South Texas College Board of Trustees Facilities Committee Ann Richards Administration Building, Board Room Pecan Campus Tuesday, June 8, 2021 @ 4:30 PM McAllen, Texas

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

I.	Approval of May 17, 2021 Facilities Committee Meeting Minutes
II.	Review and Recommend Action on Proposed Workforce Program Expansions and Renovations to Starr County Campus Building D for Welding and Automotive Labs and Building C for HVAC-R Labs
III.	Review and Recommend Action on Authorization to Use Unexpended Plant Funds Previously Earmarked for the Proposed Workforce Program Projects in FY 2021- 2022 at the Starr County Campus
IV.	Review and Recommend Action on Proposed Workforce Program Expansions and Renovations to Mid Valley Campus Building D for Welding, Automotive, HVAC-R Labs, and Building A for Culinary Arts Labs
V.	Review and Recommend Action on Terminating the Architectural Services Agreement with The Warren Group Architects, Inc. and Cancellation of the Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction Project
VI.	Review and Recommend Action on Authorization to Use Unexpended Plant Funds Previously Earmarked for the Proposed Workforce Program Projects and Funds Released from the Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction Project in FY 2021-2022 at the Mid Valley Campus
	a. Expansion and Renovation at the Building D Welding Lab b. Expansion at the Building D Automotive Lab c. Expansion and Renovation at the Building D HVAC-R Labs d. Renovation at Building A for Culinary Arts Labs
VII.	Review and Action as Necessary on Approval of Priority Schedule for the District Wide Flooring Replacements
VIII.	Review and Action as Necessary on Approval of Color Selection for the District Wide Flooring Replacements for Fiscal Year 2020-202189

Facilities Committee Meeting	
June 8, 2021 @ 4:30 p.m.	
Agenda	

IX.	Review and Recommend Action as Necessary on Unexpended Plant Fund – Construction Proposed Projects and Preliminary Budgets for Fiscal Year 2021 – 2022
Χ.	Review and Recommend Action as Necessary on Renewals & Replacements Plant Fund Proposed Projects and Preliminary Budgets for Fiscal Year 2021 – 2022
XI.	Update on Status of Unexpended Plant Fund Construction Projects and Renewals & Replacements Projects

Approval of Facilities Committee Meetings Minutes

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

1. May 17, 2021 Facilities Committee Meeting

Meeting Minutes Facilities Committee Meeting May 17, 2021

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

MINUTES

The Facilities Committee Meeting was held on Monday, May 17, 2021 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 2:44 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, Mrs. Mary Elizondo, Mr. Ricardo de la Garza, Mr. George McCaleb, Mr. Jose Garza, Mr. Oscar Lopez, and Mr. Andrew Fish.

Approval of Facilities Committee Meetings Minutes

Upon a motion by Ms. Rose Benavidez and a second by Mr. Gary Gurwitz, the Minutes for the April 13, 2021 Facilities Committee meetings were approved as written. The motion carried.

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

A report on the South Texas College Mid Valley Campus facility damages due to the recent rain events on May 12, 2021 was reviewed and discussed at the May 17, 2021 Facilities Committee meeting.

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

Purpose

The Facilities Committee reviewed and discussed 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 provided 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 was 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 were awaiting their adjuster's arrival. As of the May 17, 2021 Facilities Committee meeting, administration was awaiting approval from the adjuster to begin any remediation beyond clean up and steps necessary to prevent further damages.

Areas Affected

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

Estimated Costs

Cost estimates were not yet available at the May 17, 2021 Facilities Committee meeting.

Proposed timeline for completion of the repairs:

Unknown at this time.

Funding Source

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

Enclosed Documents

Pictures of the damages were included in the packet.

Presenters

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

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

No action was taken.

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 would acknowledge the findings and recommendations of the report prepared by Chanin Engineering, LLC. The authorization to proceed with design of the

recommended repairs was 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 was reviewed by the Facilities Planning & Construction and Facilities Operations & Maintenance departments. It was scheduled as a routine improvement to repair and replace exterior stairs that were in a deteriorated condition. Based on the findings in the report, staff recommended 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 east side and west side of Building A, make recommendations for repairing or replacing the stairs, and develop construction documents.

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

The engineer 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 estimated the cost of the proposed repairs for both east side and west side stairs to be within the construction budget. The total project budget was \$169,000 which included 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 were budgeted in the Renewals & Replacements fund for available use in fiscal year 2020-2021.

Enclosed Documents

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

Presenters

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

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

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 were necessary to perform repairs to the exterior stairs at NAH East Building A. 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

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 estimated the cost of the proposed repairs for both east side and west side stairs to be within the construction budget. The total project budget was \$169,000 which included 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	,		

Chanin Engineering, LLC 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.

On May 17, 2021, the Facilities Committee clarified that their approval of the preceding item on acceptance of the report also included the recommendation for Board approval to begin the solicitation process as required.

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	•	May 5, 2021
	Architect: Gignac & Associates, LLP Contractor: Holchemont, Ltd.		

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.

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 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 \$16,580.23 to Holchemont, Ltd. for the Nursing and Allied Health Campus NAH East Building A Student Services Renovation Project as presented.

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 was 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 was 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 stated a fee adjustment was required if the final construction cost exceeded or was 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

Facilities Committee Minutes May 17, 2021 Page 9, 6/3/2021 @ 4:56 PM

the Nursing and Allied Health Campus NAH East Building A Student Services Renovation is \$223,614.30, which included all added change orders of \$6,614.30.

Administration requested 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 was necessary to amend the current architectural agreement with Gignac & Associates, LLP to a revised fixed fee of \$19,007.22. No additional costs were anticipated for this project.

Funding Source

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

The design budget for this project was \$27,500. The total revised fee was 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	,		

Enclosed Documents

A detailed breakdown of the fee adjustment was provided in the packet.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, 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, and payment of the outstanding balance of the adjusted fee, totaling \$307.00. The motion carried.

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	Date Received
		Recommended	
1.	Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation Project No. 2018- 020C	Final Completion Recommended	May 5, 2021
	Architect: Gignac & Associates, LLP Contractor: Holchemont, Ltd.		

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 was 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						
Otan Ooan	Areas Renovation					
Constructio n 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 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 \$16,323.69 to Holchemont, Ltd. for the Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation Project as presented. The motion carried.

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 was 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 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.

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 was required if the final construction cost exceeded 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

Facilities Committee Minutes May 17, 2021 Page 12, 6/3/2021 @ 4:56 PM

Areas Renovation was \$175,978.50, which included 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: 1,358.17 **Total Revised Fee** \$14,958.17

Board approval was necessary to amend the current architectural agreement with Gignac & Associates, LLP to a revised fixed fee of \$14,958.17. No additional costs were 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 were budgeted in the FY 2020-2021 Unexpended Construction Plant Fund.

The design budget for this project was \$16,000. The total revised fee was 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	14,958.17	
Design Budget Variance \$1,401.83		

Enclosed Documents

A detailed breakdown of the fee adjustment was provided.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval 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 \$14,958.17, and payment of the outstanding balance of the adjusted fee, totaling \$4,078.17. The motion carried.

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

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

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 3:28 p.m.

I certify that the foregoing are the true and correct minutes of the May 17, 2021 Facilities Committee Meeting of the South Texas College Board of Trustees.

Dr. Alejo Salinas, Jr., Presiding

Review and Recommend Action on Proposed Workforce Program Expansions and Renovations to Starr County Campus Building D for Welding and Automotive Labs and Building C for HVAC-R Labs

Approval of the proposed Workforce Program projects at the Starr County Campus will be requested at the June 22, 2021 Board meeting.

Purpose

The Facilities Committee will be asked to recommend for approval the proposed Workforce Program projects at the Starr County Campus.

Scheduling Priority

These projects have been requested by College management and the Academic Division of Business, Public Safety, & Technology. They have been reviewed by the Facilities Planning & Construction department, the President's Cabinet, and the Coordinated Operations Council. These projects are scheduled as educational space improvements.

Justification

The proposed improvements and expansions of the Workforce Program projects are necessary to provide needed space to support the enrollment for the various programs at the Starr County Campus.

Background

College staff has identified programs that require facility expansions due to the increased local education demands of the workforce community. On February 9, 2021, staff presented on these proposed Workforce Program projects at the Education & Workforce Development Committee to improve and align facilities with the workforce training needs. The proposed Workforce Program projects are listed below:

a. Workforce Building D Welding Expansion

- Expansion into adjacent classroom and automotive lab spaces to serve traditional and Continuing Education courses, as well as an expansion of the outdoor welding lab facility, to double its current capacity.
- This project is an existing project which is currently funded, but the proposed increased scope requires additional funds.
- On December 10, 2019, the Board approved contracting architectural services with Gignac & Associates, LLP for this project with a total project budget of \$230,000. As of May 3, 2021, the project has not been started.
- Administration proposes to expand the scope of this previously approved project, to increase the additional new welding stations from 11 to 22, and increase the additional square footage from 1,000 square feet to 2,368 square feet.

The estimated budget for the Workforce Building D Welding Expansion is summarized in the table below:

Starr County Campus Workforce Building D Welding Expansion Estimated Budget					
Item	Original Project Budget	Amount for Expanded Scope	Total		
Workforce Building D Welding Expansion	\$230,000	\$368,480	\$598,480		

b. Workforce Building D Automotive Expansion

 Expansion would separate the existing Automotive area from the Welding area, providing room for overhead doors and open bays, lift equipment, storage space, and room for future expansion.

c. North Academic Building C Heating, Ventilation, Air Conditioning, and Refrigeration (HVAC-R) Outdoor Covered Area

 Expansion of the current space from 2 to 4 classrooms to provide adequate space for traditional and dual credit course enrollment, as well as the addition of a covered outdoor lab space for HVAC-R brazing.

The estimated budgets are summarized in the table below:

Starr County Campus Workforce Program Projects Estimated Budgets				
Item	Total			
Workforce Building D Welding Expansion	\$598,480			
Workforce Building D Automotive Expansion	1,078,300			
North Academic Building C HVAC-R Outdoor Covered Area	153,500			
Proposed Workforce Program Projects Budgets Total	\$1,830,280			

Funding Source

The proposed Workforce Program projects are not included in the budget for FY 2020 – 2021. The use of earmarked funds for funding these projects will be requested in a separate agenda item. These projects will be budgeted in FY 2021-2022, accordingly. Although the Building D Welding Expansion is an existing project, Administration is recommending to release the budgeted funds in the amount of \$230,000 from the FY 2020-2021 budget and use the earmarked funds to fund the entire project as recommended in the separate agenda item.

Enclosed Documents

Enclosed are detailed project descriptions and budgets for the Committee's review and information.

Motions June 8, 2021 Page 6, 6/4/2021 @ 11:36 AM

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the June 22, 2021 Board meeting, the proposed Workforce Program projects at the Starr County Campus as presented.

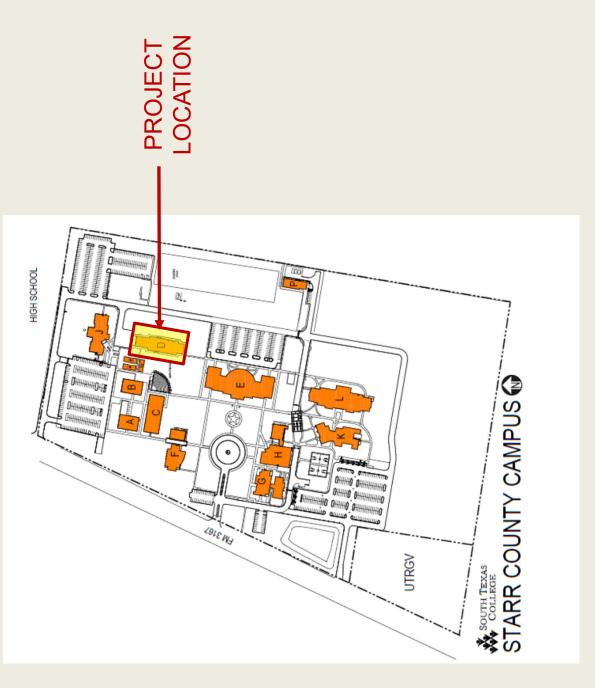


Starr County Campus Workforce Center - Building D Welding Lab Expansion CIP 2122-006

SOUTH TEXAS COLLEGE

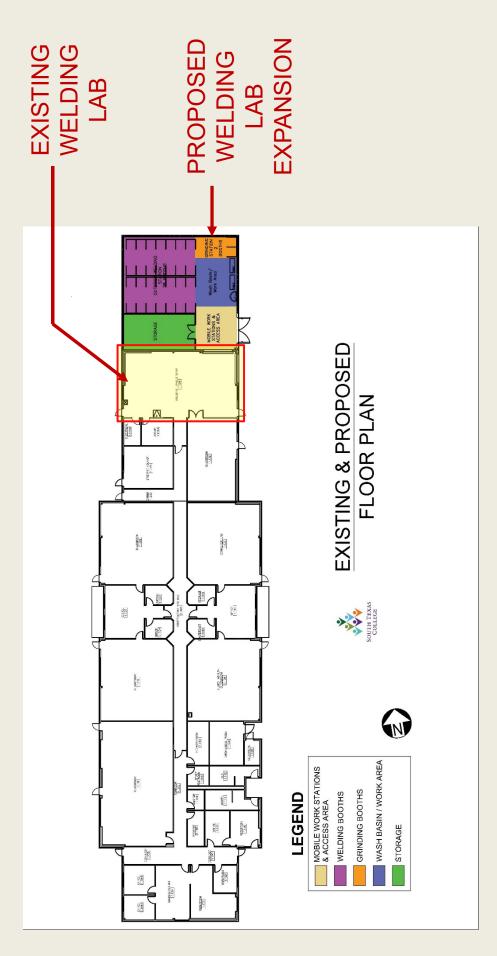
Starr County Campus Welding Lab Expansion **Proposed Project Site**





Starr County Campus Welding Lab Expansion Proposed Project Location





WORKFORCE CENTER BUILDING D



Starr County Campus Welding Lab Expansion

Interior Photo



Existing Welding Lab

Starr County Campus Welding Lab Expansion

Proposed Scope & Budget



Requested By

Welding Department

Scope of Work

Design and Construction of Welding Lab Expansion for Additional (22) Welding Stations

