

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

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

- I. Approval of June 8, 2021 Facilities Committee Meeting Minutes ..... 1 - 18
- II. Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Proposed Workforce Program Projects in FY 2021-2022 at the Starr County Campus ..... 19 - 35
  - A. Workforce Center Building D Automotive Lab Expansion
  - B. North Academic Building C HVAC-R Labs Expansion and Renovation
- III. Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Proposed Workforce Program Projects and Center for Learning Excellence Building in FY 2021-2022 at the Mid Valley Campus..... 36 - 71
  - A. Workforce Center Building D Welding Lab Expansion and Renovation
  - B. Workforce Center Building D Automotive Lab Expansion
  - C. Workforce Center Building D HVAC-R Labs Expansion and Renovation
  - D. Center for Learning Excellence Building A Culinary Arts Labs Renovation
- IV. Review and Recommend Action on Proposed District Wide Air Handler Replacements Project and Authorization to Proceed with Solicitation of Engineering Services..... 72 - 79
- V. Review and Recommend Action on Contracting Architectural Services for the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area ..... 80 - 109
- VI. Review and Recommend Action on Contracting Geotechnical Engineering and Materials Testing Services..... 110 - 114
- VII. Review and Recommend Action on Contracting Construction Services for the Pecan Campus Information Technology Building M Generator Replacement Project ..... 115 - 124
- VIII. Review and Recommend Action on Contracting Construction Services for the Regional Center for Public Safety Excellence Drainage Improvements Phase II ..... 125 - 131
- IX. Review and Recommend Action on Contracting Construction Services for the District Wide Automatic Doors Phase IV Project ..... 132 - 141

- X. Review and Action as Necessary on Annual Facility Usage Agreements.... 142 - 143
- XI. Review and Recommend Action on Proposed FY 2021 – 2022 Committee Meeting Schedule..... 144 - 145
- XII. Update on Status of Unexpended Plant Fund Construction Projects and Renewals & Replacements Projects ..... 146 - 154
- XIII. Discussion and Recommend Action as Necessary on Real Property ..... 155

### **Approval of Facilities Committee Meetings Minutes**

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

1. June 8, 2021 Facilities Committee Meeting

# **Meeting Minutes**

## **Facilities Committee Meeting**

### **June 8, 2021**



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

The Facilities Committee Meeting was held on Tuesday, June 8, 2021 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:35 p.m. with Dr. Alejo Salinas, Jr. presiding.

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

Other Trustees present: Mrs. Victoria Cantú, Mr. Rene Guajardo. and Mr. Danny Guzman.

Members absent: Mr. Gary Gurwitz

Also present: Dr. David Plummer, Mr. Jesus Ramirez, Mrs. Mary Elizondo, Mr. Ricardo de la Garza, Mr. George McCaleb, Mr. Robert Cuellar, Ms. Heather Thompson, and Mr. Andrew Fish.

**Approval of Facilities Committee Meetings Minutes**

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Minutes for the May 17, 2021 Facilities Committee meeting were approved as written. The motion carried.

**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 was asked to recommend for approval the proposed Workforce Program projects at the Starr County Campus.

### **Scheduling Priority**

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

### **Justification**

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

### **Background**

College staff identified programs that required 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:

<b>Starr County Campus Workforce Building D Welding Expansion Estimated Budget</b>			
<b>Item</b>	<b>Original Project Budget</b>	<b>Amount for Expanded Scope</b>	<b>Total</b>
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:

<b>Starr County Campus Workforce Program Projects Estimated Budgets</b>	
<b>Item</b>	<b>Total</b>
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	<b>\$1,830,280</b>

**Funding Source**

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

**Enclosed Documents**

The packet included detailed project descriptions and budgets for the Committee's review and information.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the proposed Workforce Program projects at the Starr County Campus as presented. The motion carried.

**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 recommended 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 was 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 were available in the amount of \$2,258,252.

College administration identified programs that required 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:

<b>Starr County Campus Workforce Program Projects Estimated Budgets</b>	
<b>Item</b>	<b>Total</b>
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	<b>\$1,830,280</b>

### **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 Expansion	\$2,258,252
Estimated Project Budgets	1,830,280
Estimated Variance	\$427,972

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

### **Enclosed Documents**

The packet included detailed project descriptions and budgets for the Committee's review and information.

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

## **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 was asked to recommend for approval the proposed Workforce Program projects at the Mid Valley Campus.

### **Scheduling Priority**

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

### **Justification**

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

## Background

College staff 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:

<b>Mid Valley Campus Workforce Program Projects Estimated Budgets</b>	
<b>Item</b>	<b>Amount</b>
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 were not included in the budget for FY 2020 – 2021. The use of earmarked funds for funding these projects was requested in a separate agenda item. These projects would be budgeted in FY 2021-2022, accordingly.

### **Enclosed Documents**

The packet included detailed project descriptions and budgets for the Committee's review and information.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the proposed Workforce Program projects at the Mid Valley Campus as presented. The motion carried.

### **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 is requested.

#### **Purpose**

College Administration requested 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.

This project was placed on hold by the Board of Trustees when the onset of the COVID-19 pandemic prompted the re-evaluation of project priorities. Administration has subsequently reviewed this project, and determined that a renovation supporting the Culinary Arts Program in that area would provide greater benefit.

Administration recommended the termination of The Warren Group Architects, Inc. engagement for the original project, as well as the cancellation of the project itself.

This recommendation was entirely due to a new strategic decision supporting the Culinary Arts Program, and was not a reflection of any kind on the engaged architect.

#### **Justification**

Approval of the termination was 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:

<b>Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction Project</b>			
<b>Item</b>	<b>Amount</b>	<b>Actual Expenses to Date</b>	<b>Balance of Project Budget</b>
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
<b>Total</b>	<b>\$224,200.00</b>	<b>\$2,007.60</b>	<b>\$222,192.40</b>

### **Enclosed Documents**

A site plan and a chart comparing the scopes of work between the two projects were provided 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 were 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.

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

**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 recommended 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:

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

The estimated budgets are summarized in the table below:

<b>Mid Valley Campus Workforce Program Projects Estimated Budgets</b>	
<b>Item</b>	<b>Amount</b>
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

### **Proposed Funding Sources**

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

<b>Proposed Funding Sources</b>	
<b>Item</b>	<b>Amount</b>
Unexpended Plant Fund Funds Earmarked for Mid Valley Campus Workforce Expansion	\$2,411,199
Released Funds from Mid Valley Campus Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction Project (Proposed cancellation)	106,166
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 were \$222,192.40, of which \$106,166.00 would be used for the proposed Workforce Program projects, resulting in a balance of \$116,026.40 which would remain in the Unexpended Plant Fund for future use.

### **Enclosed Documents**

The packet included detailed project descriptions and budgets for the Committee's review and information.

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

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

#### **Justification**

Authorization of the priority schedule was 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 would 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:

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

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

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

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

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

<b>Total of Fiscal Years</b>		
<b>Campus</b>		<b>Estimated Cost</b>
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
<b>Total</b>		<b>\$1,506,916.00</b>

### **Funding Source**

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

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

### **Enclosed Documents**

A detailed priority schedule of the flooring replacements was provided in the packet.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the priority schedule for the District Wide Flooring Replacements project as presented. The motion carried.

### **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 was reviewed at the June 8, 2021 Facilities Committee meeting. College staff recommended 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 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, attended the June 8, 2021 Facilities Committee meeting to provide and present the recommended color boards.

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

### **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 would be included in the Unexpended Plant Fund - Construction Fund budget for use in FY 2021-2022.

### **Presenters**

Mary Elizondo, Vice President of the Finance & Administrative Services Division, and Ricardo de la Garza, Director of Facilities Planning & Construction, attended the meeting 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 was provided for the Committee's review and information.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval of the Unexpended Plant Fund – Construction proposed projects and preliminary budgets for FY 2021 – 2022. The motion carried.

## **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 was provided for the Committee's review and information.

### **Funding Source**

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

### **Presenters**

Mary Elizondo and Ricardo de la Garza attended the meeting to address questions related to the proposed projects and budget.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., at the Facilities Committee recommended Board approval of the Renewals & Replacements Plant Fund proposed projects and preliminary budgets for FY 2021 – 2022. 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 attended the meeting to respond to questions and address concerns of the committee.

### **Adjournment**

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:24 p.m.

I certify that the foregoing are the true and correct minutes of the June 8, 2021 Facilities Committee Meeting of the South Texas College Board of Trustees.

---

Dr. Alejo Salinas, Jr., Presiding



**Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Proposed Workforce Program Projects in FY 2021-2022 at the Starr County Campus**

- A. Workforce Center Building D Automotive Lab Expansion**
- B. North Academic Building C HVAC-R Labs Expansion and Renovation**

Approval of authorization to proceed with the publication of a Request for Qualifications (RFQ) to solicit architectural services for the following Workforce Program projects at the Starr County Campus will be requested at the July 27, 2021 Board meeting:

- A. Workforce Center Building D Automotive Lab Expansion
- B. North Academic Building C HVAC-R Labs Expansion and Renovation

**Purpose**

The Facilities Committee is asked to recommend approval of the solicitation of architectural services for the expansions and renovation for the Workforce Program projects at the Starr County Campus Workforce Center Building D and North Academic Building C.

**Justification**

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

**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, the Coordinated Operations Council, the Facilities Committee, the Education & Workforce Development Committee, and the Board of Trustees. These projects are scheduled as educational space improvements.

**Background**

The proposed Workforce Program projects were approved as part of the College's FY 2020-2021 Capital Improvement Projects at the June 22, 2021 Board meeting. The projects and associated scopes of work are summarized as follows:

**A. Workforce Center Building D Automotive Lab Expansion**

The project consists of constructing an expansion that would separate the existing Automotive area from the Welding area, which would provide room for overhead doors and open bays, lift equipment, storage space, and room for future expansion.

- Design and construction of the expansion
- Approximate square feet of the proposed space: 4,100 s.f.

The project budget is \$1,078,300 and itemized in the table below:

<b>Starr County Campus Workforce Center Building D            Automotive Lab Expansion            Total Project Budget</b>	
<b>Budget Item</b>	<b>Budget Amount</b>
Construction	\$820,000
Design	82,000
Miscellaneous	20,500
FFE	45,100
Technology	69,700
Contingency 5%	41,000
<b>Total Project Budget</b>	<b>\$1,078,300</b>

***B. North Academic Building C HVAC-R Labs Expansion and Renovation***

The project consists of constructing an expansion and renovation of the current space from two (2) to four (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.

- Design and construction of the expansion and renovation
- Approximate square feet of the proposed space: 600 s.f.

The project budget is \$153,500 and itemized in the table below:

<b>Starr County Campus North Academic Building C            HVAC-R Labs Expansion and Renovation            Total Project Budget</b>	
<b>Budget Item</b>	<b>Budget Amount</b>
Construction	\$90,000
Design	9,000
Miscellaneous	15,000
FFE	10,000
Technology	25,000
Contingency 5%	4,500
<b>Total Project Budget</b>	<b>\$153,500</b>

The total of the combined project budgets is \$1,231,800 and is itemized in the table below:

<b>Starr County Campus Workforce Program Projects Total Projects Budgets</b>	
<b>Budget Item</b>	<b>Budget Amount</b>
Workforce Center Building D Automotive Lab Expansion	\$1,078,300
North Academic Building C HVAC-R Labs Expansion and Renovation	153,500
<b>Total Projects Budgets</b>	<b>\$1,231,800</b>

### **Funding Source**

Previously earmarked funds are available in the Unexpended Construction Plant Fund and were approved for use toward the Starr County Campus Workforce Center Building D Automotive Lab Expansion Project 2022-005C and the Starr County Campus North Academic Building C HVAC-R Labs Expansion and Renovation Project 2022-007C in FY 2020-2021 at the June 22, 2021 Board meeting.

### **Enclosed Documents**

Facilities Planning & Construction staff has prepared presentations of the projects and preliminary layouts of the spaces for the Committee's review and information.

### **Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the July 27, 2021 Board meeting, the solicitation of architectural services for the Starr County Campus Workforce Program Projects for Buildings D and C as presented.

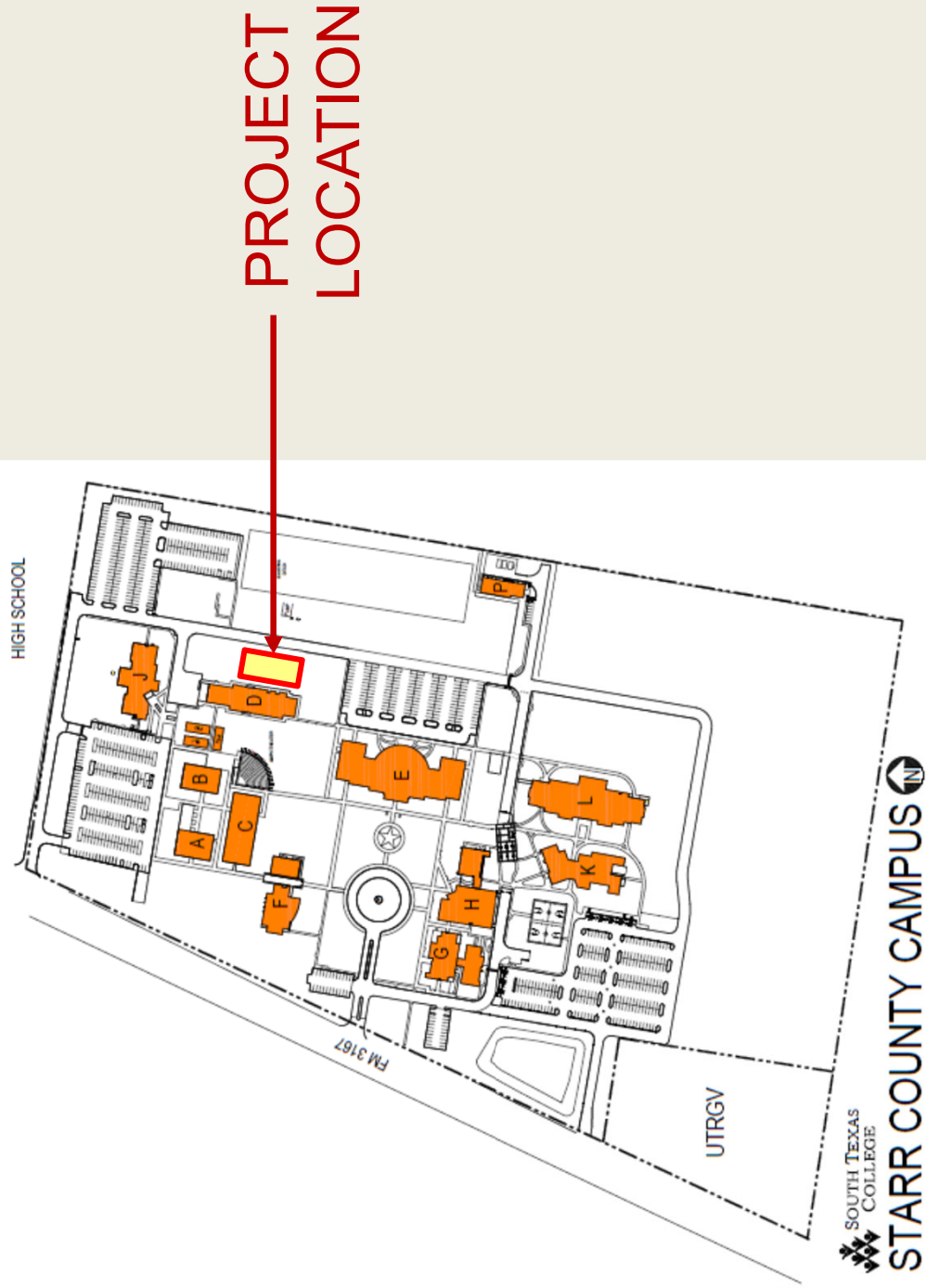


**Starr County Campus  
Workforce Center Building D  
Automotive Lab  
Expansion CIP 2022-005C**



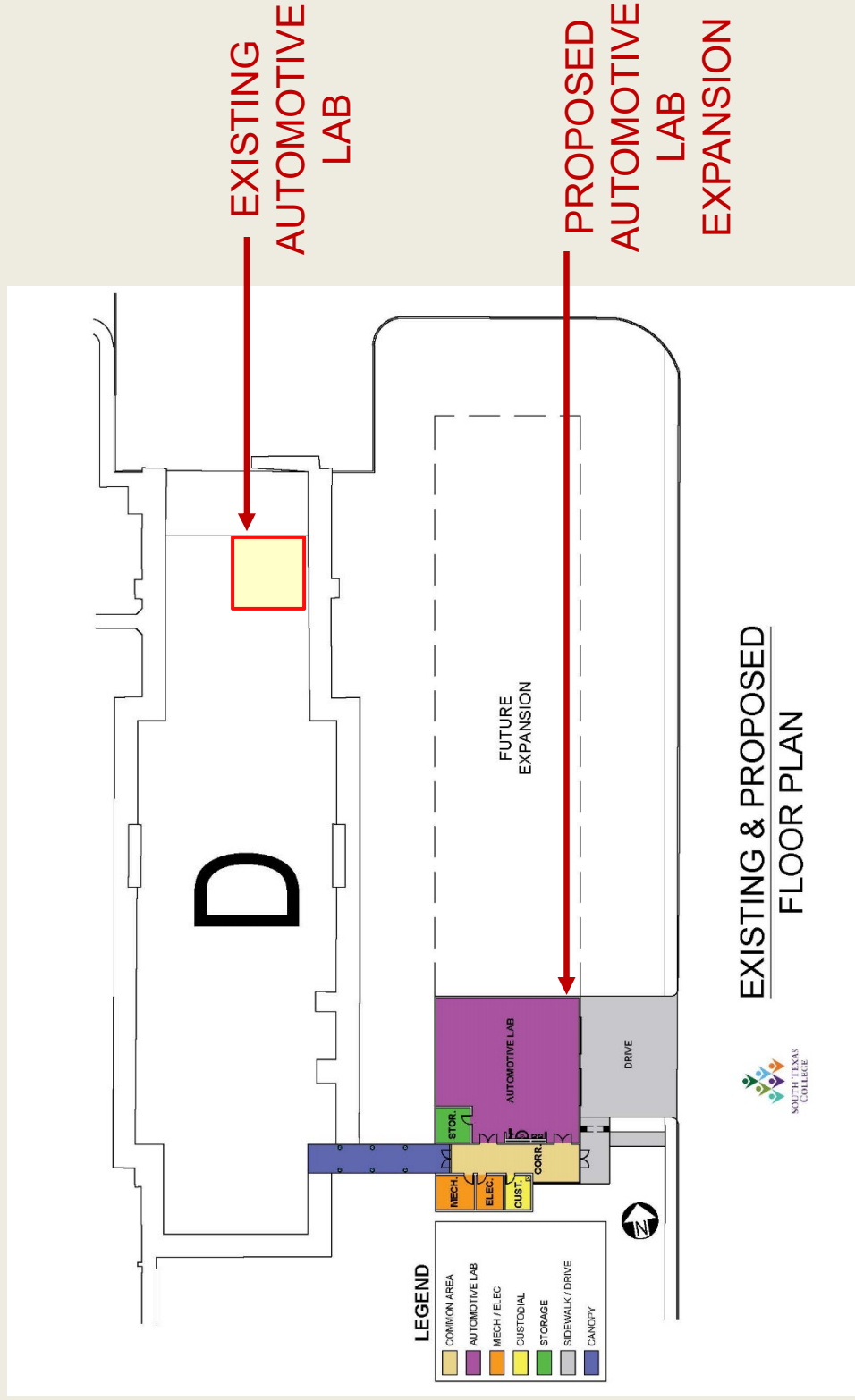
**SOUTH TEXAS  
COLLEGE**

# Project Proposed Site



## Starr County Campus Automotive Lab Expansion

# Project Proposed Location



## WORKFORCE CENTER BUILDING D





## Starr County Campus Automotive Lab Expansion

### Interior Photo



Existing Automotive Lab

## Proposed Scope & Budget

### 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



PROJECT NO. 2022-005C

<b>PROJECT SCHEDULE</b> <b>Starr County Campus – Automotive Lab Expansion</b>		
	<b>Project Phase</b>	<b>Task Date</b>
	Board Approval to Solicit A/E	July 2021
	Solicit A/E Qualifications	August 2021
	Recommend Board Approval of A/E Firm	October 2021
	Design Phase	December 2021– June 2022
	Board approval of Schematic Design	February 2022
	Solicit Proposals for Construction Services	July 2022
	Recommend Board Approval of Contractor	September 2022
	Issue Notice to Proceed	November 2022
	Substantial Completion	July 2023
	Move In	July 2023
	Final Completion	August 2023

7/08/2021

 South Texas College  
 Facilities Planning and Construction



# **Starr County Campus**

## **North Academic Building C**

### **HVAC-R Labs Expansion and Renovation**

**CIP 2022-007C**

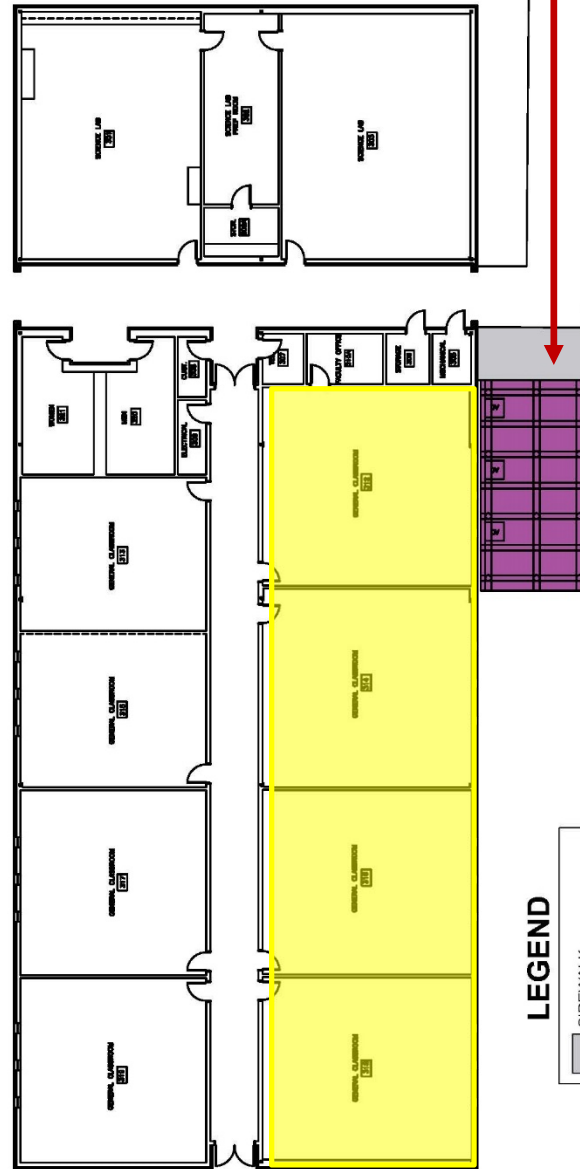
# Starr County Campus HVAC-R Labs Expansion and Renovation

## Proposed Project Site



PROJECT  
LOCATION

# Proposed Project Location



PROPOSED  
HVAC-R LAB  
EXPANSION

## LEGEND

- SIDEWALK
- OUTDOOR HVAC LAB



EXISTING & PROPOSED  
FLOOR PLAN



NORTH ACADEMIC  
BUILDING C



# Starr County Campus HVAC-R Labs Expansion and Renovation

## Exterior Photos



Proposed Location

## 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

Construction	\$ 90,000
Design	9,000
Miscellaneous	15,000
FFE	10,000
Technology	25,000
Contingency 5%	4,500
Total Project Budget	\$ 153,500

PROJECT NO. 2022-007C

<b>PROJECT SCHEDULE</b> <b>Starr County Campus – HVAC-R Outdoor Covered Area</b>		
	<b>Project Phase</b>	<b>Task Date</b>
	Board Approval to Solicit A/E	July 2021
	Solicit A/E Qualifications	August 2021
	Recommend Board Approval of A/E Firm	October 2021
	Design Phase	December 2021– June 2022
	Board approval of Schematic Design	February 2022
	Solicit Proposals for Construction Services	July 2022
	Recommend Board Approval of Contractor	September 2022
	Issue Notice to Proceed	November 2022
	Substantial Completion	July 2023
	Move In	July 2023
	Final Completion	August 2023

7/08/2021

 South Texas College  
 Facilities Planning and Construction

Project Fact Sheet  
7/8/2021

<b>Project Name:</b> Starr County Campus - Automotive Lab Expansion		<b>Project No.</b> 2022-005C	
<b>Funding Source:</b> Unexpended Plant Fund			
	FY 21-22	Variance of Project Budget vs. Actual Expenditures	Total Actual Expenditures To Date
	<u>Proposed</u> <u>Project Budget</u>	<u>FY 21-22</u> <u>Actual Expenditures</u>	
Construction:	\$ 820,000.00	\$ -	\$ 820,000.00
Other Construction Costs	-	-	-
Design:	82,000.00	-	82,000.00
Miscellaneous:	20,500.00	-	20,500.00
FFE:	45,100.00	-	45,100.00
Technology:	69,700.00	-	69,700.00
Contingency 5%:	41,000.00	-	41,000.00
<b>Total:</b>	<b>\$ 1,078,300.00</b>	<b>\$ -</b>	<b>\$ 1,078,300.00</b>

<b>Project Team</b>	<b>Board Status</b>																										
<b>Approval to Solicit:</b> TBD  <b>Architect/Engineer:</b> TBD <b>Contractor:</b> TBD	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;"></td> <td style="width:20%; text-align: center;"><u>Board Approval</u> <u>of Schematic</u> <u>Design</u></td> <td style="width:20%; text-align: center;">TBD</td> <td style="width:30%;"></td> </tr> <tr> <td></td> <td></td> <td></td> <td> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:20%; text-align: center;"><u>Vendor</u></td> <td style="width:20%; text-align: center;"><u>Contract</u> <u>Amount</u></td> <td style="width:20%; text-align: center;"><u>Actual</u> <u>Expenditures</u></td> <td style="width:40%; text-align: center;"><u>Variance</u></td> </tr> <tr> <td style="text-align: center;">TBD</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td style="text-align: center;">TBD</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> </tr> </table> </td> </tr> </table>		<u>Board Approval</u> <u>of Schematic</u> <u>Design</u>	TBD					<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:20%; text-align: center;"><u>Vendor</u></td> <td style="width:20%; text-align: center;"><u>Contract</u> <u>Amount</u></td> <td style="width:20%; text-align: center;"><u>Actual</u> <u>Expenditures</u></td> <td style="width:40%; text-align: center;"><u>Variance</u></td> </tr> <tr> <td style="text-align: center;">TBD</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td style="text-align: center;">TBD</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> </tr> </table>	<u>Vendor</u>	<u>Contract</u> <u>Amount</u>	<u>Actual</u> <u>Expenditures</u>	<u>Variance</u>	TBD	\$ -	\$ -	\$ -	TBD	\$ -	\$ -	\$ -						
	<u>Board Approval</u> <u>of Schematic</u> <u>Design</u>	TBD																									
			<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:20%; text-align: center;"><u>Vendor</u></td> <td style="width:20%; text-align: center;"><u>Contract</u> <u>Amount</u></td> <td style="width:20%; text-align: center;"><u>Actual</u> <u>Expenditures</u></td> <td style="width:40%; text-align: center;"><u>Variance</u></td> </tr> <tr> <td style="text-align: center;">TBD</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td style="text-align: center;">TBD</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> <td style="text-align: right;">\$ -</td> </tr> </table>	<u>Vendor</u>	<u>Contract</u> <u>Amount</u>	<u>Actual</u> <u>Expenditures</u>	<u>Variance</u>	TBD	\$ -	\$ -	\$ -	TBD	\$ -	\$ -	\$ -												
<u>Vendor</u>	<u>Contract</u> <u>Amount</u>	<u>Actual</u> <u>Expenditures</u>	<u>Variance</u>																								
TBD	\$ -	\$ -	\$ -																								
TBD	\$ -	\$ -	\$ -																								
<b>STC FPC Project Manager:</b> Martin Villarreal	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;"></td> <td style="width:20%; text-align: center;"><u>Substantial</u> <u>Completion</u></td> <td style="width:20%; text-align: center;">TBD</td> <td style="width:30%;"></td> </tr> <tr> <td></td> <td></td> <td></td> <td> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;"></td> <td style="width:20%; text-align: center;"><u>Board</u> <u>Acceptance</u></td> <td style="width:50%; text-align: center;">TBD</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;"><u>Final Completion</u></td> <td style="text-align: center;">TBD</td> </tr> <tr> <td></td> <td></td> <td> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;"></td> <td style="width:20%; text-align: center;"><u>Board</u> <u>Acceptance</u></td> <td style="width:50%; text-align: center;">TBD</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table> </td> </tr> </table> </td> </tr> </table>		<u>Substantial</u> <u>Completion</u>	TBD					<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;"></td> <td style="width:20%; text-align: center;"><u>Board</u> <u>Acceptance</u></td> <td style="width:50%; text-align: center;">TBD</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;"><u>Final Completion</u></td> <td style="text-align: center;">TBD</td> </tr> <tr> <td></td> <td></td> <td> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;"></td> <td style="width:20%; text-align: center;"><u>Board</u> <u>Acceptance</u></td> <td style="width:50%; text-align: center;">TBD</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table> </td> </tr> </table>		<u>Board</u> <u>Acceptance</u>	TBD					<u>Final Completion</u>	TBD			<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;"></td> <td style="width:20%; text-align: center;"><u>Board</u> <u>Acceptance</u></td> <td style="width:50%; text-align: center;">TBD</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>		<u>Board</u> <u>Acceptance</u>	TBD			
	<u>Substantial</u> <u>Completion</u>	TBD																									
			<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;"></td> <td style="width:20%; text-align: center;"><u>Board</u> <u>Acceptance</u></td> <td style="width:50%; text-align: center;">TBD</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;"><u>Final Completion</u></td> <td style="text-align: center;">TBD</td> </tr> <tr> <td></td> <td></td> <td> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;"></td> <td style="width:20%; text-align: center;"><u>Board</u> <u>Acceptance</u></td> <td style="width:50%; text-align: center;">TBD</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table> </td> </tr> </table>		<u>Board</u> <u>Acceptance</u>	TBD					<u>Final Completion</u>	TBD			<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;"></td> <td style="width:20%; text-align: center;"><u>Board</u> <u>Acceptance</u></td> <td style="width:50%; text-align: center;">TBD</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>		<u>Board</u> <u>Acceptance</u>	TBD									
	<u>Board</u> <u>Acceptance</u>	TBD																									
	<u>Final Completion</u>	TBD																									
		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;"></td> <td style="width:20%; text-align: center;"><u>Board</u> <u>Acceptance</u></td> <td style="width:50%; text-align: center;">TBD</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>		<u>Board</u> <u>Acceptance</u>	TBD																						
	<u>Board</u> <u>Acceptance</u>	TBD																									
<b>Project Description</b>	<b>Project Scope</b>																										
Expansion of the Automotive Lab by providing a new facility .	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.																										

