees on May 4, 2021.

Insurance Coverage

College staff notified Montalvo Insurance Agency, the College's property and flood insurance carrier, on Wednesday, May 12, 2021 of the event and are awaiting their adjuster's arrival. Any available updates will be provided at the May 17, 2021 Facilities Committee meeting.

Areas Affected

Mid Valley Campus South Academic Building H – Several classrooms, piano lab, art lab, and offices. Items to be repaired within these areas include walls, flooring, painting, ceiling tile, batt insulation, and roof.

Estimated Costs

Unknown at this time. Any available updates will be provided at the May 17, 2021 Facilities Committee meeting.

Proposed timeline for completion of the repairs:

Unknown at this time.

Funding Source

Funds are available in the FY 2020 – 2021 Renewal & Replacement and Facilities Maintenance Budget.

Enclosed Documents

Pictures of the damages have been included in the following pages.

Presenters

George McCaleb, Director of Facilities Maintenance and Operations, will be present at the Facilities Committee meeting to answer any questions from the Committee.

Administration will present a thorough report to the Board of Trustees, and will request ratification of emergency procedures as necessary to address these damages. Non-emergency procurement will follow the normal policies and procedures of South Texas College.

The Facilities Committee is not asked to take any action at this time.





Review and Recommend Action on the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement Assessment Report

Approval of the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement Assessment Report and authorization to proceed with design of the recommended repairs will be requested at the May 25, 2021 Board meeting.

Purpose

The acceptance of the NAH East Building A Exterior Stairs Repairs and Replacement Assessment Report will acknowledge the findings and recommendations of the report prepared by Chanin Engineering, LLC. The authorization to proceed with design of the recommended repairs is needed to allow the engineer to move forward with design work for addressing the recommendations in the report.

Scheduling Priority

This project was initiated in 2020 to maintain the safety conditions and code compliance of emergency evacuation routes. It has been reviewed by the Facilities Planning & Construction and Facilities Operations & Maintenance departments. It is scheduled as a routine improvement to repair and replace exterior stairs that are in a deteriorated condition. Based on the findings in the report, staff recommends that the project should be a priority project.

Background

On January 26, 2021, the Board approved contracting engineering services with Chanin Engineering, LLC to evaluate the condition of the stairs on the north side and west side of Building A, make recommendations for repairing or replacing the stairs, and develop construction documents.

Chanin has completed the Structural Assessment Report of the stairs and will be presenting their findings at the Facilities Committee meeting. The assessment report includes an evaluation of the adequacy of the existing stairs, and recommendations for repairing them.

The engineer has provided information regarding the evaluation of rust damage, which is classified into four stages as follows:

- Stage 1: Base metal is sound. Corrosion deposits on the surface accompanied by minor etching and pitting is present.
- Stage 2: Base metal still unaffected. Scaling and flakes of metal develop, become loose, and fall off.
- Stage 3: Surface conditions similar to stage 2, in addition to which the base metal is compromised, and small pinholes may be present.
- Stage 4: Corrosion has advanced to the point in which the base metal has been penetrated.

The engineer's observations in the report are summarized below:

West Stairs:

- Minimal corrosion deposits throughout the structure members and connections.
- The base connections of the columns appear to be in stage 4 of corrosion.

East Stairs:

- Appear to have stages 3-4 of corrosion at approximately 40% of its members and connections.

The engineer's recommendations in the report are summarized below:

West Stairs:

- All members and connections may be cleaned using wire brush or sand blast.
- All deteriorated welds may be re-welded and inspected by a certified weld inspector.
- Steel column bases may be encapsulated with steel plates.
- Install new steel angles around the bottom perimeter of the deck/concrete landings.
- Re-paint all steel members and connections with a Rust-Inhibitive paint.
- Incorporate a proper maintenance program to clean/re-paint stairs periodically to maintain its structural integrity.

East Stairs:

- Approximately 40% of the structure's members and connections would have to be replaced due to their stage of corrosion.
- Considering the amount of steel members and connections to be removed, shored, and replaced, it may be more feasible to remove and replace the stairs in its entirety in-kind.

Chanin Engineering, LLC estimates the cost of the proposed repairs for both east side and west side stairs to be within the construction budget. The total project budget is \$169,000 which includes funds for construction, design, and miscellaneous costs.

Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement Total Project Budget	
Budget Item	Budget Amount
Construction	\$150,000
Design	15,000
Miscellaneous	4,000
Total Project Budget	\$169,000

Funding Source

Funds for the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement Project 2021-011R are budgeted in the Renewals & Replacements fund for available use in fiscal year 2020-2021.

Enclosed Documents

The Structural Assessment Report and a site plan are enclosed for the Committee's review and information.

Presenters

A representative from Chanin Engineering, LLC will be at the meeting to present the findings of the report and respond to questions from the Committee.