Estimated Construction Cost per Square Foot = \$150/sq ft Total Square Feet Area = 2,368

Estimated Total Project Budget

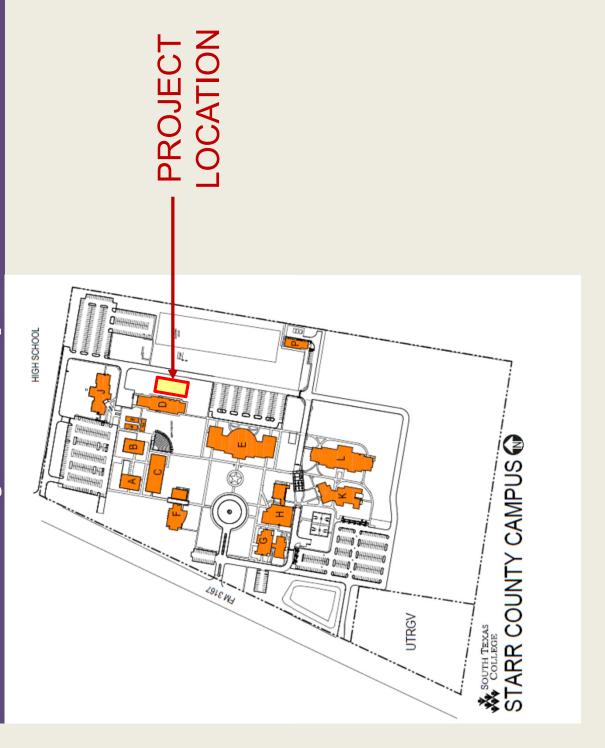
\$ 355,200	35,520	15,000	165,000	10,000	17,760	et \$ 598,480
Construction	Design	Miscellaneous	FFE	Technology	Contingency 5%	Total Project Budget





Starr County Campus Automotive Lab Expansion

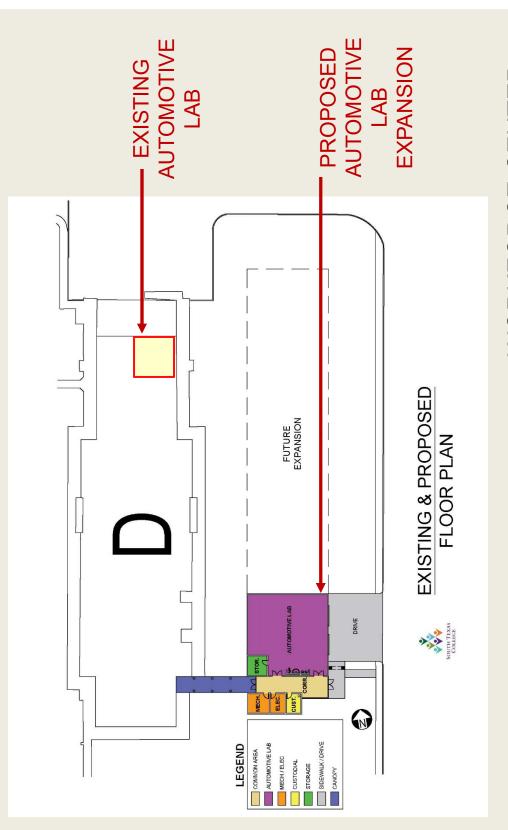
Project Proposed Site



Starr County Campus Automotive Lab Expansion

Project Proposed Location





WORKFORCE CENTER BUILDING D



Interior Photo

Starr County Campus Automotive Lab Expansion



Starr County Campus Automotive Lab Expansion

Proposed Scope & Budget

SOUTH TEXAS COLLEGE

Reduested By

Automotive Department

Scope of Work

Design and Construction of Automotive Lab Expansion including 2 bays, storage, wash station, eyewash, mechanical room, electrical room, custodial room, and covered walkway connecting to Building D

Total Square Feet Area = 4,100

Estimated Construction Cost per Square Foot = \$200/sq ft

Estimated Total Project Budget

Construction	\$ 820,000
Design	82,000
Miscellaneous	20,500
FFE	45,100
Technology	69,700
Contingency 5%	41,000
Total Project Budget	\$ 1,078,300



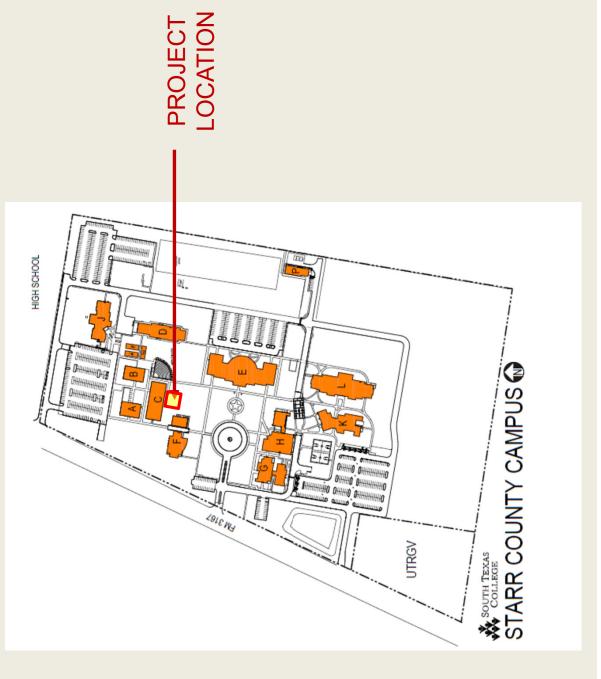


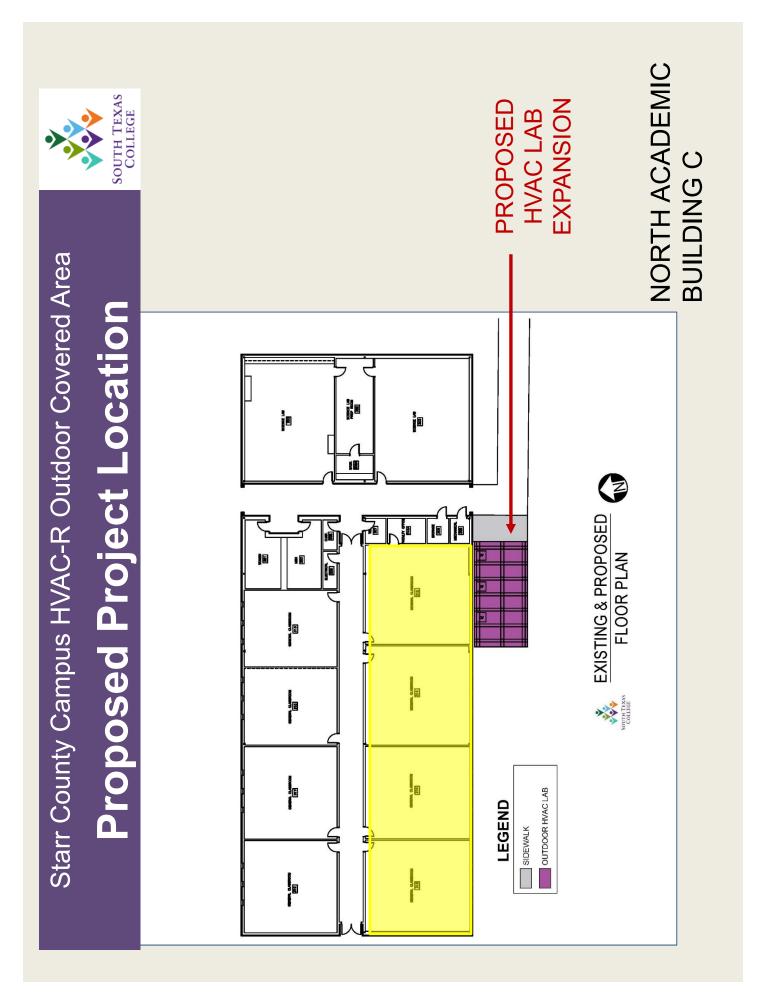


Starr County Campus HVAC-R Outdoor Covered Area

Proposed Project Site



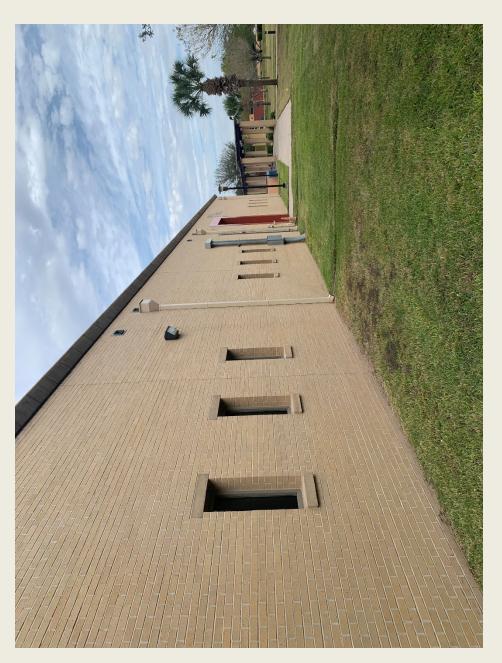




Starr County Campus HVAC-R Outdoor Covered Area

Exterior Photos





Proposed Location

Starr County Campus HVAC-R Outdoor Covered Area

Proposed Scope & Budget



Reduested By

HVAC Department

Scope of Work

Design and construction of HVAC-R Outside Covered Area for brazing instruction, equipment storage, and additional electrical/data in classrooms C312, C313, C314, C315.

Total Square Feet Area = 600

Estimated Construction Cost per Square Foot = \$150/sq ft

Estimated Total Project Budget

\$ 90,000	000'6	15,000	10,000	25,000	4,500	\$ 153,500
Construction	Design	Miscellaneous	FFE	Technology	Contingency 5%	Total Project Budget

Review and Recommend Action on Authorization to Use Unexpended Plant Funds Previously Earmarked for the Proposed Workforce Program Projects in FY 2021-2022 at the Starr County Campus

- a. Expansion and Renovation at the Building D Welding Lab
- b. Expansion at the Building D Automotive Lab
- c. Expansion and Renovation at the Building C HVAC-R Labs

Approval of authorization to use Unexpended Plant funds previously earmarked for the proposed Workforce Program projects in FY 2021 – 2022 at the Starr County Campus will be requested at the June 22, 2021 Board meeting.

Purpose

College administration is requesting that the Board authorize the use of funds that were previously earmarked in the Unexpended Plant Fund for the Starr County Campus Workforce Expansion.

Justification

Authorization is necessary for College staff to utilize previously earmarked funds in the Unexpended Plant Fund for the proposed Workforce Program projects at Starr County Campus.

Background

Funds for Workforce Expansion projects were included as part of the 2013 Bond Construction Program at Mid Valley Campus and Starr County Campus.

- Due to the high costs per square foot for the projects and enrollment projections for the type of facilities being constructed, College staff and administration decided to wait until a future time to determine revised program requirements.
- On September 19, 2017, the Board approved the termination of professional services, program management services, and construction-manager-at-risk services for the Workforce Expansions at both campuses.
- Funds that have been earmarked for the Starr County Campus Workforce Program Expansion are available in the amount of \$2,258,252.

College administration has identified programs that require facility expansions due to the increased local education demands of the workforce community. The proposed Workforce Program projects are listed below:

- a. Workforce Building D Welding Expansion
- b. Workforce Building D Automotive Expansion
- c. North Academic Building C HVAC-R Outdoor Covered Area

The estimated budgets are summarized in the table below:

Starr County Campus Workforce Program Projects Estimated Budgets				
Item Total				
Workforce Building D Welding Expansion	\$598,480			
Workforce Building D Automotive Expansion 1,078,300				
North Academic Building C HVAC-R Outdoor Covered Area 153,500				
Proposed Workforce Program Projects Budgets Total \$1,830,280				

Proposed Funding Source

The variance of the proposed Workforce Program projects estimated budgets and the earmarked funds in the Unexpended Plant Fund is included in the table below:

Variance of Funds			
Item	Amount		
Unexpended Plant Fund Funds Earmarked			
for Starr County Campus Workforce	\$2,258,252		
Expansion			
Estimated Project Budgets	1,830,280		
Estimated Variance	\$427,972		

The remaining funds in the estimated amount of \$427,972 will remain earmarked for future Starr County Campus Workforce projects in the Unexpended Plant Fund.

Enclosed Documents

Enclosed are detailed project descriptions and budgets for the Committee's review and information.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the June 22, 2021 Board meeting, the use of Unexpended Plant funds previously earmarked for the proposed Workforce Program projects in FY 2021 – 2022 at the Starr County Campus as presented.

Starr County Campus Workforce Center - Building D Welding Lab Expansion CIP 2122-006



Starr County Campus Welding Lab Expansion

SOUTH TEXAS COLLEGE

Proposed Scope & Budget

Requested By

Welding Department

Scope of Work

Design and Construction of Welding Lab Expansion for Additional (22) Welding Stations

Estimated Construction Cost per Square Foot = \$150/sq ft Total Square Feet Area = 2,368

Estimated Total Project Budget

\$ 355,200	35,520	15,000	165,000	10,000	17,760	\$ 598,480
Construction	Design	Miscellaneous	FFE	Technology	Contingency 5%	Total Project Budget



Starr County Campus
Workforce Center - Building D
Automotive Lab Expansion
CIP 2122-005



Starr County Campus Automotive Lab Expansion

Proposed Scope & Budget

SOUTH TEXAS COLLEGE

Requested By

Automotive Department

Scope of Work

Design and Construction of Automotive Lab Expansion including 2 bays, storage, wash station, eyewash, mechanical room, electrical room, custodial room, and covered walkway connecting to Building D

Total Square Feet Area = 4,100

Estimated Construction Cost per Square Foot = \$200/sq ft

Estimated Total Project Budget

Construction	\$ 820,000
Design	82,000
Miscellaneous	20,500
FFE	45,100
Technology	69,700
Contingency 5%	41,000
Total Project Budget	\$ 1,078,300

SOUTH TEXAS COLLEGE



Starr County Campus
North Academic - Building C
HVAC-R Outdoor Covered Area

Starr County Campus HVAC-R Outdoor Covered Area

Proposed Scope & Budget



Requested By

HVAC Department

Scope of Work

Design and construction of HVAC-R Outside Covered Area for brazing instruction, equipment storage, and additional electrical/data in classrooms C312, C313, C314, C315.