Projected Timeline						
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	FFE Completion of Move In	Final Completion Date
TBD	TBD	TBD	TBD	TBD	TBD	TBD



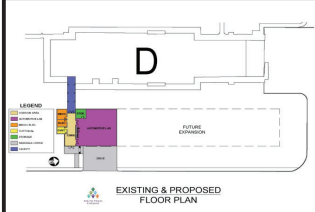
  

Project Calendar of Expenditures by Fiscal Year							
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Contingency	Project Total
2021-22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Current Agenda Item
<b>07/13/2021 Facilities Committee:</b> Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Proposed Workforce Program Projects in FY 2021-2022 at the Starr County Campus: Workforce Center Building D Automotive Lab Expansion




FPC Project Manager Martin Villarreal

FPC Asst. Director Rita Cella

FPC Director RARA



Project Fact Sheet  
7/8/2021

<b>Project Name:</b> Starr County Campus - HVAC-R Outdoor Covered Area				<b>Project No.</b> 2022-007C														
<b>Funding Source</b> Unexpended Plant Fund																		
		<b>FY 21-22</b>		<b>Variance of Project Budget vs. Actual Expenditures</b>		<b>Total Actual Expenditures To Date</b>												
		<b>Proposed Project Budget</b>	<b>FY 21-22 Actual Expenditures</b>															
Construction:		\$ 90,000.00	\$ -	\$ 90,000.00		\$ -												
Other Construction Costs		-	-	-		-												
Design:		9,000.00	-	9,000.00		-												
Miscellaneous:		15,000.00	-	15,000.00		-												
FFE:		10,000.00	-	10,000.00		-												
Technology:		25,000.00	-	25,000.00		-												
Contingency 5%:		4,500.00	-	4,500.00		-												
<b>Total:</b>		<b>\$ 153,500.00</b>	<b>\$ -</b>	<b>\$ 153,500.00</b>		<b>\$ -</b>												
<b>Project Team</b>				<b>Board Status</b>														
<b>Approval to Solicit:</b> TBD				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"></td> <td style="width: 15%;">Contract Amount</td> <td style="width: 15%;">Actual Expenditures</td> <td style="width: 15%;">Variance</td> </tr> <tr> <td><b>Architect/Engineer:</b> TBD</td> <td rowspan="2" style="text-align: center; vertical-align: middle;">TBD</td> <td></td> <td></td> </tr> <tr> <td><b>Contractor:</b> TBD</td> <td></td> <td></td> </tr> </table>					Contract Amount	Actual Expenditures	Variance	<b>Architect/Engineer:</b> TBD	TBD			<b>Contractor:</b> TBD		
	Contract Amount	Actual Expenditures	Variance															
<b>Architect/Engineer:</b> TBD	TBD																	
<b>Contractor:</b> TBD																		
<b>STC FPC Project Manager:</b> Martin Villarreal				<b>Board Approval of Schematic Design</b>														
				TBD														
				<b>Substantial Completion</b>														
				TBD														
				<b>Board Acceptance</b>														
				TBD														
				<b>Board Acceptance</b>														
				TBD														
<b>Project Description</b>				<b>Project Scope</b>														
HVAC Outdoor Covered area for Brazing				Design and Construction of HVAC Outside Covered Area for brazing instruction, equipment storage, and additional /data in classrooms C312, C313, C314 and C315														
<b>Projected Timeline</b>																		
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	FFE Completion of Move In	Final Completion Date												
TBD	TBD	TBD	TBD	TBD	TBD	TBD												
<b>Project Calendar of Expenditures by Fiscal Year</b>																		
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Misc.</b>	<b>FFE</b>	<b>Tech</b>	<b>Contingency</b>	<b>Project Total</b>											
2021-22	\$ -	\$ -	-	\$ -	\$ -	\$ -	-											
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>											
<b>Current Agenda Item</b>																		
<p><b>07/13/2021</b> Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Proposed Workforce Program Projects in FY 2021-2022 at the Starr County Campus: North Academic Building C HVAC-R Labs Expansion and Renovation</p>																		
<div style="display: flex; justify-content: space-around; align-items: flex-start;">   <div style="border: 1px solid black; padding: 5px; text-align: center;">  <p style="font-size: small;">LEGEND EXISTING PROPOSED EXISTING &amp; PROPOSED FLOOR PLAN</p> </div> </div>																		

FPC Project Manager



FPC Asst. Director



FPC Director



**Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Proposed Workforce Program Projects and Center for Learning Excellence Building in FY 2021-2022 at the Mid Valley Campus**

- A. Workforce Center Building D Welding Lab Expansion and Renovation**
- B. Workforce Center Building D Automotive Lab Expansion**
- C. Workforce Center Building D HVAC-R Labs Expansion and Renovation**
- D. Center for Learning Excellence Building A Culinary Arts Labs Renovation**

Approval of authorization to proceed with the publication of a Request for Qualifications (RFQ) to solicit architectural services for the following Workforce Program projects at the Mid Valley Campus will be requested at the July 27, 2021 Board meeting:

- A. Workforce Center Building D Welding Lab Expansion and Renovation
- B. Workforce Center Building D Automotive Lab Expansion
- C. Workforce Center Building D HVAC-R Labs Expansion and Renovation
- D. Center for Learning Excellence Building A Culinary Arts Labs Renovation

**Purpose**

The Facilities Committee is asked to recommend approval of the solicitation of architectural services for the expansions and renovation for the Workforce Program projects at the Mid Valley Campus Workforce Center Building D and Center for Learning Excellence Building A.

**Justification**

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

- The Center for Learning Excellence Building A Culinary Arts Labs project will be solicited under one RFQ for architectural services and the other three proposed projects at the Workforce Center Building D will be solicited under a separate RFQ.

**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, the Coordinated Operations Council, the Facilities Committee, the Education & Workforce Development Committee, and the Board of Trustees. These projects are scheduled as educational space improvements.

## **Background**

On June 22, 2021, the Board approved the proposed Workforce Program projects as part of the College's FY 2020-2021 Capital Improvement Projects.

The projects and associated scopes of work are summarized as follows:

### ***A. Workforce Center Building D Welding Lab Expansion and Renovation***

The project consists of constructing an expansion and renovation 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.

- Design and construction of the expansion and renovation
- Approximate square feet of the proposed space: 1,850 s.f.

The project budget is \$537,500 and itemized in the table below:

<b>Mid Valley Campus Workforce Center Building D Welding Lab Expansion and Renovation Total Project Budget</b>	
<b>Budget Item</b>	<b>Budget Amount</b>
Construction	\$370,000
Design	37,000
Miscellaneous	12,000
FFE	90,000
Technology	10,000
Contingency 5%	18,500
<b>Total Project Budget</b>	<b>\$537,500</b>

### ***B. Workforce Center Building D Automotive Lab Expansion***

The project consists of constructing an expansion to 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.

- Design and construction of the expansion
- Approximate square feet of the proposed space: 3,500 s.f.

The project budget is \$920,500 and itemized in the table below:

<b>Mid Valley Campus Workforce Center Building D            Automotive Lab Expansion            Total Project Budget</b>	
<b>Budget Item</b>	<b>Budget Amount</b>
Construction	\$700,000
Design	70,000
Miscellaneous	17,500
FFE	38,500
Technology	59,500
Contingency 5%	35,000
<b>Total Project Budget</b>	<b>\$920,500</b>

***C. Workforce Center Building D HVAC-R Labs Expansion and Renovation***

The project consists of constructing an expansion and renovation to 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.

- Design and construction of the expansion and renovation
- Approximate square feet of the proposed space: 2,000 s.f.

The project budget is \$528,000 and itemized in the table below:

<b>Mid Valley Campus Workforce Center Building D            HVAC-R Labs Expansion and Renovation            Total Project Budget</b>	
<b>Budget Item</b>	<b>Budget Amount</b>
Construction	\$400,000
Design	40,000
Miscellaneous	12,000
FFE	22,000
Technology	34,000
Contingency 5%	20,000
<b>Total Project Budget</b>	<b>\$528,000</b>

***D. Center for Learning Excellence Building A Culinary Arts Labs Renovation***

The project consists of constructing a renovation to provide classroom and lab space for instruction and demonstration, supporting the full Certificate and AAS degree pathways in Culinary Arts and Restaurant Management.

- Design and construction of the renovation
- Approximate square feet of the proposed space: 2,165 s.f.

The project budget is \$531,365 and itemized in the table below:

<b>Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Labs Renovation Total Project Budget</b>	
<b>Budget Item</b>	<b>Budget Amount</b>
Construction	\$357,225
Design	35,725
Miscellaneous	7,145
FFE	88,410
Technology	25,000
Contingency 5%	17,860
<b>Total Project Budget</b>	<b>\$531,365</b>

The total of the combined project budgets is \$2,517,365 and is itemized in the table below:

<b>Mid Valley Campus Workforce Program Projects Total Projects Budgets</b>	
<b>Budget Item</b>	<b>Budget Amount</b>
Workforce Center Building D Welding Lab Expansion and Renovation	\$537,500
Workforce Center Building D Automotive Lab Expansion	920,500
Workforce Center Building D HVAC-R Labs Expansion and Renovation	528,000
Center for Learning Excellence Building A Culinary Arts Labs Renovation	531,365
<b>Total Projects Budgets</b>	<b>\$2,517,365</b>

### **Funding Source**

Previously earmarked funds are available in the Unexpended Construction Plant Fund and were approved for use toward the Mid Valley Campus Workforce Center Building D Welding Lab Expansion and Renovation Project 2022-013C, the Mid Valley Campus Workforce Center Building D Automotive Lab Expansion Project 2022-012C, the Mid Valley Campus Workforce Center Building D HVAC-R Labs Expansion and Renovation Project 2022-014C, and the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Labs Renovation Project 2022-002C in FY 2020-2021 at the June 22, 2021 Board meeting.

### **Enclosed Documents**

Facilities Planning & Construction staff has prepared presentations of the projects and preliminary layouts of the spaces for the Committee's review and information.

**Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the July 27, 2021 Board meeting, the solicitation of architectural services for the Mid Valley Campus Workforce Program Projects as presented.



# Mid Valley Campus

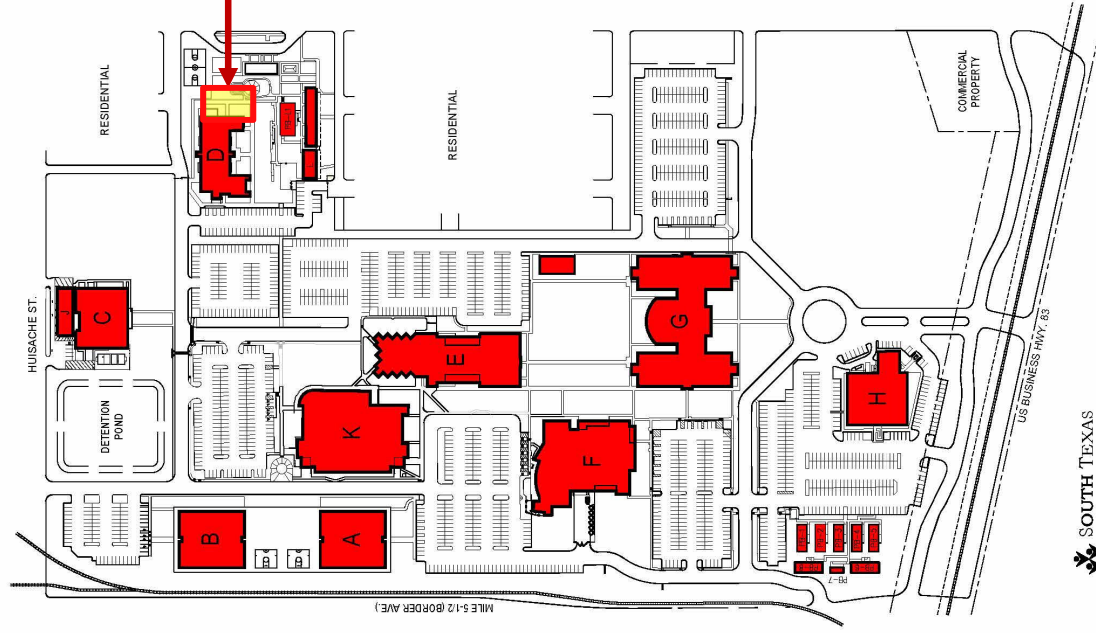
## Workforce Center Building D

### Welding Lab Expansion and Renovation

CIP 2022-013C

# Mid Valley Campus Welding Lab Expansion and Renovation

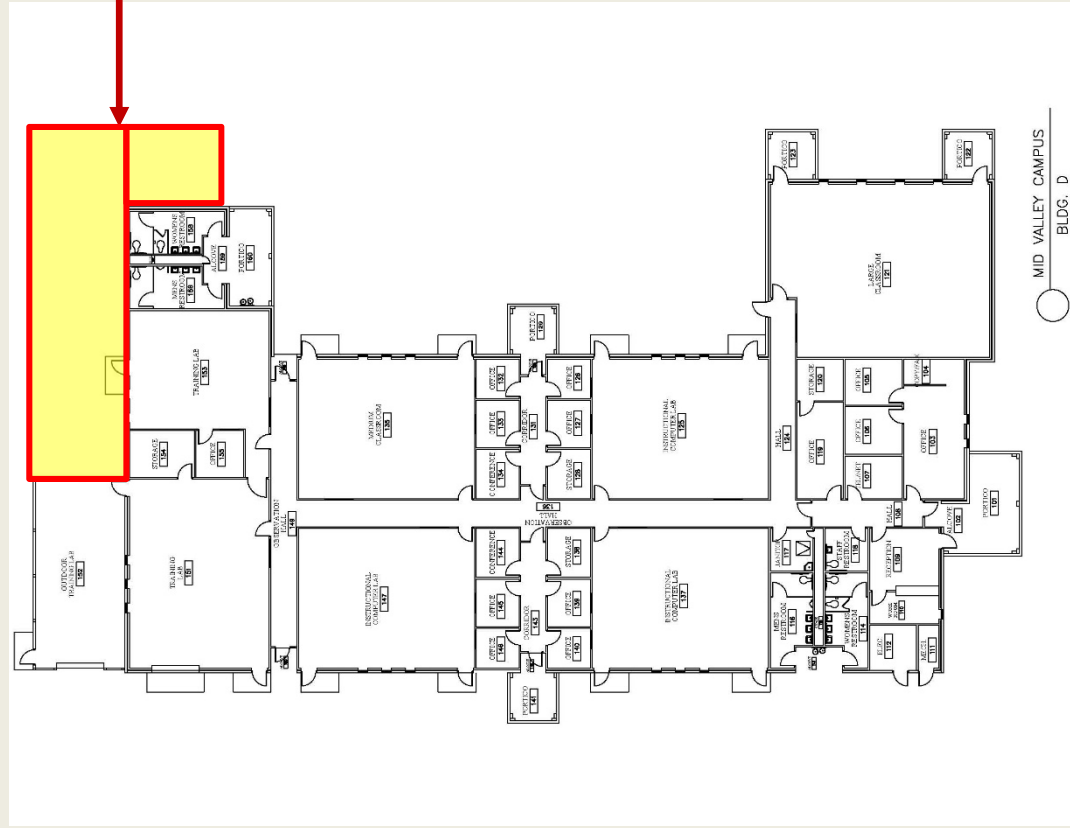
## Proposed Project Site



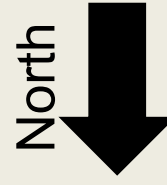


# Mid Valley Campus Welding Lab Expansion and Renovation

## Proposed Project Location



**PROPOSED  
WELDING LAB  
EXPANSION**



**Workforce Center  
BUILDING D**

## Mid Valley Campus Welding Lab Expansion and Renovation

### Exterior Photos



Proposed Location

# Proposed Scope & Budget



## Requested By

Welding Department

## Scope of Work

Design and Construction of Welding Lab Expansion for Additional Welding Stations

Total Square Feet Area = 1,850

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

## 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

PROJECT NO. 2022-013C

<b>PROJECT SCHEDULE</b> <b>Mid Valley Campus – Welding Lab Expansion</b>		
	<b>Project Phase</b>	<b>Task Date</b>
	Board Approval to Solicit A/E	July 2021
	Solicit A/E Qualifications	August 2021
	Recommend Board Approval of A/E Firm	October 2021
	Design Phase	December 2021– June 2022
	Board approval of Schematic Design	February 2022
	Solicit Proposals for Construction Services	July 2022
	Recommend Board Approval of Contractor	September 2022
	Issue Notice to Proceed	November 2022
	Substantial Completion	July 2023
	Move In	July 2023
	Final Completion	August 2023

7/08/2021

 South Texas College  
 Facilities Planning and Construction





**SOUTH TEXAS  
COLLEGE**

# **Mid Valley Campus**

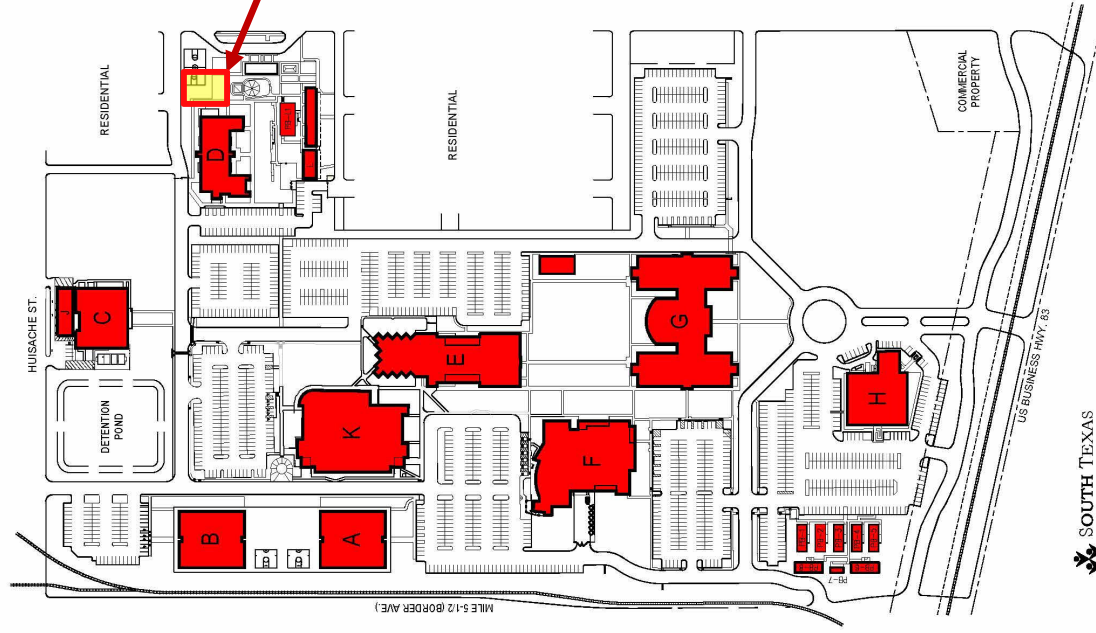
## **Workforce Center Building D**

### **Automotive Lab Expansion CIP**

**2022-012C**

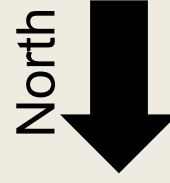
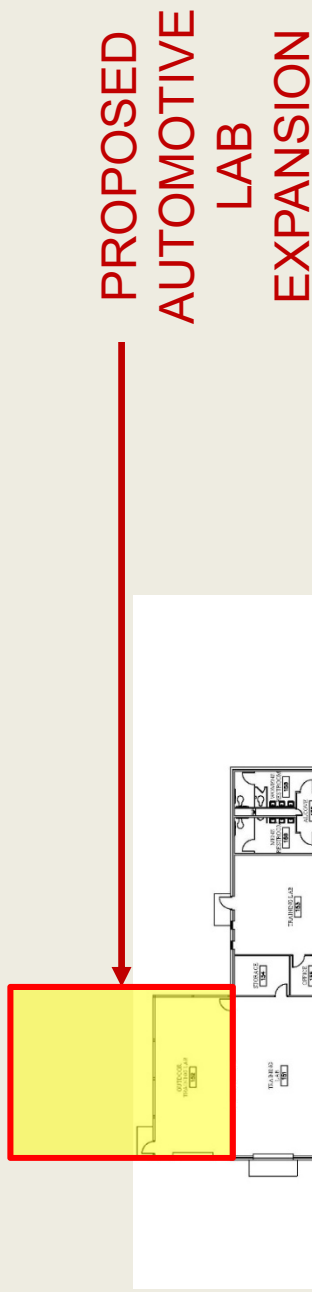
## Mid Valley Campus Automotive Lab Expansion

# Proposed Project Site



## Mid Valley Campus Automotive Lab Expansion

# Proposed Project Location



Workforce Center  
BUILDING D

MID VALLEY CAMPUS  
BLDG. D



## Mid Valley Campus Automotive Lab Expansion

# Exterior Photos



Proposed Location



# 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

PROJECT NO. 2022-012C

<b>PROJECT SCHEDULE</b> <b>Mid Valley Campus – Automotive Lab Expansion</b>		
	<b>Project Phase</b>	<b>Task Date</b>
	Board Approval to Solicit A/E	July 2021
	Solicit A/E Qualifications	August 2021
	Recommend Board Approval of A/E Firm	October 2021
	Design Phase	December 2021– June 2022
	Board approval of Schematic Design	February 2022
	Solicit Proposals for Construction Services	July 2022
	Recommend Board Approval of Contractor	September 2022
	Issue Notice to Proceed	November 2022
	Substantial Completion	July 2023
	Move In	July 2023
	Final Completion	August 2023

7/08/2021

 South Texas College  
 Facilities Planning and Construction



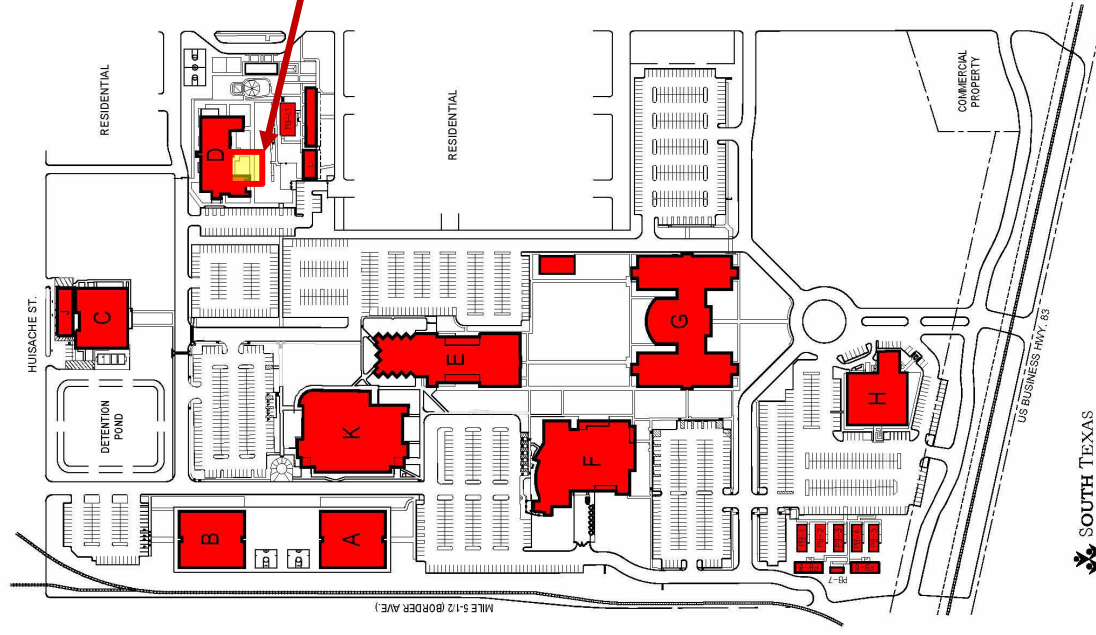
**SOUTH TEXAS  
COLLEGE**

# **Mid Valley Campus Workforce Center Building D**

## **HVAC-R Labs Expansion and Renovation CIP 2022-014C**

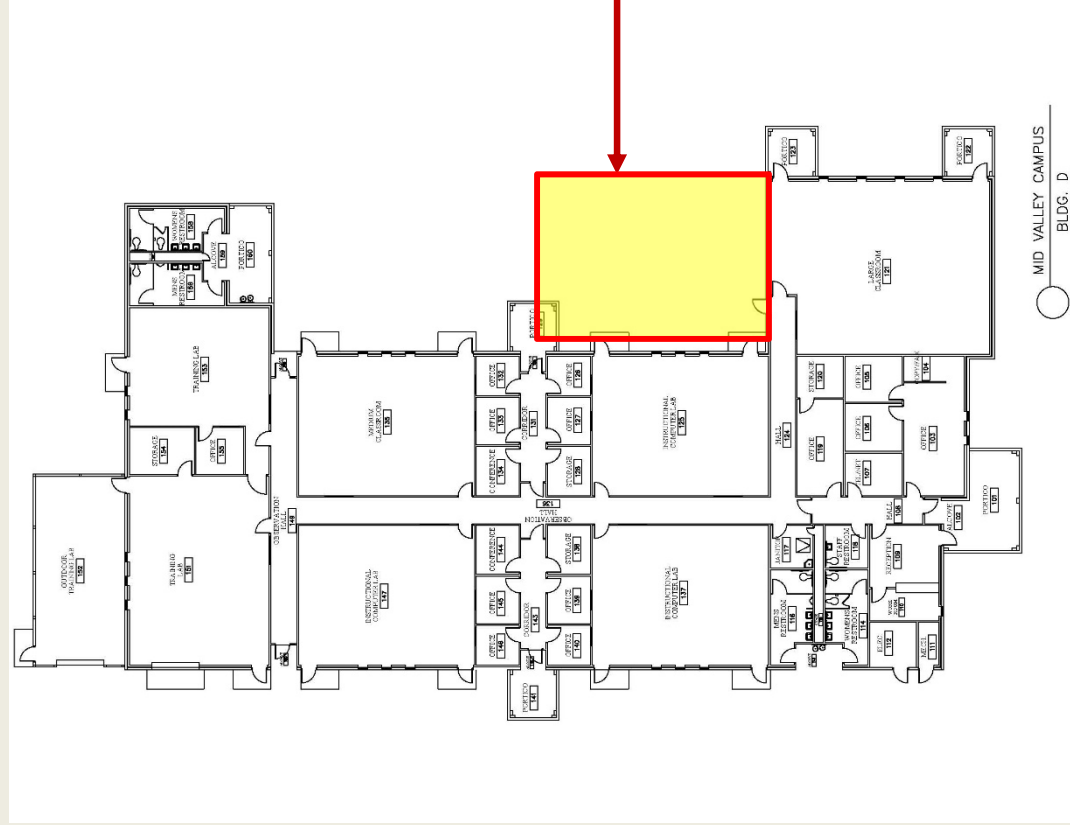
# Mid Valley Campus HVAC-R Labs Expansion and Renovation

## Proposed Project Site



# Mid Valley Campus HVAC-R Labs Expansion and Renovation

## Proposed Project Location



North



PROPOSED  
HVAC-R LAB  
EXPANSION

Workforce Center  
BUILDING D



## Mid Valley Campus HVAC-R Labs Expansion and Renovation

### Exterior Photos



Proposed Location

## 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.

Total Square Feet Area = 2000

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

### Estimated Total Project Budget

Construction	\$ 400,000
Design	40,000
Miscellaneous	12,000
FFE	22,000
Technology	34,000
Contingency 5%	20,000
<b>Total Project Budget</b>	<b>\$ 528,000</b>

PROJECT NO. 2022-014C

<b>PROJECT SCHEDULE</b> <b>Mid Valley Campus – HVAC-R Classroom and Outdoor Space</b>		
	<b>Project Phase</b>	<b>Task Date</b>
	Board Approval to Solicit A/E	July 2021
	Solicit A/E Qualifications	August 2021
	Recommend Board Approval of A/E Firm	October 2021
	Design Phase	December 2021– June 2022
	Board approval of Schematic Design	February 2022
	Solicit Proposals for Construction Services	July 2022
	Recommend Board Approval of Contractor	September 2022
	Issue Notice to Proceed	November 2022
	Substantial Completion	July 2023
	Move In	July 2023
	Final Completion	August 2023

7/08/2021

 South Texas College  
 Facilities Planning and Construction





**Mid-Valley Campus**  
**Center for Learning Excellence Building A**  
**Culinary Arts Lab Renovation**  
**CIP 2022-002C**