Recommended Action

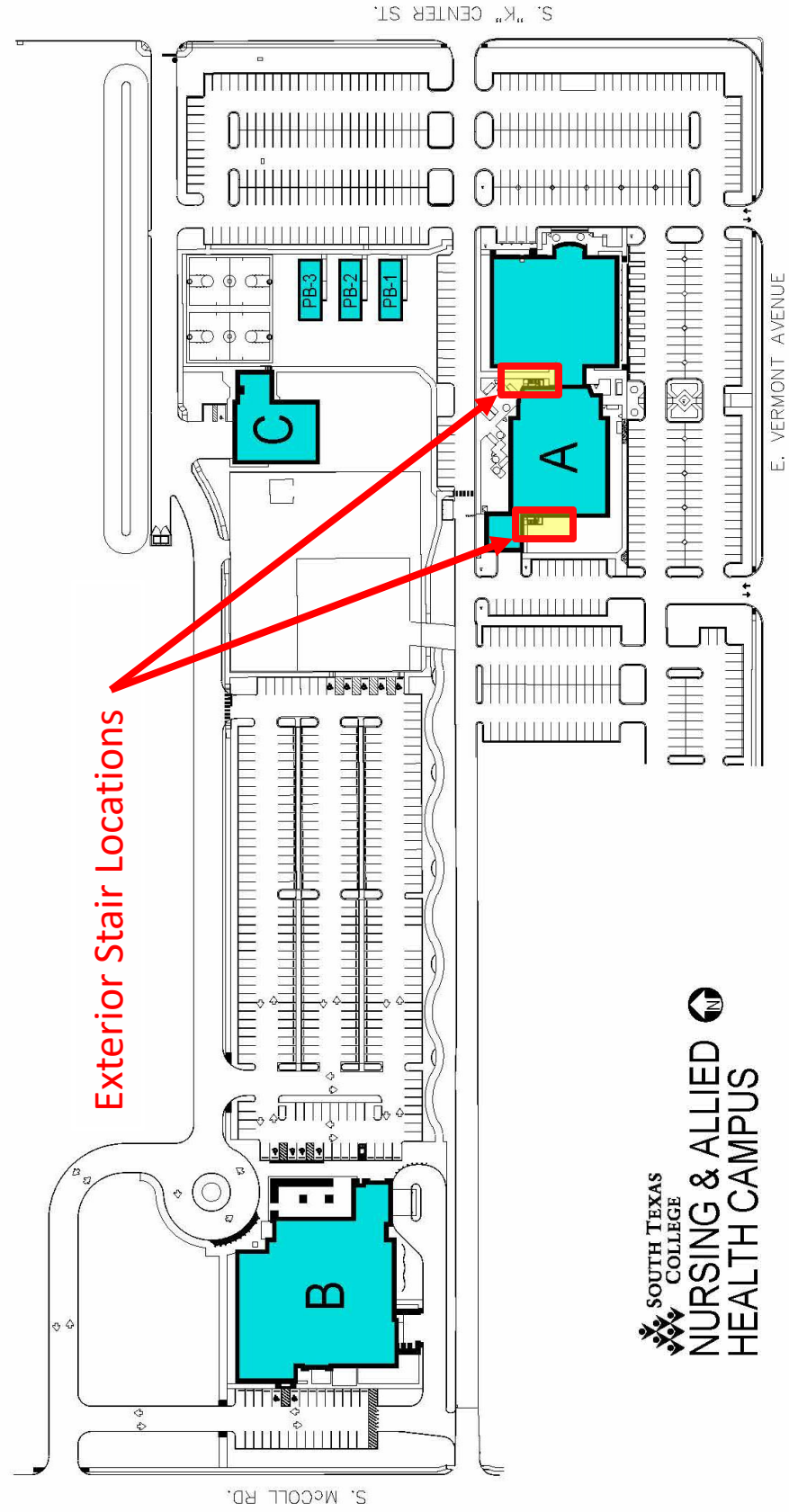
It is requested that the Facilities Committee recommend for Board approval at the May 25, 2021 Board meeting, acceptance of the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement Assessment Report prepared by Chanin Engineering, LLC and authorization to proceed with design of the repairs as presented.



Dr. Ramiro R. Casso Nursing and Allied Health Campus

**East Building A Exterior Stairs Repairs and
Replacement**

NAHC East Building A Exterior Stairs Repairs and Replacement



May 13, 2021

Roberto S Gomez, MPA, CPM
Project Manager
Facilities Planning and Construction
South Texas College
3200 W. Pecan Blvd., Bldg. N, Suite 179
McAllen, Texas 78501
956-872-3734
rgomez_2823@southtexascollege.edu

**Re: Nursing & Allied Health Campus East Building A Exterior Stairs Repair & Replacement –
Structural Assessment
CE No. 21-128**

Dear Roberto Gomez,

Upon your request and authorization, Chanin Engineering LLC, performed a visual structural observation of the Exterior Stairs at Nursing & Allied Health Building located at 1101 E. Vermont McAllen, TX 78503 on Tuesday, April 13, 2021. This letter will serve as a summary of the observations and recommendations by Chanin Engineering. No destructive testing or dismantling of materials was performed as a part of this assessment.

Background and Purpose:

It is our understanding that South Texas College has concerns with the structural integrity and condition of the two sets of exterior stairs located on the East and West of the referenced building. We have been asked to perform a visual structural observation and assessment of the current conditions and present our professional opinion relating to the stair's structural integrity. No existing construction documents were provided.

Project Description:

Both exterior stairs, which are currently dormant, have a footprint of approximately 19'-6" x 8'-0" with a total height of 53'-0". The stair systems consists of concrete landings and steps supported by cold-formed angles and 12" steel channels for beam landings and stringers. Steel channel stringers bear into main landing beams consisting of 8" x 4" square tube (Long Leg Vertical). In turn, the landing beams bear on 4" x 4" square columns.

Observations:

West Stairs:

- Base plates appear to have reached stage 3 of corrosion as seen on **Images 2 & 4.**
- Deflection is present at angles at the bottom perimeter of the landings as seen on **Image 3.**
- Flacking of paint is present as shown on **Images 5 & 8.**
- Weld along first 24" deep channel appears to have reached stage 3 of corrosion as seen on **Image 6.**
- Approximately 15% of welds on steps/ stringer at 3rd level appear to have reached stage 3 of corrosion as shown on **Image 7.**

- Flaking of paint is present at roof members as seen on **Image 9**.

East Stairs:

- Base plates have reached stage 4 of corrosion as shown on **Images 11 & 12**.
- Several Steps have reached stage 4 of corrosion as seen on **Images 13 & 14**.
- Welds throughout structure have reached stage 3-4 as seen on **Images 15-19**.
- Flaking of paint is present throughout structure as seen on **Image 20**.
- Approximately 40% of structural members and connections/welds appeared to have reached stage 3-4 of corrosion.

Analysis:

Evaluating rust damage is classified into four stages. Stages are as followed:

- Stage 1: Base metal is sound. Corrosion deposits on the surface accompanied by minor etching and pitting is present.
- Stage 2: Base metal still unaffected. Scaling and flakes of metal develop, become loose, and fall off.
- Stage 3: Surface conditions similar to stage 2, in addition to which the base metal is compromised, and small pinholes may be present.
- Stage 4: Corrosion has advanced to the point in which the base metal has been penetrated.

Based on our visual observations and in our opinion, the stairs located on the West appear to have minimal corrosion deposits throughout the structure members and connections. The base connections of the columns appear to be in stage 4 of corrosion. The stairs located on the East appear to have stages 3-4 of corrosion at approximately 40% of its members and connections.

RISA 3D, a structural analysis software, was used to create a finite element model based on the field measurements obtained on the field to determine the structural adequacy of the existing members. The occupancy live, dead, and wind loads are in accordance with ASCE's 7-16 edition of the Minimum Design Loads for Buildings and Other Structures, which is referenced in the International Building Code.