Total Square Feet Area = 600

Estimated Construction Cost per Square Foot = \$150/sq ft

Estimated Total Project Budget

00,00	000'6	15,000	10,000	25,000	4,500	\$
Construction	Design	Miscellaneous	FFE	Technology	Contingency 5%	Total Project Budget

Review and Recommend Action on Proposed Workforce Program Expansions and Renovations to Mid Valley Campus Building D for Welding, Automotive, HVAC-R Labs, and Building A for Culinary Arts Labs

Approval of the proposed Workforce Program projects at the Mid Valley Campus will be requested at the June 22, 2021 Board meeting.

Purpose

The Facilities Committee will be asked to recommend for approval the proposed Workforce Program projects at the Mid Valley Campus.

Scheduling Priority

These projects have been requested by College management and the Academic Division of Business, Public Safety, & Technology. They have been reviewed by the Facilities Planning & Construction department, the President's Cabinet, and the Coordinated Operations Council. These projects are scheduled as educational space improvements.

Justification

The proposed improvements and expansions of the Workforce Program projects are necessary to provide needed space to support the enrollment for the various programs at the Mid Valley Campus.

Background

College staff has identified programs that require facility expansions due to the increased local education demands of the workforce community. On April 13, 2021, staff presented on these proposed Workforce Program projects at the Education & Workforce Development Committee to improve and align facilities with the workforce training needs. The proposed Workforce Program projects are listed below:

a. Workforce Building D Welding Expansion

 Expansion to provide accommodation for multiple classes at one time, including Traditional, Dual Credit, and Continuing Education classes, and will expand indoor and outdoor welding lab spaces.

b. Workforce Building D Automotive Expansion

 Expansion would provide accommodation for new fully-equipped bays with overhead doors, work spaces, storage space for equipment and tools, and the possibility for further expansion as needed.

c. Workforce Building D Heating, Ventilation, Air Conditioning, and Refrigeration (HVAC-R) Expansion

 Expansion would provide adequate space and equipment for both Traditional and Dual Credit classes, including an indoor classroom as well as an outdoor covered lab space for HVAC-R brazing.

d. Center for Learning Excellence Building A Culinary Arts Renovation

 Renovation would provide classroom and lab space for instruction and demonstration, supporting the full Certificate and AAS degree pathways in Culinary Arts and Restaurant Management.

The estimated budgets are summarized in the table below:

Mid Valley Campus Workforce Program Projects Estimated Budgets				
Item Amount				
Workforce Building D Welding Expansion	\$537,500			
Workforce Building D Automotive Expansion	920,500			
Workforce Building D HVAC-R Expansion	528,000			
Center for Learning Excellence Building A Culinary Arts Renovation	531,365			
Proposed Workforce Program Projects Estimated Budgets Total	\$2,517,365			

Funding Source

The proposed Workforce Program projects are not included in the budget for FY 2020 – 2021. The use of earmarked funds for funding these projects will be requested in a separate agenda item. These projects will be budgeted in FY 2021-2022, accordingly.

Enclosed Documents

Enclosed are detailed project descriptions and budgets for the Committee's review and information.

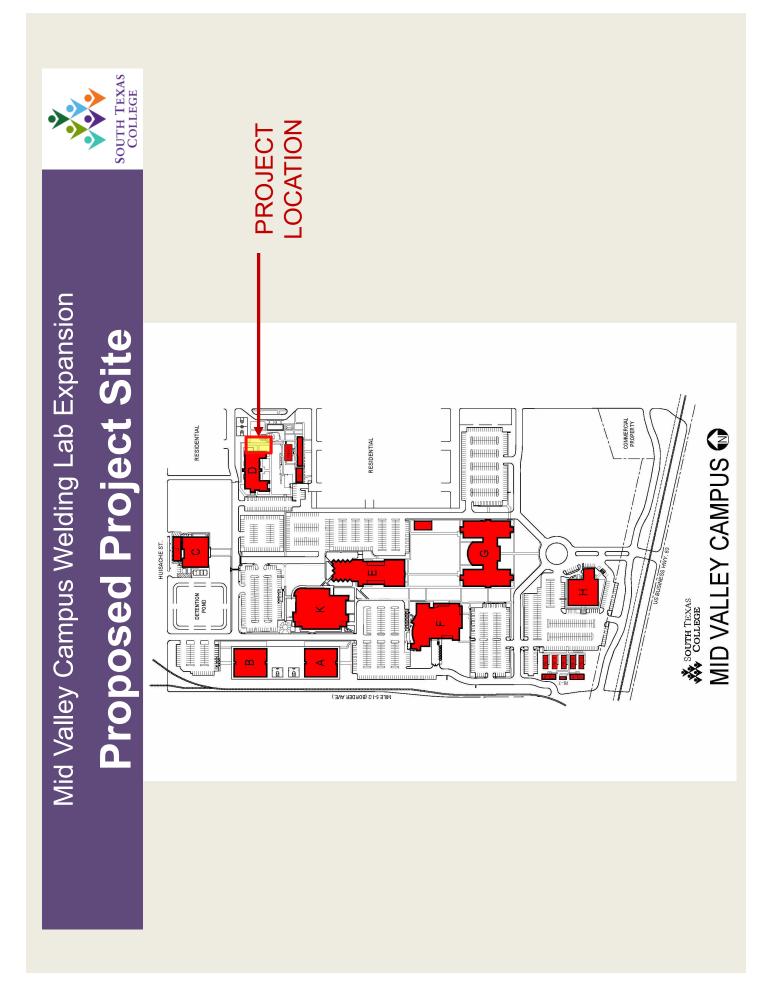
Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the June 22, 2021 Board meeting, the proposed Workforce Program projects at the Mid Valley Campus as presented.



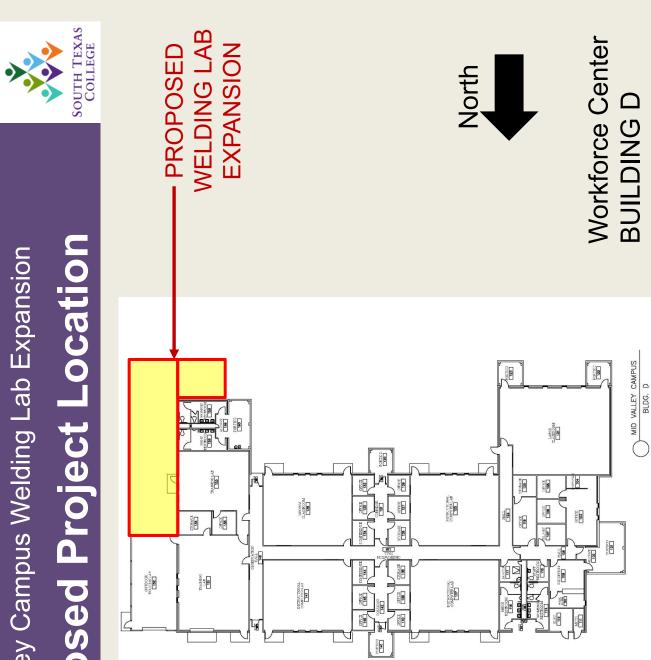
Mid Valley Campus Workforce Center - Building D Welding Lab Expansion CIP 2122-013

SOUTH TEXAS COLLEGE



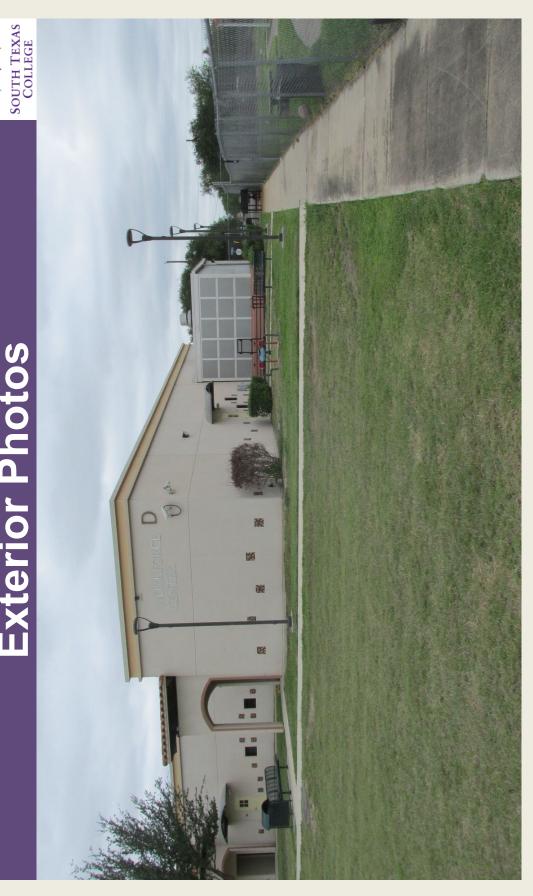
Mid Valley Campus Welding Lab Expansion

Proposed Project Location



Proposed Location







Proposed Scope & Budget



Requested By

Welding Department

Scope of Work

Design and Construction of Welding Lab Expansion for Additional Welding Stations

Estimated Construction Cost per Square Foot = \$200/sq ft Total Square Feet Area = 1,850

Estimated Total Project Budget

 Construction
 \$ 370,000

 Design
 37,000

 Miscellaneous
 12,000

 FFE
 90,000

 Technology
 10,000

 Contingency 5%
 18,500

 Total Project Budget
 \$ 537,500



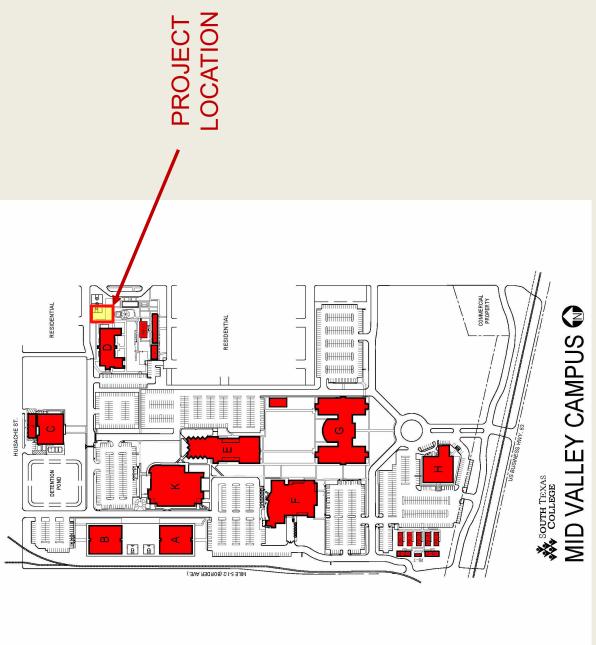
Mid Valley Campus
Workforce Center - Building D
Automotive Lab Expansion
CIP 2122-012

SOUTH TEXAS COLLEGE

Mid Valley Campus Automotive Lab Expansion

Proposed Project Site





Mid Valley Campus Automotive Lab Expansion

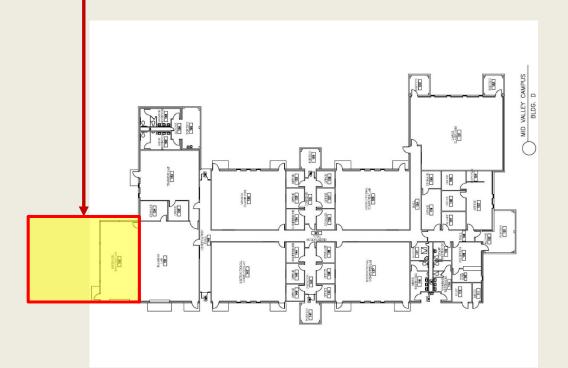
Proposed Project Location



- PROPOSED
AUTOMOTIVE
LAB
EXPANSION

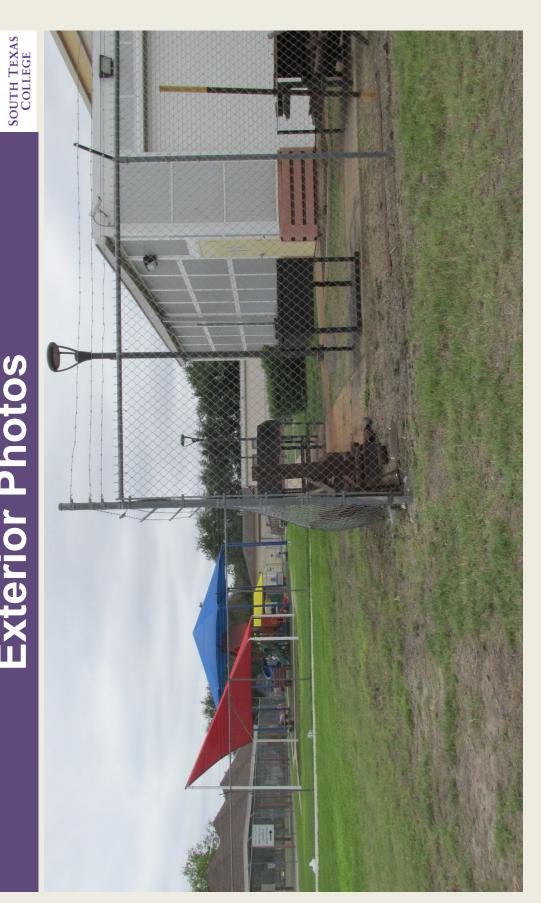


Workforce Center BUILDING D



Proposed Location

Mid Valley Campus Automotive Lab Expansion **Exterior Photos**



Mid Valley Campus Automotive Lab Expansion

Proposed Scope & Budget



Requested By

Automotive Department

Scope of Work

Design and Construction of Automotive Lab Expansion including 3 bays, storage, wash station, and eyewash.