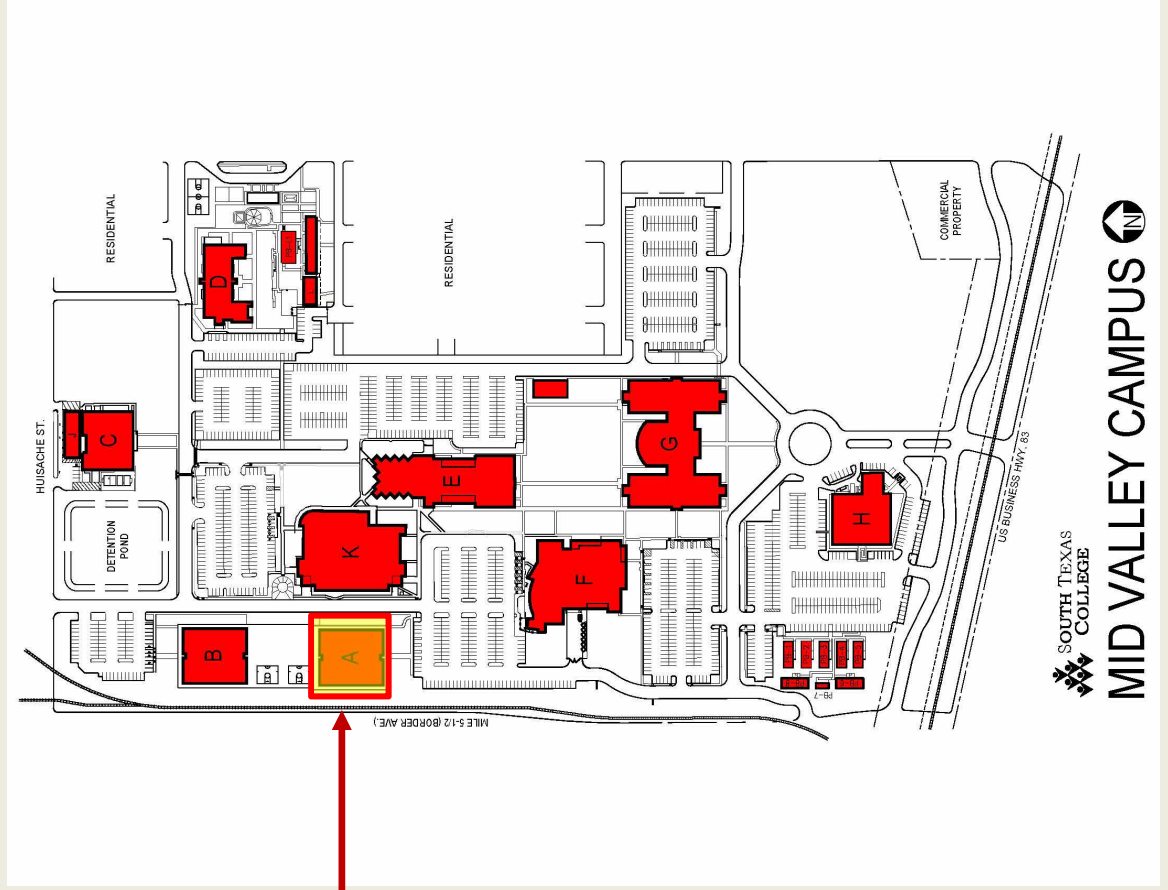


**SOUTH TEXAS  
COLLEGE**

# Proposed Project Site

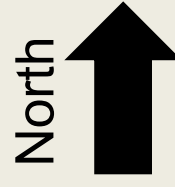
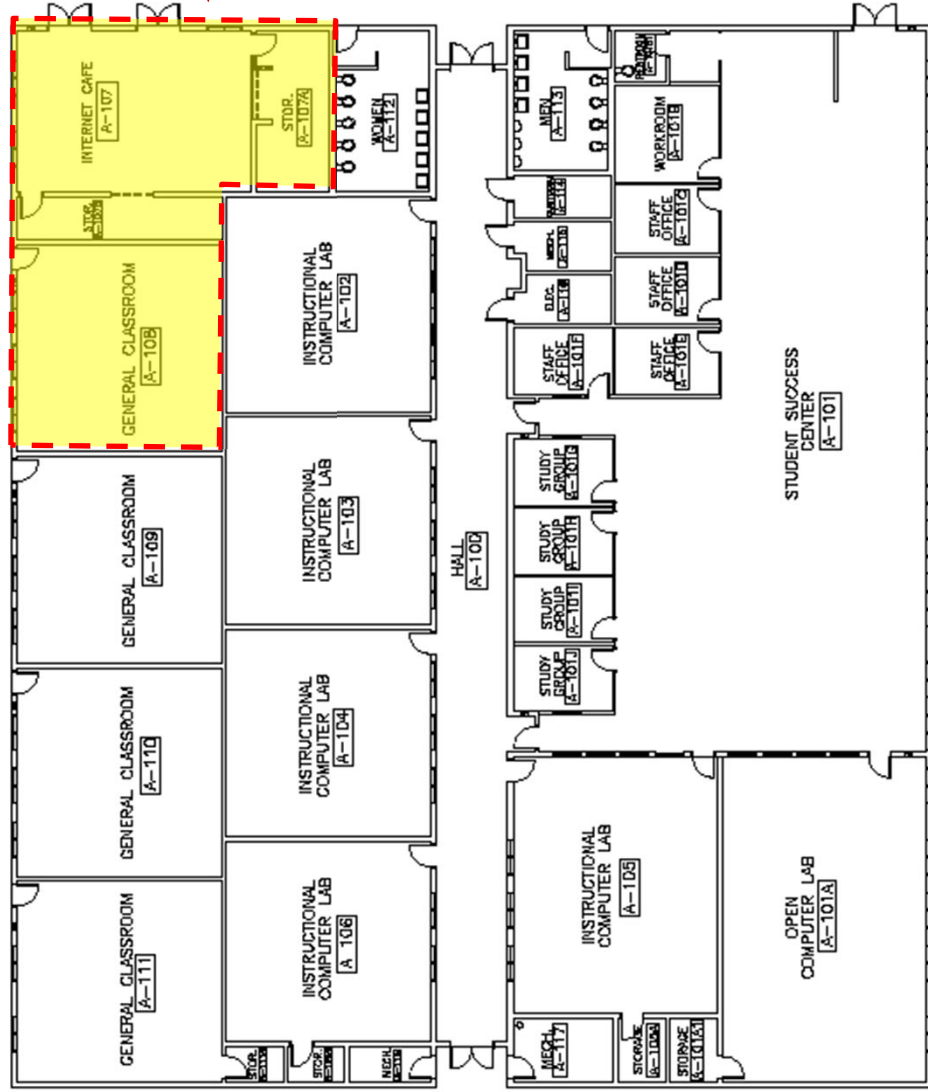


PROJECT  
LOCATION



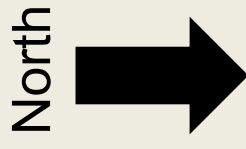
## Mid Valley Campus Culinary Arts Lab Renovation

# Proposed Project Location



CENTER FOR LEARNING EXCELLENCE  
BUILDING A

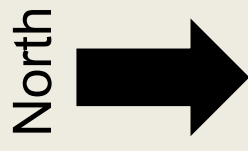
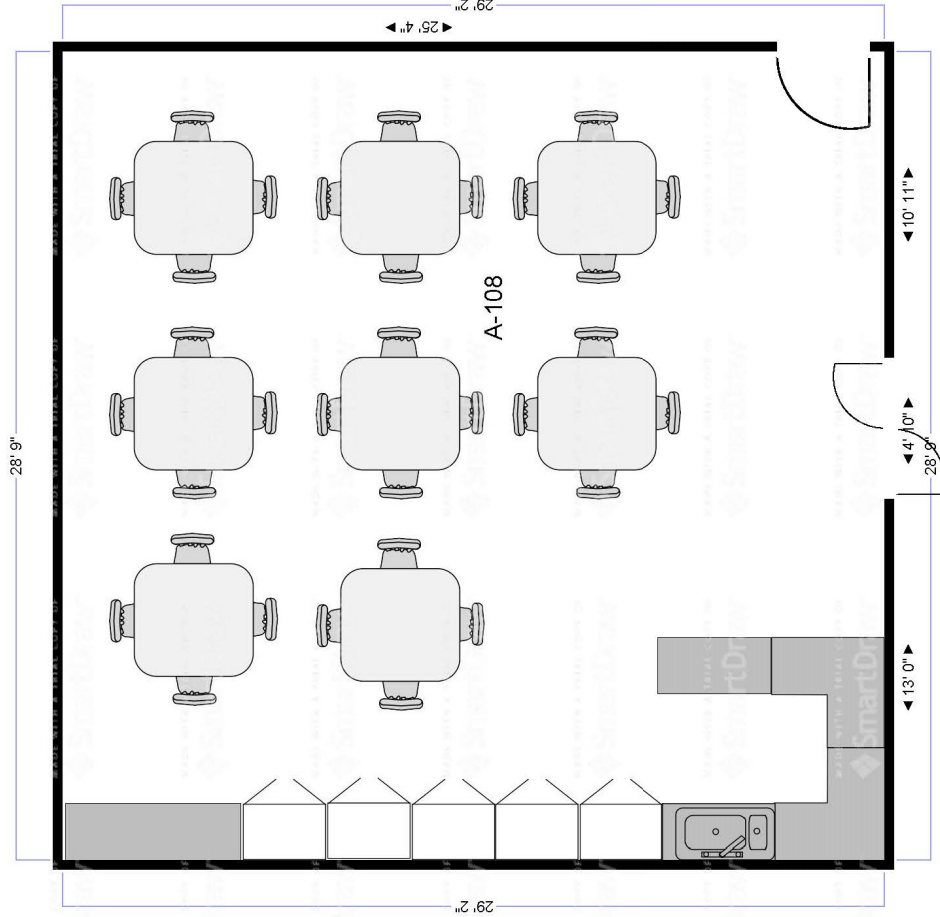
# Mid Valley Campus Culinary Arts Lab Renovation



## Proposed Layout for Kitchen Area

CENTER FOR LEARNING EXCELLENCE  
BUILDING A

# Mid Valley Campus Culinary Arts Lab Renovation



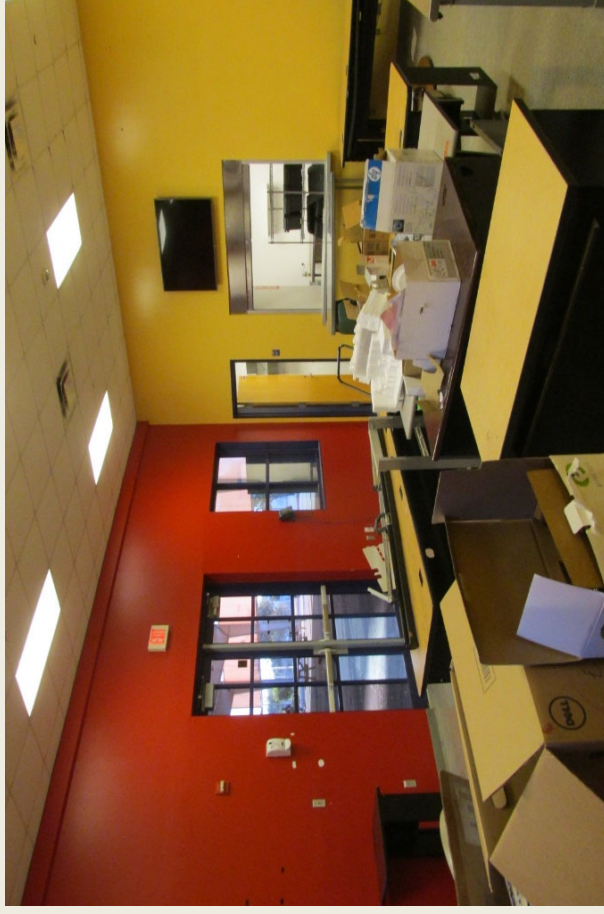
**Proposed Layout for  
Dining/Catering Area**

**CENTER FOR LEARNING EXCELLENCE  
BUILDING A**



## Mid Valley Campus Culinary Arts Lab Renovation

### Interior Photos



Existing Space

## Mid Valley Campus Culinary Arts Lab Renovation

### 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

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

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



PROJECT NO. 2022-002C

<b>PROJECT SCHEDULE</b> <b>Mid Valley Campus – Culinary Arts Project Schedule</b>		
	<b>Project Phase</b>	<b>Task Date</b>
	Board Approval to Solicit A/E	July 2021
	Solicit A/E Qualifications	August 2021
	Recommend Board Approval of A/E Firm	October 2021
	Begin Design	December 2021– June 2022
	Board Approval of Schematic Design	February 2022
	Solicit Proposals for Construction Services	July 2022
	Recommend Board Approval of Contractor	September 2022
	Issue Notice to Proceed	November 2022
	Substantial Completion	May 2023
	Move In	May 2023
	Final Completion	June 2023

7/08/2021

 South Texas College  
 Facilities Planning and Construction

# Project Fact Sheet

7/8/2021

<b>Project Name:</b> MVC - Bulding D Welding Lab Expansion		<b>Project No.</b> 2022-013C	
<b>Funding Source(s):</b> Unexpended Plant Fund			
	<b>FY21-22</b>	<b>Variance of FY 21-22 Actual Project Budget Expenditures</b>	<b>Total Actual Expenditures To Date</b>
Construction:	\$ 370,000.00	\$ -	\$ 370,000.00
Design:	37,000.00	-	37,000.00
Miscellaneous:	12,000.00	-	12,000.00
FFE:	90,000.00	-	90,000.00
Technology:	10,000.00	-	10,000.00
Contingency 5%:	18,500.00	-	18,500.00
<b>Total:</b>	<b>\$ 537,500.00</b>	<b>\$ -</b>	<b>\$ 537,500.00</b>

<b>Project Team</b>	<b>Board Status</b>																										
<b>Approval to Solicit Architect:</b> TBD <b>Architect:</b> TBD <b>Contractor:</b> TBD  <b>STC FPC Project Manager:</b> Martin Villarreal	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:20%; text-align: center;"><b>Board Approval of Schematic Design</b></td> <td style="width:20%; text-align: center;">TBD</td> <td style="width:20%; text-align: center;">Vendor</td> <td style="width:20%; text-align: center;">Contract Amount</td> <td style="width:20%; text-align: center;">Actual Expenditures</td> <td style="width:20%; text-align: center;">Variance</td> </tr> <tr> <td></td> <td></td> <td>TBD</td> <td>\$-</td> <td>\$-</td> <td>\$-</td> </tr> <tr> <td></td> <td></td> <td>TBD</td> <td>\$-</td> <td>\$-</td> <td>\$-</td> </tr> </table> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:20%; text-align: center;"><b>Substantial Completion</b></td> <td style="width:20%; text-align: center;">TBD</td> <td style="width:20%; text-align: center;"><b>Board Acceptance</b></td> <td style="width:20%; text-align: center;">TBD</td> </tr> </table> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:20%; text-align: center;"><b>Final Completion</b></td> <td style="width:20%; text-align: center;">TBD</td> <td style="width:20%; text-align: center;"><b>Board Acceptance</b></td> <td style="width:20%; text-align: center;">TBD</td> </tr> </table>	<b>Board Approval of Schematic Design</b>	TBD	Vendor	Contract Amount	Actual Expenditures	Variance			TBD	\$-	\$-	\$-			TBD	\$-	\$-	\$-	<b>Substantial Completion</b>	TBD	<b>Board Acceptance</b>	TBD	<b>Final Completion</b>	TBD	<b>Board Acceptance</b>	TBD
<b>Board Approval of Schematic Design</b>	TBD	Vendor	Contract Amount	Actual Expenditures	Variance																						
		TBD	\$-	\$-	\$-																						
		TBD	\$-	\$-	\$-																						
<b>Substantial Completion</b>	TBD	<b>Board Acceptance</b>	TBD																								
<b>Final Completion</b>	TBD	<b>Board Acceptance</b>	TBD																								

<b>Project Description</b>	<b>Project Scope</b>
Expand the Welding Labs in Building D, which currently share a small space with Automotive Program.	Design and Construction of Welding Lab Expansion for Additional Welding Stations.

Projected Timeline						
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In
TBD	TBD	TBD	TBD	TBD	TBD	TBD

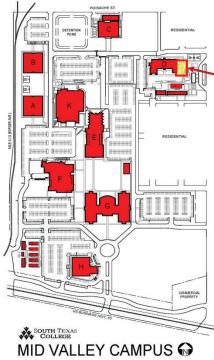
  

Project Calendar of Expenditures by Fiscal Year						
Fiscal Year	Construction	Design	Miscellaneous	FFE	Tech	Project Total
2021-22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>


  

Current Agenda Item
7/13/21 Facilities Committee: Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Proposed Workforce Center Building D Welding Lab Expansion and Renovation.




PROJECT LOCATION



PROPOSED WELDING LAB EXPANSION

North  
←



FPC Project Manager

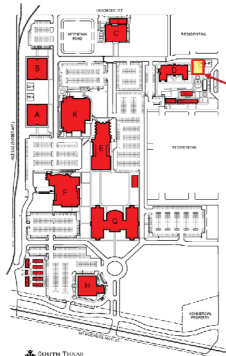
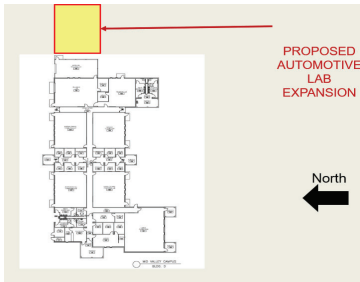


*Martin Villarreal*

FPC Asst. Director

*Rita Geller*

FPC Director

*RARA*

Project Name:				MVC - Building D Automotive Lab Expansion				Project No.		2022-012C	
Funding Source(s):				Unexpended Plant Fund							
				FY21-22			Total Actual Expenditures To Date				
				FY 21-22		Variance of					
				Proposed	Actual	Project Budget vs. Actual					
				Project Budget	Expenditures	Expenditures					
Construction:				\$	700,000.00	\$	-	\$	700,000.00	\$	-
Design:					70,000.00		-		70,000.00		-
Miscellaneous:					17,500.00		-		17,500.00		-
FFE:					38,500.00		-		38,500.00		-
Technology:					59,500.00		-		59,500.00		-
Contingency 5%:					35,000.00				35,000.00		
Total:				\$	920,500.00	\$	-	\$	920,500.00	\$	-
Project Team				Board Status							
Approval to Solicit Architect: TBD				Board Approval of Schematic Design TBD				Vendor	Contract Amount	Actual Expenditures	Variance
Architect: TBD								TBD	\$-	\$-	\$-
Contractor: TBD								TBD	\$-	\$-	\$-
				Substantial Completion TBD				Board Acceptance		TBD	
STC FPC Project Manager: Martin Villarreal				Final Completion TBD				Board Acceptance		TBD	
Project Description				Project Scope							
Expand the Automotive Program area, which is currently sharing small space with Welding Program. Would need to accommodate large specialized equipment.				Design and Construction of Automotive Lab Expansion including 3 bays, storage, wash station, and eyewash.							
Projected Timeline											
Board Approval of Architect		Board Approval of Schematic Design		Board Approval of Contractor		Construction Start Date		Substantial Completion Date		Final Completion Date	
TBD		TBD		TBD		TBD		TBD		TBD	
Project Calendar of Expenditures by Fiscal Year											
Fiscal Year		Construction		Design		Miscellaneous		FFE		Tech	
2021-22		\$ -		\$ -		\$ -		\$ -		\$ -	
Project Total		\$ -		\$ -		\$ -		\$ -		\$ -	
Current Agenda Item											
7/13/21 Facilities Committee: Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Proposed Workforce Center Building D Automotive Lab Expansion											
<div><div><p>PROJECT LOCATION</p></div><div><p>PROPOSED AUTOMOTIVE LAB EXPANSION</p><p>North</p></div><div></div></div> <div><p>MID VALLEY CAMPUS</p></div>											

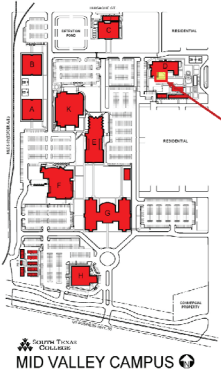


FPC Project Manager

FPC Asst. Director

FPC Director

# Project Fact Sheet

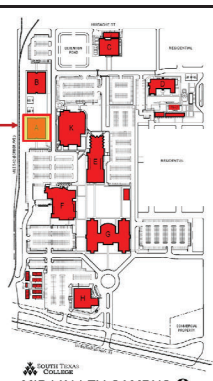
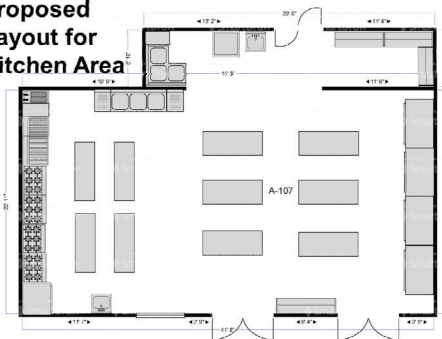
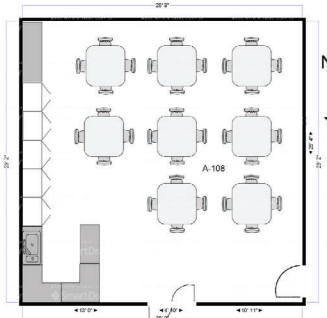
## 7/8/2021

<b>Project Name:</b> MVC - HVAC-R Outdoor Covered Area		<b>Project No.</b> 2022-014C	
<b>Funding Source(s):</b> Unexpended Plant Fund			
	<b>FY21-22</b>	<b>Variance of</b>	<b>Total Actual</b>
	<b>Proposed</b>	<b>FY 21-22</b>	<b>Expenditures To</b>
	<b>Project Budget</b>	<b>Actual</b>	<b>Date</b>
	<b>Expenditures</b>	<b>Expenditures</b>	
	<b>vs. Actual</b>		
Construction:	\$ 400,000.00	\$ -	\$ 400,000.00
Design:	40,000.00	-	40,000.00
Miscellaneous:	12,000.00	-	12,000.00
FFE:	22,000.00	-	22,000.00
Technology:	34,000.00	-	34,000.00
Contingency 5%:	20,000.00	-	20,000.00
<b>Total:</b>	<b>\$ 528,000.00</b>	<b>\$ -</b>	<b>\$ 528,000.00</b>
<b>Project Team</b>		<b>Board Status</b>	
<b>Approval to Solicit Architect:</b> TBD	<b>Board Approval of Schematic Design</b> TBD	Vendor	Contract Amount
<b>Architect:</b> TBD		TBD	\$-
<b>Contractor:</b> TBD		TBD	\$-
	<b>Substantial Completion</b> TBD	<b>Board Acceptance</b>	TBD
<b>STC FPC Project Manager:</b> Martin Villarreal	<b>Final Completion</b> TBD	<b>Board Acceptance</b>	TBD
<b>Project Description</b>		<b>Project Scope</b>	
Add exterior space adjacent to Building D, for 5 work benches, 2 gas storage cabinets, and 1 cabinet.		Design and construction of HVAC-R Classroom and Outside Covered Area for brazing instruction and equipment storage.	
<b>Projected Timeline</b>			
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date
TBD	TBD	TBD	TBD
		Substantial Completion Date	
		TBD	
		Final Completion Date	
		TBD	
		FFE Completion of Move In	
		TBD	
<b>Project Calendar of Expenditures by Fiscal Year</b>			
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Miscellaneous</b>
2021-22	\$ -	\$ -	\$ -
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Current Agenda Item</b>			
7/13/21 Facilities Committee: Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Proposed Workforce Center Building D HVAC-R Labs Expansion and Renovation.			
  			

FPC Project Manager *Martin Villarreal*

FPC Asst. Director *Rita Cella*

FPC Director *Rita Cella*

<b>Project Name:</b> MVC - Culinary Arts Instructional Kitchen		<b>Project No.</b> 2022-002C	
<b>Funding Source(s):</b> Unexpended Plant Fund			
	<b>FY21-22</b>	<b>Variance of Project Budget vs. Actual Expenditures</b>	
	<b>Proposed Project Budget</b>	<b>FY 21-22 Actual Expenditures</b>	<b>Total Actual Expenditures To Date</b>
Construction:	\$ 357,225.00	\$ -	\$ 357,225.00
Design	35,725.00	-	35,725.00
Miscellaneous:	7,145.00	-	7,145.00
FFE:	88,410.00	-	88,410.00
Technology:	25,000.00	-	25,000.00
Contingency 5%:	17,860.00	-	17,860.00
<b>Total:</b>	<b>\$ 531,365.00</b>	<b>\$ -</b>	<b>\$ 531,365.00</b>
<b>Project Team</b>		<b>Board Status</b>	
<b>Approval to Solicit Architect:</b> TBD	<u>Board Approval of Schematic Design</u>		Vendor
<b>Architect:</b> TBD			Contract Amount
<b>Contractor:</b> TBD			Actual Expenditures
	<u>Substantial Completion</u>		Variance
			TBD
	<u>Board Acceptance</u>		TBD
			TBD
<b>STC FPC Project Manager:</b> Martin Villarreal	<u>Final Completion</u>		TBD
			TBD
<b>Project Description</b>		<b>Project Scope</b>	
Design and construction of an existing space for a Kitchen Lab and Dining/Catering Lab for the Culinary Arts Program.		Renovation of existing former cafeteria in Building A, Rm 107. Classroom adjoining (108) would be repurposed for classroom training and exhibits or events.	
<b>Projected Timeline</b>			
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date
TBD	TBD	TBD	TBD
Substantial Completion Date		Final Completion Date	
TBD		TBD	
<b>Project Calendar of Expenditures by Fiscal Year</b>			
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Miscellaneous</b>
2021-22	\$ -	\$ -	\$ -
FFE		Tech	
TBD		TBD	
<b>Project Total</b>		<b>Project Total</b>	
\$ -		\$ -	
<b>Current Agenda Item</b>			
7/13/21 Facilities Committee: Review and Recommend Action on Authorization to Proceed with Solicitation of Architectural Services for the Proposed Center for Learning Excellence Building A Culinary Arts Labs Renovation.			
<div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p><b>PROJECT LOCATION</b></p> <p><small>SOUTH TEXAS COLLEGE MID VALLEY CAMPUS</small></p> </div> <div style="text-align: center;"> <p><b>Proposed Layout for Kitchen Area</b></p>  <p>North</p> </div> <div style="text-align: center;">  <p>North</p> <p><b>Proposed Layout for Dining/Catering Area</b></p> </div> </div>			

FPC Project Manager



FPC Asst. Director



FPC Director



## **Review and Recommend Action on Proposed District Wide Air Handler Replacements Project and Authorization to Proceed with Solicitation of Engineering Services**

Approval of the proposed District Wide Air Handler Replacements project and authorization to proceed with the solicitation of a Request for Qualifications (RFQ) for engineering services will be requested at the July 27, 2021 Board meeting.

### **Purpose**

The Facilities Committee will be asked to recommend for approval the proposed District Wide Air Handler Replacements project and the authorization to proceed with solicitation of engineering services. The proposed Use of Higher Education Emergency Relief Funds (HEERF), subject to approval of a no-cost extension by the Department of Education, for the District Wide Air Handler Replacement Project is included in the July 13, 2021 Finance, Audit, and Human Resources Committee Meeting for request for Board approval.

Approval for a no-cost extension will be requested from the Department of Education, since the estimated completion timeline for the project extends beyond the end date of the HEERF Institutional Fund awards.

### **Scheduling Priority**

This project has been requested by the Facilities Operations & Maintenance department. It has been reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction departments, and Administration. This project is scheduled as a routine improvement to provide cleaner air to College facilities district-wide and a safer environment.

### **Justification**

The proposed improvements are necessary to provide better filtration to the air in various facilities district-wide. Engineering services are necessary to coordinate the proper upgrade of the existing air handler units.

### **Background**

Currently, there are air handlers with ultraviolet (UV) lighting filtration installed at approximately 50% of the College's facilities. The Facilities Operations & Maintenance department is proposing a district-wide effort to replace the older air handlers with new air handler units that have UV lighting purifiers built in to them in addition to conventional air filters.

## Benefits

UV lighting uses short-wave energy to inactivate viral, bacterial, and fungal organisms so they are unable to replicate and potentially cause disease. According to the American Society of Heating, Refrigerating, and Air Conditioning Engineering, Inc. (ASHRAE), UV lighting is used as an engineering control to interrupt the transmission of pathogenic organisms, such as tuberculosis (TB), influenza viruses, mold, and potential bioterrorism agents. UV lighting can improve indoor air quality and thus enhance occupant health, comfort, and productivity. Listed below are some of the UV lighting benefits:

- Disinfects the air flowing through the air handlers,
  - Adds one more layer of purification to the air filtration.
  - Provides an extra measure for a safe environment for students, faculty, staff, and the public.
  - Replaces existing air handler units, which will potentially reduce energy consumption with new units.
  - Eliminates mold, mildew, and bacteria
  - Reduces the spread of viruses
  - Reduces the quantity of air contaminants
  - Improves indoor air quality
  - Keeps the HVAC system clean
- **Scope of Work**
    - Removing one hundred twenty-six (126) existing air handlers.
    - Installing one hundred twenty-six (126) new air handlers with UV light purification

The estimated costs and facilities at which air handlers would be replaced are summarized in the table below:

<b>District Wide Air Handlers Replacement Total Estimated Cost</b>		
<b>Campus</b>	<b>Buildings</b>	<b>Estimated Cost</b>
Pecan Campus	A, D, X, B, C, E, F, G, H, L, M, N, T	\$2,980,000
Pecan Plaza	A, B, C	480,000
Mid Valley Campus	C, E, F, G, H, L	1,288,000
Nursing and Allied Health Campus	A, C	170,000
Technology Campus	A, B, D, E	775,000
Starr County Campus	D, E, F, G, H, J	715,000
District Wide Portables	Various	540,000
<b>TOTAL</b>		<b>\$6,948,000</b>

The estimated schedule for the project is below:

<b>District Wide Air Handlers Replacement Estimated Schedule</b>		
<b>Project Phase</b>	<b>Task Date</b>	<b>Task Duration</b>
Solicit A/E Qualifications	August 2021	1 Month
Evaluate A/E Qualification Statements	September 2021	1 Month
Recommend Board Approval of A/E Firm	October 2021	1 Month
A/E Design Phase	November – December 2021	2 Months
Solicit Proposals for Construction Services	January 2022	1 Month
Recommend Board Approval of Contractor	February 2022	1 Month
Negotiate, Execute Construction Contract/Agreement, and Issue Notice to Proceed	March 2022	1 Month
Substantial Completion	April – August 2022	5 Months
Final Completion	September 2022	1 Month
<b>Total Estimated Project Duration</b>		<b>14 Months</b>

The estimated budget for the District Wide Air Handler Replacements is summarized in the table below:

<b>District Wide Air Handler Replacements Estimated Project Budget</b>	
<b>Budget Item</b>	<b>Budget Amount</b>
Construction	\$6,948,000
Design	694,800
Miscellaneous	173,700
Technology	555,840
Contingency 5%	347,400
<b>Total Estimated Project Budget</b>	<b>\$8,719,740</b>

The total project budget reflects the combined estimated budgets for the replacements at each campus.



### **Funding Source**

The proposed District Wide Air Handler Replacements project is not included in the budget for FY 2020 – 2021. The use of Higher Education Emergency Relief Fund (HEERF) for this project is pending approval from the Finance Committee and Board of Trustees in July 2021, and subject to approval of a no-cost extension by the Department of Education. This project will be budgeted in FY 2021-2022, accordingly.

### **Enclosed Documents**

Enclosed is a detailed project description and budget for the Committee's review and information.

### **Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the July 27, 2021 Board meeting, the proposed District Wide Air Handler Replacements project in the amount of \$8,719,740 and authorization to proceed with the solicitation of engineering services as presented, and approval of the Use of HEERF funds, and subject to approval of a no-cost extension by the Department of Education.