Design Assumptions:

The assumed yield strength for the structural steel was 36ksi for channels and 46ksi for square and rectangular tubes. A ¼" wall thickness was assumed on the structural columns. If the wall thickness and/or yield strength of the columns is any less of the assumed value, the columns may be inadequate for the loadings as referenced in the section below and may need replacement.

Loading:

Loads were applied to the model based on their occupancy and assumed steel and concrete weight in accordance with ASCE 7-16. A dead load of 44psf and 55psf was used for stringers and landings

respectively. A live load of 100psf was used for both stringers and landings. Lastly, a live and dead load of 20 psf and 10 psf respectively was applied on the roof.

Structural Analysis:

Based on the referenced design assumptions and loading shown above, it appears the existing members are structurally adequate. Exclusions on calculations include angle connections and weld capacities due to weld and member thickness being unobtainable.

Recommendations and Conclusion

A list of recommendations for the referenced stairs are as follows:

West Stairs:

- All members and connections may be cleaned using wire brush or sand blast.
- All deteriorated welds may be re-welded and inspected by a certified weld inspector.
- Steel column bases may be encapsulated with steel plates.
- Install new steel angles around the bottom perimeter of the deck/concrete landings.
- Re-paint all steel members and connections with a Rust-Inhibitive paint.
- Incorporate a proper maintenance program to clean/re-paint stairs periodically to maintain its structural integrity.

East Stairs:

Approximately 40% of the structure's members and connections would have to be replaced due to their stage of corrosion. Considering the amount of steel members and connections to be removed, shored, and replaced, it may be more feasible to remove and replace the stairs in its entirety in-kind.

Engineer's Cost Opinions

The cost opinions provided in the table below are intended to provide information on the general magnitude of costs and should not be taken as a quotation of the actual cost. The actual costs associated with the repairs is beyond our control and may vary from cost opinions.

The cost opinions include demolishing and replacing materials, labor, and installation costs. It is based on professional opinion based on previous work experience. The projected estimate may increase based on other factors not considered, such as time, price fluctuation and existing conditions.

Repairs Category	Repair Description	Cost Opinion
Category #1 - Recommended Repairs	Removal and replacement of one set of Stairs.	\$125,000 - \$150,000
Category #2 - Recommended Repairs	Repair including wire-brushing/sand blasting, re-painting structure, touch up welds, encasing column bases with steel, and adding steel angles around perimeters of all landings.	TBD Upon final walkthrough and construction documents.

Life Safety and Code Considerations

Risks to life-safety are generally described as a separation of parts of the building, such as partial or total collapse of the major structural components. Due to the deterioration of the steel members and the amount of corrosion observed, there is a possibility of falling debris injuring someone in the vicinity of the stairs.

Limitations:

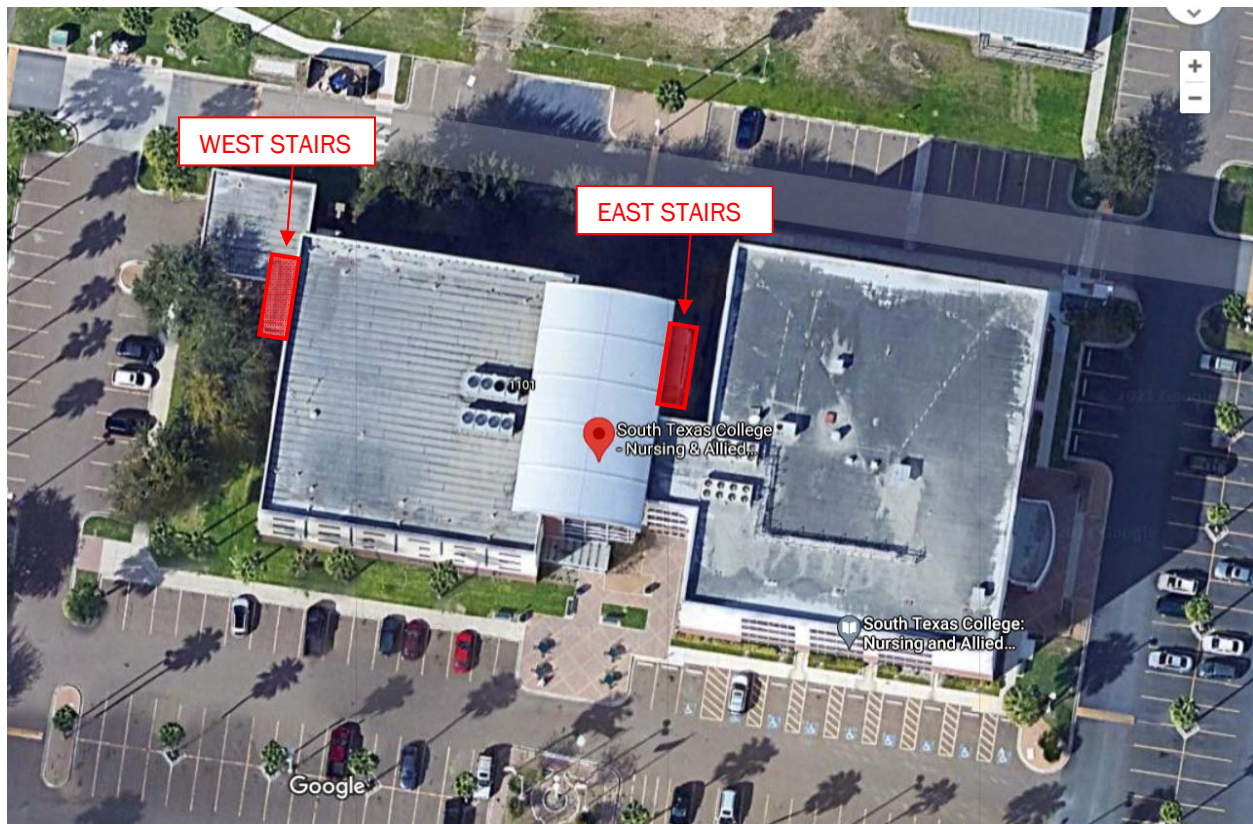
This observation report is the result of a professional, specific and limited scope assignment. It is limited to visual observations at the time of the job site visit. All professional opinions are strictly based on visual observations. No testing was performed on nor detailed data provided on the construction materials utilized during construction. It was prepared with care and within the customs and practices of the industry. The opinions expressed are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they are due to natural processes or the works of man on the building site or adjacent to the building. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, the opinions of this report may be invalidated wholly or partially by changes outside our control. Further, this report does not serve as a guarantee, but instead serves as a memorial of a site observation visit.