Total Square Feet Area = 3,500

Estimated Construction Cost per Square Foot = \$200/sq ft

Estimated Total Project Budget

\$ 920 500	Total Project Budget
35,000	Contingency 5%
29,500	Technology
38,500	FFE
17,500	Miscellaneous
70,000	Design
\$ 700,000	Construction



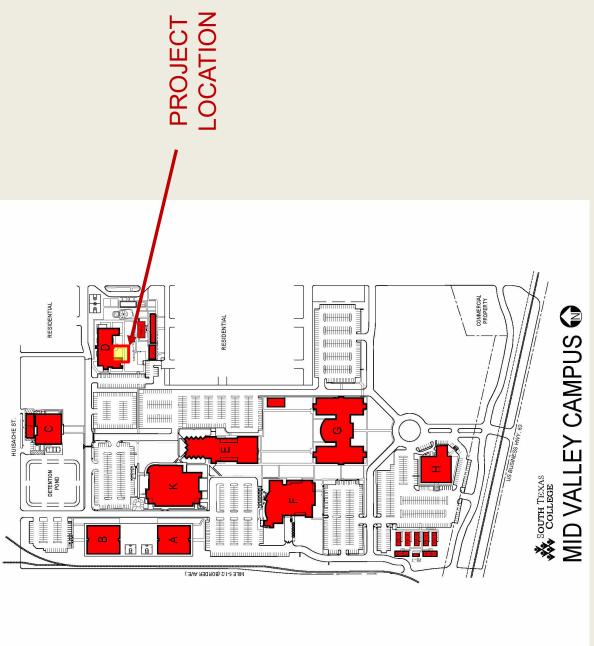
Mid Valley Campus Workforce Center - Building D HVAC-R Outdoor Covered Area CIP 2122-014

SOUTH TEXAS COLLEGE

Mid Valley Campus HVAC-R Outdoor Covered Area

Proposed Project Site

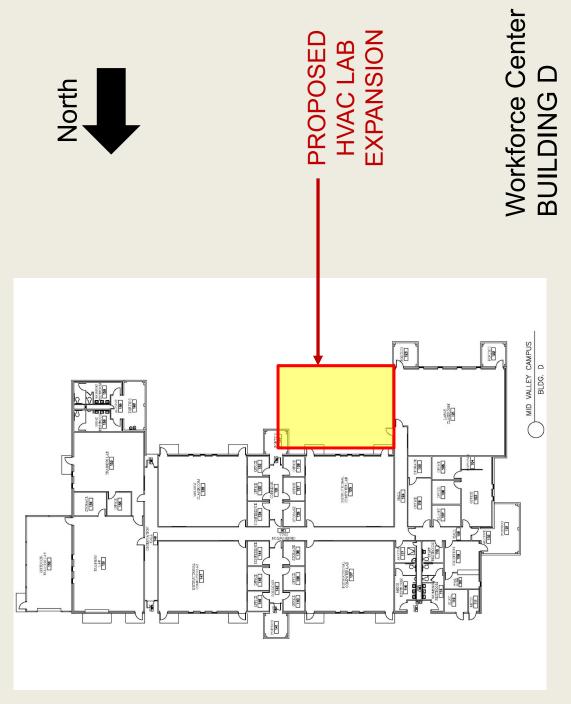




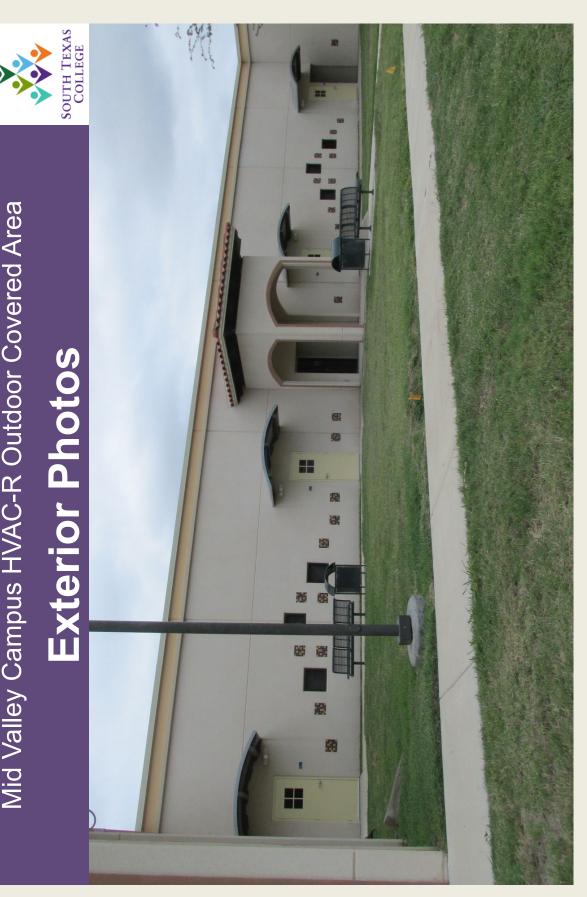
Mid Valley Campus HVAC-R Outdoor Covered Area

Proposed Project Location





Mid Valley Campus HVAC-R Outdoor Covered Area **Exterior Photos**



Proposed Location

Mid Valley Campus HVAC-R Outdoor Covered Area

Proposed Scope & Budget



Requested By

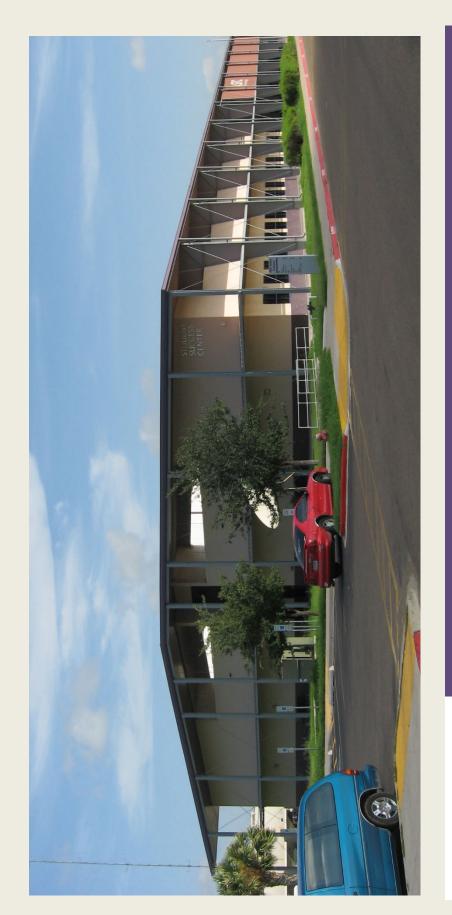
HVAC Department

Scope of Work

Design and construction of HVAC-R Classroom and Outside Covered Area for brazing instruction and equipment storage.

Estimated Construction Cost per Square Foot = \$200/sq ft Total Square Feet Area = 2000

40,000 12,000 22,000 34,000 20,000 \$ 528,000 \$ 400,000 **Estimated Total Project Budget** Total Project Budget Continency 5% Miscellaneous Construction **Technology** Design

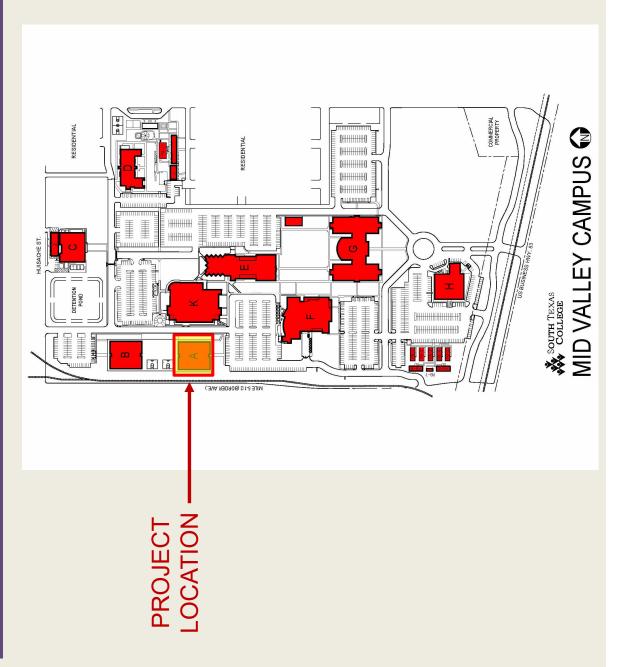


Center for Learning Excellence - Building A Renovation of Space for Culinary Arts Mid-Valley Campus CIP 2122-002



Proposed Project Site

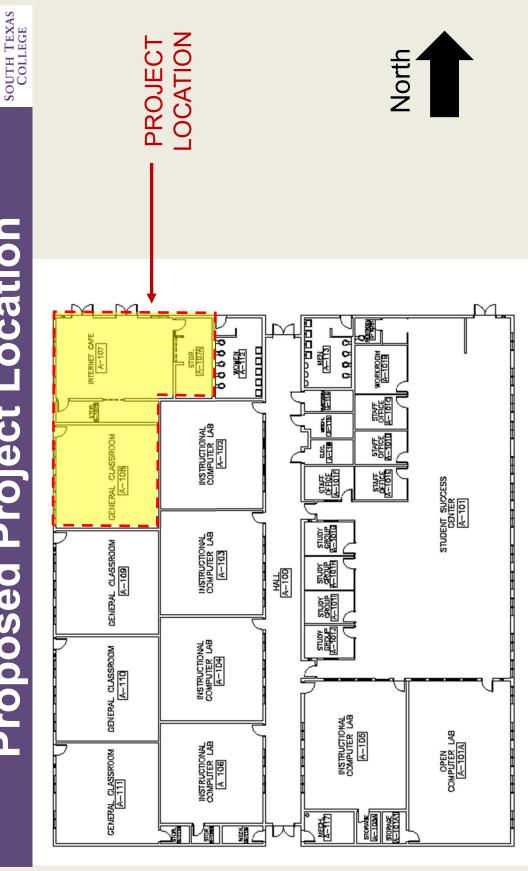




BUILDING A



Proposed Project Location



CENTER FOR LEARNING EXCELLENCE

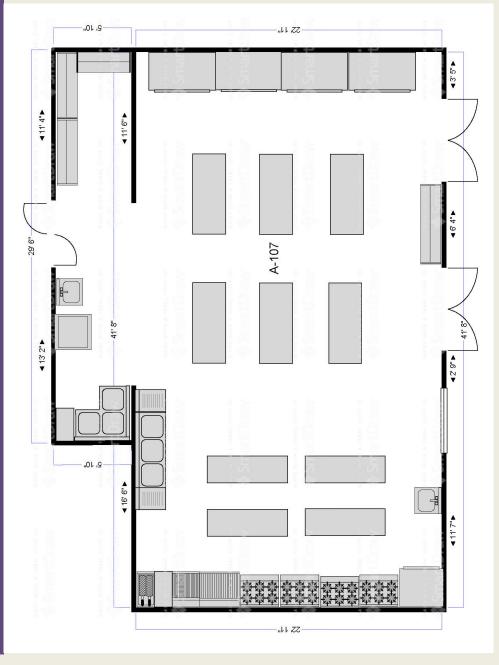
BUILDING A

Mid Valley Campus Renovation of Space for Culinary Arts

SOUTH TEXAS COLLEGE



Kitchen Area Layout for **Proposed**

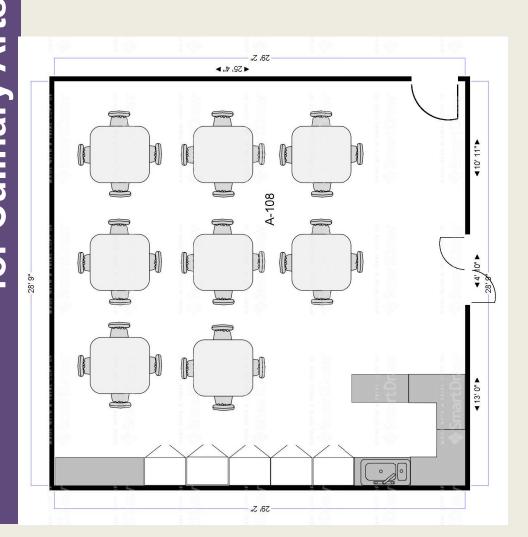


CENTER FOR LEARNING EXCELLENCE









CENTER FOR LEARNING EXCELLENCE

63

Interior Photos



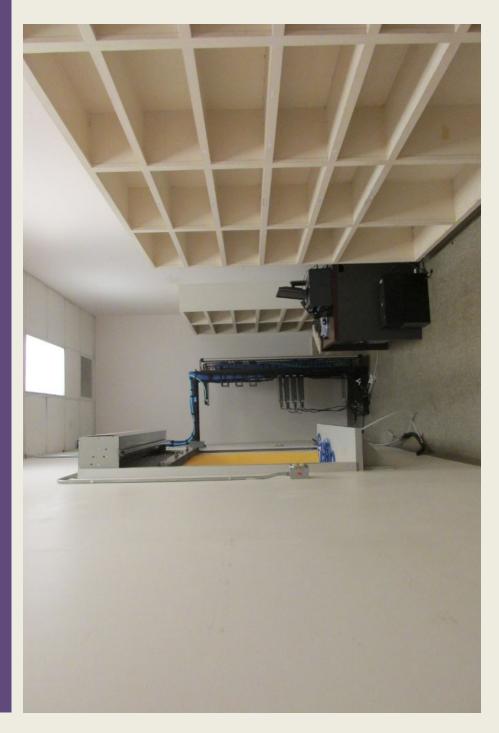




Existing Space

Interior Photos





Existing Storage Space

Proposed Scope & Budget



Requested By

Culinary Arts Program

Scope of Work

Design and Renovation of Existing Space for Culinary Arts Kitchen Lab and Dining/Catering Lab

1,320 sf 2165 sf 845 sf Total Square Feet of Renovated Area Dining/Catering Area Square Feet Kitchen Area Square Feet

Estimated Construction Cost per Square Foot = \$165/sq ft

Estimated Total Project Budget

Construction	\$357,225
Design	35,725
Miscellaneous	7,145
FFE	88,410
Technology	25,000
Contingency 5%	17,860
Total Project Budget	\$531,365

Motions June 8, 2021 Page 14, 6/4/2021 @ 11:36 AM

Review and Recommend Action on Terminating the Architectural Services
Agreement with The Warren Group Architects, Inc. and Cancellation of the Mid
Valley Campus Center for Learning Excellence Building A Renovation of Space
for Supplemental Instruction Project

Approval to terminate the architectural services agreement with The Warren Group Architects, Inc. and cancel the Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction Project will be requested at the June 22, 2021 Board meeting.