**SOUTH TEXAS COLLEGE**  
**District Wide Air Handler Replacements**

<b>TOTAL ESTIMATED COSTS - DISTRICT WIDE</b>		
<b>Campus</b>	<b>Buildings</b>	<b>Total</b>
Pecan Campus	A, D, X, B, C, E, F, G, H, L, M, N, T	\$ 2,980,000
Pecan Plaza	A, B, C	480,000
Mid Valley Campus	C, E, F, G, H, L	1,288,000
Nursing and Allied Health Campus	A, C	170,000
Technology Campus	A, B, D, E	775,000
Starr County Campus	D, E, F, G, H, J	715,000
District Wide Portable Buildings	Various	540,000
<b>District Wide Total</b>		<b>\$ 6,948,000</b>

**SOUTH TEXAS COLLEGE**  
District Wide Air Handler Replacements

<b>PECAN CAMPUS</b>				
<b>Letter</b>	<b>Name</b>	<b># of Units</b>	<b>Estimated Cost</b>	<b>Total</b>
A,D,X	ANN RICHARDS ADMINISTRATION	16	\$ 45,000	\$ 720,000
B	ART	11	45,000	495,000
C	SYLVIA ESTERLINE CENTER FOR LEARNING EXCELLENCE	3	50,000	150,000
E	PHYSICAL PLANT	3	35,000	105,000
F	LIBRARY	12	35,000	420,000
G	BUSINESS AND SCIENCE	4	50,000	200,000
H	STUDENT ACTIVITIES CENTER	3	50,000	150,000
L	COOPER CENTER FOR PERFORMING ARTS	5	40,000	200,000
M	INFORMATION TECHNOLOGY	4	50,000	200,000
N	INSTITUTIONAL SUPPORT SERVICES	4	50,000	200,000
T	SOCIAL SCIENCES	4	35,000	140,000
<b>Pecan Campus Total</b>				<b>\$ 2,980,000</b>

<b>PECAN PLAZA</b>				
<b>Letter</b>	<b>Name</b>	<b># of Units</b>	<b>Estimated Cost</b>	<b>Total</b>
A	HUMAN RESOURCES	6	\$ 40,000	\$ 240,000
B	EAST	2	40,000	80,000
C	WEST	4	40,000	160,000
<b>Pecan Plaza Total</b>				<b>\$ 480,000</b>

<b>MID VALLEY CAMPUS</b>				
<b>Letter</b>	<b>Name</b>	<b># of Units</b>	<b>Estimated Cost</b>	<b>Total</b>
C	KINESIOLOGY AND RECREATIONAL CENTER	4	\$ 65,000	\$ 260,000
E	LIBRARY	4	65,000	260,000
F	STUDENT UNION	2	65,000	130,000
G	NORTH ACADEMIC	7	65,000	455,000
H	SOUTH ACADEMIC	9	15,000	135,000
L	CHILDCARE	4	12,000	48,000
<b>Mid Valley Campus Total</b>				<b>\$ 1,288,000</b>

**SOUTH TEXAS COLLEGE**  
District Wide Air Handler Replacements


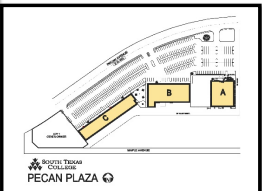
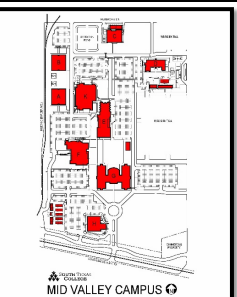
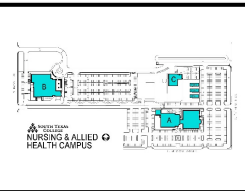
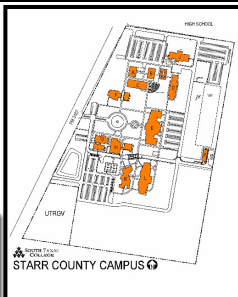
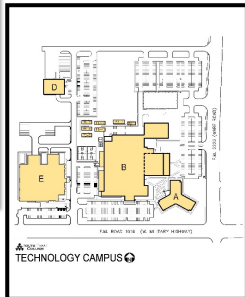
<b>DR. RAMIRO R. CASSO NURSING AND ALLIED HEALTH CAMPUS</b>				
<b>Letter</b>	<b>Name</b>	<b># of Units</b>	<b>Estimated Cost</b>	<b>Total</b>
A	NAH EAST	2	\$ 50,000	\$ 100,000
C	PHYSICAL PLANT	2	35,000	70,000
<b>Nursing and Allied Health Campus Total</b>				<b>\$ 170,000</b>

<b>TECHNOLOGY CAMPUS</b>				
<b>Letter</b>	<b>Name</b>	<b># of Units</b>	<b>Estimated Cost</b>	<b>Total</b>
A	EMERGING TECHNOLOGIES	6	\$ 50,000	\$ 300,000
B	ADVANCED TECHNICAL CAREERS	6	50,000	300,000
D	SHIPPING AND RECEIVING	2	35,000	70,000
E	INSTITUTE FOR ADVANCED MANUFACTURING	3	35,000	105,000
<b>Technology Campus Total</b>				<b>\$ 775,000</b>

<b>STARR COUNTY CAMPUS</b>				
<b>Letter</b>	<b>Name</b>	<b># of Units</b>	<b>Estimated Cost</b>	<b>Total</b>
D	WORKFORCE CENTER	1	\$ 65,000	\$ 65,000
E	SOUTH ACADEMIC	5	65,000	325,000
F	CULTURAL ARTS CENTER	2	65,000	130,000
G	STUDENT SERVICES	1	65,000	65,000
H	STUDENT ACTIVITIES CENTER	1	65,000	65,000
J	MANUEL BENAVIDES RURAL TECHNOLOGY CENTER	1	65,000	65,000
<b>Starr County Campus Total</b>				<b>\$ 715,000</b>

<b>DISTRICT WIDE PORTABLE BUILDINGS</b>				
<b>Letter</b>	<b>Name</b>	<b># of Units</b>	<b>Estimated Cost</b>	<b>Total</b>
N/A	DISTRICT WIDE PORTABLE BUILDINGS	108	\$ 5,000	\$ 540,000
<b>District Wide Portable Buildings Total</b>				<b>\$ 540,000</b>

**Project Fact Sheet**
**7/8/2021**

<b>Project Name:</b> District Wide Air Handlers Replacements		<b>Project No.</b> 2022-016R																													
<b>Funding Source(s):</b> Unexpended Plant Fund																															
	<b>FY21-22</b> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Proposed Project Budget</th> <th style="text-align: center;">FY 21-22 Actual Expenditures</th> <th style="text-align: center;">Variance of Project Budget vs. Actual Expenditures</th> <th style="text-align: center;">Total Actual Expenditures To Date</th> </tr> </thead> <tbody> <tr> <td>Construction:</td> <td>\$ 6,948,000.00</td> <td>\$ -</td> <td>\$ 6,948,000.00</td> </tr> <tr> <td>Design</td> <td>694,800.00</td> <td>-</td> <td>694,800.00</td> </tr> <tr> <td>Miscellaneous:</td> <td>173,700.00</td> <td>-</td> <td>173,700.00</td> </tr> <tr> <td>Technology:</td> <td>555,840.00</td> <td>-</td> <td>555,840.00</td> </tr> <tr> <td>Contingency 5%</td> <td>347,400.00</td> <td>-</td> <td>347,400.00</td> </tr> <tr> <td><b>Total:</b></td> <td><b>\$ 8,719,740.00</b></td> <td><b>\$ -</b></td> <td><b>\$ 8,719,740.00</b></td> </tr> </tbody> </table>		Proposed Project Budget	FY 21-22 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Total Actual Expenditures To Date	Construction:	\$ 6,948,000.00	\$ -	\$ 6,948,000.00	Design	694,800.00	-	694,800.00	Miscellaneous:	173,700.00	-	173,700.00	Technology:	555,840.00	-	555,840.00	Contingency 5%	347,400.00	-	347,400.00	<b>Total:</b>	<b>\$ 8,719,740.00</b>	<b>\$ -</b>	<b>\$ 8,719,740.00</b>	
Proposed Project Budget	FY 21-22 Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Total Actual Expenditures To Date																												
Construction:	\$ 6,948,000.00	\$ -	\$ 6,948,000.00																												
Design	694,800.00	-	694,800.00																												
Miscellaneous:	173,700.00	-	173,700.00																												
Technology:	555,840.00	-	555,840.00																												
Contingency 5%	347,400.00	-	347,400.00																												
<b>Total:</b>	<b>\$ 8,719,740.00</b>	<b>\$ -</b>	<b>\$ 8,719,740.00</b>																												
<b>Project Team</b>		<b>Board Status</b>																													
<b>Approval to Solicit:</b> 7/27/2021	<b>Board Approval of Schematic Design</b>  <b>Substantial Completion</b>  <b>Final Completion</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Vendor</th> <th style="text-align: center;">Contract Amount</th> <th style="text-align: center;">Actual Expenditures</th> <th style="text-align: center;">Variance</th> </tr> </thead> <tbody> <tr> <td>TBD</td> <td>\$-</td> <td>\$-</td> <td>\$-</td> </tr> <tr> <td>TBD</td> <td>\$-</td> <td>\$-</td> <td>\$-</td> </tr> </tbody> </table>		Vendor	Contract Amount	Actual Expenditures	Variance	TBD	\$-	\$-	\$-	TBD	\$-	\$-	\$-																
Vendor		Contract Amount	Actual Expenditures	Variance																											
TBD		\$-	\$-	\$-																											
TBD	\$-	\$-	\$-																												
<b>Engineer:</b> TBD																															
<b>Contractor:</b> TBD		<b>Board Acceptance</b> TBD																													
<b>STC FPC Project Manager:</b> Roberto Cuellar		<b>Board Acceptance</b> TBD																													
<b>Project Description</b>		<b>Project Scope</b>																													
Routine improvements to provide cleaner air to College facilities district-wide and a safer environment.		The proposed improvements are necessary to provide better filtration to the air in various facilities district-wide and replace older air handlers with new air handler units. Currently there are air handlers with ultraviolet lighting filtration installed at approximately 50% of the College's facilities. Removing 126 existing air handlers and installing 126 new air handlers with UV light.																													
<b>Projected Timeline</b>																															
Board Approval of Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date																												
TBD	N/A	TBD	TBD																												
		Substantial Completion Date																													
		TBD																													
		Final Completion Date																													
		TBD																													
		FFE Completion of Move In																													
		TBD																													
<b>Project Calendar of Expenditures by Fiscal Year</b>																															
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Miscellaneous</b>																												
2021-22	\$ -	\$ -	\$ -																												
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>																												
<b>Current Agenda Item</b>																															
<b>07/13/21 Facilities Committee:</b> Review and Recommend Action on Approval of the Proposed District Wide Air Handlers Replacements Project and Authorization to Proceed with Solicitation of Engineering Services																															
<div style="display: flex; justify-content: space-around; align-items: flex-start;">       </div>																															

FPC Project Manager



FPC Asst. Director



FPC Director



**Review and Recommend Action on Contracting Architectural Services for the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area**

Approval to contract architectural services for Regional Center for Public Safety Excellence (RCPSE) Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area projects will be requested at the July 27, 2021 Board meeting.

**Purpose**

Architectural services are necessary for design and construction administration services for the RCPSE Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area projects. The design scope of work includes, but is not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the projects. Building code requires that these structures are designed by licensed professionals due to their size, cost, and structural requirements.

**Scheduling Priority**

These projects have been requested by RCPSE staff and the Business, Public Safety, & Technology division. The projects have been reviewed by the Facilities Planning & Construction department, Administration, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. The canopy to provide protection and security for safety training vehicles is scheduled as a non-educational space improvement project. The canopies for students & instructors and the F.L.A.G. are scheduled as educational space improvements projects.

**Background**

The proposed RCPSE Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area projects are part of the College's FY 2020-2021 Capital Improvement Projects.

***Canopy for Safety Training Vehicles***

The safety training vehicles at the RCPSE require protection from the elements and security protection.

The proposed scope of work is summarized as follows:

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

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

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

### ***Canopies for Students and Instructors***

The students are often in full fire safety gear during instruction in the outdoor training environment. The project would provide two (2) canopies and concrete pads with bleachers to protect students and instructors during outdoor instruction and while performing pre/post check routines.

The proposed scope of work is summarized as follows:

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

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

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

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

The Fire Science program has acquired a fire trainer vehicle and are awaiting the delivery of a fire trailer that will need a fire training pad to conduct fire training exercises.

The proposed scope of work is summarized as follows:

- Design and construction of the concrete pad with drainage
- Design and construction of the access drive to the fire training pad
- Design and construction of the fire line and fire hydrants to the fire training pad



- Approximate square feet of the fire training pad and drive: 29,000 s.f.  
 The project budget is \$443,600 and itemized in the table below:

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

On April 27, 2021, the Board of Trustees approved the solicitation for architectural services. Solicitation for architectural qualifications began on May 19, 2021, for the purpose of selecting an architectural firm to prepare the necessary plans and specifications for these projects. A total of fourteen (14) firms received a copy of the RFQ and a total of two (2) firms submitted their responses on June 2, 2021.

<b>Timeline for Solicitation of Statements of Qualifications</b>	
May 19, 2021	Solicitation of statements of qualifications began.
June 2, 2021	Two (2) statements of qualifications were received.

The total of the combined project budgets is \$976,100 and is itemized in the table below:

<b>RCPSE Canopy for Safety Training Vehicles, Canopies for            Students and Instructors, and Flammable Liquid and Gas            (F.L.A.G.) Fire Training Area            Total Projects Budget</b>	
<b>Budget Item</b>	<b>Budget Amount</b>
Canopy for Safety Training Vehicles	\$285,500
Canopies for Students and Instructors	247,000
Flammable Liquid and Gas (F.L.A.G.) Fire Training Area	443,600
<b>Total Projects Budget</b>	<b>\$976,100</b>

### **Funding Source**

Funds for the RCPSE Canopy for Safety Training Vehicles Project 2019-016C, the RCPSE Canopies for Students and Instructors Project 2019-017C, and the RCPSE Flammable Liquid and Gas (F.L.A.G.) Fire Training Area Project 2019-020C are budgeted in the Unexpended Construction Plan Fund for available use in FY 2020-2021.

### **Reviewers**

The proposals have been reviewed by College staff from the Division of Business, Public Safety, & Technology, Facilities Operations & Maintenance, Facilities Planning & Construction, and Purchasing departments.

### **Enclosed Documents**

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

### **Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the July 27, 2021 Board meeting, the contracting of architectural services with Gignac & Associates, LLP. for the Regional Center for Public Safety Excellence (RCPSE) Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area Projects as presented.



## Regional Center for Public Safety Excellence

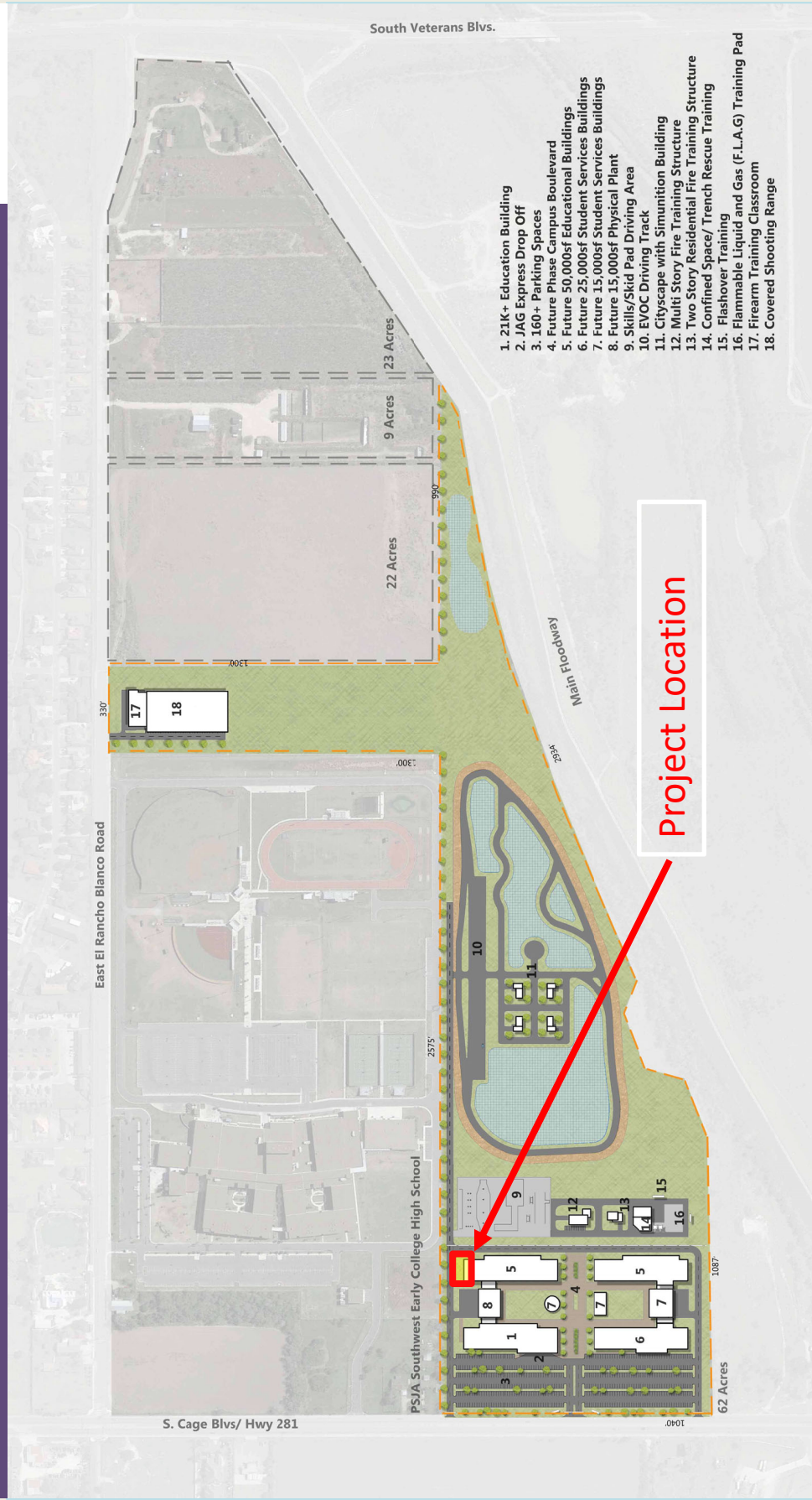
Canopy for Safety Training Vehicles



SOUTH TEXAS  
COLLEGE

# RCPSE Canopy for Safety Training Vehicles

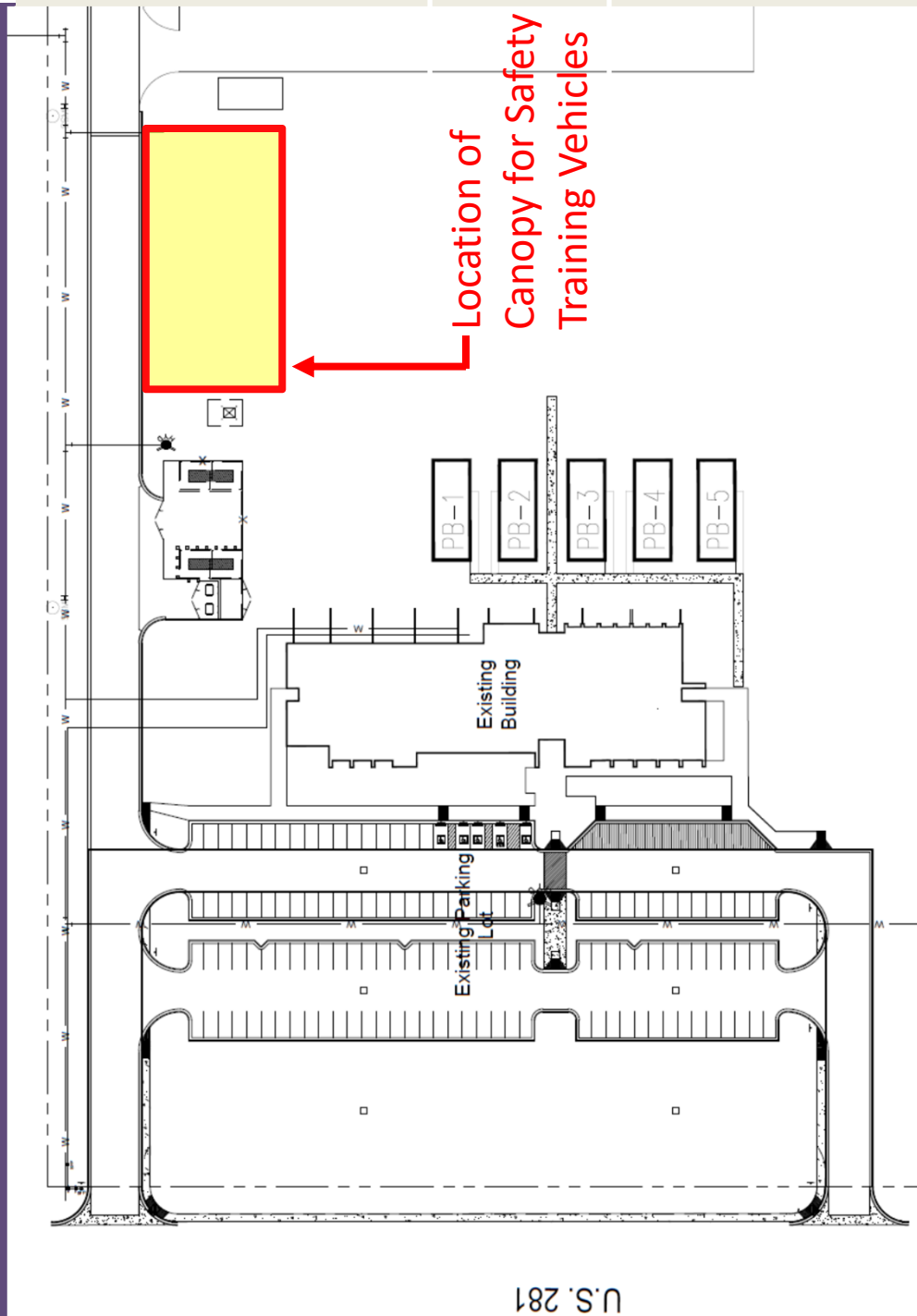
## Project Location



Master Plan  
Regional Center for Public Safety Excellence

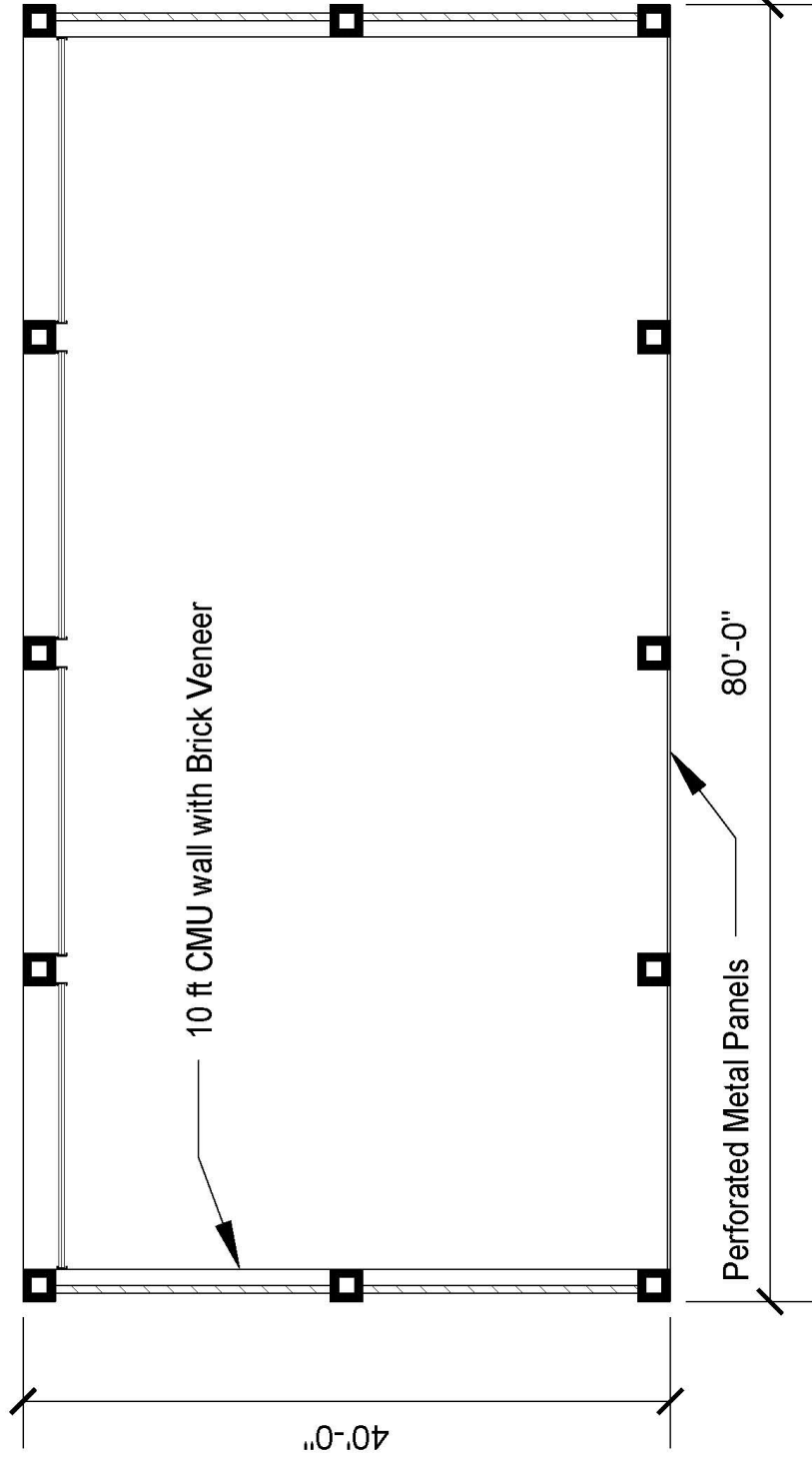
# RCPSE Canopy for Safety Training Vehicles

## Project Location



# RCPSE Canopy for Safety Training Vehicles

## Proposed Layout

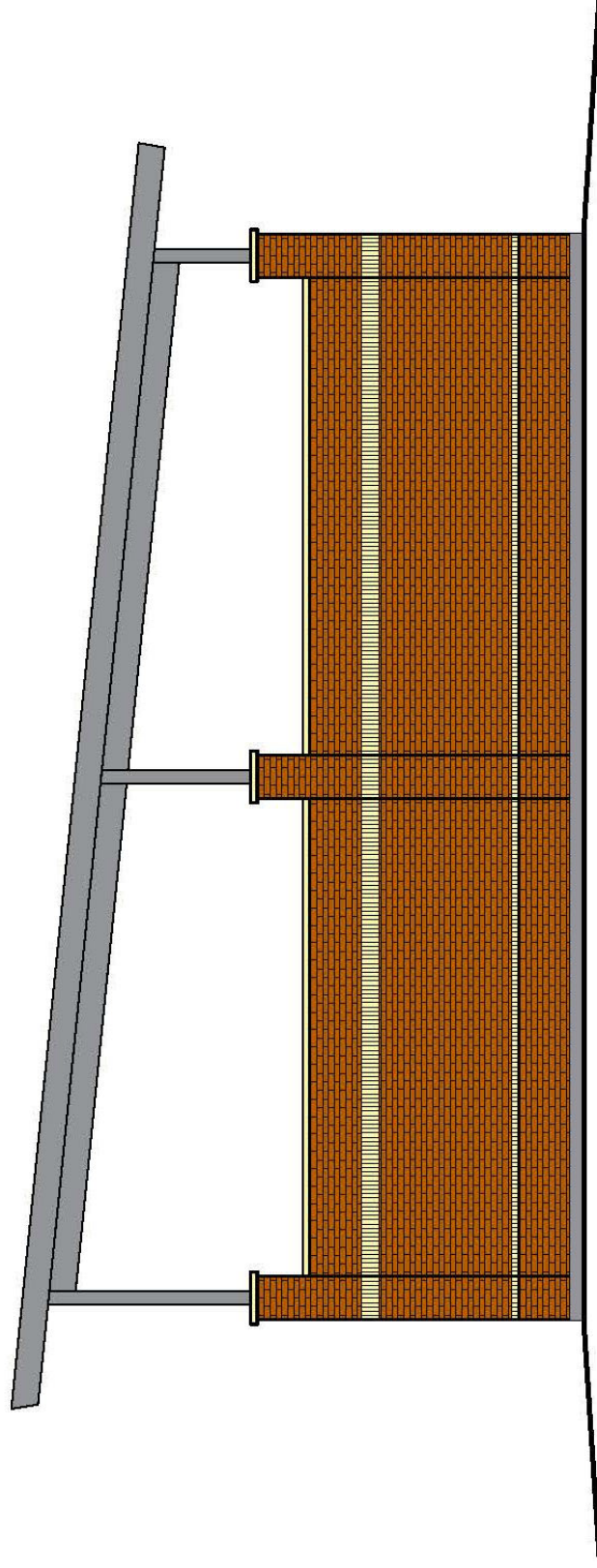


Proposed Layout



# RCPSE Canopy for Safety Training Vehicles

## Exterior View

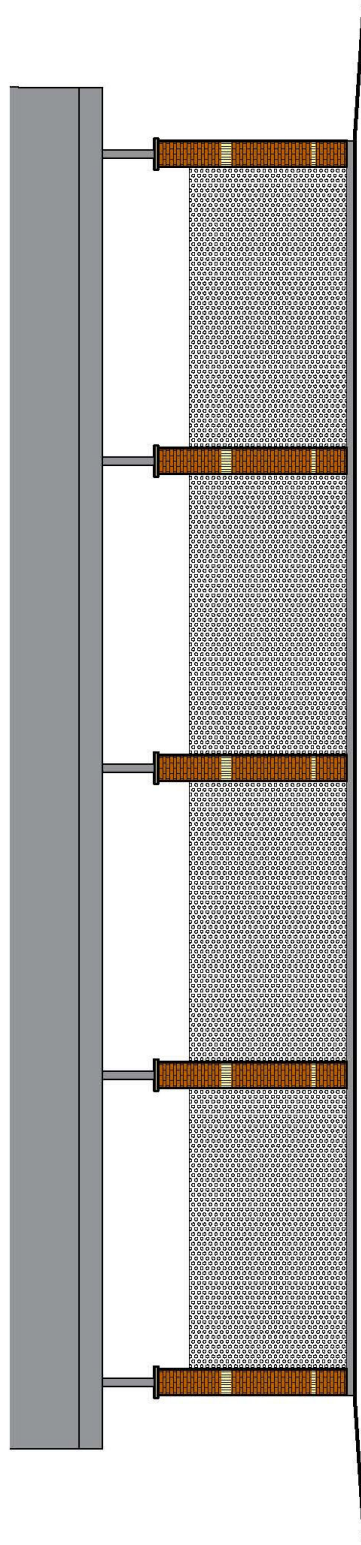


Proposed West Elevation View

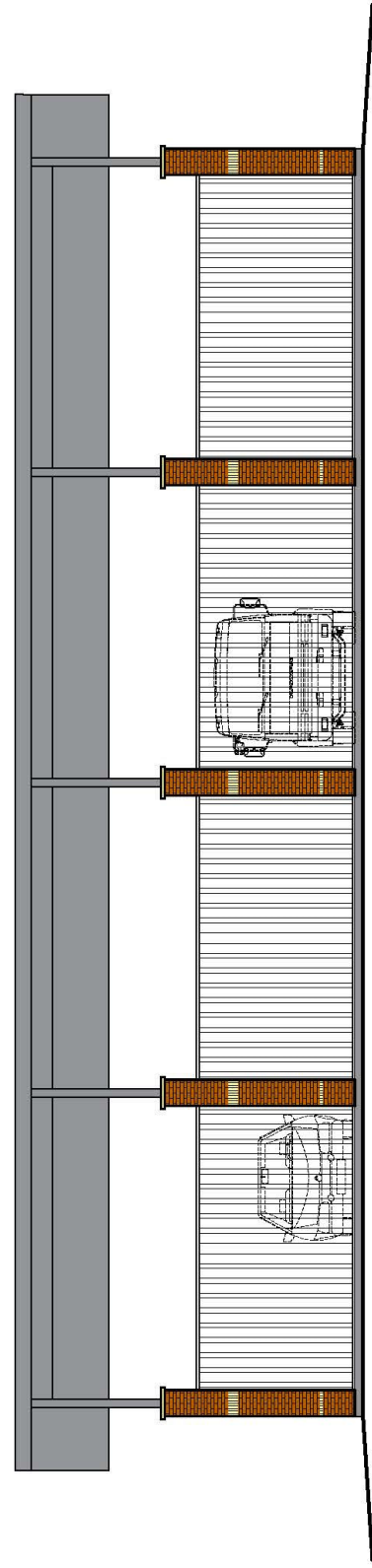


# RCPSE Canopy for Safety Training Vehicles

## Exterior Views



Proposed South Elevation View



Proposed North Elevation View

# RCPSE Canopy for Safety Training Vehicles

## Proposed Scope & Budget



### Scope of work

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

Total square feet area= 3,200 s.f.