If you have any questions, please do not hesitate to call the office.

Respectfully Submitted,



Miguel Chanin, PE
Principal-in-Charge



400 Nolana, Suite H2
McAllen, Texas 78504
Phone: (956) 687-9421 | Fax: (956) 687-3211
TBPE Firm Registration No. F-9369



Image 1: West Stairs



Image 2: West-Base Plate



Image 3: West-Deflection at perimeter deck angles.



Image 4: West-Base Plate



Image 5: West- Flaking of paint present at steps



Image 6: West-Weld corrosion at 24" deep channel



Image 7: West- Corroded welds at 3rd level steps.



Image 8: West- Flaking of paint and corroded welds at 3rd level steps/stringer



Image 9: West Flacking of paint on Roof structure



Image 10: East Stairs



Image 11: East-Base Plate



Image 12: East-Base Plate



Image 13: East-Stage 4 corrosion present at steps



Image 14: East- Stage 4 corrosion present at steps



Image 15: East-Weld conditions



Image 16: East-Weld conditions



Image 17: East- Weld conditions



Image 18: East-Weld conditions



Image 19: East- Weld conditions



Image 20: East-Flacking of paint present

Project Fact Sheet

5/14/2021

Project Name: NAH - Building A Stair Repairs and Replacement		Project No. 2021-011R	
Funding Source(s): Renewals & Replacements Fund			
FY 20-21			
	<u>Project Budget</u>	<u>Actual Expenditures</u>	<u>Variance of Project Budget vs. Actual Expenditures</u>
			<u>Total Actual Expenditures To Date</u>
Construction:	\$ 150,000.00	\$ -	\$ 150,000.00
Design	15,000.00	-	15,000.00
Miscellaneous:	4,000.00	-	4,000.00
FFE:	-	-	-
Technology:	-	-	-
Total:	\$ 169,000.00	\$ -	\$ 169,000.00


Project Team		Board Status	
Approval to Solicit Engineer: 10/27/2020 Engineer: Chanin Engineering Contractor: TBD	Board Approval of Schematic Design TBD Substantial Completion TBD Final Completion TBD	Board Acceptance TBD Board Acceptance TBD	

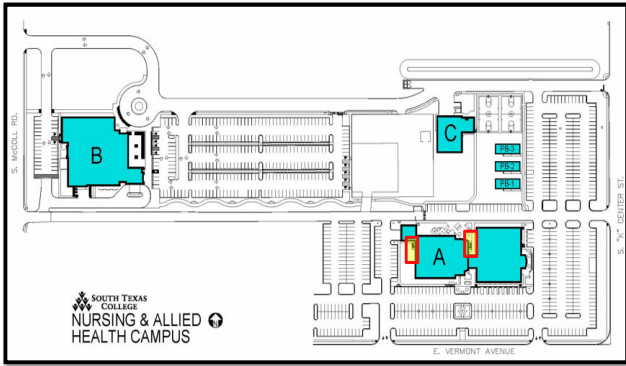
Project Description	Project Scope
Repair and/or replacement of the existing exterior stairs for Building A due to rust damage and deterioration.	Hire a structural engineer to evaluate the stairs and make a recommendation on how to proceed with repairing them, then proceed with repair work as approved.

Projected Timeline						
Board Approval of Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
1/26/2021	TBD	TBD	TBD	TBD	TBD	TBD

Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total
2020-21	-	-	-	-	-	\$ -
Project Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Current Agenda Item
05/18/21 Facilities Committee: Review and Recommend Action on the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement Assessment Report 05/18/21 Facilities Committee: Review and Recommend Action on Necessary on Authorization to Proceed with Solicitation of Construction Services for the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement





FPC Project Manager

Robert S. Gomez

FPC Asst. Director

Rita Gell

FPC Director

RMA

Review and Recommend Action as Necessary on Authorization to Proceed with Solicitation of Construction Services for the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement

Approval of authorization to proceed with the solicitation of construction services for the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement project will be requested at the May 25, 2021 Board meeting.

Construction services are necessary to perform repairs to the exterior stairs at NAH East Building A. 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.

Background

On January 26, 2021, the Board approved contracting engineering services with Chanin Engineering, LLC to evaluate the condition of the stairs on the north side and west side of Building A.

Chanin Engineering, LLC estimates the cost of the proposed repairs for both east side and west side stairs to be within the construction budget. The total project budget is \$169,000 which includes funds for construction, design, and miscellaneous costs.

Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement Total Project Budget	
Budget Item	Budget Amount
Construction	\$150,000
Design	15,000
Miscellaneous	4,000
Total Project Budget	\$169,000

Chanin Engineering, LLC 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.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the May 25, 2021 Board meeting, authorization to proceed with the solicitation of construction services for the Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement project as presented.

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

Approval of final completion of the Nursing and Allied Health Campus NAH East Building A Student Services Renovation Project will be requested at the May 25, 2021 Board Meeting:

Project		Completion Recommended	Date Received
1.	Nursing and Allied Health Campus NAH East Building A Student Services Renovation Project No. 2019-006C Architect: Gignac & Associates, LLP Contractor: Holchemont, Ltd.	Final Completion Recommended	May 5, 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.

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 Holchemont, Ltd. be approved. The original contractor's cost approved for this project was \$217,000.

The following table summarizes the current budget status:

Nursing and Allied Health Campus NAH 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	\$6,614.30	\$223,614.30	\$207,034.07	\$16,580.23

On April 13, 2021, Gignac & Associates, LLP 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 May 25, 2021 Board meeting, final completion and release of final payment of \$16,580.23 to Holchemont, Ltd. for the Nursing and Allied Health Campus NAH East Building A Student Services Renovation Project as presented.

Nursing and Allied Health Campus NAH East Building A Student Services Renovation



Nursing and Allied Health Campus NAH East Building A Student Services Renovation



Nursing and Allied Health Campus NAH East Building A Student Services Renovation



May 5, 2021

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

Re: NAH Campus and Starr County Campus Student Services Renovation

Mr. De la Garza:

As the Architect of Record, Gignac I Architects hereby states that the General Contractor has completed the scope of Work as is identified in the Contract Documents, which include Drawings, Project Manual, Addenda, Architect's Supplemental Instructions, and approved Change Orders.