Purpose

College Administration is requesting that the Board officially terminate any contractual obligations with The Warren Group Architects, Inc. regarding Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction Project 2020-005C and cancel the project.

Justification

Approval of the termination is necessary because the services of the architect will no longer be needed due to the Library and Learning Support Services Department's and Administration's proposal to cancel the project after an evaluation of student needs.

Scheduling Priority

This project was submitted by the Library & Learning Support Services Department in 2019, and was reviewed by the Facilities Planning & Construction Department, the Coordinated Operations Council, and the President's Cabinet. It was scheduled as an educational space improvement to provide a supplemental learning environment for students in Center for Learning Excellence Building A.

Background

On December 10, 2019, the Board approved contracting architectural design services with The Warren Group Architects, Inc. to serve as the architect of record for this project. The Library and Learning Support Services Department and Administration has reevaluated the need for this project, and determined the College would benefit greater from moving forward instead with a Culinary Arts renovation in this area and utilize the existing infrastructure of the previous cafeteria space. On April 13, 2021, staff presented on newly proposed Workforce Program projects at the Education & Workforce Development Committee to improve and align facilities with the workforce training needs, which included the proposed Culinary Arts renovation.

The total project budget for the Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction Project was \$224,000.00. The remaining project budget is \$222,192.40. The nature of the expenditure in the amount of \$2,007.60 was for testing and advertising services.

The remaining budgets for the project are summarized in the table below:

Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction Project					
Item	Amount Actual Expenses Balance of to Date Project Budge				
Construction	\$132,000.00	\$0.00	\$132,000.00		
Design	13,200.00	0.00	13,200.00		
Miscellaneous	4,000.00	2,007.60	1,992.40		
FFE	50,000.00	0.00	50,000.00		
Technology	25,000.00	0.00	25,000.00		
Total	\$224,200.00	\$2,007.60	\$222,192.40		

Enclosed Documents

A site plan and a chart comparing the scopes of work between the two projects are enclosed for the Committee's review and information.

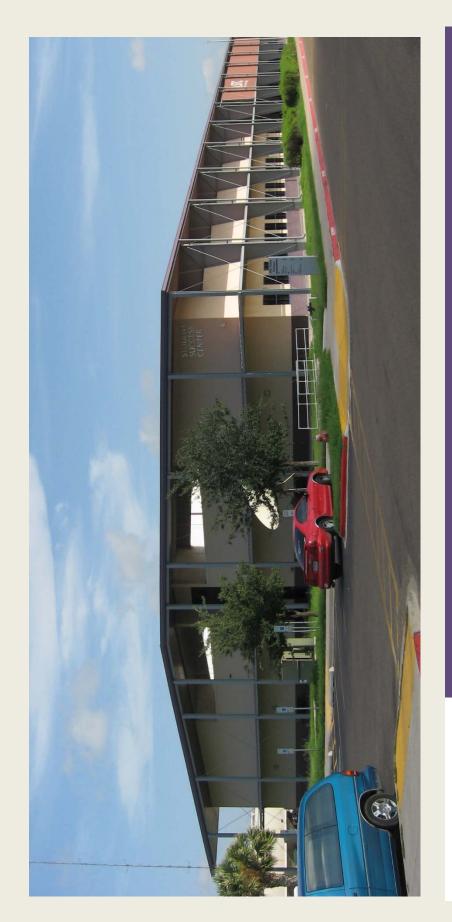
Funding Source

Funds for the Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction Project 2020-005C are budgeted in the Unexpended Construction Plant Fund for available use in FY 2020-2021. The cancellation of the project and termination of the agreement with The Warren Group Architects, Inc. would result in the project's budget being released and added to undesignated funds in the Unexpended Plant Fund.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the June 22, 2021 Board meeting, the termination of the architectural services agreement with The Warren Group Architects, Inc. and the cancellation of the Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction project as presented.

MID VALLEY CAMPUS CIP PRO	JECT REQUESTS COMPARISON
Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction	Mid Valley Campus Building A Center for Learning Excellence Building A Renovation of Space for Culinary Arts
Project Scope: Renovate the existing unused space to provide supplemental instruction, test proctoring services, and collaborative CLE functions • Supplemental Instruction Lab - 1320 square feet • Demolition of existing walls and infrastructure • Renovation of walls, flooring, ceiling, and interior finishes • Renovation to add electrical and data infrastructure • Addition of new furniture and media & computer equipment	Project Scope: Renovate the existing unused space to provide a new culinary arts lab and converting the adjacent classroom into a dining/catering lab Culinary Arts Lab-1320 square feet Dining/Catering Lab-845 square feet Demolition of existing walls, flooring, ceiling, and infrastructure Renovation of walls, flooring, ceiling, and interior finishes Renovation of plumbing, exhaust system, HVAC, electrical, and data infrastructure as necessary Addition of new kitchen equipment, furniture, and media & computer equipment
Timeline: Project On-HoldOriginal Scheduled SubstantialCompletion - December 2020	Timeline: Requested the submission of a CIP for review and approval to schedule and budget in FY 21-22
Budget: Construction \$132,000 Design 13,200 Miscellaneous 4,000 FFE 50,000 Technology 25,000 Total Project Budget \$224,200 Architect: The Warren Group	Budget: ◆ Construction \$357,225 ◆ Design 35,725 ◆ Miscellaneous 7,145 ◆ FFE 88,410 ◆ Technology 25,000 ◆ Contingency 17,860 Total Project Budget \$531,365 Architect: TBD
 Owner/Architect Agreement has been executed Design Kick-off meeting has not been held Project is On-Hold Contract will need to be terminated if Board approved. Priority: Low Priority 	Priority: Project has not yet been approved • CIP has been submitted

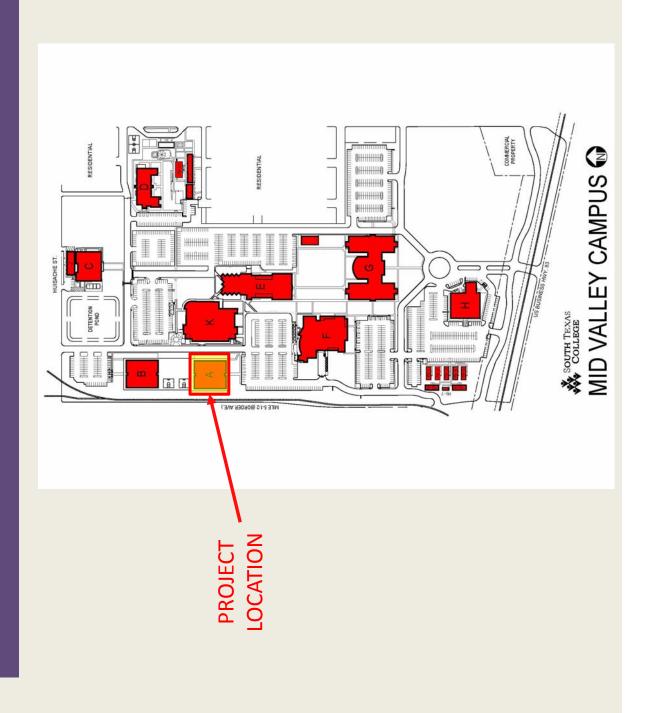


Center for Learning Excellence - Building A Renovation of Space for Supplemental Instruction Mid-Valley Campus



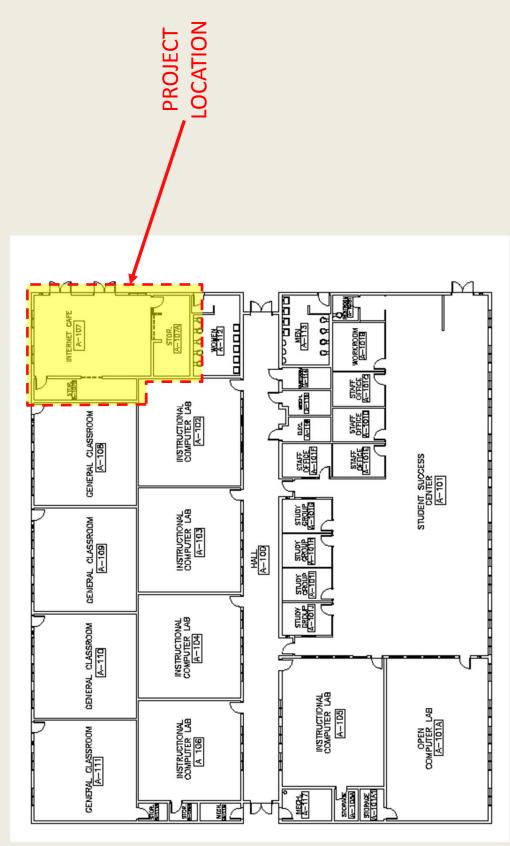


Project Proposed Site



Project Proposed Location





CENTER FOR LEARNING EXCELLENCE

Review and Recommend Action on Authorization to Use Unexpended Plant Funds Previously Earmarked for the Proposed Workforce Program Projects and Funds Released from the Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction Project in FY 2021-2022 at the Mid Valley Campus

- a. Expansion and Renovation at the Building D Welding Lab
- b. Expansion at the Building D Automotive Lab
- c. Expansion and Renovation at the Building D HVAC-R Labs
- d. Renovation at Building A for Culinary Arts Labs

Approval of authorization to use funds in the Unexpended Plant Fund previously earmarked for the proposed Workforce Program projects and funds released from the Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction project at the Mid Valley Campus will be requested at the June 22, 2021 Board meeting.

Purpose

College Administration is requesting that the Board authorize the use of funds that were previously earmarked in the Unexpended Plant Fund for the Mid Valley Campus Workforce Expansion, and funds released from the Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction project.

Justification

Authorization is necessary for College staff to utilize previously earmarked funds in the Unexpended Plant Fund for the proposed Workforce Program projects at Mid Valley County Campus, and to utilize the funds released from the Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction project.

Background

Funds for Workforce Expansion projects were included as part of the 2013 Bond Construction Program at Mid Valley Campus and Starr County Campus.

- Due to the high costs per square foot for the projects and enrollment projections for the type of facilities being constructed, College staff and administration decided to wait until a future time to determine revised program requirements.
- On September 19, 2017, the Board approved the termination of professional services, program management services, and construction-manager-at-risk services for the Workforce Expansions at both campuses.
- Funds that have been earmarked for the Mid Valley Campus Workforce Program Expansion are available in the amount of \$2,411,199.
- Funds that have been released from the Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction project are available in the amount of \$222,192.40.

College Administration has identified programs that require facility expansions due to the increased local education demands of the workforce community. The proposed Workforce Program projects are listed below:

- a. Workforce Building D Welding Expansion
- b. Workforce Building D Automotive Expansion
- c. Workforce Building D Heating, Ventilation, Air Conditioning, and Refrigeration (HVAC-R) Expansion
- d. Center for Learning Excellence Building A Culinary Arts Renovation

The estimated budgets are summarized in the table below:

Mid Valley Campus Workforce Program Projects Estimated Budgets		
Item Amount		
Workforce Building D Welding Expansion	\$537,500	
Workforce Building D Automotive Expansion	920,500	
Workforce Building D HVAC-R Expansion 528,00		
Center for Learning Excellence Building A Culinary Arts Renovation 531,365		
Proposed Workforce Program Projects Estimated Budgets Total \$2,517,365		

Proposed Funding Sources

The funding sources for the proposed Workforce Program projects estimated budgets are included in the table below:

Proposed Funding Sources		
Item	Amount	
Unexpended Plant Fund Funds Earmarked for Mid Valley	\$2,411,199	
Campus Workforce Expansion	ΨZ,411,199	
Released Funds from Mid Valley Campus Center for Learning		
Excellence Building A Renovation of Space for Supplemental	106,166	
Instruction Project (Proposed cancellation)		
Available Funds Total	\$2,517,365	

The total funds released from the Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction Project are \$222,192.40, of which \$106,166.00 will be used for the proposed Workforce Program projects, resulting in a balance of \$116,026.40 which will remain in the Unexpended Plant Fund for future use.

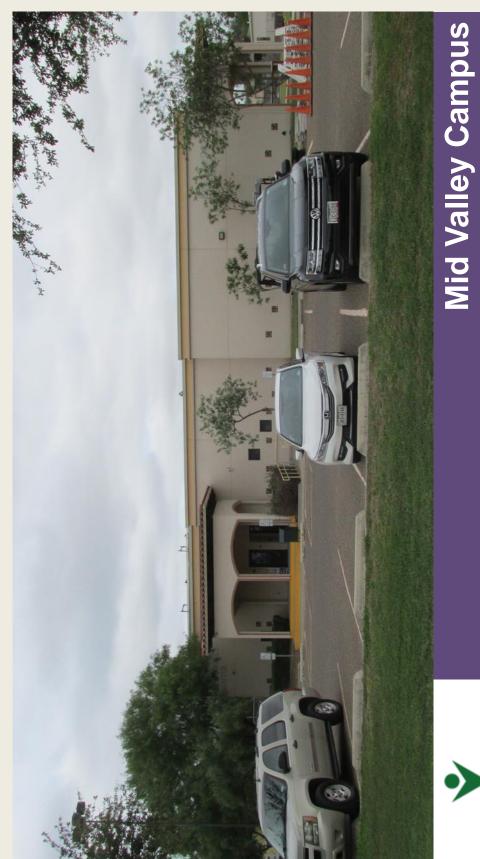
Enclosed Documents

Enclosed are detailed project descriptions and budgets for the Committee's review and information.

Motions June 8, 2021 Page 20, 6/4/2021 @ 11:36 AM

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the June 22, 2021 Board meeting, the use of the Unexpended Plant Fund funds previously earmarked for the proposed Workforce Program projects and the released funds from the Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction project at the Mid Valley Campus as presented.