### Estimated Total Project Budget

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

Total Project Budget      \$ 285,500

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



# Regional Center for Public Safety Excellence

Canopies for Students and Instructors

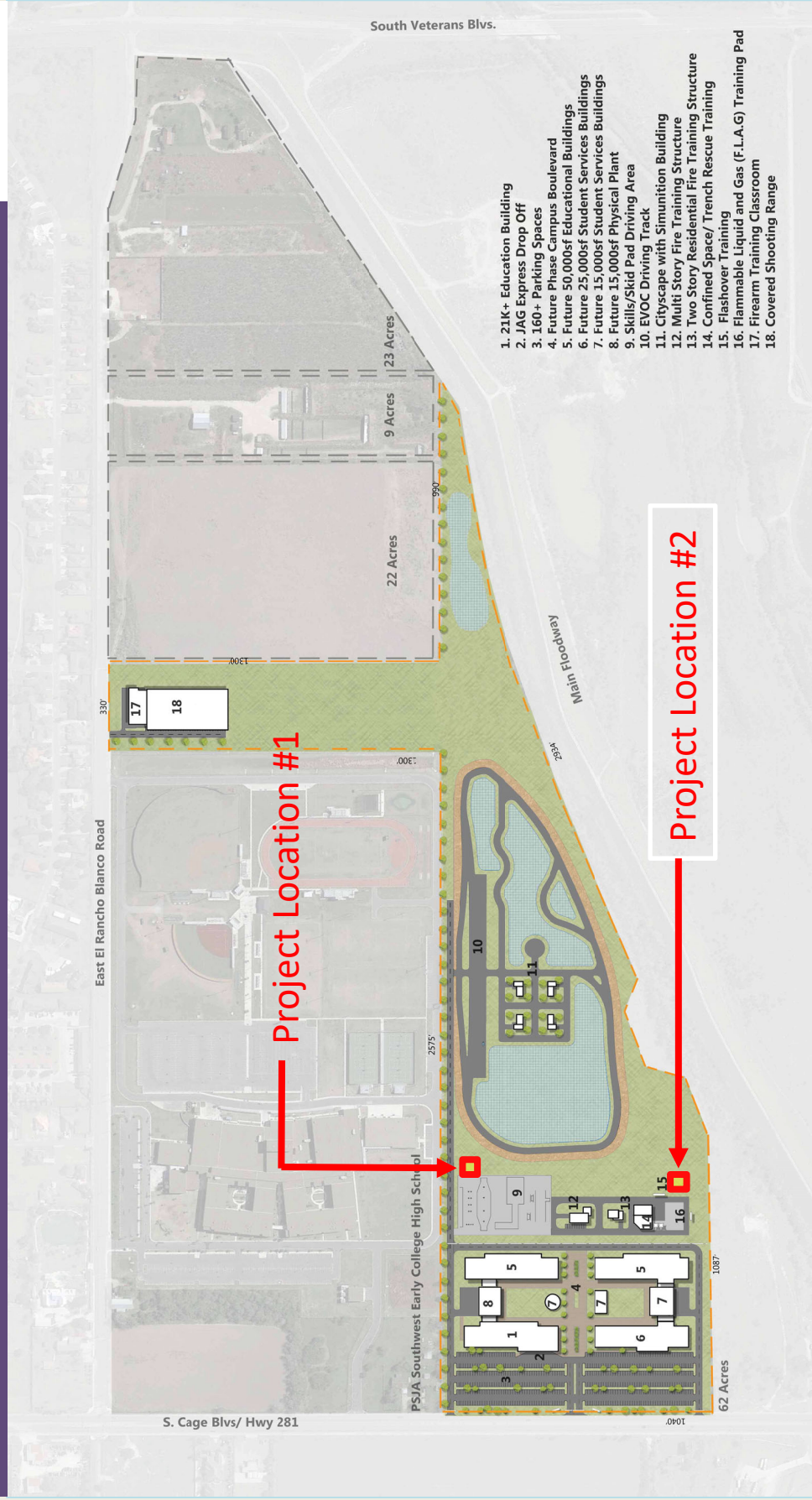


**SOUTH TEXAS  
COLLEGE**



# RCPSE Canopies for Students and Instructors

## Proposed Location Options

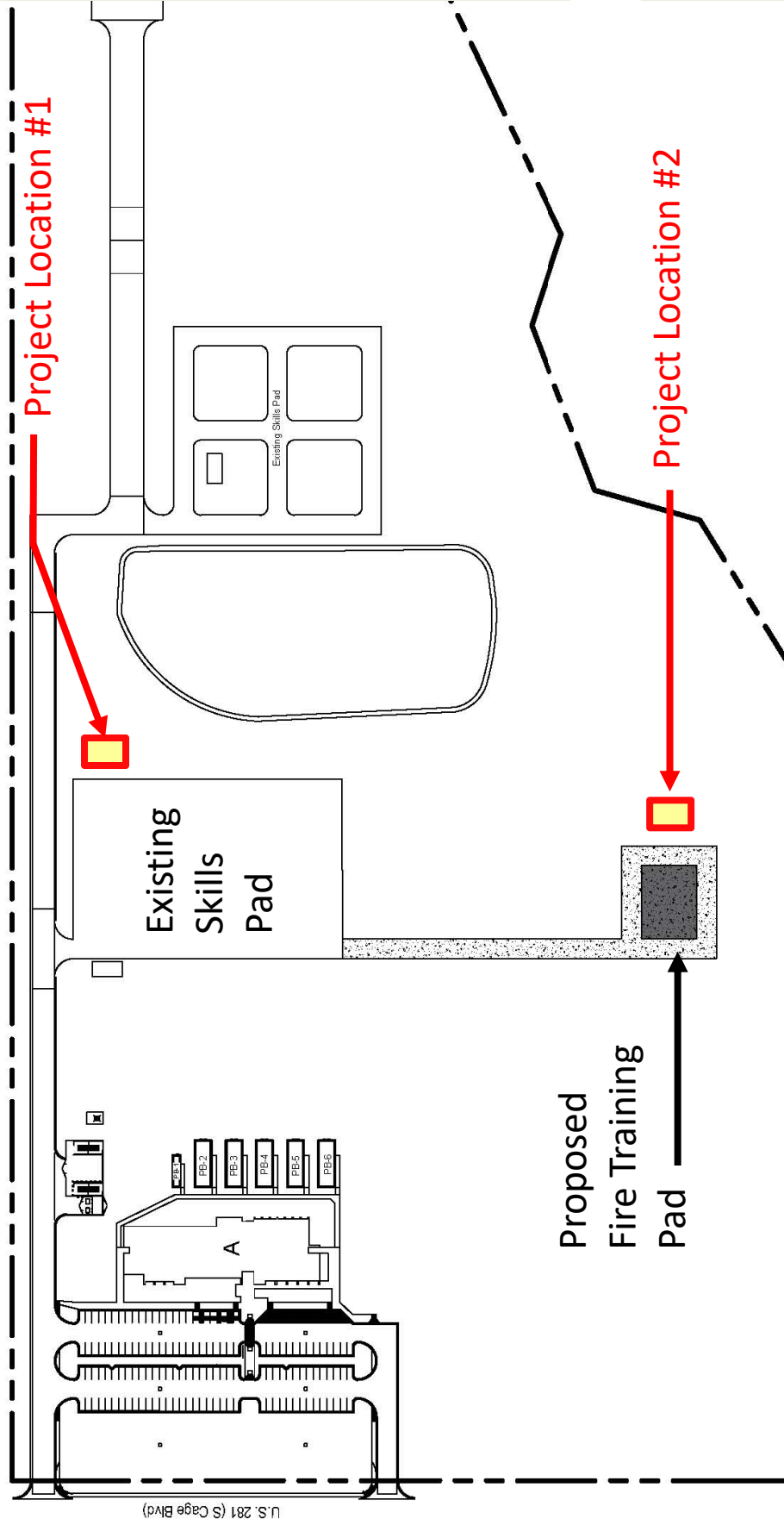


## Master Plan

## Regional Center for Public Safety Excellence

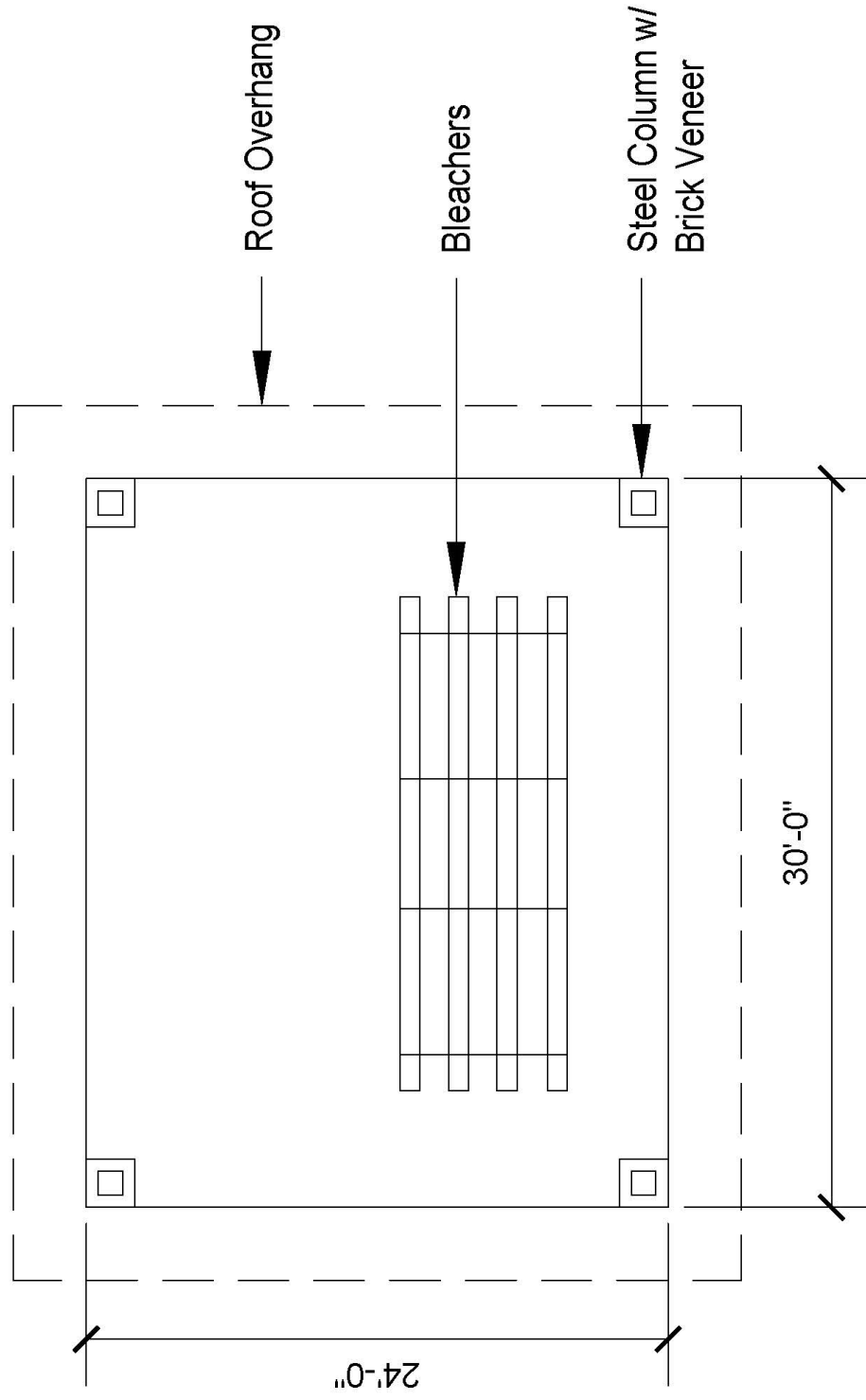
# RCPSE Canopies for Students and Instructors

## Proposed Locations



# RCPSE Canopies for Students and Instructors

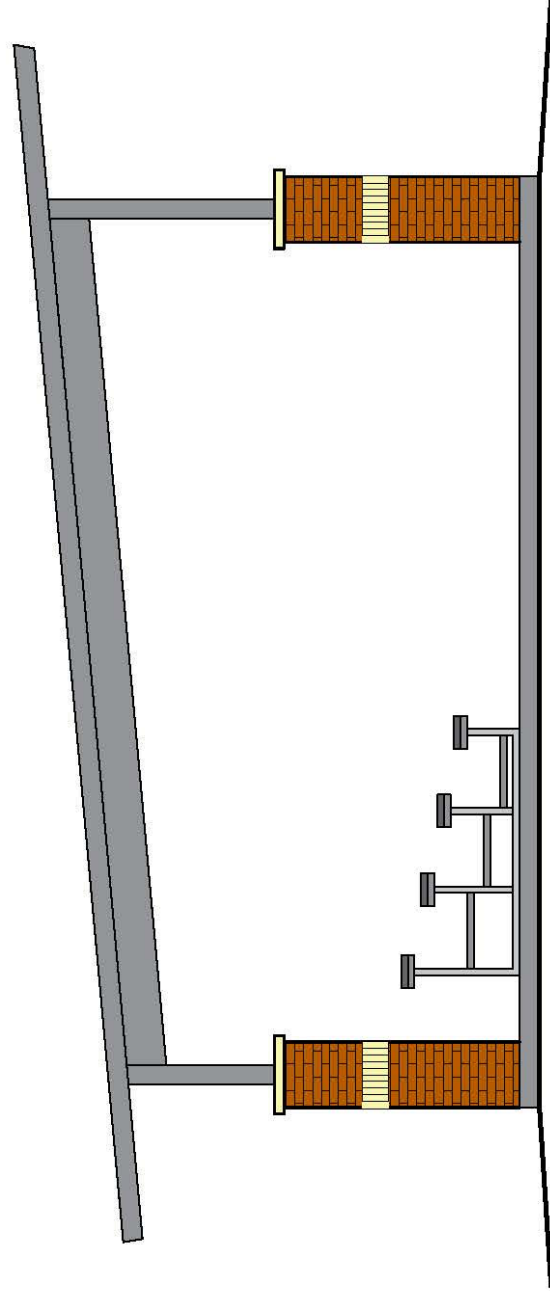
## Proposed Canopy Layout



Proposed Layout

# RCPSE Canopies for Students and Instructors

## Proposed Exterior View

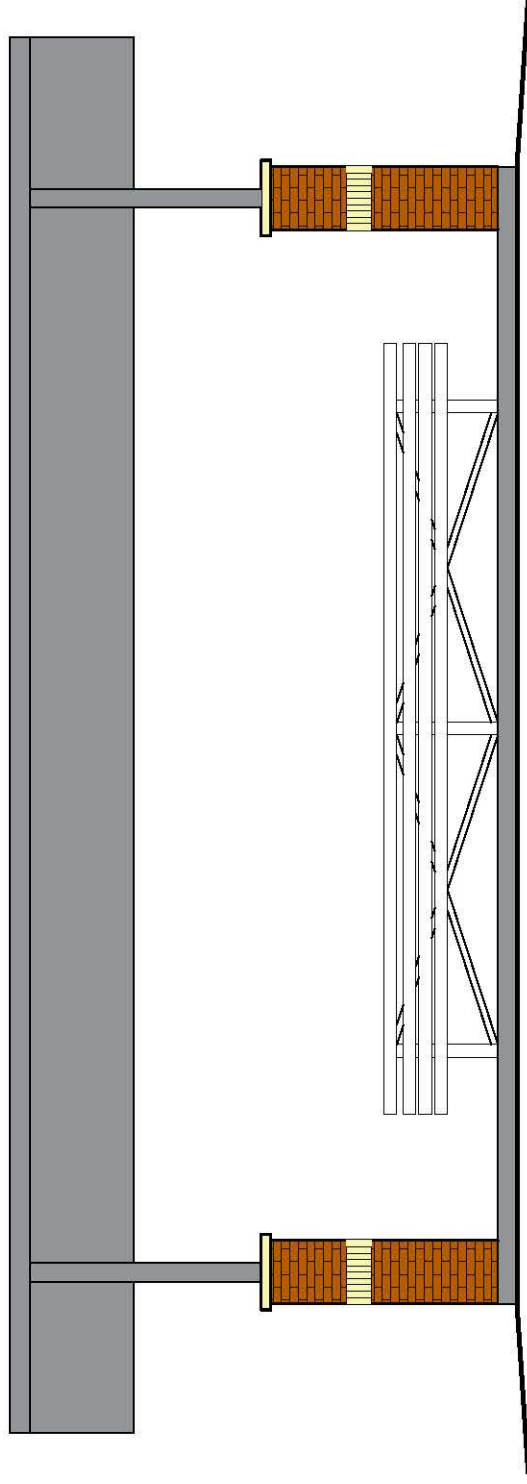


Proposed North View



# RCPSE Canopies for Students and Instructors

## Proposed Exterior View



Proposed West View

# RCPSE Canopies for Students and Instructors

## Proposed Scope & Budget



### Scope of work

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

Total square feet area= 720 s.f.

### Estimated Total Project Budget

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

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



## Regional Center for Public Safety Excellence

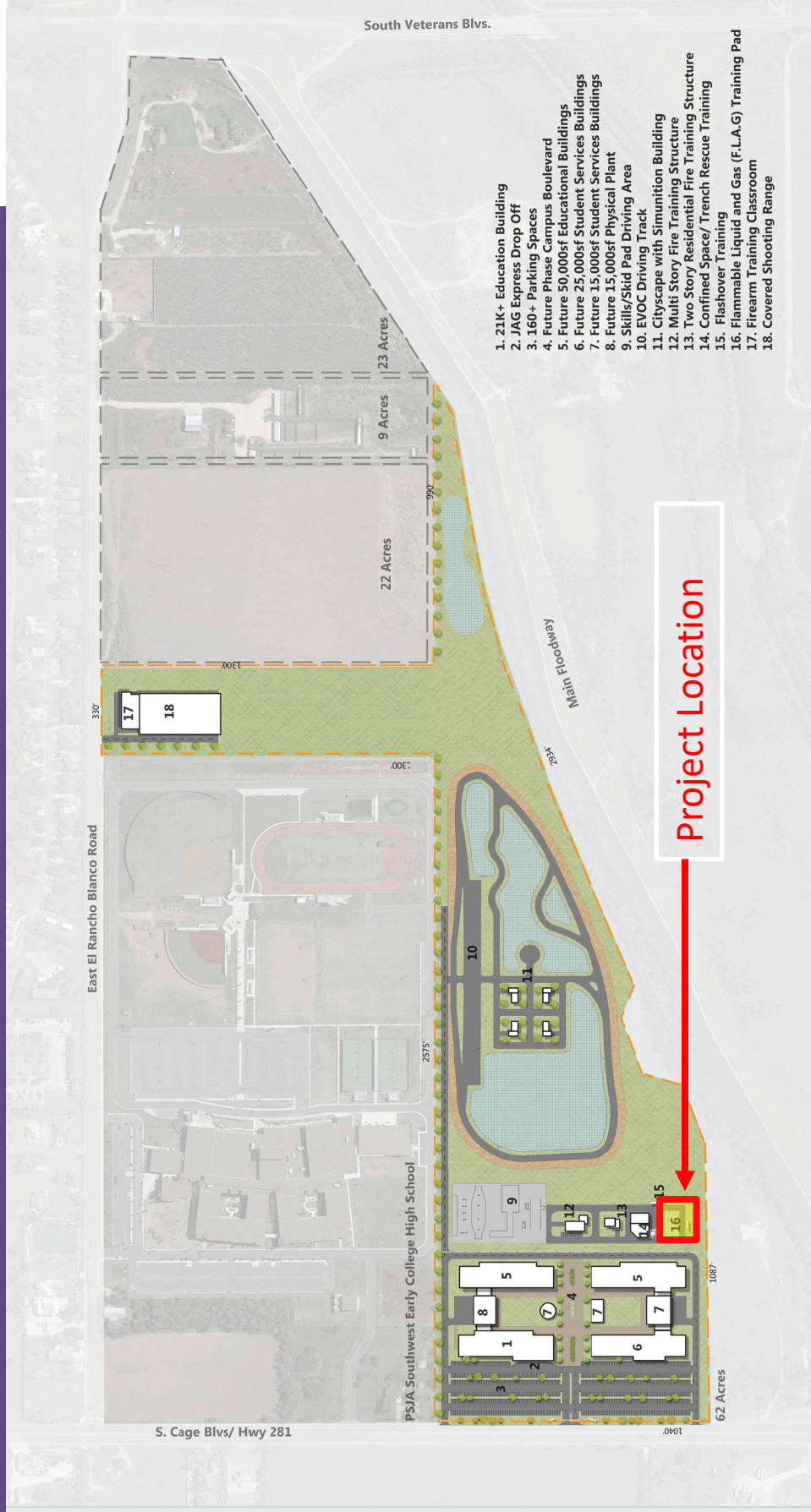
Flammable Liquid and Gas (F.L.A.G.)  
Fire Training Area



**SOUTH TEXAS  
COLLEGE**

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

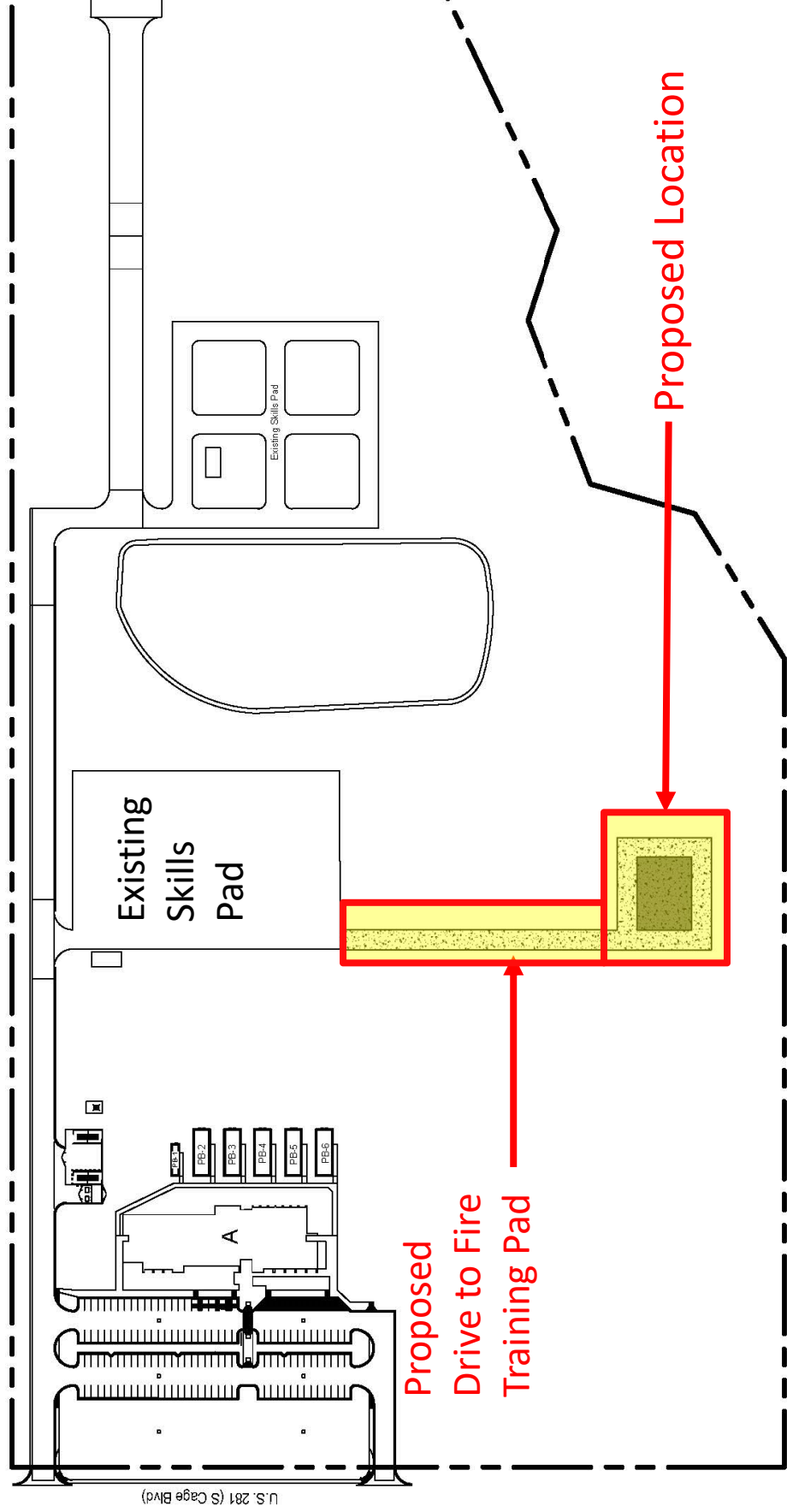
## Fire Training Area Proposed Location



## Master Plan Regional Center for Public Safety Excellence

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

## Fire Training Area Proposed Location





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

## Fire Training Area Proposed Budget



### Scope of work

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

Total square feet area= 29,000 s.f.

### Estimated Total Project Budget

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

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

PROJECT NOS. 2019-016C, 2019-017C, 2019-020C

PROJECT SCHEDULE		
RCPSE – FIRE TRAINING AREA, CANOPY FOR VEHICLES, CANOPIES STUDENTS AND INSTRUCTORS		
	Project Phase	Task Date
	Board Approval to Solicit A/E	April 2021
	Solicit A/E Qualifications	May 2021
	Recommend Board Approval of A/E Firm	July 2021
	Design Phase	August 2021-December 2021
	Solicit Proposals for Construction Services	December 2021
	Recommend Board Approval of Contractor	February 2022
	Issue Notice to Proceed	March 2022
	Substantial Completion	July 2022
	Move In	July 2022
	Final Completion	August 2022

07/8/2021

South Texas College  
Facilities Planning and Construction



**SOUTH TEXAS COLLEGE  
ARCHITECTURAL SERVICES - REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE FIRE  
TRAINING AREA AND CANOPIES  
PROJECT NO. 20-21-1051**

<b>VENDOR</b>	Boultinghouse Simpson Gates Architects	Gignac & Associates, LLP.
<b>ADDRESS</b>	3301 N McColl Rd	3700 N 10th St
<b>CITY/STATE/ZIP</b>	McAllen, TX 78501	McAllen, TX 78504
<b>PHONE</b>	956-630-9494	956-686-0100
<b>FAX</b>	956-630-2058	956-622-7313
<b>CONTACT</b>	Danny Boultinghouse	Raymond Gignac
<b>3.1 Statement of Interest</b>		
<b>3.1.1 Statement of Interest for Project</b>	Made a statement of the firm's work on numerous renovation services on the STC Pecan Campus for over 19 years and therefore the familiarity of STC's requirements and expectations.	Pointed out their expertise with state-of-the-art educational spaces. Indicated that sustainable design is a regular practice for the firm. Included experience designing the Eagle Pass Public Safety Complex & Harlingen Fire Station No. 4.
<b>3.1.2 History and Statistics of Firm</b>	- Firm established in 1990 - 600 successful projects and 85% repeat client rate - Three registered architects	- Offices in Corpus Christi, Harlingen and McAllen - Established in 1988
<b>3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project</b>	Stated the firm's philosophy of being "client" oriented as much as "project" oriented.	Pointed out the firm's experience with a wide-range of construction projects. Cited their team has a vast amount of experience designing public safety facilities nationwide for college and public agencies. Listed experience with 30 Public Safety Facilities nationwide.
<b>3.1.4 Statement of Availability and Commitment</b>	Indicated their availability and commitment to the project. Stated that project architect and project manager would be involved with the project until completed.	Stated that they will commit the work force necessary to complete project within the designated schedule and budget.
<b>3.2 Prime Firm</b>		
<b>3.2.1 Resumes of Principals and Key Members</b>	Included resumes for the following: - Robert S. Simpson, Principal Architect - John Gates, Architect	Included resumes for the following staff: - Raymond Gignac, Principal-In-Charge - Rolando Garza, Senior Project Architect - Carolyn James, Senior Interior Designer/Space Planner - Nicholas Gignac, Associate AIA - Juan Mujica, Project Manager - Ana Salas-Luksa, Assistant Project Manager - Hector Guevara, Production Support/Architectural Intern
<b>3.2.2 Project Assignments and Lines of Authority</b>	Lines of authority and assignments within firm are shown in an organization chart that includes eleven staff members.	Lines of authority and project assignments were shown in organization chart.
<b>3.2.3 Prime Firm proximity and meeting availability</b>	Indicated that their local presence give them the opportunity to respond in a timely many to any planned or unexpected meetings with STC.	Indicated they are located in McAllen, TX a 10 minute drive from STC campus and will be very accessible for meeting throughout the entire project.
<b>3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC</b>	Indicated that firm is not involved in any litigation that could affect the firm's ability to provide professional services to STC.	Indicated that firm is not currently involved in any litigation that will affect ability to provide professional services to STC.