To the best of the firm's knowledge and observation, the General Contractor has completed said work in general conformance with the Contract Documents noted above.

The General Contractor has submitted its final completion certificate and application for payment in accordance with the Contract Documents.

The total cost of the Work for each of the campuses is as follows:

- NAH campus: \$223,614.30
 - Starr County campus: \$175,978.50
- TOTAL cost of the Work is **\$399,592.80**

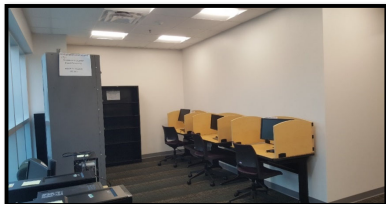
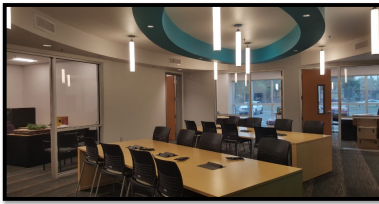

Having observed the Work in place, we recommend acceptance of the Work and that final payment be made to the General Contractor.

Respectfully:



Juan Mújica, Jr.
Gignac I Architects

Project Fact Sheet
5/13/2021

Project Name: Nursing and Allied Health Campus - East Bldg. A Student Services Renovation						Project No.		2019-012C		
Funding Source						Unexpended Plant Fund				
FY 18-19			FY 19-20			FY 20-21				
FY 18-19 Actual			FY 19-20			FY 20-21			Total Actual	
Project Budget			Project Budget			Project Budget			Expenditures To Date	
Expenditures			Actual Expenditures			Actual Expenditures			Expenditures	
			Variance of Project Budget vs. Actual Expenditures			Variance of Project Budget vs. Actual Expenditures				
Construction:	\$ 275,000.00	\$ -	\$ 275,000.00	\$ -	\$ 275,000.00	\$ 247,000.00	\$ 207,034.07	\$ 39,965.93	\$ 207,034.07	
Other Construction Costs	-	-	-	-	-	-	13,231.67	-	13,231.67	
Design:	27,500.00	-	27,500.00	18,730.22	8,769.78	25,500.00	-	25,500.00	18,730.22	
Miscellaneous:	5,000.00	1,988.37	5,000.00	627.75	4,372.25	4,116.00	-	4,116.00	2,616.12	
FFE:	75,000.00	-	75,000.00	-	75,000.00	75,000.00	25,843.08	49,156.92	25,843.08	
Technology:	45,000.00	-	45,000.00	-	45,000.00	45,000.00	38,185.34	6,815	38,185.34	
	-	-	-	-	-	-	-	-	-	
Total:	\$ 427,500.00	\$ 1,988.37	\$ 427,500.00	\$ 19,357.97	\$ 408,142.03	\$ 396,616.00	\$ 284,294.16	\$ 125,553.51	\$ 305,640.50	
*Other Construction Costs: Data Drop installation										
Project Team			Board Status							
Architect/Engineer: Gignac Architects			Board Approval of Schematic Design 11/26/2019			Vendor		Contract Amount	Actual Expenditures	Variance
Contractor: Holchemont, LLC						Holchemont		\$ 223,614.30	\$ 207,034.07	\$ 16,580.23
						Gignac		\$ 19,007.22	\$ 18,730.22	\$ 277.00
STC FPC Project Manager: Samuel Saldana			Substantial Completion 3/10/2021			Board Acceptance		4/27/2021		
			Final Completion 5/5/2021			Board Acceptance		5/25/2021		
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 infrastructure 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	Substantial Completion Date	FFE Completion of Move In			Final Completion Date		
2/26/2019	11/26/2019	4/28/2020	5/25/2020	3/10/2021	4/19/2021			5/5/2021		
Project Calendar of Expenditures by Fiscal Year										
Fiscal Year	Construction	Design	Misc.	FFE	Tech			Project Total		
2018-19	\$ -	\$ -	1,988.37	\$ -	\$ -			\$ 1,988.37		
2019-20	-	18,730.22	627.75	-	-			\$ 19,357.97		
2020-21	220,265.74	-	-	25,843.08	38,185.34			\$ 284,294.16		
Project Total	\$ 220,265.74	\$ 18,730.22	\$ 2,616.12	\$ 25,843.08	\$ 38,185.34			\$ 305,640.50		
Current Agenda Item										
05/18/21 Facilities Committee: Review and Recommend Action on Approval of Final Completion of the Nursing and Allied Health Campus East Building A Student Services Renovation										
05/18/21 Facilities Committee: Review and Action as Necessary on Architectural Fee Adjustment for the Nursing and Allied Health Campus East Building A Student Services Renovation Project										
										

FPC Project Manager

Spl

FPC Asst. Director

Rita Geller

FPC Director

Rolle

Review and Action as Necessary on Architectural Fee Adjustment for the Nursing and Allied Health Campus NAH East Building A Student Services Renovation Project

Approval to amend the current architectural agreement with Gignac & Associates, LLP to adjust the architectural fee based on the final construction cost for the Nursing and Allied Health Campus NAH East Building A Student Services Renovation project will be requested at the May 25, 2021 Board meeting.

Purpose

Authorization is requested to amend the current architectural agreement with Gignac & Associates, LLP to adjust their architectural fee based on the final construction cost for the Nursing and Allied Health Campus NAH East Building A Student Services Renovation.

Scheduling Priority

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, and the Coordinated Operations Council. 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.

Justification

The Architect is compensated based on a percentage of the Construction Budget, and compensation adjustments may be necessary once the construction costs are finalized.

Background

The current architectural agreement with Gignac & Associates, LLP for the Nursing and Allied Health Campus NAH East Building A Student Services Renovation states a fee adjustment is required if the final construction cost exceeds or is lower than the Owner's original budget for the Cost of Work.

The original construction budget for the project was \$275,000, and the fee was negotiated at 8.5%, for a total of \$23,375. On July 28, 2020, the Board of Trustees approved contracting construction services with Holchemont, Ltd. in the amount of \$400,000, which included Student Services renovations at both Nursing and Allied Health Campus and Starr County Campus of \$217,000 and \$183,000, respectively. The total project cost for the Nursing and Allied Health Campus NAH East Building A Student Services Renovation is \$223,614.30, which includes all added change orders of \$6,614.30.