Mid Valley Campus Welding Lab Expansion

Proposed Scope & Budget



Requested By

Welding Department

Scope of Work

Design and Construction of Welding Lab Expansion for Additional Welding Stations

Estimated Construction Cost per Square Foot = \$200/sq ft Total Square Feet Area = 1,850

Estimated Total Project Budget

Construction	\$ 370,000
Design	37,000
Miscellaneous	12,000
FFE	90,000
Technology	10,000
Contingency 5%	18,500
Total Project Budget	\$ 537,500





Mid Valley Campus Automotive Lab Expansion

Proposed Scope & Budget



Requested By

Automotive Department

Scope of Work

Design and Construction of Automotive Lab Expansion including 3 bays, storage, wash station, and eyewash.

Total Square Feet Area = 3,500

Estimated Construction Cost per Square Foot = \$200/sq ft

Estimated Total Project Budget

Construction	\$ 700,000
Design	70,000
Miscellaneous	17,500
FFE	38,500
Technology	59,500
Contingency 5%	35,000
Total Project Budget	\$ 920 500



HVAC-R Outdoor Covered Area Mid Valley Campus Workforce Center - Building D

Mid Valley Campus HVAC-R Outdoor Covered Area

Proposed Scope & Budget



Requested By

HVAC Department

Scope of Work

Design and construction of HVAC-R Classroom and Outside Covered Area for brazing instruction and equipment storage.

Estimated Construction Cost per Square Foot = \$200/sq ft Total Square Feet Area = 2000

Estimated Total Project Budget

Construction	\$ 400,000
Design	40,000
Miscellaneous	12,000
FFE	22,000
Technology	34,000
Continency 5%	20,000
Total Project Budget	\$ 528,000

CIP 2122-002 Mid-Valley Campus



Center for Learning Excellence - Building A Renovation of Space for Culinary Arts

Mid Valley Campus Renovation of Space for Culinary Arts

Proposed Scope & Budget



Requested By

Culinary Arts Program

Scope of Work

Design and Renovation of Existing Space for Culinary Arts Kitchen Lab and Dining/Catering Lab

1,320 sf 2165 sf 845 sf Total Square Feet of Renovated Area Dining/Catering Area Square Feet Kitchen Area Square Feet

Estimated Construction Cost per Square Foot = \$165/sq ft

Estimated Total Project Budget

Construction	\$357,225
Design	35,725
Miscellaneous	7,145
FFE	88,410
Technology	25,000
Contingency 5%	17,860
Total Project Budget	\$531,365

Review and Action as Necessary on Approval of Priority Schedule for the District Wide Flooring Replacements

Approval of the priority schedule for the District Wide Flooring Replacements project will be requested at the June 22, 2021 Board meeting.

Purpose

Authorization of the priority schedule plan is requested to proceed with flooring replacements district wide according to the condition of the flooring and the operational needs of the buildings.

Scheduling Priority

This project is part of the Deferred Maintenance plan developed by the Facilities Operations & Maintenance and Facilities Planning & Construction departments. The project has been reviewed by the Facilities Planning & Construction and Facilities Operations and Maintenance departments, the President's Cabinet, and the Coordinated Operations Council. This project is scheduled as a routine improvement to replace flooring in buildings district wide as necessary.

Justification

Authorization of the priority schedule is necessary to move forward with the flooring replacement projects as planned.

Background

College staff has visited each campus and assessed the condition of the flooring in each building. As a result of these assessments, a schedule to replace the flooring by priority based on the condition, age, and need was developed. The flooring replacements will need to be phased in on an annual basis due to the number of buildings and the amount of flooring square footage area.

The timeframe for the proposed schedule spans five (5) to ten (10) years to complete the majority of the currently identified flooring replacements, depending on space availability for affected staff, faculty, and/or classrooms. A summary of the proposed priority schedule for the next five (5) years is as follows:

District Wide Flooring Replacements Priority Schedule Five-Year Plan Summary		
FY 2021 - 2022		
Campus	Buildings	Estimated Cost
Pecan Campus	J	\$268,119.00
Mid Valley Campus	F	37,512.00
Starr County Campus	Н	47,001.00
FY 2021 - 2022 Total \$352,632.00		

FY 2022 - 2023			
Campus	Buildings	Estimated Cost	
Pecan Campus	K, X	71,253.00	
Mid Valley Campus	G, L	223,901.00	
Nursing and Allied Health Campus	Α	68,304.00	
FY 2022 - 2023 Total		\$363,458.00	

FY 2023 - 2024			
Campus	Buildings	Estimated Cost	
Pecan Campus	Н	\$2,388.00	
Mid Valley Campus	D, E	74,424.00	
Starr County Campus	G	15,039.00	
Technology Campus	A	199,607.00	
FY 2023 - 2024 Total		\$291,458.00	

FY 2024 - 2025		
Campus	Buildings	Estimated Cost
Pecan Campus	C, M, N	160,485.00
Starr County Campus	Е	101,007.00
FY 2024 - 2025 Total \$261,492.00		

FY 2025 - 2026			
Campus	Buildings	Estimated Cost	
Pecan Campus	G, L	\$81,774.00	
Pecan Plaza	A	59,189.00	
Starr County Campus	D, F	96,914.00	
Total		\$237,876.00	

Total of Fiscal Years		
Campus	Estimated Cost	
FY 2021 – 2022	\$352,632.00	
FY 2022 – 2023	363,458.00	
FY 2023 – 2024	291,458.00	
FY 2024 – 2025	261,492.00	
FY 2025 – 2026	237,876.00	
Total	\$1,506,916.00	

Funding Source

Funds for the District Wide Flooring Replacements Project 1920-029R are budgeted in the FY 2020-2021 Renewals & Replacements Fund.

District Wide Flooring Replacements Budget FY 2020-2021						
Budget Item Budget Amount						
Construction Budget	\$500,000					
Miscellaneous Budget	4,000					
Total Project Budget	\$504,000					

Enclosed Documents

A detailed priority schedule of the flooring replacements is enclosed.

Recommendation

It is requested that the Facilities Committee recommend for Board approval at the June 22, 2021 Board meeting, the priority schedule for the District Wide Flooring Replacements project as presented.

District Wide Flooring Replacement 5-Year Plan											
Puilding Lotter	Puilding Name	Carpet	Carpet		LVT Square	LVT					
Building Letter	Building Name	Square Feet	Proj	ected Cost	Feet	Projected Co					
	Year One 2021-2022										
Pecan Campus)										
J	South Academic	59,582	\$	268,119	-	-					
Mid-Valley Can	npus										
F	Student Union	8,336	\$	37,512	-	-					
Starr County C	ampus										
Н	Student Activities Center	1,722	\$	7,749	6,542	\$ 39,2					
		Carpet Total =	\$	313,380	LVT Total =	\$ 39,2					
						_					

Grand Total \$ 352,632

	Year Two 2022-2023										
Pecan Cam	pus										
K	Student Services	10,052	\$	45,234	1		-				
Х	Ann Richards Administration	5,782	\$	26,019	-		-				
Mid-Valley	Mid-Valley Campus										
G	North Academic	43,893	\$	197,519	1		-				
L	Child Development Center	-		-	4,397	\$	26,382				
Nursing and	Nursing and Allied Health Campus										
Α	NAH East	-		-	11,384	\$	68,304				
	<u> </u>										

Carpet Total = \$ 268,772 LVT Total = \$ 94,686

> Grand Total \$ 363,458

	,	Year Three 2023-2024									
Pecan Cam	pus										
Н	Student Activities Center	-		-	398	\$	2,388				
Mid-Valley (Campus										
D	Workforce Center	2,004	\$	9,018	7,662	\$	45,972				
E	Library	488	\$	2,196	2,873	\$	17,238				
Starr Count	y Campus										
G	Student Services	3,342	\$	15,039	-		-				
Technology	Fechnology Campus										
Α	Emerging Technologies	15,941	\$	71,735	21,312	\$	127,872				

Carpet Total = \$ 97,988 LVT Total = \$ 193,470

Grand Total \$ 291,458

	Year Four 2024-2025										
Pecan Campus											
С	Sylvia Esterline Center for Learning Excellence	13,228	\$	59,526	1099	\$	6,594				
М	Information Technology	13,294	\$	59,823	-		-				
N	Institutional Support Services	7,676	\$	34,542	-		-				
Starr County (Starr County Campus										
E	South Academic	22,446	\$	101,007	-		-				

Carpet Total = \$ 254,898 LVT Total = \$ 6,594

Grand Total \$ 261,492

	Year Five 2025-2026										
Pecan Cam	pus										
G	Business and Science	15,258	\$	68,661	-		-				
L	Cooper Center for Performing Arts	2,914	\$	13,113	-		-				
Pecan Plaza	a										
Α	Human Resources	9,017	\$	40,577	3,102	\$	18,612				
Starr Count	y Campus	•		•		•					
D	Workforce Center	2,201	\$	9,905	8,452	\$	50,712				
F	Cultural Arts Center	8,066	\$	36,297	-		-				

168,552 LVT Total = \$
Grand Total \$ Carpet Total = \$ 69,324

237,876



Project Fact Sheet

COLLEGE COLLEGE				5/28/202	21			
Project Name:	District Wide - Floo	oring Replacement	t				Project No.	2020-029R
unding Source(s):	Renewals & Repla	cements Fund						
			Project Budget	FY 20-21 FY 20-21 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Total Actual Expenditures To Date		
Construction:			\$ 500,000.00	\$ -	\$ 500,000.00			
Design			-	-	-	-		
Miscellaneous:			4,000.00	-	4,000.00	-		
FE: Fechnology:			-	-	-	-		
Гotal:			\$ 504,000.00	\$ -	\$ 504,000.00	\$ -		
Pro	oject Team					Board Status		
pproval to Solicit Engineer:	N/A		Board Approval	TPD				
ingineer:	N/A		of Schematic Design	TBD				
Contractor:	TBD							
	.55		<u>Substantial</u>			Board		
			Completion	TBD		<u>Acceptance</u>	TBD	
TC FPC Project Manager:	Roberto S Gomez		Final Completion	TBD		Board Acceptance	TBD	
Proje	ct Description					Project Scope		
eaching their life expectancy. Quotes are issued depending c			scriedule determin	Projected Timel		ретеріасец. Ачегаде	six nooring repia	cements per fiscal year.
Board Approval of Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Co	mpletion Date	Final Complet	ion Date	FFE Completion of Move In
N/A	N/A	TBD	TBD	TI	BD	TBD		TBD
			Project Cale	ndar of Expenditu	res by Fiscal Year	-		
Fiscal Year	Construction	Design	Miscell	aneous	FFE	Tech		Project Total
2020-21	-	-		-	-			\$ -
Project Total	\$ -	\$ -	\$	-	\$ -	\$	-	\$
0/13/20 Facilities Committee	: Review and Recomi	mend Action on Co	ontracting Engineeri	Current Agenda I		omatic Door Openers F	Phase IV.	
		Mid-Val				Nursing & Allied Health		
				Pecan Campus		中华社	TA AA	Starr County Campus

FPC Project Manager Roberto S. Dornery FPC Asst. Director Rt. FPC Director RMA

Review and Action as Necessary on Approval of Color Selection for the District Wide Flooring Replacements for Fiscal Year 2020-2021

Approval of the color selection for the District Wide Flooring Replacements for FY 2020-2021 will be requested at the June 22, 2021 Board meeting.

Background

The proposed priority schedule for the District Wide Flooring Replacements will be reviewed at the June 8, 2021 Facilities Committee meeting. As proposed, College staff recommends replacing flooring at the following buildings in FY 2020-2021:

- Pecan Campus South Academic Building J
- Mid Valley Campus Student Union Building F
- Starr County Campus Student Union Building H

College staff have prepared color boards of the flooring materials for the Facilities Committee to review at the June 8, 2021 Facilities Committee meeting.

Presenters

Ricardo de la Garza, Director of the Facilities Planning & Construction department, will be present at the June 8, 2021 Facilities Committee meeting to provide and present the recommended color boards.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the June 22, 2021 Board meeting, the selection of colors for the District Wide Flooring Replacements for FY 2020-2021 in Pecan Campus South Academic Building J, Mid Valley Campus Student Union Building F, and Starr County Campus Student Union Building H as presented.

Discussion and Action as Necessary on Unexpended Plant Fund – Construction Proposed Projects and Preliminary Budgets for Fiscal Year 2021 – 2022

Approval of the Unexpended Plant Fund – Construction Proposed Projects and Preliminary Budgets for FY 2021 – 2022 will be requested at the June 22, 2021 Board meeting. Mary Elizondo and Ricardo de la Garza will review the proposed Unexpended Plant Fund - Construction Projects budgeted for FY 2021 - 2022. The proposed projects listed are managed by the College's Facilities Planning & Construction Department staff.

The definitions below provide a brief description of the Construction Projects and funding source:

Unexpended Plant Fund

The College utilizes the Unexpended Plant Fund to budget and fund new renovation and construction projects termed Capital Improvements Projects (CIPs).

The College's construction fund projects are identified on an annual basis through a broad-based involvement of Administration, President's Administrative Staff, and the Coordinated Operations Council to determine construction needs and priorities.

Capital Improvements Projects

The CIPs are projects requested and reviewed by College personnel for new renovation and construction. In the CIP process, the College's administrative staff, in conjunction with their respective department/division staff, identify facility improvement needs and justifications. The various needs are described on a CIP form which includes a project description and evaluation criteria. The evaluation criteria requires the requestor to provide written statements describing how the proposed improvement supports the College's Strategic Directions. This CIP process was developed in order to prioritize improvements, provide an equitable opportunity, and provide an integrated planning process supporting the College mission and related priorities.

The proposed preliminary project budgets include the following budget categories: Construction; Design; Furniture, Fixtures, & Equipment (FFE); Miscellaneous Items; and Technology Equipment. The Miscellaneous items include materials testing, surveys, cost of advertisement, cost of printing, and related fees required by the governing authorities.

Funding Source

The proposed projects will be included in the Unexpended Plant Fund - Construction Fund budget for use in FY 2021-2022.

Motions June 8, 2021 Page 30, 6/4/2021 @ 11:36 AM

Presenters

Mary Elizondo, Vice President of the Finance & Administrative Services Division, and Ricardo de la Garza, Director of Facilities Planning & Construction, will be present to address questions related to the proposed projects and budget.

Enclosed Documents

A report summarizing the proposed preliminary Unexpended Plant Funds Construction projects and budgets for FY 2021 - 2022 is enclosed for the Committee's review and information.

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the June 22, 2021 Board meeting, the Unexpended Plant Fund – Construction proposed projects and preliminary budgets for FY 2021 – 2022.