**SOUTH TEXAS COLLEGE**  
**ARCHITECTURAL SERVICES - REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE FIRE**  
**TRAINING AREA AND CANOPIES**  
**PROJECT NO. 20-21-1051**

<b>VENDOR</b>	Boultinghouse Simpson Gates Architects	Gignac & Associates, LLP.
<b>3.3 Project Team</b>		
<b>3.3.1 Organization chart with Role of Prime Firm and each consultants firm</b>	Included organization chart which showed the following consultants: - Halff Associates - MEP - Chanin Engineering - Structural	Included organization chart showing prime firm and the following consultants: - G2 Solutions Group - Public Safety Design Group - DBR Engineering - MEP - Chanin Engineering - Structural Perez Consulting - Civil
<b>3.4 Representative Projects</b>		
<b>3.4.1 Minimum of 5 projects firm has worked on</b>	- UTRGV - Bus Canopy Projects (TBD) - City of McAllen - McAllen Public Library and Dewey Park Trails (\$14,300,000) - South Texas College - Building K Renovations Admissions Welcome Center and Entrance (\$411,633) - UTRGV - School of Medicine (\$4,610,972) - UTRGV - Annex Bldg. Renovation (\$2,727,000) - STC - Building D Auditorium Remodel (\$565,802)	-City of Eagle Pass Public Safety Headquarters Complex: Police and Fire (\$10,200,000) -City of Harlingen Fire Station No. 4 (\$1,500,000) -City of Port Aransas Fire Station (\$15,000,000) -City of Palmview Fire Station, EMS, & Police Station (\$6,662,776) -La Joya ISD Police Station & Training Facility (\$12,700,000) -City of Roseburg Police & Fire Training Public Safety Center (\$12,200,000) - Collin College - Public Safety Facility (\$31,500,000) -City of Round Rock Public Safety Training Center (\$28,700,000) -Harrisburg Area Community College Police & Fire Training Facility (\$11,800,000) -City of Fort Worth Public Safety Facility Police & Fire Training (\$97,500,000) -Allan Hancock Joint Community College District Public Safety Complex (\$28,000,000)
<b>3.5 References</b>		
<b>3.5.1 References for five (5) projects</b>	- University of Texas Rio Grande Valley - City of McAllen	-City of Harlingen -City of Weslaco -Region One ESC -Del Mar College -PSJA ISD
<b>3.6 Project Execution</b>		
<b>3.6.1 Summary of approach to project that addresses interaction with STC staff, management of different phases of the project, how you maintain quality control, and final project close-out.</b>	Firm did not address this item.	Provided very detailed project approach process and part of it addresses timely completion of project.
<b>3.6.2 Willingness and ability to expedite services. Ability to supplement production.</b>	Reiterated the availability of the firm's staff and agree to add staff if required by project demands.	Indicated they are willing and able to expedite design services and construction administration. Provided very detailed project approach process and part of it addresses timely completion of project. Explained "Fast-Tracking" of Project to meet deadlines.
<b>TOTAL EVALUATION POINTS</b>	567.60	575.4
<b>RANKING</b>	2	1

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

**SOUTH TEXAS COLLEGE**  
**ARCHITECTURAL SERVICES - REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE FIRE**  
**TRAINING AREA AND CANOPIES**  
**PROJECT NO. 20-21-1051**  
**EVALUATION SUMMARY**

<b>VENDOR</b>	Boultinghouse Simpson Gates Architects		Gignac & Associates, LLP.	
<b>ADDRESS</b>	3301 N McColl Rd		3700 N 10th St	
<b>CITY/STATE/ZIP</b>	McAllen, TX 78501		McAllen, TX 78504	
<b>PHONE</b>	956-630-9494		956-686-0100	
<b>FAX</b>	956-630-2058		956-622-7313	
<b>CONTACT</b>	Danny Boultinghouse		Raymond Gignac	
<b>3.1 Statement of Interest (up to 100 points)</b>				
3.1.1 Statement of interest on projects including a narrative describing the prime firm's unique qualifications 3.1.2 Firm History including credentials 3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project 3.1.4 Availability and commitment of firm and its principal(s) and key professionals	98	95.40	98	95.60
	95		95	
	99		97	
	92		93	
	93		95	
<b>3.2 Prime Firm (up to 100 points)</b>				
3.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm 3.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s). 3.2.3 Prime Firm proximity and meeting availability 3.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	97	93.40	98	95.00
	93		94	
	96		98	
	88		90	
	93		95	
<b>3.3 Project Team (up to 100 points)</b>				
3.3.1 Organizational chart showing, the roles of the prime firm and each consultant firm or individual included. --Identify the consultant and provide a brief history about the consultant --Describe the consultant's proposed role in the project and its related project experience --List a project(s) that the prime firm and the consultant have worked together on during the last five years --Provide a statement of the consultant's availability for the projects(s) --Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the projects(s) 3.3.2 provide an organizational chart showing the roles of the prime firm and each specialized consultant firm(s) or individual(s) to be included if any. --Identify the consultant and provide a brief history about the consultant and their area of design expertise --Describe the consultant's proposed role in the project --List (3) projects the consultant has worked on during the last 5 years which best describe the firm's design expertise --List a project(s) that the prime firm and the specialized consultant have worked together on during the last 5 years --Provide a statement of the consultant's availability for the project --Provide resumes giving the experience and expertise of principals and key professionals members for the consultant who will be assigned to the project	95	94.00	96	95.40
	93		93	
	98		99	
	92		94	
	92		95	

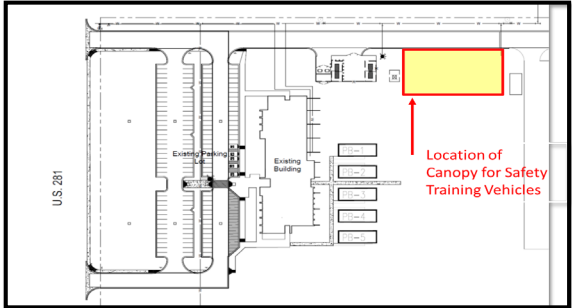
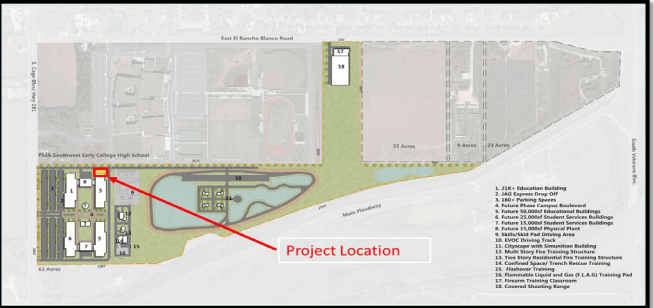
**SOUTH TEXAS COLLEGE  
ARCHITECTURAL SERVICES - REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE FIRE  
TRAINING AREA AND CANOPIES  
PROJECT NO. 20-21-1051  
EVALUATION SUMMARY**

VENDOR		Boultinghouse Simpson Gates Architects	Gignac & Associates, LLP.	
3.4 Representative Projects (up to 100 points)				
3.4.1 Specific data on 5 projects the prime firm provided or is providing professional services in an educational setting --Project name and location; Project Owner and contact information; Project construction cost; Project size in gross square feet; Date project was started and completed; Professional services prime firm provided for the project; Project manager; Project architect; Project designer; Names of consultant firms and their expertise.	98	94.60	98	96.80
	95		95	
	95		98	
	93		98	
	92		95	
3.5 Five References (up to 100 points)				
3.5.1 Provide references for 5 projects, other than STC, listed in response to Part four, 3.4.1. The references shall include: --Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number and email address	95	94.80	97	96.20
	95		95	
	98		97	
	95		98	
	91		94	
3.6 Project Execution (up to 100 points)				
3.6.1 Provide information as part of submission response to assure that Architectural firm is willing and able to expedite design services and construction administration for the project. Please provide insight if Architect is intending to supplement production capability in order to meet schedule demands. 3.6.2 Willingness and ability to expedite services. Ability to supplement production.	96	95.40	97	96.40
	94		94	
	98		98	
	96		98	
	93		95	
TOTAL EVALUATION POINTS		567.60		575.40
RANKING		2		1

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

# Project Fact Sheet

7/8/2021

<b>Project Name:</b> RCPSE - Canopy for Safety Training Vehicles		<b>Project No.</b> 2019-016C																																				
<b>Funding Source(s):</b> Unexpended Plant Fund																																						
	<b>FY 20-21</b> <table border="1"> <thead> <tr> <th></th> <th><u>Revised Project Budget</u></th> <th><u>FY 20-21 Actual Expenditures</u></th> <th><u>Variance of Project Budget vs. Actual Expenditures</u></th> <th><u>Total Actual Expenditures To Date</u></th> </tr> </thead> <tbody> <tr> <td>Construction:</td> <td>\$ 245,000.00</td> <td>\$ -</td> <td>\$ 245,000.00</td> <td>\$ -</td> </tr> <tr> <td>Design:</td> <td>24,500.00</td> <td>-</td> <td>24,500.00</td> <td>-</td> </tr> <tr> <td>Miscellaneous:</td> <td>10,000.00</td> <td>-</td> <td>10,000.00</td> <td>-</td> </tr> <tr> <td>FFE:</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Technology:</td> <td>6,000.00</td> <td>-</td> <td>6,000.00</td> <td>-</td> </tr> <tr> <td><b>Total:</b></td> <td><b>\$ 285,500.00</b></td> <td><b>\$ -</b></td> <td><b>\$ 285,500.00</b></td> <td><b>\$ -</b></td> </tr> </tbody> </table>			<u>Revised Project Budget</u>	<u>FY 20-21 Actual Expenditures</u>	<u>Variance of Project Budget vs. Actual Expenditures</u>	<u>Total Actual Expenditures To Date</u>	Construction:	\$ 245,000.00	\$ -	\$ 245,000.00	\$ -	Design:	24,500.00	-	24,500.00	-	Miscellaneous:	10,000.00	-	10,000.00	-	FFE:	-	-	-	-	Technology:	6,000.00	-	6,000.00	-	<b>Total:</b>	<b>\$ 285,500.00</b>	<b>\$ -</b>	<b>\$ 285,500.00</b>	<b>\$ -</b>	
	<u>Revised Project Budget</u>	<u>FY 20-21 Actual Expenditures</u>	<u>Variance of Project Budget vs. Actual Expenditures</u>	<u>Total Actual Expenditures To Date</u>																																		
Construction:	\$ 245,000.00	\$ -	\$ 245,000.00	\$ -																																		
Design:	24,500.00	-	24,500.00	-																																		
Miscellaneous:	10,000.00	-	10,000.00	-																																		
FFE:	-	-	-	-																																		
Technology:	6,000.00	-	6,000.00	-																																		
<b>Total:</b>	<b>\$ 285,500.00</b>	<b>\$ -</b>	<b>\$ 285,500.00</b>	<b>\$ -</b>																																		
<b>Project Team</b>		<b>Board Status</b>																																				
<b>Approval to Solicit Architect:</b> 4/27/2021	<b>Board Approval of Schematic Design</b> TBD	<b>Vendor</b>	<b>Contract Amount</b>																																			
<b>Architect:</b> TBD		TBD	\$ -																																			
<b>Contractor:</b> TBD		TBD	\$ -																																			
	<b>Substantial Completion</b> TBD	<b>Board Acceptance</b>	TBD																																			
<b>STC FPC Project Manager:</b> Roberto S Gomez	<b>Final Completion</b> TBD	<b>Board Acceptance</b>	TBD																																			
<b>Project Description</b>		<b>Project Scope</b>																																				
Design and construction of a canopy for the safety training vehicles.		Design and construction of a canopy for the safety training vehicles such as the fire truck, public safety vehicles, and fire trainers. The canopy will provide covered protection from the elements and an enclosure for security protection.																																				
<b>Projected Timeline</b>																																						
<b>Board Approval of Architect</b>	<b>Board Approval of Schematic Design</b>	<b>Board Approval of Contractor</b>	<b>Construction Start Date</b>																																			
TBD	TBD	TBD	TBD																																			
		<b>Substantial Completion Date</b>	<b>Final Completion Date</b>																																			
		TBD	TBD																																			
<b>Project Calendar of Expenditures by Fiscal Year</b>																																						
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Miscellaneous</b>																																			
2019-20	\$ -	\$ -	\$ -																																			
2020-21	-	-	-																																			
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>																																			
<b>Current Agenda Item</b>																																						
<b>07/13/21 Facilities Committee:</b> Review and Recommend Action on Contracting Architectural Services for the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area																																						
 <p>Location of Canopy for Safety Training Vehicles</p>		 <p>Project Location</p>																																				

FPC Project Manager

*Roberto S. Gomez*

FPC Asst. Director

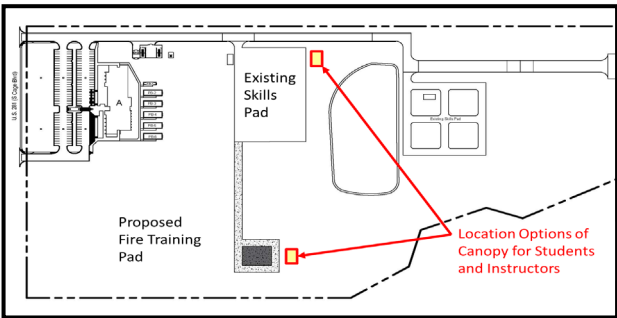
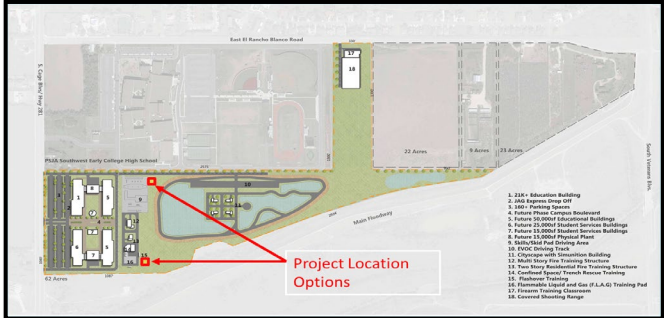
*Roberto S. Gomez*

FPC Director

*Roberto S. Gomez*

# Project Fact Sheet

7/8/2021

<b>Project Name:</b> RCPSE - Canopies for Students and Instructors		<b>Project No.</b> 2019-017C																															
<b>Funding Source(s):</b> Unexpended Plant Fund																																	
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">FY 20-21</th> <th rowspan="2">Variance of Project Budget vs. Actual Expenditures</th> <th rowspan="2">Total Actual Expenditures To Date</th> </tr> <tr> <th>Project Budget</th> <th>FY 20-21 Actual Expenditures</th> </tr> <tr> <td>Construction:</td> <td>\$ 205,000.00</td> <td>\$ -</td> <td>\$ 205,000.00</td> </tr> <tr> <td>Design</td> <td>20,500.00</td> <td>-</td> <td>20,500.00</td> </tr> <tr> <td>Miscellaneous:</td> <td>10,000.00</td> <td>-</td> <td>10,000.00</td> </tr> <tr> <td>FFE:</td> <td>5,500.00</td> <td>-</td> <td>5,500.00</td> </tr> <tr> <td>Technology:</td> <td>6,000.00</td> <td>-</td> <td>6,000.00</td> </tr> <tr> <td><b>Total:</b></td> <td><b>\$ 247,000.00</b></td> <td><b>\$ -</b></td> <td><b>\$ 247,000.00</b></td> </tr> </table>		FY 20-21		Variance of Project Budget vs. Actual Expenditures	Total Actual Expenditures To Date	Project Budget	FY 20-21 Actual Expenditures	Construction:	\$ 205,000.00	\$ -	\$ 205,000.00	Design	20,500.00	-	20,500.00	Miscellaneous:	10,000.00	-	10,000.00	FFE:	5,500.00	-	5,500.00	Technology:	6,000.00	-	6,000.00	<b>Total:</b>	<b>\$ 247,000.00</b>	<b>\$ -</b>	<b>\$ 247,000.00</b>	
FY 20-21		Variance of Project Budget vs. Actual Expenditures	Total Actual Expenditures To Date																														
Project Budget	FY 20-21 Actual Expenditures																																
Construction:	\$ 205,000.00	\$ -	\$ 205,000.00																														
Design	20,500.00	-	20,500.00																														
Miscellaneous:	10,000.00	-	10,000.00																														
FFE:	5,500.00	-	5,500.00																														
Technology:	6,000.00	-	6,000.00																														
<b>Total:</b>	<b>\$ 247,000.00</b>	<b>\$ -</b>	<b>\$ 247,000.00</b>																														
<b>Project Team</b>		<b>Board Status</b>																															
<b>Approval to Solicit Architect:</b> 4/27/2021	<b>Board Approval of Schematic Design</b> TBD	Vendor	Contract Amount																														
<b>Architect:</b> TBD		TBD	\$ -																														
<b>Contractor:</b> TBD		TBD	\$ -																														
	<b>Substantial Completion</b> TBD	<b>Board Acceptance</b>	TBD																														
<b>STC FPC Project Manager:</b> Roberto S Gomez	<b>Final Completion</b> TBD	<b>Board Acceptance</b>	TBD																														
<b>Project Description</b>		<b>Project Scope</b>																															
Design and construction of canopies for students and instructors.		Design and construction of two (2) open canopies for students and instructors to conduct class instructions for the EVOC and Fire Training Areas and provide protection from weather conditions.																															
<b>Projected Timeline</b>																																	
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date																														
TBD	TBD	TBD	TBD																														
		Substantial Completion Date																															
		TBD																															
		Final Completion Date																															
		TBD																															
		FFE Completion of Move In																															
		TBD																															
<b>Project Calendar of Expenditures by Fiscal Year</b>																																	
Fiscal Year	Construction	Design	Miscellaneous																														
2019-20	\$ -	\$ -	\$ -																														
2020-21	-	-	-																														
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>																														
<b>Current Agenda Item</b>																																	
<b>07/13/21 Facilities Committee:</b> Review and Recommend Action on Contracting Architectural Services for the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area																																	
																																	

FPC Project Manager

*Roberto S. Gomez*

FPC Asst. Director

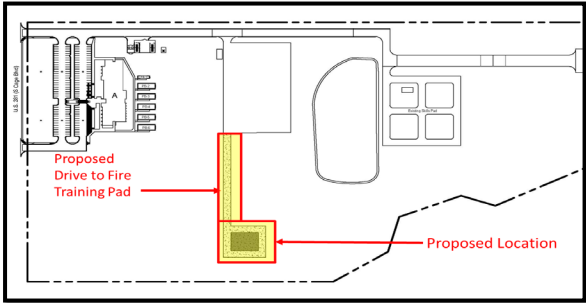
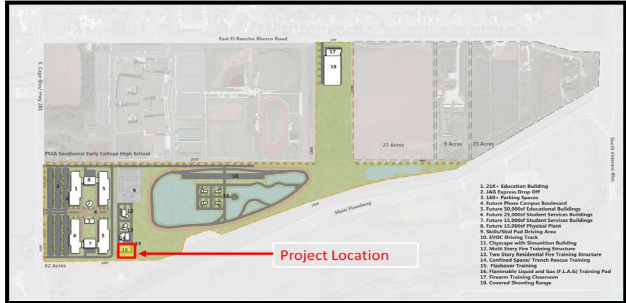
*Rita Galle*

FPC Director

*RMA*

# Project Fact Sheet

7/8/2021

<b>Project Name:</b> RCPSE - Flammable Liquid and Gas (FLAG) Fire Training Area		<b>Project No.</b> 2019-020C																																										
<b>Funding Source(s):</b> Unexpended Plant Fund																																												
	<b>FY 20-21</b> <table border="1"> <thead> <tr> <th></th> <th><u>FY 20-21</u> <u>Actual</u> <u>Expenditures</u></th> <th><u>Variance of</u> <u>Project Budget</u> <u>vs. Actual</u> <u>Expenditures</u></th> </tr> </thead> <tbody> <tr> <td>Construction:</td> <td>\$ 300,000.00</td> <td>\$ -</td> </tr> <tr> <td>Design:</td> <td>30,000.00</td> <td>-</td> </tr> <tr> <td>Miscellaneous:</td> <td>13,600.00</td> <td>-</td> </tr> <tr> <td>FFE:</td> <td>100,000.00</td> <td>-</td> </tr> <tr> <td>Technology:</td> <td>-</td> <td>-</td> </tr> <tr> <td><b>Total:</b></td> <td><b>\$ 443,600.00</b></td> <td><b>\$ -</b></td> </tr> </tbody> </table>			<u>FY 20-21</u> <u>Actual</u> <u>Expenditures</u>	<u>Variance of</u> <u>Project Budget</u> <u>vs. Actual</u> <u>Expenditures</u>	Construction:	\$ 300,000.00	\$ -	Design:	30,000.00	-	Miscellaneous:	13,600.00	-	FFE:	100,000.00	-	Technology:	-	-	<b>Total:</b>	<b>\$ 443,600.00</b>	<b>\$ -</b>	<b>Total Actual</b> <b>Expenditures To</b> <b>Date</b> \$ - - - - -																				
	<u>FY 20-21</u> <u>Actual</u> <u>Expenditures</u>	<u>Variance of</u> <u>Project Budget</u> <u>vs. Actual</u> <u>Expenditures</u>																																										
Construction:	\$ 300,000.00	\$ -																																										
Design:	30,000.00	-																																										
Miscellaneous:	13,600.00	-																																										
FFE:	100,000.00	-																																										
Technology:	-	-																																										
<b>Total:</b>	<b>\$ 443,600.00</b>	<b>\$ -</b>																																										
<table border="1"> <thead> <tr> <th colspan="2">Project Team</th> <th colspan="4">Board Status</th> </tr> </thead> <tbody> <tr> <td><b>Approval to Solicit Architect:</b> 4/27/2021</td> <td><b>Board Approval of Schematic Design</b></td> <td>TBD</td> <td><b>Vendor</b></td> <td><b>Contract Amount</b></td> <td><b>Actual Expenditures</b></td> <td><b>Variance</b></td> </tr> <tr> <td><b>Architect:</b> TBD</td> <td><b>Substantial Completion</b></td> <td>TBD</td> <td>TBD</td> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> </tr> <tr> <td><b>Contractor:</b> TBD</td> <td><b>Final Completion</b></td> <td>TBD</td> <td>TBD</td> <td>\$ -</td> <td>\$ -</td> <td>\$ -</td> </tr> <tr> <td><b>STC FPC Project Manager:</b> Roberto S Gomez</td> <td></td> <td></td> <td><b>Board Acceptance</b></td> <td>TBD</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td><b>Board Acceptance</b></td> <td>TBD</td> <td></td> <td></td> </tr> </tbody> </table>				Project Team		Board Status				<b>Approval to Solicit Architect:</b> 4/27/2021	<b>Board Approval of Schematic Design</b>	TBD	<b>Vendor</b>	<b>Contract Amount</b>	<b>Actual Expenditures</b>	<b>Variance</b>	<b>Architect:</b> TBD	<b>Substantial Completion</b>	TBD	TBD	\$ -	\$ -	\$ -	<b>Contractor:</b> TBD	<b>Final Completion</b>	TBD	TBD	\$ -	\$ -	\$ -	<b>STC FPC Project Manager:</b> Roberto S Gomez			<b>Board Acceptance</b>	TBD						<b>Board Acceptance</b>	TBD		
Project Team		Board Status																																										
<b>Approval to Solicit Architect:</b> 4/27/2021	<b>Board Approval of Schematic Design</b>	TBD	<b>Vendor</b>	<b>Contract Amount</b>	<b>Actual Expenditures</b>	<b>Variance</b>																																						
<b>Architect:</b> TBD	<b>Substantial Completion</b>	TBD	TBD	\$ -	\$ -	\$ -																																						
<b>Contractor:</b> TBD	<b>Final Completion</b>	TBD	TBD	\$ -	\$ -	\$ -																																						
<b>STC FPC Project Manager:</b> Roberto S Gomez			<b>Board Acceptance</b>	TBD																																								
			<b>Board Acceptance</b>	TBD																																								
<b>Project Description</b>		<b>Project Scope</b>																																										
Design and construction of a fire training area for the fire science program.		Design and construction of a concrete pad, associated fire line, and access drive for a new fire training area for the fire science program and to conduct fire training exercises.																																										
<b>Projected Timeline</b>																																												
Board Approval of Architect	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In																																						
TBD	TBD	TBD	TBD	TBD	TBD	TBD																																						
<b>Project Calendar of Expenditures by Fiscal Year</b>																																												
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Miscellaneous</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>																																						
2019-20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -																																						
2020-21	-	-	-	-	-	-																																						
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>																																						
<b>Current Agenda Item</b>																																												
<b>07/13/21 Facilities Committee:</b> Review and Recommend Action on Contracting Architectural Services for the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area																																												
<div style="display: flex; justify-content: space-around;">   </div>																																												

FPC Project Manager

*Roberto S. Gomez*

FPC Asst. Director

*Rita G. Miller*

FPC Director

*Rita G. Miller*



## **Review and Recommend Action on Contracting Geotechnical Engineering and Materials Testing Services**

Approval of a pool of firms to provide geotechnical engineering and materials testing services as needed for various construction projects will be requested at the July 27, 2021 Board meeting.

### **Purpose**

The current approval of geotechnical engineering and materials testing services expired on May 21, 2021. It is recommended that a minimum of three (3) firms be approved for a period beginning July 28, 2021 through July 29, 2022 with the option to renew for two (2) one-year periods.

### **Background**

Solicitation for geotechnical engineering and materials testing services began on June 2, 2021. A total of six (6) firms received a copy of the RFQ and a total of five (5) firms submitted their responses on June 15, 2021.

<b>Timeline for Solicitation of Statements of Qualifications</b>	
June 2, 2021	Solicitation of statements of qualifications began.
June 15, 2021	Five (5) statements of qualifications were received.

Once firms have been selected and approved by the Board of Trustees, the firms will be available to provide the College with geotechnical engineering and materials testing services as needed for various construction projects. Some of the anticipated engineering services which may be provided are as follows:

- Testing of soil conditions for proper foundation design
- Testing of select fill dirt for proper compaction
- Testing of concrete samples during concrete pours
- Testing of sub-grades, caliche base, and asphalt for parking areas
- Testing of structural steel reinforcing
- Testing of steel welding
- Testing of floors for levelness
- Testing of fireproof materials
- Testing of environmental conditions including air quality
- Testing for identifying asbestos type materials

Fees for these services could range from \$5,000 to \$45,000 depending on the scope and complexity of each construction project. As part of the fee negotiations process, each firm will be asked to provide unit costs for a standard list of possible services. These unit costs will be used a basis for each future project fee proposal.

Staff recommends three (3) firms to be approved based on the evaluation ranking. They are as follows:

- Terracon Consultants, Inc.
- Raba Kistner, Inc.
- Millennium Engineers Group, Inc.

### **Enclosed Documents**

Summaries of the scoring and ranking prepared by the College's Purchasing Department have been provided for the Committee's review and information.

### **Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the July 27, 2021 Board meeting, a pool consisting of the top three (3) ranked firms, Terracon Consultants, Inc.; Raba Kistner, Inc.; and Millennium Engineers Group, Inc.; to provide geotechnical engineering and materials testing services as needed for district-wide construction projects for the period beginning July 28, 2021 through July 29, 2022 with the option to renew for two (2) one-year periods as presented.