Administration is requesting a fee reduction of \$4,367.78, which would result in an adjusted fee of \$19,007.22.

The fee information is summarized below:

Original Fee:	\$23,375.00
Fee Reduction:	(4,367.78)
Total Revised Fee	\$19,007.22

Board approval is necessary to amend the current architectural agreement with Gignac & Associates, LLP to a revised fixed fee of \$19,007.22. No additional costs are anticipated for this project.

Funding Source

Funds for the Nursing and Allied Health Campus NAH East Building A Student Services Renovation Project 2019-006C are budgeted in the FY 2020-2021 Unexpended Construction Plant Fund.

The design budget for this project is \$27,500. The total revised fee is within the budgeted amount.

Nursing and Allied Health Campus NAH East Building A Student Services Renovation Design Budget	
Budget Item	Budget Amount
Design Budget	\$27,500.00
Total Revised Fee	19,007.22
Design Budget Variance	\$8,492.78

Enclosed Documents

A detailed breakdown of the fee adjustment is enclosed.

Recommendation

It is requested that the Facilities Committee recommend for Board approval at the May 25, 2021 Board meeting, to amend the current architectural agreement with Gignac & Associates, LLP for the Nursing and Allied Health Campus NAH East Building A Student Services Renovation project to a revised fixed fee of \$19,007.22.

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

Approval of final completion of the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation Project will be requested at the May 25, 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.	Final Completion Recommended	May 5, 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.

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 Holchemont, Ltd. be approved. The original contractor's 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	\$183,000.00	(\$7,021.50)	\$175,978.50	\$159,654.81	\$16,323.69

On April 13, 2021, Gignac & Associates, LLP 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

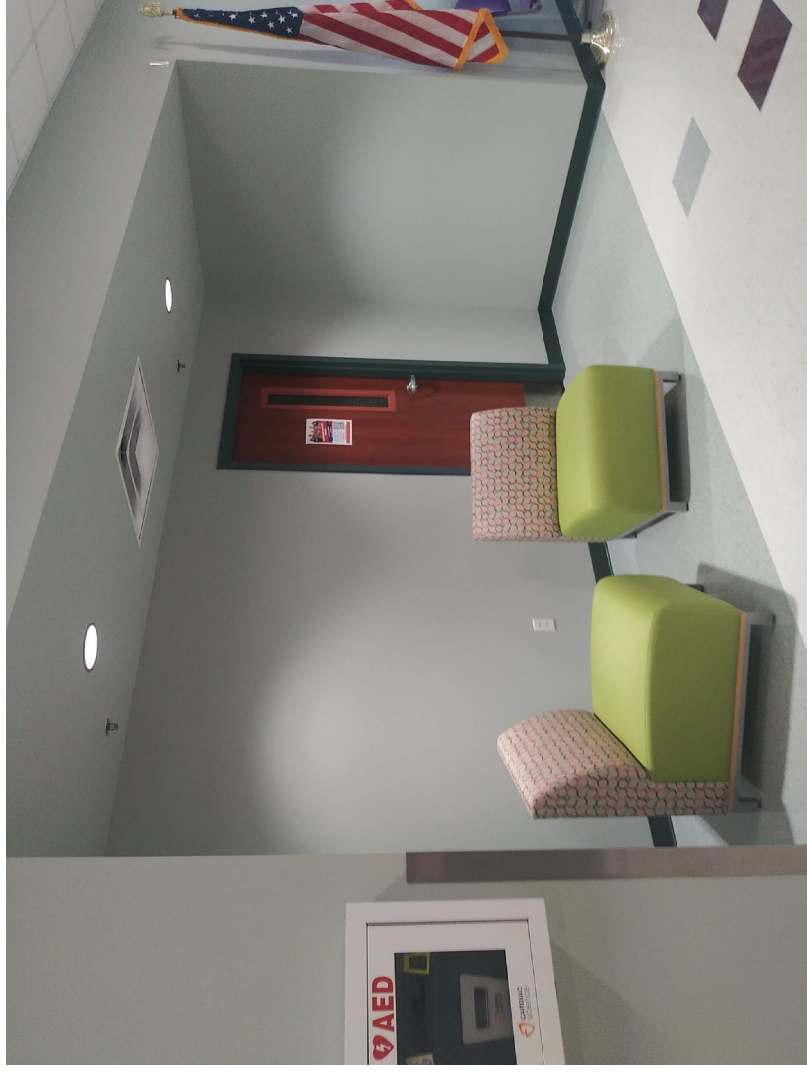
It is recommended that the Facilities Committee recommend for Board approval at the May 25, 2021 Board meeting, final completion and release of final payment of \$16,323.69 to Holchemont, Ltd. for the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation Project as presented.

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



Corridor View

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



Corridor View

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



Interior View

May 5, 2021

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

Re: NAH Campus and Starr County Campus Student Services Renovation

Mr. De la Garza:

As the Architect of Record, Gignac I Architects hereby states that the General Contractor has completed the scope of Work as is identified in the Contract Documents, which include Drawings, Project Manual, Addenda, Architect's Supplemental Instructions, and approved Change Orders.

To the best of the firm's knowledge and observation, the General Contractor has completed said work in general conformance with the Contract Documents noted above.

The General Contractor has submitted its final completion certificate and application for payment in accordance with the Contract Documents.

The total cost of the Work for each of the campuses is as follows:

- NAH campus: \$223,614.30
 - Starr County campus: \$175,978.50
- TOTAL cost of the Work is **\$399,592.80**




Having observed the Work in place, we recommend acceptance of the Work and that final payment be made to the General Contractor.