		FY21 Carryo	ver Projects	New		
#	Project Name	FY21 Continued Projects	FY21 On Hold Projects	New FY22 Projects	Comprehensive Operation Plan (COP) Projects	FY22 Total Budget
A. Po	ecan Campus					
1	Business and Science Building G Classroom Renovation Renovate (3) existing classrooms into multipurpose classrooms for the Geology and Physical Science programs.	\$ 11,900	\$ -	\$ -	\$ -	\$ 11,900
2	Library Building F Renovation Renovation and expansion of the existing Library Building F.	3,732,222	-	-	-	3,732,222
3	Student Services Building K Renovations Renovation of advising, financial aid, and cashier areas.	26,200	-	-	-	26,200
4	New Continuing Education Building Construct a new Continuing Education Building at the Pecan Campus west property.	398,160	-	-	-	398,160
	Pecan Campus Subtotal	\$ 4,168,482	-	-	-	\$ 4,168,482
B. Pe	ecan Plaza					
5	West Building C Kinesiology Renovation Renovate the Kinesiology Department facilities to include an upgrade for the restrooms, a separate storage space for first aid and CPR, and four areas of chain link storage for equipment.	\$ 69,270	\$ -	\$ -	\$ -	\$ 69,270
6	East Building B Dance Studio Improvements Renovate existing dance room inside East Building B which includes reflooring, upgrade of existing HVAC system, addition of wall mounted sound system, and sound proofing.	-	-	196,950	-	196,950
	Pecan Plaza Subtotal	\$ 69,270	\$ -	\$ 196,950	-	\$ 266,220
C. M	id Valley Campus					
7	Center for Learning Excellence Building A Renovation of Existing Cafeteria to Culinary Arts Instructional Kitchen Renovate existing former cafeteria inside Center for Learning Excellence Building A to a culinary arts lab and dining/catering lab.	\$ -	\$ -	\$ 531,365	\$ -	\$ 531,365
8	Workforce Center Building D Welding Expansion Design and construction of a welding lab expansion for additional welding stations at the Workforce Center Building D.	-	-	537,500	-	537,500

		FY21 Carryo	ver Projects	New			
#	Project Name	FY21 Continued Projects	FY21 On Hold Projects	New FY22 Projects	Comprehensive Operation Plan (COP) Projects	FY22 To Budge	
9	Workforce Center Building D HVAC-R Outdoor Covered Area Design and construction of HVAC Classroom and Outside Covered Area for brazing instruction and equipment storage on the east side of the Workforce Center Building D.	-	-	528,000	-	528	3,000
	Workforce Center Building D Automotive Lab Expansion Design and construction of automotive lab expansion which includes 2 bays, wash station, eye wash, mechanical, electrical, and custodial room.	-	-	920,500	-	920	,500
	Mid Valley Campus Subtotal	-	-	\$ 2,517,365	-	\$ 2,517	,365
D. Te	chnology Campus						
	Emerging Technologies Building A & Advanced Technical Careers Building B Renovations This project is to renovate Buildings A and B to meet the current and future needs to include but not limited to the following: - Redesign atrium space for various events, seating, and enhancing acoustics of Advanced Technical Careers Building B. - Renovate and expand the existing kitchen. - Redesign of student information area	\$ 127,000	\$ -	\$ -	\$ -	\$ 127	7,000
	Advanced Technical Careers Building B Automotive Lab Exhaust System Provide exhaust system to remove fumes from vehicles for automotive labs inside of Advanced Technical Careers Building B.	-	200,500	-	-	200),500
13	Exterior Solar Panel Structure Construction of two free-standing structures to be used for instructional purposes on the north side of Institute for Advanced Manufacturing Building E.	-	-	103,100	-	103	3,100
	Technology Campus Subtotal	\$ 127,000	\$ 200,500	\$ 103,100	-	\$ 430	,600

		FY21 Carryover Projects		New	Proposed	
#	Project Name	FY21 Continued Projects	FY21 On Hold Projects	New FY22 Projects	Comprehensive Operation Plan (COP) Projects	FY22 Total Budget
E. N	ursing and Allied Health Campus					
14	East Building A Occupational Therapy Kitchen Lab Expansion Renovate existing kitchen lab, bathroom, and media lab inside NAH East Building A to allow more room for instruction.	\$ -	\$ -	\$ 73,500	\$ -	\$ 73,500
	Nursing and Allied Health Campus Subtotal	\$ -	\$ -	\$ 73,500	-	\$ 73,500
F. St	arr County Campus					
15	Workforce Center Building D Automotive Expansion Design and Construction of Automotive Lab Expansion including 2 bays, storage, wash station, eyewash, mechanical room, electrical room, custodial room, and covered walkway connecting to the Workforce Center Building D.	\$ -	\$ -	\$ 1,078,300	\$ -	\$ 1,078,300
16	Workforce Center Building D Welding Expansion Design and Construction of Welding Lab Expansion for Additional Welding Stations at the Workforce Center Building D.	598,480	-	-	-	598,480
17	North Academic Building C HVAC-R Outdoor Covered Area Design and Construction of HVAC Outside Covered Area for brazing instruction, equipment storage, and additional electrical/data in classrooms C312, C313, C314, C315 inside the North Academic Building C.	_	-	153,500	-	153,500
	Starr County Campus Subtotal	\$ 598,480	-	\$ 1,231,800	-	\$ 1,830,280

		FY21 Carryover Projects		New		
#	Project Name	FY21 Continue Projects	d FY21 On Hold Projects	New FY22 Projects	Comprehensive Operation Plan (COP) Projects	FY22 Total Budget
G. Re	gional Center for Public Safety Excellence					
18	Target Range Construct a new indoor shooting Target Range Building at the Regional Center for Public Safety Excellence.	\$ 2,455,48	\$1 \$	- \$	\$ -	\$ 2,455,481
19	Canopy for Safety Training Vehicles Provide a covered structure for the fire truck and police vehicles.	285,33	-	-	-	285,333
20	Canopy for Students/Instructors Provide a canopy for students and instructors to perform pre/post check routines under a shaded structure.	246,83	3	-	-	246,833
21	Chiller Installation Connection of existing relocated chiller to provide campus redundancy.	158,25	0 -	-	-	158,250
22	Fire Training Area Provide a concrete pad, associated fire line infrastructure, access drive, and a self contained fire training trailer for the Fire Science program.	443,43	3	-	-	443,433
23	Site Drainage Improvements Based on the Site Drainage study, certain areas of the 64 acres may need to be improved to provide proper drainage to detain water during a storm.	179,38	0 -	-	-	179,380
24	Perimeter Fencing Provide a perimeter security fence.		-	193,000	-	193,000
25	Skills Pad and EVOC Lighting Installation of Skills Pad and Emergency Vehicle Operator Course site lighting.		-	342,000	-	342,000
26	Two-Story Residential Fire Training Structure Design and construction of a two-story residential fire training structure for Fire Science, Law Enforcement, and Continuing Education programs.		-	1,581,250	-	1,581,250
	Regional Center for Public Safety Excellence Subtotal	\$ 3,768,71	0 \$	\$ 2,116,250	-	\$ 5,884,960

		FY21 Carryo	ver Projects	New		
#	Project Name	FY21 Continued Projects	FY21 On Hold Projects	New FY22 Projects	Comprehensive Operation Plan (COP) Projects	FY22 Total Budget
H. Di	strict Wide					
27	Land Purchasing of potential land acquisitions.	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 3,000,000
28	Renovations and Contingencies Projects which may arise unexpectedly for all campuses and project contingencies.	948,750	-	-	-	948,750
29	Outdoor Furniture Provide new outdoor furniture for all campuses.	25,000	-	-	-	25,000
30	Campus Master Plan Provide a college wide campus master plan to determine current and future needs.	375,000	-	-	-	375,000
31	Automatic Doors Phase IV Provide additional accessibility for pending building entrances at all campuses.	89,519	-	-	-	89,519
32	Facility Signage Provide various building signage types (i.e. building name lettering, exterior/interior wayfinding signage) for all campuses.	50,000	-	-	-	50,000
33	Removal of Existing Trees Removal of any existing trees for all campuses.	25,900	-	-	-	25,900
34	Fence Enclosures Provide enclosures for miscellaneous mechanical equipment for all campuses.	36,000	-	-	-	36,000
	District Wide Subtotal	\$ 4,550,169	-	\$ -	-	\$ 4,550,169
	FY22 Proposed Project Budget Totals	\$ 13,282,111	\$ 200,500	\$ 6,238,965	\$ -	\$ 19,721,576

Discussion and Action as Necessary on Renewals & Replacements Plant Fund Proposed Projects and Preliminary Budgets for Fiscal Year 2021 – 2022

Approval of the Renewals & Replacements Plant Fund Proposed Projects and Preliminary Budgets for FY 2021 – 2022 will be requested at the June 22, 2021 Board meeting. Mary Elizondo and Rick de la Garza will review the proposed Renewals & Replacements Projects budgeted for FY 2021 - 2022. The proposed projects listed are not related to the Capital Improvement Projects and are managed by the College's Facilities Planning & Construction Department staff.

Renewals and Replacements Fund

Personnel from the College's Facilities Operations and Maintenance Department and the Facilities Planning & Construction Department work together to identify and project facilities' deferred maintenance projects. These efforts result in a five-year plan which is updated on an annual basis and includes capital renewal and replacement construction projects needed at each campus. Using this five-year deferred maintenance plan, a Renewals and Replacements budget is prepared each year to address the deferred maintenance planned needs for the following fiscal year.

Enclosed Documents

A report summarizing the proposed Renewals and Replacements projects and budgets proposed for FY 2021 - 2022 is enclosed for the Committee's review and information.

Funding Source

The proposed projects will be included in the Renewals and Replacements Plant Fund budget for use in FY 2021-2022.

Presenters

Mary Elizondo and Ricardo de la Garza will be present to address questions related to the proposed projects and budget.

Recommended Action

It is recommended that the Facilities Committee recommend for Board approval at the June 22, 2021 Board meeting, the Renewals & Replacements Plant Fund proposed projects and preliminary budgets for FY 2021 – 2022.

		FY21 Carryo	ver Projects	New	Proposed	
#	Project Name	FY21 Continued Projects	FY21 On Hold Projects	New FY22 Projects	Comprehensive Operation Plan (COP) Projects	FY22 Total Budget
A. P	ecan Campus					
1	Information Technology Building M Generator Replacement Replacement of the existing generator at Information Technology Building M with a new generator.	\$ 262,633	\$ -	\$ -	\$ -	\$ 262,633
2	Ann Richards Administration Building A Data Cabling Infrastructure Replacement Replace existing data cabling at Ann Richards Administration Building A with new upgraded cabling to meet current standards.	-	80,000	-	-	80,000
3	Art Building B Data Cabling Infrastructure Replacement Replace existing data cabling at Art Building B with new upgraded cabling to meet current standards.	-	40,000	-	-	40,000
4	Student Activities Center Building H Data Cabling Infrastructure Replacement Replace existing data cabling at Student Activities Center Building H with new upgraded cabling to meet current standards.	-	150,000			150,000
5	Reseeding and Regrading of Athletic Fields Evaluate and repair any issues on the existing athletic field, including reseeding and regrading.	-	125,000	-	-	125,000
6	Stucco Repainting Repainting of existing exterior stucco walls Cooper Center For Performing Arts Building L, Information Technology Building M, Institutional Support Services Building N,	-	-	150,000	-	150,000

		FY21 Carryo	ver Projects	New	Proposed	
#	Project Name	FY21 Continued Projects	FY21 On Hold Projects	New FY22 Projects	Comprehensive Operation Plan (COP) Projects	FY22 Total Budget
7	Resurfacing of East Drive Resurface existing east drive located at the 29th street east entrance and east of Student Services Building K.	-	-	149,500	1	149,500
8	Sylvia Esterline Center for Learning Excellence Building C to Business and Science Building G Cabling Infrastructure Replacement Replace existing data cabling from Center for Learning Excellence Building C to General Academic Building G with new upgraded cabling to meet current standards.	-	-	25,000	-	25,000
9	South Academic Building J Generator Replacement Replacement of the existing generator at South Academic Building J with a new generator.	-	-	281,250	-	281,250
	Pecan Campus Subtotal	\$ 262,633	\$ 395,000	\$ 605,750	\$ -	\$ 1,263,383
B. P	ecan Plaza					
10	Stucco Repainting Repainting of existing exterior stucco at Human Resources Building A.	\$ -	\$ -	30,500	\$ -	\$ 30,500
	Pecan Plaza Campus Subtotal	\$ -	\$ -	\$ 30,500	\$ -	\$ 30,500

		FY21 Carryo	ver Projects	New	Proposed	
#	Project Name	FY21 Continued Projects	FY21 On Hold Projects	New FY22 Projects	Comprehensive Operation Plan (COP) Projects	FY22 Total Budget
C. N	Iid Valley Campus					
11	Roofing Replacement Replacement of existing roofs for Workforce Center Building D, Library Building E, Student Union Building F, and South Academic Building H.	\$ 368,449	\$ -	\$ -	\$ -	\$ 368,449
12	North Academic Building G Analog to Digital Conversion Replace all existing 2nd floor classroom audio visual equipment new upgraded cabling inside North Academic Building G to meet current standards.	-	-	562,000	-	562,000
13	Stucco Repainting Repainting of existing exterior stucco at Business and Science Building G, Library Building E, and Student Union Building F.	-	-	124,000	-	124,000
	Mid Valley Campus Subtotal	\$ 368,449	-	\$ 686,000	\$ -	\$ 1,054,449
D. N	ursing & Allied Health Campus					
14	NAH East Building A Westside Elevators Refurbishment Upgrade of existing elevator and cab inside NAH East Building A.	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000
15	NAH East Building A Roofing Replacement Replacement of existing roof of NAH East Building A.	24,891	-	1	-	24,891
16	NAH East Building A Stair Repairs and Replacement Repair and replace existing stairs of the NAH East Building A.	290,000	-	-	-	290,000
17	NAH East Building A West Side Window Waterproofing Provide proper waterproofing for windows on west side of NAH East Building A to prevent water infiltration.	-	65,000	-	-	65,000
18	NAH East Building A Generator Replacements Replacement of the two (2) existing generators at East Building A with new generators.	-	-	422,000	-	422,000
	Nursing and Allied Health Campus Subtotal	\$ 514,891	\$ 65,000	\$ 422,000	\$ -	\$ 1,001,891