**SOUTH TEXAS COLLEGE  
ENGINEERING SERVICES - GEOTECHNICAL AND MATERIALS TESTING  
PROJECT NO. 20-21-1053**

<b>VENDOR</b>	B2Z Engineering, LLC.	L&G Consulting Engineers, Inc.	Millennium Engineers Group, Inc.	Raba Kistner, Inc.	Terracon Consultants, Inc.
<b>ADDRESS</b>	900 S Stewart Rd Ste 4	2100 W Expressway 83	5804 N Gumwood Ave	800 E Hackberry	1506 Mid Cities Dr
<b>CITY/STATE/ZIP</b>	Mission, TX 78572	Mercedes, TX 78570	Pharr, TX 78577	McAllen, TX 78501	Pharr, TX 78577
<b>PHONE</b>	956-585-3773	956-565-9813	956-702-8500	956-682-5332	956-283-8254
<b>CONTACT</b>	Aisha Gonzalez	Jacinto Garza	Raul Palma	Katrin Leonard	Jorge A. Flores
<b>2.1 Statement of Interest</b>					
<b>2.1.1 Statement of Interest for Project</b>	Stated they have extensive experience providing similar services to various public entities in the RGV and across the state of Texas.	Stated they have the knowledge, experience and equipment to meet any and all the needs of our clients.	The firm emphasized their local history and the experience of project manager in performing projects within all of Texas.	Emphasized the 40+ years of continuous service by the same executive management and their work on more than 110 projects for STC.	Provided an extended statement that mentions the firm's strong local presence, their full service capabilities and their previous experience in providing services to STC.
<b>2.1.2 History and Statistics of Firm</b>	- Founded in 2009 - Located in Mission, TX - Expanded to Houston and Austin	- Founded over 20+ years - Office in Mercedes and Mission - 56 Employees	- Firm was established in 2001 - Staff of 50 - Offices in Pharr and San Benito	- Firm was founded in 1968 - Has 11 offices across the US and Mexico and over 500 employees	- Firm established in 1965 - 5,000+ employees - Over 500 staff in Texas offices
<b>2.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project</b>	Stated their team was constructed with the simple goal of being able to provide STC with the highest level of services	Stated they have in-house dedicated discrete branches for needed project assistance including a ROW Acquisition Division, Utility Investigation & Relocation Specialty Division, Environmental Assessment Division and Geotechnical & CMT Division.	Stated they believe that client satisfaction, reputable and prompt service and staying in stride with the latest technologies and tools will give our firm a unique advantage in providing a service to you as our client.	Stated they are uniquely qualified to assist with STC for the following reasons: familiarity with STC College Campuses, Safety, Proximity to all STC campuses, Depth of resources, and keeping you informed.	Stated they are experienced on many levels of construction materials projects involvement, from reporting results to concrete cylinder tests to sophisticated research projects.
<b>2.1.4 Statement of Availability and Commitment</b>	Stated they have staff available to begin work immediately for any size project.	Indicated that any and all work product can and will be completed in a timely manner.	Indicated their commitment to STC by providing staff and resources to be responsive to South Texas College projects. Added that key personnel would be available for the life of the project.	Stated they committed to providing high quality service and has the staffing necessary to serve this project in an efficient and timely manner.	Indicated the commitment of the key professionals to providing services to STC. Pointed to the previous work performed for the college.
<b>2.2 Prime Firm</b>					
<b>2.2.1 Resumes of Principals and Key Members</b>	Provided resumes for the following: - Aisha Gonzalez, President/Owner - Mark McClelland, P.E., Senior Project Manager - Oliver F. Salgado, P.E., Geotechnical Lead - Raphael Campos, P.E., Materials Testing Lead - Roger Balandran, P.E., QA/QC Manager - Hector Cantu, Corporate Lab Manager - Jorge Solis, Laboratory Manager	Provided resumes for the following: - Jacinto Garza, P.E., CEO/Principal - David A. Saenz, P.E., C.F.M, Project Manager - Ricardo Gallaga, P.E., Assistant Project Manager/QA/QC/Geotechnical & CMT Services - Velma Garcia, Environmental Specialist - Mr. Casares - CMT Laboratory Manager	Provided Resumes for the following: - Raul Palma, PE, Principal Engineer - Amos Emerson, E.I.T, Geotechnical Engineer EIT - Dr. Thang Pham, Ph.D., P.E., Geotechnical Engineer - Andres Palma, P.E., Geotechnical Engineer - Oscar Bounds, Senior Engineering Inspector - Quality Assurance Quality Control - Juan M. Borjon P.E., Senior Materials Engineer - Humberto Palma, CWI, CMT Laboratory Manager/Senior Engineering Technician Certified - Welding Inspector	Provided resumes for the following staff: - Katrin M. Leonard, PE, Vice President - Saul Cruz, EIT - Edwin Manrique, EIT	Provided resumes for the following staff: - Jorge Flores, P.G., Office Manager/Environmental Department Manager - Alfonso A. Soto, PE, D. GE, F.ASCE, Geotechnical and Construction Materials Department Manager - Martin Reyes, E.I.T., Senior Staff Engineer - Sam Mustapha Rahmannerhad, PH.D., AM.ASCE, Geotechnical Project Manager - Stephany Chacon, EIT, Geotechnical Specialist - Guadalupe Leal, Construction Materials Testing Group Manager - Jorge L. Perez, Construction Materials Testing Project Manager - George Flores, Jr., Field Supervisor/Project Manager - Pesla C. Garcia, Materials Assistant Manager - Eloy Palacios, Environmental Manager/Asbestos Consultant/Indoor Air Quality Consultant - Tomas Cruz, Environmental Project Manager
<b>2.2.2 Project Assignments and Lines of Authority</b>	Listed seven key personnel and their availability to the projects.	Lines of authority are indicated in the organization chart.	Indicated that Mr. Palma, the Chief Engineer, will serve as task leader for services for STC. The lines of authority are shown in an organization chart.	Presented assignments of four named staff members. Lines of authority are shown on organization chart.	Pointed out how their employees are cross trained for maximum efficiency. Also, listed the roles of employees.
<b>2.2.3 Prime Firm proximity and meeting availability</b>	Stated they are always available to attend planned and/or unexpected meetings.	Stated the proximity is about 30 minutes from their Mercedes office.	Stated they are located within 10 miles of the campus.	Stated their McAllen office is located centrally among all of the STC Campus. With no more than 10 minutes to the PCN Campus for any meetings.	Stated their office is less than 5 miles and 15 minutes from STC.
<b>2.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC</b>	Stated they do not currently have, nor has it ever had, any litigations against or involving the firms or its agents or employees.	Stated they don't have any pending litigations in Hidalgo County or surrounding areas that could affect the ability to provide professional services.	Stated they do not have any pending litigation against or involving services that have been performed by MEG.	Stated they are not currently involved in any litigation whose outcome in any way would impact their ability to provide services.	Indicated that the number of claims received annually is a very small percentage of the overall number of projects performed, well less than 0.5% of the total.

**SOUTH TEXAS COLLEGE  
ENGINEERING SERVICES - GEOTECHNICAL AND MATERIALS TESTING  
PROJECT NO. 20-21-1053**

VENDOR	B2Z Engineering, LLC.	L&G Consulting Engineers, Inc.	Millennium Engineers Group, Inc.	Raba Kistner, Inc.	Terracon Consultants, Inc.
<b>2.3 Project Team</b>					
<b>2.3.1 Organization chart with Role of Prime Firm and Consultants</b>	Included organization chart which shows role of each staff member.	Included organization chart that shows all staff by position and their occupational titles. No consultants are shown.	Included organization chart which shows role of each staff member.	Stated they will provide all services in the RFQ with in-house resources. Additional Consultant firms will not be used.	Provided a detailed organization chart with clear lines of authority. It includes one consultant (Southwest Drilling) for geotechnical drilling.
<b>2.4 Representative Projects</b>					
<b>2.4.1 Representative Projects Information</b>	<ul style="list-style-type: none"> <li>- City of Mission - Mission Event Center</li> <li>- Hidalgo County Precinct No. 2 - Lopezville Park Improvements Project</li> <li>- Hidalgo County Precinct No. 2 - Hidalgo County Regional Linear Park Project - Section II</li> <li>- Hidalgo County - Hidalgo County Health Department Testing/Bio-Safety Laboratory</li> <li>- METRO - West Bellfort Park &amp; Ride Facility</li> </ul>	<ul style="list-style-type: none"> <li>- Texas Department of Transportation - Pharr District Geotechnical and CMT</li> <li>- La Joya ISD - Various Projects</li> <li>- Cameron County- Carrizales Rucker Detention Center</li> <li>- Hidalgo County - Linn-San Miguel Emergency Services Center</li> <li>- Texas Cameron County Regional Mobility Authority</li> <li>- SH 550 Project</li> </ul>	<ul style="list-style-type: none"> <li>- South Texas College - Nursing Allied Health Campus New Building</li> <li>- South Texas College - Nursing &amp; Allied Health Main Building Addition</li> <li>- Texas A&amp;M McAllen Campus - Tres Lagos</li> <li>- Laredo ISD -Dovalina Elementary School</li> <li>- City of Edinburg - Edinburg Auditorium Basement</li> </ul>	<ul style="list-style-type: none"> <li>- Brownsville ISD - Pace High School Fine Arts Building Addition</li> <li>- PSJA ISD - Stadium Improvements, Phase III</li> <li>- Brownsville ISD - Academic Center</li> <li>- San Benito CISD - San Benito CISD Performing Art Center</li> <li>- City of Pharr - City of Pharr Aquatic Facility</li> </ul>	<ul style="list-style-type: none"> <li>- South Texas College - North Academic Building Pecan Campus</li> <li>- South Texas College - Student Activities Building and Cafeteria Pecan Campus</li> <li>- South Texas College - South Academic Building Pecan Campus</li> <li>- South Texas College - Science, Technology, Engineering and Math (STEM) Building Pecan Campus</li> <li>- South Texas College - Asbestos Inspection Services</li> <li>Several STC Campuses Valley Wide</li> </ul>
<b>2.5 References</b>					
<b>2.5.1 List of References</b>	<ul style="list-style-type: none"> <li>- Hidalgo County Precinct No. 2</li> <li>- Hidalgo County Drainage District No. 1</li> <li>- City of Edinburg</li> <li>- Hidalgo County Precinct No. 4</li> <li>- Entech Civil Engineers</li> </ul>	<ul style="list-style-type: none"> <li>- Texas Department of Transportation Pharr District</li> <li>- La Joya ISD</li> <li>- Carrizales-Rucker Detention Center</li> <li>- Cameron County Regional Mobility Authority</li> <li>- Linn-San Miguel Emergency Services Center</li> </ul>	<ul style="list-style-type: none"> <li>- Brownsville ISD</li> <li>- Edinburg CISD</li> <li>- La Joya ISD</li> <li>- Valley International Airport</li> <li>- Brownsville Public Utilities Board</li> </ul>	<ul style="list-style-type: none"> <li>- UTRGV</li> <li>- Texas A&amp;M University System</li> <li>- Edinburg CISD</li> <li>-Brownsville ISD</li> </ul>	<ul style="list-style-type: none"> <li>- UTRGV</li> <li>-Texas State Technical College</li> <li>- PSJA ISD</li> </ul>
<b>2.6 Execution of Services</b>					
<b>2.6.1 Willingness and ability to expedite services. Ability to supplement production.</b>	Indicated they have the capacity and capability to fulfil all requests for expedited geotechnical and material testing services for STC.	Indicated the staffing and qualified and experienced team of professionals dedicated to getting a project done under any circumstances.	Indicated their team would make recommendations on the course of action to the client when issues of potential delays or increased cost arise.	Indicated they are familiar with timing and fiscal constraints and understand the sensitivity required for service turnaround time and scheduling.	Pointed out firm's ability to expand capacity by following two practices: Sharing of work between all of firm's offices and having staff work overtime hours during heavy workload periods.
<b>2.6.2 Firm's quality assurance program.</b>	Indicated they have a three-tiered approach to QA/QC where the first QA/QC comes from the Task Leads, followed by the QA/QC oversight representative and lastly the Project Manager.	Indicated the quality control and quality assurance in the field of CMT is a must to ensure all testing is of the highest quality. Their three tiered approach provides a triple check system of all reports, design and recommendations prior to submittal to client.	Indicated that quality control is monitored in every aspect of work. The QC program as been approved by the American Association of State Highway and Transportation Officials (AASHTO).	Stated that they embrace continued improvement of the effectiveness and efficiency of the QMS process to meet the needs and expectations of our clients.	Firm maintains a Quality Control/Quality Assurance policy and procedures manual.
<b>TOTAL EVALUATION</b>	552.2	553	562.6	564.4	568.4
<b>RANKING</b>	5	4	3	2	1

The Director of Purchasing has reviewed all the responses and evaluations completed.  
The top three (3) ranked are highlighted.

**SOUTH TEXAS COLLEGE  
ENGINEERING SERVICES - GEOTECHNICAL AND MATERIALS TESTING  
PROJECT NO. 20-21-1053  
EVALUATION SUMMARY**

<b>VENDOR</b>	B2Z Engineering, LLC.	L&G Consulting Engineers, Inc.	Millennium Engineers Group, Inc.	Raba Kistner, Inc.	Terracon Consultants, Inc.
<b>ADDRESS</b>	900 S Stewart Rd Ste 4	2100 W Expressway 83	5804 N Gumwood Ave	800 E Hackberry	1506 Mid Cities Dr
<b>CITY/STATE/ZIP</b>	Mission, TX 78572	Mercedes, TX 78570	Pharr, TX 78577	McAllen, TX 78501	Pharr, TX 78577
<b>PHONE</b>	956-585-3773	956-565-9813	956-702-8500	956-682-5332	956-283-8254
<b>CONTACT</b>	Aisha Gonzalez	Jacinto Garza	Raul Palma	Katrin Leonard	Jorge A. Flores
<b>2.1 Statement of Interest (up to 100 points)</b>					
2.1.1 Statement of interest on projects including a narrative describing the prime firm's unique qualifications	94	94	98	96	98
2.1.2 Firm History and important statistics	92	92	92	94	95
2.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	82	89	95	93	97
2.1.4 Availability and commitment of firm and its principal(s), and key professionals	93	93	94	94	95
	92	90	96	96	96
<b>2.2 Prime Firm (up to 100 points)</b>					
2.2.1 Resumes giving the experience and expertise principles and key members for the prime firm that will be involved in the project(s), including their experience with similar projects and the number of years with the prime firm	93	93	96	95	96
2.2.2 Proposed project assignments, lines of authority, and communication for principals and key professional members of the prime firm that will be involved in the project(s). Indicate the estimated percent of time these individuals will be involved in the project(s)	92	93	93	93	93
2.2.3 Prime Firm proximity and meeting availability	89	87	95	98	96
2.2.4 Describe any litigation the prime firm is currently involved in which could affect the firm's ability to provide professional services to STC	92	92	93	94	94
	93	90	95	95	94
<b>2.3 Project Team (up to 100 points)</b>					
2.3.1 Organizational chart showing, the roles of the prime firm and each consultant firm or individual included	94	95	95	96	97
--Identify he consultant and provide a brief history about the consultant	94	94	93	94	95
--Describe the consultant's proposed role in the project and its related project experience	95	95	95	95	95
--List a project(s) that the prime firm and the consultant have worked together on during the last five years	92	91	93	93	93
--Provide a statement of the consultant's availability for the project(s)	94	93	90	90	95
--Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project(s)					
<b>2.4 Representative Projects (up to 100 points)</b>					
2.4.1 Specific data on 5 representative projects showing similarities	92	92	94	94	94
--Project name and location; Project Owner and contact information; Project description; Whether the project was new construction, an addition, or a renovation	93	93	93	95	96
	92	93	95	94	95
	92	92	93	94	94
	93	90	93	94	94
<b>2.5 Five References (up to 100 points)</b>					
2.5.1 Provide references for any three of the projects, other than STC, listed in response to Part four, 2.4.1. The references shall include: Owner's name, Owner's representative who served as the day-to-day liaison during planning, design, and construction of the project, and the Owner representative's telephone number	94	93	95	95	95
	84	84	84	84	85
	95	95	95	95	95
	93	93	94	94	94
	94	95	95	95	95
<b>2.6 Project Execution (up to 100 points)</b>					
2.6.1 Provide information as part of submission response to assure that the firm is willing and able to expedite services for various types of projects. Please provide insight if firm is able to supplement production capability in order to meet schedule demands.	94	93	96	96	96
-- Describe the firm's quality assurance program explaining the methods used and how the firm maintains quality control during the phases of a project	92	93	93	94	94
	85	90	93	92	96
	94	94	94	94	94
	93	94	93	96	96
<b>TOTAL EVALUATION POINTS</b>	552.2	553	562.6	564.4	568.4
<b>RANKING</b>	5	4	3	2	1

The Director of Purchasing has reviewed all the responses and evaluations completed.  
The top three (3) ranked are highlighted.

### **Review and Recommend Action on Contracting Construction Services for the Pecan Campus Information Technology Building M Generator Replacement Project**

Approval to contract construction services for the Pecan Campus Information Technology Building M Generator Replacement project will be requested at the July 27, 2021 Board meeting.

#### **Purpose**

The procurement of a contractor will provide for construction services necessary for the replacement of a generator at the Pecan Campus Information Technology Building M.

#### **Scheduling Priority**

This project was submitted as a Renewals & Replacements project by the IS&P Division in 2019, and was reviewed by the Facilities Operations & Maintenance, Facilities Planning & Construction, and Information Technology departments, Administration, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. It is scheduled as a high priority project to upgrade the power supply redundancy to a backup generator that provides continuous power without the need to refuel.

#### **Background**

On March 30, 2021, the Board of Trustees discussed the project's heightened priority and approved the solicitation of construction services for this project. Halff Associates, Inc. prepared plans and specifications needed for the solicitation of construction proposals.

Solicitation of competitive sealed proposals for this project began on May 26, 2021. A total of four (4) sets of construction documents were issued to plan rooms and two (2) to general contractors. A total of two (2) proposals were received on June 9, 2021.

<b>Timeline for Solicitation of Competitive Sealed Proposals</b>	
May 26, 2021	Solicitation of competitive sealed proposals began.
June 9, 2021	Two (2) proposals were received.

College staff reviewed and evaluated the competitive sealed proposals and recommend Metro Electric, Inc. as the highest ranked in the amount of \$137,556.

### **Funding Source**

<b>Source of Funding</b>	<b>Estimated Budget</b>	<b>Highest Ranked Proposal Metro Electric, Inc.</b>	<b>Estimated Budget Variance</b>
Renewals & Replacements Plant Fund	\$250,000	137,556	\$112,444
<b>Total Amount</b>	<b>\$250,000</b>	<b>137,556</b>	<b>\$112,444</b>

Funds for the Pecan Campus Information Technology Building M Generator Replacement Project 2020-014R are budgeted in the Renewals & Replacements Plant Fund for available use in FY 2020-2021.

### **Reviewers**

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

### **Enclosed Documents**

Enclosed are the project presentation, proposal ranking and evaluation, and fact sheet. Staff evaluated the proposal and prepared the enclosed proposal summary.

### **Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the July 27, 2021 Board meeting, to contract construction services with Metro Electric, Inc. in the amount of \$137,556 for the Pecan Campus Information Technology Building M Generator Replacement Project as presented.





# **Pecan Campus – Information Technology Building M Generator Replacement**

# Pecan Campus Building M Generator Replacement Project Proposed Site



Project Site



# Pecan Campus Building M Generator Replacement

Photo





# Pecan Campus Building M Generator Replacement

## Proposed Scope & Budget



### **Requested By**

Information Services & Planning and Operations & Maintenance  
Department

### **Scope of work**

Replacement of diesel fuel generator with a natural gas generator.

Total Renovated Square Feet = N/A

### **Estimated Total Project Budget**

Construction	\$ 250,000
Design	25,000
Miscellaneous	<u>5,000</u>
Total Project Budget	\$ 280,000

PROJECT NO. 2020-014R

PROJECT SCHEDULE		
PECAN CAMPUS – BUILDING M EMERGENCY GENERATOR REPLACEMENT		
	Project Phase	Task Date
	Board Approval to Solicit A/E	October 2019
	Solicit A/E Qualifications	November 2019
	Recommend Board Approval of A/E Firm	February 2020
	Design Phase	April 2021 – May 2021
	Solicit Proposals for Construction Services (1 <sup>st</sup> ad)	May 2021
	Recommend Board Approval of Contractor	July 2021
	Issue Notice to Proceed	August 2021
	Substantial Completion	December 2021
	Final Completion	January 2021

07/8/2021

 South Texas College  
 Facilities Planning and Construction

**SOUTH TEXAS COLLEGE  
PECAN CAMPUS BUILDING M GENERATOR REPLACEMENT  
PROJECT NO. 20-21-1044**

<b>NAME</b>		Metro Electric, Inc.	Zitro Electric
<b>ADDRESS</b>		1901 Industrial Dr	604 Palmview Dr
<b>CITY/STATE/ZIP</b>		McAllen, TX 78504	Palmview, TX 78574
<b>PHONE</b>		956-686-2323	956-581-8899
<b>CONTACT</b>		Michael A. Gerdes	Juan Ortiz
<b>#</b>	<b>Description</b>	<b>Proposed</b>	<b>Proposed</b>
1	Pecan Campus Building M Generator Replacement	\$ 137,556.00	\$ 146,500.00
2	Bid Bond	Yes	Yes
3	Begin Work Within	1 Working Day	130 Working Days
4	Completion of Work Within	170 Calendar Days	160 Calendar Days
<b>TOTAL AMOUNT PROPOSED</b>		\$ 137,556.00	\$ 146,500.00
<b>TOTAL EVALUATION POINTS</b>		94.2	63.08
<b>RANKING</b>		1	2

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

**SOUTH TEXAS COLLEGE  
PECAN CAMPUS BUILDING M GENERATOR REPLACEMENT  
PROJECT NO. 20-21-1044  
EVALUATION SUMMARY**


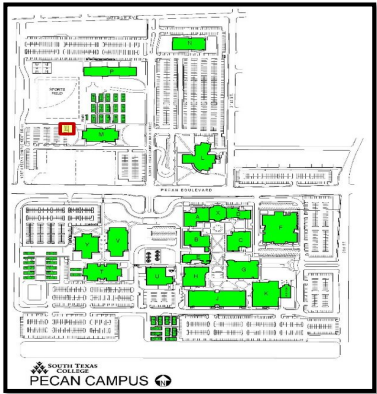
VENDOR		Metro Electric, Inc.		Zitro Electric	
ADDRESS		1901 Industrial Dr		604 Palmview Dr	
CITY/STATE/ZIP		McAllen, TX 78504		Palmview, TX 78574	
PHONE		956-686-2323		956-581-8899	
CONTACT		Michael A. Gerdes		Juan Ortiz	
1	The Respondent's price proposal. (up to 45 points)	45	45	42.25	42.25
		45		42.25	
		45		42.25	
		45		42.25	
		45		42.25	
2	The Respondent's experience and reputation. (up to 10 points)	9	9.2	8	8.7
		10		10	
		9		8	
		9		8.5	
		9		9	
3	The quality of the Respondent's goods or services. (up to 10 points)	8	8.8	2	2
		10		2	
		8		2	
		9		2	
		9		2	
4	The Respondent's safety record (up to 5 points)	4	4.2	1	1.2
		5		1	
		4		1	
		4		1	
		4		2	
5	The Respondent's proposed personnel. (up to 8 points)	7	7	2	1.8
		8		2	
		6		2	
		7		2	
		7		1	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	8	7.8	2	2
		8		2	
		8		2	
		8		2	
		7		2	
7	The Respondent's organization and approach to the project. (up to 6 points)	5	5.2	1	1
		6		1	
		5		1	
		5		1	
		5		1	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7	4.13	4.13
		7		4.13	
		7		4.13	
		7		4.13	
		7		4.13	
TOTAL EVALUATION POINTS		94.2		63.08	
RANKING		1		2	

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



# Project Fact Sheet

7/8/2021

<b>Project Name:</b> Pecan Campus - Technology Building M Generator Replacement		<b>Project No.</b> 2020-014R																																																		
<b>Funding Source(s):</b> Renewals & Replacement Fund																																																				
	<b>**FY19-20</b> <table border="1"> <thead> <tr> <th></th> <th><u>FY 19-20</u> <u>Actual</u> <u>Project Budget</u></th> <th><u>Variance of</u> <u>Project Budget</u> <u>vs. Actual</u> <u>Expenditures</u></th> </tr> </thead> <tbody> <tr> <td>Construction:</td> <td>\$ 250,000.00</td> <td>\$ -</td> </tr> <tr> <td>Design:</td> <td>25,000.00</td> <td>-</td> </tr> <tr> <td>Miscellaneous:</td> <td>5,000.00</td> <td>820.40</td> </tr> <tr> <td>FFE:</td> <td>-</td> <td>-</td> </tr> <tr> <td>Technology:</td> <td>-</td> <td>-</td> </tr> <tr> <td><b>Total:</b></td> <td><b>\$ 280,000.00</b></td> <td><b>\$ 820.40</b></td> </tr> </tbody> </table>			<u>FY 19-20</u> <u>Actual</u> <u>Project Budget</u>	<u>Variance of</u> <u>Project Budget</u> <u>vs. Actual</u> <u>Expenditures</u>	Construction:	\$ 250,000.00	\$ -	Design:	25,000.00	-	Miscellaneous:	5,000.00	820.40	FFE:	-	-	Technology:	-	-	<b>Total:</b>	<b>\$ 280,000.00</b>	<b>\$ 820.40</b>	<b>FY 20-21</b> <table border="1"> <thead> <tr> <th></th> <th><u>FY 20-21</u> <u>Actual</u> <u>Project Budget</u></th> <th><u>Variance of</u> <u>Project Budget</u> <u>vs. Actual</u> <u>Expenditures</u></th> <th><u>Total Actual</u> <u>Expenditures To</u> <u>Date</u></th> </tr> </thead> <tbody> <tr> <td>Construction:</td> <td>\$ 250,000.00</td> <td>\$ -</td> <td>\$ -</td> </tr> <tr> <td>Design:</td> <td>25,000.00</td> <td>-</td> <td>-</td> </tr> <tr> <td>Miscellaneous:</td> <td>5,000.00</td> <td>5,000.00</td> <td>820.40</td> </tr> <tr> <td>FFE:</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Technology:</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td><b>Total:</b></td> <td><b>\$ 280,000.00</b></td> <td><b>\$ -</b></td> <td><b>\$ 280,000.00</b></td> </tr> </tbody> </table>		<u>FY 20-21</u> <u>Actual</u> <u>Project Budget</u>	<u>Variance of</u> <u>Project Budget</u> <u>vs. Actual</u> <u>Expenditures</u>	<u>Total Actual</u> <u>Expenditures To</u> <u>Date</u>	Construction:	\$ 250,000.00	\$ -	\$ -	Design:	25,000.00	-	-	Miscellaneous:	5,000.00	5,000.00	820.40	FFE:	-	-	-	Technology:	-	-	-	<b>Total:</b>	<b>\$ 280,000.00</b>	<b>\$ -</b>	<b>\$ 280,000.00</b>
	<u>FY 19-20</u> <u>Actual</u> <u>Project Budget</u>	<u>Variance of</u> <u>Project Budget</u> <u>vs. Actual</u> <u>Expenditures</u>																																																		
Construction:	\$ 250,000.00	\$ -																																																		
Design:	25,000.00	-																																																		
Miscellaneous:	5,000.00	820.40																																																		
FFE:	-	-																																																		
Technology:	-	-																																																		
<b>Total:</b>	<b>\$ 280,000.00</b>	<b>\$ 820.40</b>																																																		
	<u>FY 20-21</u> <u>Actual</u> <u>Project Budget</u>	<u>Variance of</u> <u>Project Budget</u> <u>vs. Actual</u> <u>Expenditures</u>	<u>Total Actual</u> <u>Expenditures To</u> <u>Date</u>																																																	
Construction:	\$ 250,000.00	\$ -	\$ -																																																	
Design:	25,000.00	-	-																																																	
Miscellaneous:	5,000.00	5,000.00	820.40																																																	
FFE:	-	-	-																																																	
Technology:	-	-	-																																																	
<b>Total:</b>	<b>\$ 280,000.00</b>	<b>\$ -</b>	<b>\$ 280,000.00</b>																																																	
**The Generator replacement was placed on hold for FY19-20.																																																				
<b>Project Team</b>		<b>Board Status</b>																																																		
<b>Approval to Solicit Engineer:</b> 10/29/2019	<b>Board Approval of Schematic Design</b> TBD	<b>Vendor</b>	<b>Contract Amount</b>																																																	
<b>Engineer:</b> Halff Associates, Inc.		Halff Associates	\$ 12,380.04																																																	
<b>Contractor:</b> TBD		TBD	\$ -																																																	
	<b>Substantial Completion</b> TBD	<b>Board Acceptance</b>	TBD																																																	
<b>STC FPC Project Manager:</b> Roberto S Gomez	<b>Final Completion</b> TBD	<b>Board Acceptance</b>	TBD																																																	
<b>Project Description</b>		<b>Project Scope</b>																																																		
Replace the existing diesel generator with a natural gas generator that provides continuous power without the need to refuel.		Replacement of existing diesel generator with a nature gas generator, and providing new natural gas service to the new generator.																																																		
<b>Projected Timeline</b>																																																				
<b>Board Approval of Engineer</b>	<b>Board Approval of Schematic Design</b>	<b>Board Approval of Contractor</b>	<b>Construction Start Date</b>																																																	
2/25/2020	N/A	7/27/2021	TBD																																																	
		<b>Substantial Completion Date</b>	<b>Final Completion Date</b>																																																	
		TBD	TBD																																																	
<b>Project Calendar of Expenditures by Fiscal Year</b>																																																				
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Miscellaneous</b>																																																	
2019-20	\$ -	\$ -	\$ 820.40																																																	
2020-21	-	-	-																																																	
<b>Project Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 820.40</b>																																																	
<b>Current Agenda Item</b>																																																				
<b>07/13/21 Facilities Committee:</b> Review and Recommend Action on Contracting Architectural Services for the Regional Center for Public Safety Excellence Canopy for safety Training Vehicles.																																																				
																																																				

FPC Project Manager

*Roberto S. Gomez*

FPC Asst. Director

*Rita Gell*

FPC Director

*Rita Gell*

## **Review and Recommend Action on Contracting Construction Services for the Regional Center for Public Safety Excellence Drainage Improvements Phase II**

Approval to contract construction services for the Regional Center for Public Safety Excellence (RCPSE) Drainage Improvements Phase II project will be requested at the July 27, 2021 Board meeting.

### **Purpose**

The procurement of a contractor will provide for construction services necessary for the second phase of drainage improvements at the RCPSE.

### **Scheduling Priority**

This project was initiated in 2019 as a Renewals & Replacements project. It was reviewed by the Facilities Operations & Maintenance, and Facilities Planning & Construction departments, Administration, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. It is scheduled as an exterior improvement to provide drainage improvements at the site.

### **Background**

On April 27, 2021, the Board of Trustees approved the solicitation of construction services for this project. Perez Consulting Engineers, LLC prepared plans and specifications needed for the solicitation of construction proposals.

Solicitation of competitive sealed proposals for this project began on June 16, 2021. A total of eight (8) sets of construction documents were issued to vendors. A total of two (2) proposals were received on June 30, 2021.

<b>Timeline for Solicitation of Competitive Sealed Proposals</b>	
June 16, 2021	Solicitation of competitive sealed proposals began.
June 30, 2021	Two (2) proposals were received.

College staff reviewed and evaluated the competitive sealed proposals and recommend McAllen Multi Service as the highest ranked in the amount of \$113,500.

### **Funding Source**

<b>Source of Funding</b>	<b>Estimated Budget</b>	<b>Engineer's Estimated Budget</b>	<b>Highest Ranked Proposal McAllen Multi Service</b>	<b>Estimated Budget Variance</b>
Unexpended Construction Plant Fund	\$300,000	\$84,920	\$113,500	\$186,500
<b>Total Amount</b>	<b>\$300,000</b>	<b>\$84,920</b>	<b>\$113,500</b>	<b>\$186,500</b>

Funds for the RCPSE Drainage Improvements Phase II Project 2020-022C are budgeted in the Unexpended Construction Plant Fund for available use in FY 2020-2021. The proposal includes costs for landscape and irrigation scope that the engineer had not included in his original estimated budget.

### **Reviewers**

The proposals have been reviewed by Perez Consulting Engineers, Inc. and College staff from the Regional Center for Public Safety Excellence, and the Facilities Operations & Maintenance, Facilities Planning & Construction, and Purchasing departments.