Respectfully:



Juan Mújica, Jr.
Gignac I Architects

Project Fact Sheet 5/13/2021

Project Name: Starr County Campus - Student Services Building G Cashiers and Veterans Affairs Areas Renovations						Project No. 2018-020C			
Funding Source Unexpended Plant Fund									
FY 18-19 FY 18-19 Actual Project Budget Expenditures		FY 19-20 FY 19-20 Actual Project Budget Expenditures			FY 20-21 FY 20-21 Actual Project Budget Expenditures To Date		Variance of Project Budget vs. Actual Expenditures Variance of Project Budget vs. Actual Expenditures Total Actual Expenditures To Date		
Construction	\$ 160,000.00	\$ -	\$ 160,000.00	\$ -	\$ 160,000.00	\$ 188,000.00	\$ 159,654.81	\$ 28,345.19	\$ 159,654.81
Other Construction Costs*	-	-	-	-	-	-	8,817.00	-	8,817.00
Design:	16,000.00	-	16,000.00	10,880.00	5,120.00	14,380.00	-	14,380.00	10,880.00
Miscellaneous	4,000.00	395.55	4,000.00	1,742.75	2,257.25	-	-	-	2,138.30
FFE:	30,000.00	-	30,000.00	-	30,000.00	30,000.00	20,329.93	9,670.07	20,329.93
Technology	15,000.00	-	15,000.00	-	15,000.00	15,000.00	20,057.30	(5,057.30)	20,057.30
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
Total	\$ 225,000.00	\$ 395.55	\$ 225,000.00	\$ 12,622.75	\$ 212,377.25	\$ 247,380.00	\$ 208,859.04	\$ 47,337.96	\$ 221,877.34
*Other Construction Costs: Data Drop installation									
Project Team					Board Status				
Architect/Engineer: Gignac Architects Contractor: Holchemont, LLC					Board Approval of Schematic Design 11/26/2019 Substantial Completion 3/10/2021 Board Acceptance 4/27/2021 Final Completion 5/5/2021 Board Acceptance 5/25/2021				
STC FPC Project Manager: Samuel Saldana					Contract Amount Actual Expenditures Variance Holchemont \$ 175,978.50 \$ 159,654.81 \$ 16,323.69 Gignac \$ 14,958.17 \$ 10,880.00 \$ 4,078.17				
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 infrastructure for a 1,808 sq. ft. space.				
Projected Timeline									
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	FFE Completion of Move In		Final Completion Date		
2/26/2019	11/26/2019	4/28/2020	5/25/2020	3/10/2021	4/19/2021		5/5/2021		
Project Calendar of Expenditures by Fiscal Year									
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Project Total			
2018-19	\$ -	\$ -	\$ 395.55	\$ -	\$ -	\$ 395.55			
2019-20	-	10,880.00	1,742.75	-	-	\$ 12,622.75			
2020-21	168,471.81	-	-	20,329.93	20,057.30	\$ 208,859.04			
Project Total	\$ 168,471.81	\$ 10,880.00	\$ 2,138.30	\$ 20,329.93	\$ 20,057.30	\$ 221,877.34			
Current Agenda Item									
05/18/2021 Facilities Committee: Review and Recommend Action on Approval of Final Completion of the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation									
05/18/2021 Facilities Committee: Review and Action as Necessary on Architectural Fee Adjustment for the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation Project									
  									

FPC Project Manager



FPC Asst. Director



FPC Director



Review and Action as Necessary on Architectural Fee Adjustment for the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation Project

Approval to amend the current architectural agreement with Gignac & Associates, LLP to adjust the architectural fee based on the final construction cost for the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation project will be requested at the May 25, 2021 Board meeting.

Purpose

Authorization is requested to amend the current architectural agreement with Gignac & Associates, LLP to adjust their architectural fee based on the final construction cost for the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation.

Scheduling Priority

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.

Justification

The Architect is compensated based on a percentage of the Construction Budget, and compensation adjustments may be necessary once the construction costs are finalized.

Background

The current architectural agreement with Gignac & Associates, LLP for the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation states an additional fee is required if the final construction cost exceeds the Owner's original budget for the Cost of Work.

The original construction budget for the project was \$160,000, and the fee was negotiated at 8.5%, for a total of \$13,600. On July 28, 2020, the Board of Trustees approved contracting construction services with Holchemont, Ltd. in the amount of \$400,000, which included Student Services renovations at both Starr County Campus and the Nursing and Allied Health Campus of \$183,000 and \$217,000, respectively. The total project cost for the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation is \$175,978.50, which includes all net deductive change orders of \$7,021.50.

Gignac & Associates, LLP is requesting an additional fee of \$1,358.17, which would result in an adjusted fee of \$14,958.17.

The fee information is summarized below:

Original Fee:	\$13,600.00
Additional Fee:	<u>1,358.17</u>
Total Revised Fee	\$14,958.17

Board approval is necessary to amend the current architectural agreement with Gignac & Associates, LLP to a revised fixed fee of \$14,598.17. No additional costs are anticipated for this project.

Funding Source

Funds for the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation Project 2018-020C are budgeted in the FY 2020-2021 Unexpended Construction Plant Fund.

The design budget for this project is \$16,000. The total revised fee is within the budgeted amount.

Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation Design Budget	
Budget Item	Budget Amount
Design Budget	\$16,000.00
Total Revised Fee	14,598.17
Design Budget Variance	\$1,401.83

Enclosed Documents

A detailed breakdown of the fee adjustment is enclosed.

Recommendation

It is requested that the Facilities Committee recommend for Board approval at the May 25, 2021 Board meeting, to amend the current architectural agreement with Gignac & Associates, LLP for the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation project to a revised fixed fee of \$14,598.17.

Approved Construction Cost:	\$183,000.00
Sum of all Change Orders	(\$7,021.50)
Total Adjusted Cost of Work:	\$175,978.50
Fee Percent:	8.50%
Adjusted Contract Fee:	\$14,958.17

Approved Construction Cost:	\$183,000.00
Sum of all Change Orders	(\$7,021.50)
Total Adjusted Cost of Work:	\$175,978.50
Fee Percent:	8.50%
Adjusted Contract Fee:	\$14,958.17

Original Contract Fee:	\$13,600.00
Fee Adjustment Requested	\$1,358.17
Adjusted Contract Fee:	\$14,958.17
Reimbursables	0.00
Total Adjusted Fee:	\$14,958.17