		FY21 Carryo	ver Projects	New	Proposed	
#	Project Name	FY21 Continued Projects	FY21 On Hold Projects	New FY22 Projects	Comprehensive Operation Plan (COP) Projects	FY22 Total Budget
E. S	tarr County Campus					
19	Roofing Replacement Replacement of existing roofs for Administrative Building A, Center for Learning Excellence Building B, North Academic Building C, Workforce Building D, South Academic Building E, Cultural Arts Center Building F, Student Services Building G, and Student Activities Building H.	\$ 483,837	\$ -	\$ -	\$ -	\$ 483,837
20	Starr Repaint Stucco Buildings Repainting of existing exterior stucco walls on Buildings D , E, G, H, L, K, P	-	223,000	1	ı	223,000
21	Administration/Bookstore Building A Data Cabling Infrastructure Replacement Replace existing data cabling at Administration/Bookstore Building A with new upgraded cabling to meet current standards.	-	60,000	-	-	60,000
22	Center for Learning Excellence Building B Data Cabling Infrastructure Replacement Replace existing data cabling at Center for Learning Excellence Building B with new upgraded cabling to meet current standards.	-	60,000	-	-	60,000
23	North Academic Building C Data Cabling Infrastructure Replacement Replace existing data cabling at North Academic Building C with new upgraded cabling to meet current standards.	-	60,000	-	-	60,000
	Starr County Campus Subtotal	\$ 483,837	\$ 403,000	\$ -	\$ -	\$ 886,837

		FY21 Carryo	ver Projects	New	Proposed	
#	Project Name	FY21 Continued Projects	FY21 On Hold Projects	New FY22 Projects	Comprehensive Operation Plan (COP) Projects	FY22 Total Budget
F. D	istrict Wide					
24	Fire Alarm Panel Replacement/Upgrade Replace/Upgrade existing fire alarm panels for all campuses.	\$ 182,500	\$ -	\$ -	\$ -	\$ 182,500
25	Interior LED Lighting Upgrade Upgrade of existing interior light fixtures to LED for all campuses.	110,000	-	1	1	110,000
26	Exterior Walkway LED Lighting Upgrade Upgrade of existing exterior light fixtures to LED for all campuses.	49,000	-	1	1	49,000
27	Interior Lighting Controls Upgrade Upgrade of existing interior lighting controls for all campuses.	76,500	-	,	1	76,500
28	Flooring Replacement Replacement of existing flooring for all campuses.	504,000	1	1	1	504,000
29	HVAC Replacement and Upgrade Replace/Upgrade of existing HVAC equipment for all campuses.	660,000	1	1	1	660,000
30	Exterior Lighting Upgrade Upgrade of existing exterior light fixtures for all campuses.	279,000	-	-	-	279,000
31	Renewals and Replacements Replace/Renew any miscellaneous equipment, material, etc. for all campuses.	151,000	-	-	-	151,000
32	Water Tower Logo Replacements Replace/Renew College Logo on existing City of McAllen Water Towers.	80,000	-	-	-	80,000
	District Wide Subtotal	\$ 2,092,000	\$ -	\$ -	\$ -	\$ 2,092,000
	FY22 Proposed Project Budget Totals	\$ 3,721,810	\$ 863,000	\$ 1,744,250	\$ -	\$ 6,329,060

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 June 4, 2021

Total Project Budget Summary	Unexp	FY21 ended Plant Fund	FY2 Renew Replace	als &
Total Construction Project Budget	\$	10,982,474	\$ 4	1,883,890
Previously Approved Projects for September - May 2021		(4,350,582)		(471,919)
Proposed Project(s) for the Month of June 2021		230,000		-
Total Project Budget Balance	\$	6,861,892	\$ 4	,411,971

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

South Texas College Monthly Construction Report Fiscal Year 2020 - 2021

As of June 4, 2021

Project	Project Name	Total Project I	Budge	et/Actual*
Reference #		CIP Fund		R&R Fund
Board Approve	d on January 26, 2021			
2016-014C1	Pecan Campus Sand Volleyball Court Sand Replacement - CO	\$ 44,450	\$	-
2019-009C	Mid Valley Campus Student Union Bldg F. Renovation of Cashiers and Career & Employer Services Areas - CO	308,666	\$	-
Total Board Ap	proved on January 26, 2021	\$ 353,116	\$	-
Board Approve	d on February 23, 2021			
2016-018C	Pecan Campus Library Building F Renovation and Expansion - CO	\$ 1,442,266	\$	-
2019-006C	Nursing and Allied Health Campus East Building A Student Services Renovation - CO	375,270	\$	-
2018-020C	Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation - CO	236,500	\$	-
Total Board Ap	proved on February 23, 2021	\$ 2,054,036	\$	-
Board Approve	ed 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 Ap	proved on April 27, 2021	\$ 976,100	\$	-
Pending Board	Approval on June 22, 2021			
2019-014C	Starr County Campus Workforce Center Building D Welding Lab Expansion and Renovation	\$ (230,000)	\$	-
Total Pending I	Board Approval on June 22, 2021	\$ (230,000)	\$	-
Current Total	Project Budget	\$ 4,350,582	\$	471,919

 $[\]ensuremath{^{*}}$ 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	mount Paid	Total Project Balance	FY2021 Budget	Priority Status	Upcoming Boa	rd Meeting Item	Architect/ Engineering Firm	Contractor
								Ped	can Campus										
Business and Science Building G Classroom Renovation	SS					•			1		\$ 333,000 \$	10,193	\$ 322,807	\$ 267,700	High	August 2021	Approval of Substantial Completion	EGV Architects	Tri-Gen Constrcution
2 Sand Volleyball Courts	DV					•					\$ 113,008 \$	91,879	\$ 21,129	\$ -	High	N/A		Alvarado Architects & Assoc.	NM Contracting LLC (Terminate
Sand Volleyball Courts - Sand Replacement	DV									•	\$ 60,500 \$	55,736	\$ 4,764	\$ 44,450	Completed	N/A		Alvarado Architects & Assoc.	Limon Masonry
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
Information Technology Building M Office and Work Space Renovation	MV									•	\$ 575,295	559,253	\$ 16,042	\$ 499,435	Completed	N/A		Boultinghouse Simpson Gates Architects	Noble Texas Builders
Student Activities Center Building H Cafeteria Renovation	MV									•	\$ 957,600 \$	799,876	\$ 157,724	\$ 195,627	Completed	N/A		EGV Architects	Noble Texas Builders
Student Services Building K Renovations	TBD	•									\$ 26,200 \$	- 5	\$ 26,200	\$ 26,200	Medium	TBD	Approval of Schematic Design	TBD	N/A
New Continuing Education Building	RC	•									\$ 398,160 \$	- 5	\$ 398,160	\$ 398,160	Low	TBD	TBD	TBD	TBD
ecan Campus Subtotal											\$ 3,929,763 \$	1,782,053	\$ 2,147,710	\$ 2,873,838					
								Р	ecan Plaza										
West Building C Kinesiology Renovation	MV					•					\$ 143,800 \$	12,211	\$ 131,589	\$ 142,538	High	September 2021	Approval of Substantial Completion	Alvarado Architects & Assoc.	Tri-Gen Constrcution
Human Resources Building A Renovation	RG					•					\$ 141,000 \$	11,696	\$ 129,304	\$ 141,000	Medium	N/A		N/A	O&M
Human Resources Building A Entry Court Yard Improvements	DV						•				\$ 16,000 \$	- 5	\$ 16,000	\$ 16,000	High	N/A		N/A	Limon Masonry
ecan Plaza Subtotal											\$ 300,800 \$	23,907	\$ 276,893	\$ 299,538					
								Mid-\	/alley Camp	us									
2 Student Union Building F Renovation	SS									•	\$ 355,000 \$	322,315	\$ 32,686	\$ 308,666	Completed	N/A		ROFA Architects	Noble Texas Builders
Center for Learning Excellence 3 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
lid Valley Campus Subtotal											\$ 579,200 \$	324,322	\$ 254,878	\$ 531,866					
Emerging Technologies Building 4 A & Advanced Technical Careers Building B Renovation	SS			•				Techr	nology Camp	ous	\$ 1,323,050	15,445	\$ 1,307,605	\$ 150,500	High	July 2021	Approval of Master Plan	EGV Architects	TBD
echnology Campus Subtotal											\$ 1,323,050 \$	15,445	\$ 1,307,605	\$ 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
#							Nursi	ng and Allie	d Health Ca	ımpus Subt	otal								
East Building A Student Services Renovation	SS									•	\$ 427,500	\$ 305,641	\$ 121,860	\$ 375,270	Completed	N/A		Gignac Architects	Holchemont
16 West Entry Campus Sign	DV									•	\$ 76,000	\$ 62,007	\$ 13,993	\$ 60,000	Completed	N/A		N/A	Limon Masonry
lursing and Allied Health Campus	Subtotal										\$ 503,500	\$ 367,648	\$ 135,852	\$ 435,270					
								Starr (County Cam	pus									
Student Services Building G Renovation	SS									•	\$ 225,000	\$ 221,877	\$ 3,123	\$ 236,500	Completed	N/A		Gignac Architects	Holchemont
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	\$ 222,698	\$ 232,302	\$ 466,500					
							Regio	nal Center f	or Public Sa	fety Excelle	ence								
Shooting Range (Previously Target Range)	DV			•							\$ 634,312	\$ 56,326	\$ 577,986	\$ 291,972	High	August 2021	Approval of Schematic Design	PBK Architects	TBD
Canopy for Safety Training Vehicles	RG		•								\$ 285,500	\$ -	\$ 285,500	\$ 285,500	Low	July 2021	Approval of Architectural Services	TBD	TBD
21 Canopy for Students/Instructors	RG		•								\$ 247,000	\$ -	\$ 247,000	\$ 247,000	Low	July 2021	Approval of Architectural Services	TBD	TBD
22 Fire Training Area	RG		•								\$ 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	August 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 E	Excellence Su	ıbtotal									\$ 2,266,167	\$ 202,737	\$ 2,063,431	\$ 1,923,827					
								ligher Educ	ation Cente	r La Joya									
Exterior Building and Wayfinding 26 Signage (Wayfinding Signage Only)	DV									•	\$ 52,000	\$ 31,463	\$ 20,537	\$ 36,400	Completed	N/A		N/A	Innerface Architectural Signage/Cast Co
ligher Education Center La Joya S	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 Boar	d Meeting Item	Architect/ Engineering Firm	Contractor
								Di	strict 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		Maldonado Nursery	TBD
District Wide Subtotal											\$ 4,264,735	\$ 9,110	\$ 4,255,625	\$ 4,264,735					
Totals		12	3	6	0	8	1	0	0	10	\$ 13,674,215	\$ 2,979,382	\$ 10,694,833	\$ 10,982,474					

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

	FPC Project Manager	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2021 Budget	Priority Status	Upcoming Bo	ard Meeting Item	Architect/ Engineering Firm	Contractor
# Projects	managor		Bovolopinione		rregonations	i nase	Completion	•			Duaget		Bulanoo		Otatuo			Linginion in grani	
Information Technology Building M Generator Replacement	RG				•			Pecan C	ampus		\$ 280,000	\$ 820	\$ 279,180	\$ -	Low	July 2021	Approval of Construction Services	Halff Associates, Inc	TBD
ecan Campus Subtotal											\$ 280,000	\$ 820	\$ 279,180	\$ -					
							1	Mid Valley	Campus	1		1			1		1		1
Resurfacing Northwest Drive	SS									•	\$ 194,308	\$ 134,274	\$ 60,034	\$ 92,971	Completed	N/A		PCE Consultants	McAllen Mu Services
B Drainage Improvements Phase I	SS									•	\$ 334,203	\$ 417,269	\$ (83,066)	\$ 302,919	Completed	N/A		PCE Consultants	McAllen Mu Services
4 Roofing Replacement	MV					•					\$ 951,000	\$ 40,424	\$ 910,576	\$ 947,123	High	October 2021	Approval of Substantial Completion	Beam Professionals	Argio Roofin
lid Valley Campus Subtotal											\$ 1,479,511	\$ 591,967	\$ 887,544	\$ 1,343,013					
								Technology	/ Campus										5.01
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. C	asso Nursin	g & Allied	Health Car	npus								
NAH East Building A Westside Elevators Refurbishment	RC/O&M					•					\$ 159,000	\$ -	\$ 159,000	\$ 159,000	Medium	TBD	Approval of Construction Services	N/A	Oracle Eleva
NAH East Building A Roofing Replacement	MV					•					\$ 280,000	\$ 11,654	\$ 268,346	\$ 165,108	High	October 2021	Approval of Substantial Completion	BEAM Professionals	American Contracting U
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
NAH East Building A Exterior Stair Repairs and Replacement	RG			•							\$ 169,000	\$ -	\$ 169,000	\$ 169,000	High	October 2021	Approval of Construction Services	Chanin Engineering, LLC	TBD
ursing and Allied Health Campus Subtota	ı										\$ 758,000	\$ 158,331	\$ 599,669	\$ 508,108					
								Starr Count	y Campus										
0 Roofing Replacement	MV					•					\$ 852,000	\$ 40,964	\$ 811,036	\$ 824,569	High	January 2022	Approval of Substantial Completion	Beam Professionals	Sechrist Ha
tarr County Campus Subtotal											\$ 852,000	\$ 40,964	\$ 811,036	\$ 824,569					

6/4/2021

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

# Projects	FPC Project Manager	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2021 Budget	Priority Status	Upcoming Board Meeting Item		Architect/ Engineering Firm	Contractor	
								District V	Vide										
11 Irrigation System Controls Upgrade	RC/O&M				•						\$ 143,685	\$ 35,700	\$ 107,985	\$ 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	\$ 109,995	\$ 109,955	\$ 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	\$ 182,765	\$ 2,230,538	\$ 2,188,200					
Fotals	0	0	0	2	8	4	0	0	0	4	\$ 6,205,564	\$ 1,095,460	\$ 5,110,104	\$ 4,883,890					