Total Adjusted Fee: \$14,958.17

\$1,358.17	\$13,600.00
<u>0.00</u>	
1,358.17	
\$14,958.17	

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 May 14, 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 - April 2021	(4,350,582)	(471,919)
Proposed Project(s) for the Month of May 2021	-	-
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 May 14, 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	\$ -
Board Approved 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 Board Approved 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					●					\$ 333,000	\$ 10,193	\$ 322,807	\$ 267,700	High	August 2021	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									●	\$ 60,500	\$ 54,536	\$ 5,964	\$ 44,450	Completed	N/A		Alvarado Architects & Assoc.	Limon Masonry
4	Library Building F Renovation and Expansion	DV			●							\$ 1,466,000	\$ 265,116	\$ 1,200,884	\$ 1,442,266	High	January 2022	Approval of Construction Documennts	ERO Architects	TBD
5	Information Technology Building M Office and Work Space Renovation	MV									●	\$ 575,295	\$ 557,854	\$ 17,441	\$ 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	TBD	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												\$ 3,929,763	\$ 1,700,367	\$ 2,229,396	\$ 2,873,838					
Pecan Plaza																				
9	West Building C Kinesiology Renovation	MV					●					\$ 143,800	\$ 7,270	\$ 136,530	\$ 142,538	High	September 2021	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												\$ 300,800	\$ 7,270	\$ 293,530	\$ 299,538					
Mid-Valley Campus																				
12	Student Union Building F Renovation	SS									●	\$ 355,000	\$ 313,175	\$ 41,825	\$ 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												\$ 579,200	\$ 315,183	\$ 264,017	\$ 531,866					
Technology Campus																				
14	Emerging Technologies Building A & Advanced Technical Careers Building B Renovation	SS			●							\$ 1,323,050	\$ 6,670	\$ 1,316,380	\$ 150,500	High	July 2021	Approval of Master Plan	EGV Architects	TBD
Technology Campus Subtotal												\$ 1,323,050	\$ 6,670	\$ 1,316,380	\$ 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							●			\$ 427,500	\$ 305,641	\$ 121,860	\$ 375,270	High	May 2021	Approval of Final Completion	Gignac Architects	Holchemont
16	West Entry Campus Sign	DV									●	\$ 76,000	\$ 62,007	\$ 13,993	\$ 60,000	Completed	N/A		N/A	Limon Masonry
Nursing and Allied Health Campus Subtotal												\$ 503,500	\$ 367,648	\$ 135,852	\$ 435,270					
Starr County Campus																				
17	Student Services Building G Renovation	SS							●			\$ 225,000	\$ 224,016	\$ 984	\$ 236,500	High	May 2021	Approval of Final Completion	Gignac Architects	Holchemont
18	Workforce Center Building D Welding Expansion	MV			●							\$ 230,000	\$ 820	\$ 229,180	\$ 230,000	Low	TBD	Approval of Schematic Design	Gignac Architects	TBD
Starr County Campus Subtotal												\$ 455,000	\$ 224,836	\$ 230,164	\$ 466,500					
Regional Center for Public Safety Excellence																				
19	Shooting Range (Previously Target Range)	DV			●							\$ 634,312	\$ 14,780	\$ 619,532	\$ 291,972	High	July 2021	Approval of Schematic Design	PBK Architects	TBD
20	Canopy for Safety Training Vehicles	TBD			●							\$ 285,500	\$ -	\$ 285,500	\$ 285,500	Low	July 2021	Approval of Architectural Services	TBD	TBD
21	Canopy for Students/Instructors	TBD			●							\$ 247,000	\$ -	\$ 247,000	\$ 247,000	Low	July 2021	Approval of Architectural Services	TBD	TBD
22	Fire Training Area	TBD			●							\$ 443,600	\$ -	\$ 443,600	\$ 443,600	Low	July 2021	Approval of Architectural Services	TBD	TBD
23	Site Drainage Improvements	RG				●						\$ 356,255	\$ 42,875	\$ 313,380	\$ 356,255	High	July 2021	Approval of Construction Services	Perez Consulting Engineers	TBD
24	Chiller Installation	MV			●							\$ 170,000	\$ -	\$ 170,000	\$ 170,000	High	August 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												\$ 2,266,167	\$ 161,191	\$ 2,104,976	\$ 1,923,827					
Higher Education Center La Joya																				
26	Exterior Building and Wayfinding Signage (Wayfinding Signage Only)	DV									●	\$ 52,000	\$ 31,463	\$ 20,537	\$ 36,400	Completed	N/A		N/A	Innerface Architectural Signage/Cast Con
Higher Education Center La Joya Subtotal												\$ 52,000	\$ 31,463	\$ 20,537	\$ 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	8	\$ 13,674,215	\$ 2,823,738	\$ 10,850,477	\$ 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	RG			●							\$ 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									●	\$ 194,308	\$ 134,274	\$ 60,034	\$ 92,971	Completed	N/A		PCE Consultants	McAllen Multi Services
3	Drainage Improvements Phase I	SS									●	\$ 334,203	\$ 409,870	\$ (75,667)	\$ 302,919	Completed	N/A		PCE Consultants	McAllen Multi Services
4	Roofing Replacement	MV				●						\$ 951,000	\$ 38,280	\$ 912,720	\$ 947,123	High	TBD	Approval of Substantial Completion	Beam Professionals	Argio Roofing
Mid Valley Campus Subtotal												\$ 1,479,511	\$ 582,424	\$ 897,087	\$ 1,343,013					
Technology Campus																				
5	Advanced Technical Careers Building B Concrete Floor Repairs	DV									●	\$ 422,750	\$ 120,613	\$ 302,137	\$ 20,000	Completed	N/A		CLH Engineering	5 Star Construction
Technology Campus Subtotal												\$ 422,750	\$ 120,613	\$ 302,137	\$ 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				●						\$ 280,000	\$ 11,030	\$ 268,970	\$ 165,108	High	TBD	Approval of Substantial Completion	BEAM Professionals	American Contracting USA
8	NAH East Building A Data Cabling Infrastructure Replacement	RC/O&M									●	\$ 150,000	\$ 146,677	\$ 3,323	\$ 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	May 2021	Approval of Stair Assessment	Chanin Engineering, LLC	TBD
Nursing and Allied Health Campus Subtotal												\$ 758,000	\$ 157,707	\$ 600,293	\$ 508,108					
Starr County Campus																				
10	Roofing Replacement	MV				●						\$ 852,000	\$ 39,044	\$ 812,956	\$ 824,569	High	TBD	Approval of Substantial Completion	Beam Professionals	Sechrist Hall
Starr County Campus Subtotal												\$ 852,000	\$ 39,044	\$ 812,956	\$ 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	7	4	0	0	0	5	\$ 6,205,564	\$ 1,034,316	\$ 5,171,248	\$ 4,883,890					