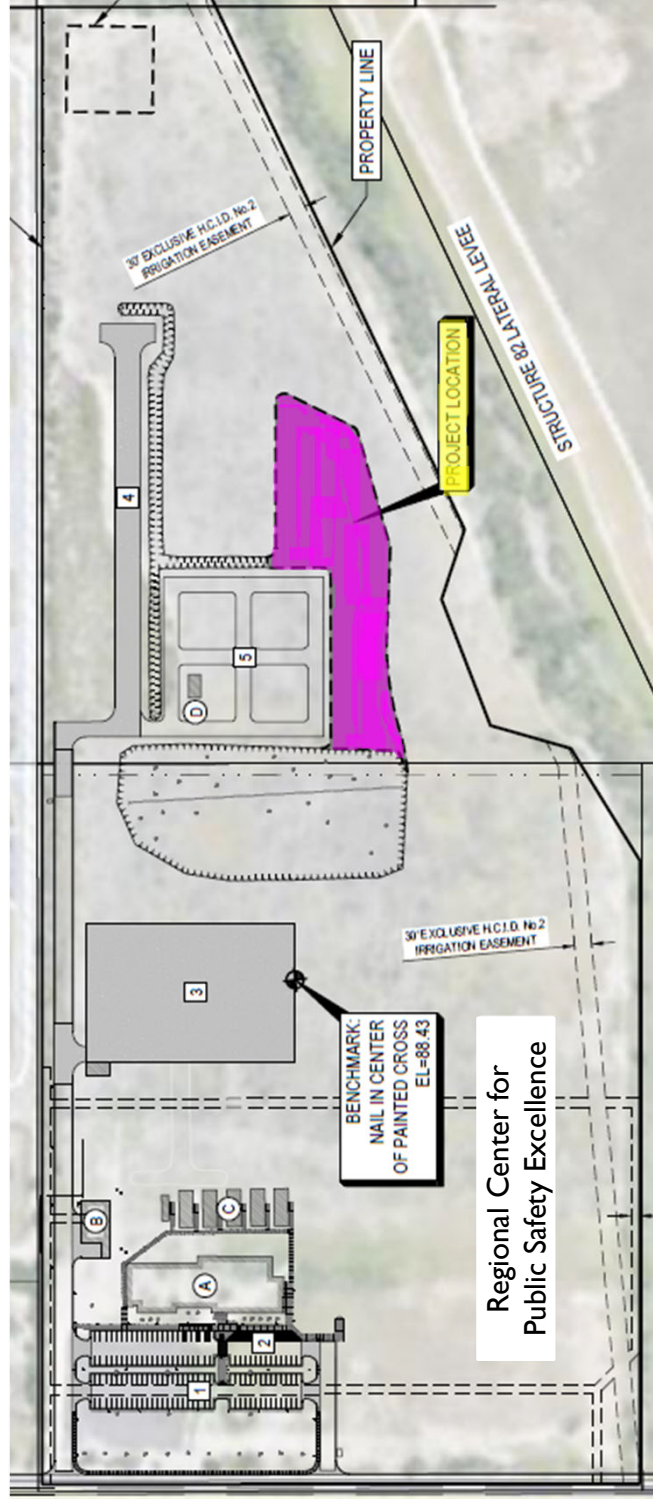
### **Enclosed Documents**

Enclosed are the project presentation, proposal ranking and evaluation, and fact sheet. Staff evaluated the proposal and prepared the enclosed proposal summary.

### **Recommended Action**

It is requested that the Facilities Committee recommend for Board approval at the July 27, 2021 Board meeting, to contract construction services with McAllen Multi Service in the amount of \$113,500 for the Regional Center for Public Safety Excellence Drainage Improvements Phase II Project as presented.

# REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE DRAINAGE IMPROVEMENTS PHASE II



PROJECT NO. 2020-022C

PROJECT SCHEDULE		
RCPSE - SITE DRAINAGE IMPROVEMENTS PHASE II		
	Project Phase	Task Date
	Board Approval to Solicit A/E	July 2019
	Solicit A/E Qualifications	July 2019
	Recommend Board Approval of A/E Firm	August 2019
	Design Phase	February 2021–June 2021
	Solicit Proposals for Construction Services	June 2021
	Recommend Board Approval of Contractor	July 2021
	Issue Notice to Proceed	August 2021
	Substantial Completion	November 2021
	Final Completion	December 2021

07/8/2021

 South Texas College  
 Facilities Planning and Construction

**SOUTH TEXAS COLLEGE  
REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE SITE DRAINAGE IMPROVEMENTS -  
PHASE II  
PROJECT NO. 20-21-1043**

<b>NAME</b>		McAllen Multi Service	Texas Cordia Construction, LLC.
<b>ADDRESS</b>		P O Box 4428	3149-A Center Pointe Dr
<b>CITY/STATE/ZIP</b>		McAllen, TX 78502	Edinburg, TX 78539
<b>PHONE</b>		956-322-9777	956-627-6181
<b>CONTACT</b>		Gabriel Carrillo	Yara M. Corbitt
<b>#</b>	<b>Description</b>	<b>Proposed</b>	<b>Proposed</b>
1	Regional Center for Public Safety Excellence Site Drainage Improvements - Phase II	\$ 113,500.00	\$ 155,265.00
2	Bid Bond	Yes	Yes
3	Begin Work Within	10 Working Days	10 Working Days
4	Completion of Work Within	90 Calendar Days	50 Calendar Days
<b>TOTAL AMOUNT PROPOSED</b>		\$ 113,500.00	\$ 155,265.00
<b>TOTAL EVALUATION POINTS</b>		86.02	79.29
<b>RANKING</b>		1	2

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

**SOUTH TEXAS COLLEGE  
REGIONAL CENTER FOR PUBLIC SAFETY EXCELLENCE SITE DRAINAGE IMPROVEMENTS -  
PHASE II - PROJECT NO. 20-21-1043  
EVALUATION SUMMARY**

VENDOR		McAllen Multi Service		Texas Cordia Construction, LLC.	
ADDRESS		PO Box 4428		3149-A Center Pointe Dr	
CITY/STATE/ZIP		McAllen, TX 78502		Edinburg, TX 78539	
PHONE		956-322-9777		956-627-6181	
CONTACT		Gabriel Carrillo		Yara M. Corbitt	
1	The Respondent's price proposal. (up to 45 points)	45	45	32.9	32.9
		45		32.9	
		45		32.9	
		45		32.9	
		45		32.9	
		45		32.9	
2	The Respondent's experience and reputation. (up to 10 points)	9	8.41	9	9.16
		9		10	
		6		9	
		9		9	
		8.5		9	
		9		9	
3	The quality of the Respondent's goods or services. (up to 10 points)	8.5	8.25	8	7.83
		8		9	
		6		7	
		9		8	
		9		9	
		9		6	
4	The Respondent's safety record (up to 5 points)	4	3.66	4	3.66
		4		3	
		3		3.5	
		3		4	
		4		4.5	
		4		3	
5	The Respondent's proposed personnel. (up to 8 points)	6.5	5.75	7.5	7.25
		5		8	
		4		6	
		7		8	
		6		7	
		6		7	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	7.5	6.75	8	7.83
		6		7	
		4		8	
		9		9	
		7		8	
		7		7	
7	The Respondent's organization and approach to the project. (up to 6 points)	4	4	4	3.66
		4		3	
		3		4	
		5		3	
		4		5	
		4		3	
8	The Respondent's time frame for completing the project. (up to 7 points)	4.2	4.2	7	7
		4.2		7	
		4.2		7	
		4.2		7	
		4.2		7	
		4.2		7	
TOTAL EVALUATION POINTS		86.02		79.29	
RANKING		1		2	

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



**Project Fact Sheet**  
**7/8/2021**

Project Name: RCPSE - Site Drainage Improvements Phase II				Project No. 2020-022C	
Funding Source(s): Unexpended Plant Fund					
FY 18-19		FY 19-20		FY 20-21	
FY 18-19 Actual Expenditures		FY 19-20 Actual Expenditures		FY 20-21 Actual Expenditures	
Variance of Project Budget vs. Actual		Variance of Project Budget vs. Actual		Variance of Project Budget vs. Actual	
Total Actual Expenditures To Date					
Construction:		\$ 300,000.00		\$ 300,000.00	
Design - Improvements:		30,000.00		2,500.00	
Design - Drainage evaluation study:		40,000.00		15,745.00	
Miscellaneous:		10,885.00		10,000.00	
FFE:		-		-	
Technology:		-		-	
Total:		\$ 380,885.00		\$ 338,010.00	
Original total design budget of \$70,000 includes:		The consulting engineer recommended Option 1A for the RCPSE drainage improvements. Option 1A was estimated to be less than the current budget.			
- 10% for design services @ \$30,000.					
- Fees for drainage evaluation study @ \$40,000.					
Project Team		Board Status			
Approval to Solicit Engineer: 7/23/2019		Board Approval of Schematic Design		Vendor Contract Amount Actual Expenditures Variance	
Engineer: Perez Consulting Engineers, LLC		NA		Perez CE \$ 12,775.00 \$ 2,500.00 \$ 10,275.00	
Contractor: TBD		Substantial Completion		TBD	
STC FPC Project Manager: Robert S Gomez		Final Completion		TBD	
Project Description		Project Scope			
Evaluation and proposed improvements of the RCPSE existing site drainage.		Consulting engineer to design drainage improvements to the existing detention pond. As per board approval, Option 1A consists of expanding the detention pond and drainage swales.			
Projected Timeline					
Board Approval of Engineer		Board Approval of Drainage Report		Board Approval of Contractor	
8/27/2019		10/27/2020		TBD	
Construction Start Date		Substantial Completion Date		Final Completion Date	
TBD		TBD		TBD	
FFE Completion of Move In					
TBD					
Project Calendar of Expenditures by Fiscal Year					
Fiscal Year		Construction		Design Improvements	
2018-19		\$ -		\$ -	
2019-20		-		23,745.00	
2020-21		-		2,500.00	
Project Total		\$ -		\$ 2,500.00	
Design Drainage Study		Misc.		FFE	
2018-19		\$ 879.00		\$ -	
2019-20		6.48		-	
2020-21		-		-	
Project Total		\$ 885.48		\$ -	
Tech		Project Total			
-		\$ 879.00			
-		\$ 23,751.48			
-		\$ 18,245.00			
-		\$ 42,875.48			
Current Agenda Item					
07/13/21 Facilities Committee: Review and Recommend Action on Contracting Construction Services for the Regional Center for Public Safety Excellence Drainage Improvements Phase II					
Master Plan		Proposed Drainage Improvements			

FPC Project Manager

Robert S. Doney

FPC Asst. Director

Rita Geller

FPC Director

RNA

### **Review and Recommend Action on Contracting Construction Services for the District Wide Automatic Doors Phase IV Project**

Approval to contract construction services for the District Wide Automatic Doors Phase IV project will be requested at the July 27, 2021 Board meeting.

#### **Purpose**

The procurement of a contractor will provide for construction services necessary for the fourth phase of installing automatic door openers district wide.

#### **Scheduling Priority**

This project was initiated to provide various building entrances with accessibility upgrades. It has been reviewed by the Facilities Planning & Construction and Facilities Operations & Maintenance departments, and Administration. This project is scheduled as a necessary improvement to install automatic door openers to improve access to building entrances district wide for users with disabilities, who may have difficulties opening doors, and for assisting safety precautions.

#### **Background**

On October 27, 2020, the Board of Trustees approved the contracting engineering services with Ethos Engineering for this project. Ethos Engineering prepared plans and specifications needed for the solicitation of construction proposals. Automatic door openers are proposed for installation at the following locations:

<b>District Wide Automatic Door Openers Phase IV Proposed Locations</b>		
<b>Campus</b>	<b>Buildings</b>	<b>Number of Openers</b>
Pecan Campus	M, L, G	5
Starr County Campus	C	1
Mid Valley Campus	C	1
Nursing and Allied Health Campus	A	1
<b>TOTAL</b>		<b>8</b>

Solicitation of competitive sealed proposals for this project began on May 19, 2021. A total of four (4) sets of construction documents were issued to plan rooms and one (1) to general contractors. A total of two (2) proposals were received on June 2, 2021.

<b>Timeline for Solicitation of Competitive Sealed Proposals</b>	
May 19, 2021	Solicitation of competitive sealed proposals began.
June 2, 2021	Two (2) proposals were received.

College staff reviewed and evaluated the competitive sealed proposals and recommend R. E. Friedrichs Company as the highest ranked in the amount of \$53,000.00.

### **Funding Source**

<b>Source of Funding</b>	<b>Estimated Budget</b>	<b>Highest Ranked Proposal R. E. Friedrichs Company</b>	<b>Estimated Budget Variance</b>
Unexpended Construction Plant Fund	\$85,000	53,000	\$32,000
<b>Total Amount</b>	<b>\$85,000</b>	<b>53,000</b>	<b>\$32,000</b>

Funds for the District Wide Automatic Doors Phase IV Project 2020-019C are budgeted in the Unexpended Construction Plant Fund for available use in FY 2020-2021.

### **Reviewers**

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

### **Enclosed Documents**

Enclosed are the project presentation, proposal ranking and evaluation, and fact sheet. Staff evaluated the proposal and prepared the enclosed proposal summary.

### **Recommended Action**

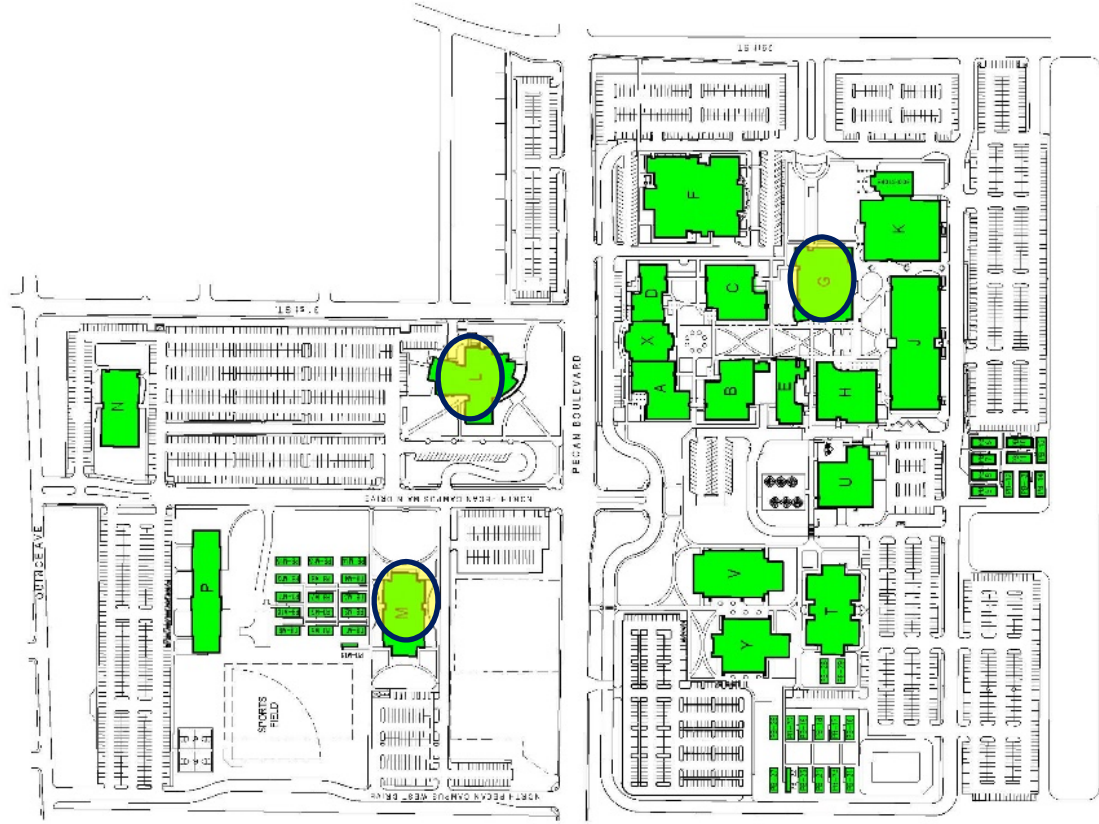
It is requested that the Facilities Committee recommend for Board approval at the July 27, 2021 Board meeting, to contract construction services with R. E. Friedrichs Company in the amount of \$53,000.00 for the District Wide Automatic Doors Phase IV project as presented.



# District Wide Automatic Door Openers Phase IV

# District Wide Automatic Door Openers Ph. IV

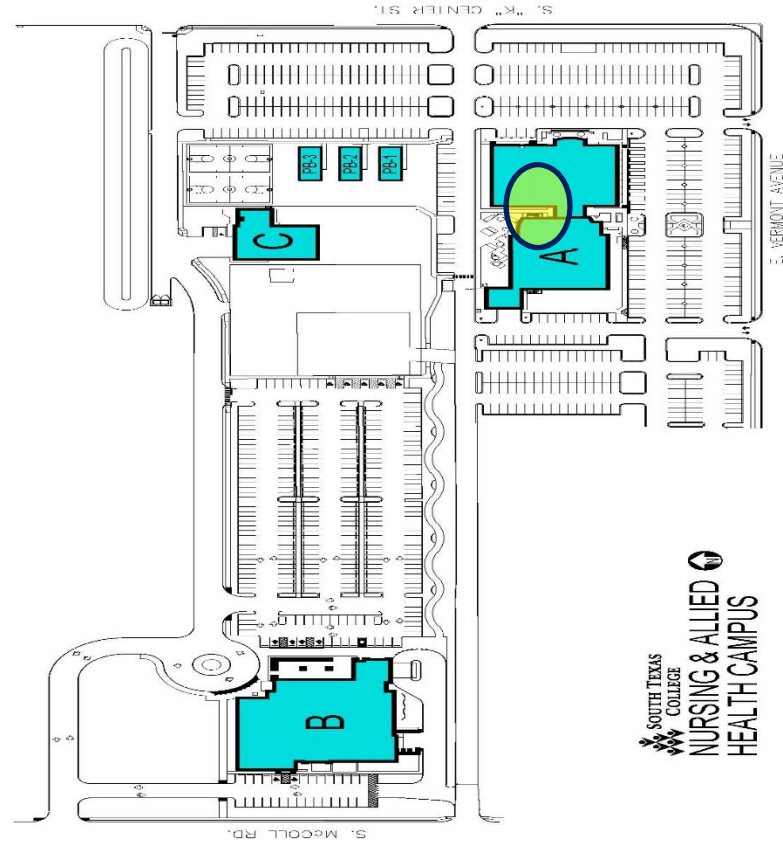
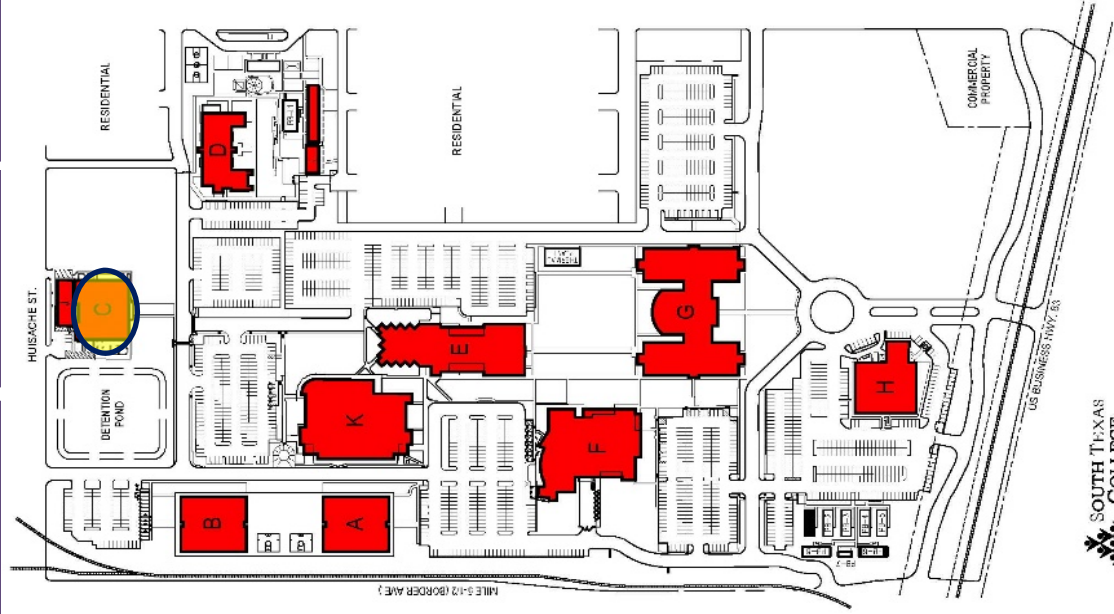
## Project Proposed Sites / Locations





# District Wide Automatic Door Openers Ph. IV

## Project Proposed Sites / Locations



# District Wide Automatic Door Openers Phase IV

## Proposed Scope & Budget



### **Requested By**

Facilities Planning & Construction Department

### **Scope of work**

1. Provide automatic door openers, including hardware, electrical, and installation, to main entrances district wide remaining to have improved accessibility for students and staff.

A total of eight (8) locations are needed to complete this project.

### **Estimated Total Project Budget**

Construction	\$ 85,000
Design	8,500
Miscellaneous	1,620
FFE	-

**Total Project Budget    \$ 95,120**



PROJECT NO. 2020-019C

<b>PROJECT SCHEDULE</b> <b>DISTRICT WIDE – AUTOMATIC DOOR OPENERS</b>		
	<b>Project Phase</b>	<b>Task Date</b>
	Board Approval to Solicit A/E	NA
	Solicit A/E Qualifications	September 2020
	Recommend Board Approval of A/E Firm	October 2020
	Design Phase	February 2021-May 2021
	Solicit Proposals for Construction Services	May 2021
	Recommend Board Approval of Contractor	July 2021
	Issue Notice to Proceed	August 2021
	Substantial Completion	November 2021
	Final Completion	December 2021

07/8/2021

South Texas College  
 Facilities Planning and Construction

**SOUTH TEXAS COLLEGE  
DISTRICT WIDE AUTOMATIC DOOR OPENERS – PHASE IV  
PROJECT NO. 20-21-1042**

<b>NAME</b>		R.E. Friedrichs Company	Terra Fuerte Construction
<b>ADDRESS</b>		3409 S Jackson Rd	614 E Frontage Rd
<b>CITY/STATE/ZIP</b>		Pharr, TX 78577	Alamo, TX 78516
<b>PHONE</b>		956-687-8261	956-844-6146
<b>CONTACT</b>		Austin Friedrichs	Rolando Leal
<b>#</b>	<b>Description</b>	<b>Proposed</b>	<b>Proposed</b>
1	District Wide Automatic Door Openers – Phase IV	\$ 53,000.00	\$ 62,000.00
2	Bid Bond	Yes	Yes
3	Begin Work Within	5 Working Days	14 Working Days
4	Completion of Work Within	45 Calendar Days	60 Calendar Days
<b>TOTAL AMOUNT PROPOSED</b>		\$ 53,000.00	\$ 62,000.00
<b>TOTAL EVALUATION POINTS</b>		92.1	82.29
<b>RANKING</b>		1	2





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

**SOUTH TEXAS COLLEGE  
DISTRICT WIDE AUTOMATIC DOOR OPENERS – PHASE IV  
PROJECT NO. 20-21-1042  
EVALUATION SUMMARY**

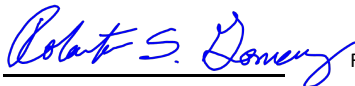
VENDOR		R.E. Friedrichs Company		Terra Fuerte Construction	
ADDRESS		3409 S Jackson Rd		614 E Frontage Rd	
CITY/STATE/ZIP		Pharr, TX 78577		Alamo, TX 78516	
PHONE		956-687-8261		956-844-6146	
CONTACT		Austin C. Friedrichs		Rolando Leal	
1	The Respondent's price proposal. (up to 45 points)	45	45	38.47	38.46
		45		38.47	
		45		38.47	
		45		38.42	
		45		38.47	
2	The Respondent's experience and reputation. (up to 10 points)	9	8.4	9	8
		9		8	
		9		9	
		7		6	
		8		8	
3	The quality of the Respondent's goods or services. (up to 10 points)	8	8.2	8	8.1
		8.5		8	
		8.5		8.5	
		8		8	
		8		8	
4	The Respondent's safety record (up to 5 points)	3.5	4	4	4
		4		4	
		4.5		4	
		4		4	
		4		4	
5	The Respondent's proposed personnel. (up to 8 points)	7	7	6	6.5
		7		7	
		7		6.5	
		7		7	
		7		6	
6	The Respondent's financial capability in relation to the size and scope of the project. (up to 9 points)	7	7.8	8	7.7
		8		8	
		8		8.5	
		8		7	
		8		7	
7	The Respondent's organization and approach to the project. (up to 6 points)	4.5	4.7	5	4.8
		5		4	
		5		5	
		5		5	
		4		5	
8	The Respondent's time frame for completing the project. (up to 7 points)	7	7	4.73	4.73
		7		4.73	
		7		4.73	
		7		4.73	
		7		4.73	
TOTAL EVALUATION POINTS		92.1		82.29	
RANKING		1		2	

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

**Project Fact Sheet**
**7/8/2021**

<b>Project Name:</b> District Wide - Automatic Door Openers Phase IV		<b>Project No.</b> 2020-019C					
<b>Funding Source(s):</b> Unexpended Plant Fund							
	<b>FY19-20</b> <div style="display: flex; justify-content: space-between;"> <div> <b>FY 19-20</b>  <b>Project Budget</b>  <b>Actual Expenditures</b> </div> <div> <b>Variance of</b>  <b>Project Budget</b>  <b>vs. Actual</b>  <b>Expenditures</b> </div> </div>		<b>FY 20-21</b> <div style="display: flex; justify-content: space-between;"> <div> <b>FY 20-21</b>  <b>Project Budget</b>  <b>Actual Expenditures</b> </div> <div> <b>Variance of</b>  <b>Project Budget</b>  <b>vs. Actual</b>  <b>Expenditures</b> </div> </div>	<b>Total Actual</b> <b>Expenditures To</b> <b>Date</b>			
Construction:	\$ 85,000.00	\$ -	\$ 85,000.00	\$ 85,000.00	\$ -	\$ 85,000.00	\$ -
Design	8,500.00	-	8,500.00	8,500.00	5,567.50	2,932.50	5,567.50
Miscellaneous:	2,500.00	880.00	1,620.00	1,620.00	-	1,620.00	880.00
FFE:	-	-	-	-	-	-	-
Technology:	-	-	-	-	-	-	-
<b>Total:</b>	<b>\$ 96,000.00</b>	<b>\$ 880.00</b>	<b>\$ 95,120.00</b>	<b>\$ 95,120.00</b>	<b>\$ 5,567.50</b>	<b>\$ 89,552.50</b>	<b>\$ 6,447.50</b>
<b>Project Team</b>		<b>Board Status</b>					
<b>Approval to Solicit Engineer:</b> 10/29/2019 <b>Engineer:</b> Ethos Engineering, LLC <b>Contractor:</b> TBD		<b>Board Approval of Schematic Design</b> <div style="display: flex; justify-content: space-between;"> <div>NA</div> <div> <b>Vendor</b>            Ethos Engineering            TBD         </div> </div>		<b>Contract Amount</b> <div style="display: flex; justify-content: space-between;"> <div>           \$ 5,300.00            \$ -         </div> <div> <b>Actual Expenditures</b>            \$ 5,567.50            \$ -         </div> </div>		<b>Variance</b> <div style="display: flex; justify-content: space-between;"> <div>(267.50)</div> <div>\$ -</div> </div>	
		<b>Substantial Completion</b> <div style="display: flex; justify-content: space-between;"> <div>TBD</div> <div></div> </div>		<b>Board Acceptance</b> <div style="display: flex; justify-content: space-between;"> <div>TBD</div> <div></div> </div>			
<b>STC FPC Project Manager:</b> Roberto S Gomez		<b>Final Completion</b> <div style="display: flex; justify-content: space-between;"> <div>TBD</div> <div></div> </div>		<b>Board Acceptance</b> <div style="display: flex; justify-content: space-between;"> <div>TBD</div> <div></div> </div>			
<b>Project Description</b>		<b>Project Scope</b>					
Provide automatic door openers district wide to main entrances to assist with easier accessibility for students and staff.		Add ten (8) automatic door openers district wide to the Pecan, Mid Valley, Nursing & Allied Health, and Starr County campuses to complete the final phase for this project.					
<b>Projected Timeline</b>							
Board Approval of Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Substantial Completion Date	Final Completion Date	FFE Completion of Move In	
10/27/2020	N/A	7/27/2021	TBD	TBD	TBD	TBD	
<b>Project Calendar of Expenditures by Fiscal Year</b>							
<b>Fiscal Year</b>	<b>Construction</b>	<b>Design</b>	<b>Miscellaneous</b>	<b>FFE</b>	<b>Tech</b>	<b>Project Total</b>	
2019-20	\$ -	\$ -	\$ 880.00	\$ -	\$ -	\$ 880.00	
2020-21	-	5,567.50	-	-	-	\$ 5,567.50	
<b>Project Total</b>	<b>\$ -</b>	<b>\$ 5,567.50</b>	<b>\$ 880.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,447.50</b>	
<b>Current Agenda Item</b>							
07/13/20 Facilities Committee: Review and Recommend Action on Contracting Construction Services for the District Wide Automatic Doors Phase IV Project							
<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%; text-align: center;">  <p>Mid-Valley</p> </div> <div style="width: 50%; text-align: center;">  <p>Nursing &amp; Allied Health</p> </div> <div style="width: 50%; text-align: center;">  <p>Pecan Campus</p> </div> <div style="width: 50%; text-align: center;">  <p>Starr County Campus</p> </div> </div>							

FPC Project Manager



FPC Asst. Director



FPC Director



## **Review and Recommend Action on Annual Facility Usage Agreements**

Approval of the FY 2020 – 2021 annual facility usage agreements for use by the kinesiology program will be requested at the July 27, 2021 Board meeting.

### **Purpose**

Approval of annual facility usage agreements for various locations that host student instruction will be requested for FY 2021 – 2022.

### **Justification**

Various locations are needed to accommodate the Kinesiology program courses offered at South Texas College. The facilities needed are course specific (ex. golf, swimming, tennis, bowling, etc.).

### **Background**

The College leases facilities on an annual basis which are used for various instructional purposes. The facilities will provide for Bowling, Golf, Basketball, Volleyball, Swimming, Softball, Soccer, Flag Football, and Tennis courses in the Kinesiology Program for the Fall 2021, Spring 2022, and Summer 2022 semesters. In FY 2020 - 2021 a total of 1,626 students enrolled in Kinesiology courses and a Physical Education Special Activity fee of \$55 was charged per student for each course taken. A total of \$29,543.84 was spent on facility usage fees in FY 2020 - 2021. The following includes examples of facilities at which kinesiology courses may be offered.

- City of McAllen
  - Boys and Girls Club Othal Brand Center
  - Boys and Girls Club Roney Center
  - Boys and Girls Club Pool
  - Las Palmas Park
  - Los Encinos Park Tennis Courts
  - Municipal Baseball Complex
  - Municipal Pool
  - Palm View Golf Course
  - Parks and Recreation Bicentennial Soccer Field
  - Westside Park
- City of Mission
  - Bannworth Park
  - Parks & Recreation North Side Pool
- City of Weslaco
  - Weslaco City Park
  - Harlon Block Park (Weslaco, TX)
- Main Event (Pharr, TX)
- Flamingo Bowl (McAllen, TX)
- McAllen ISD – McAllen High School Tennis Courts

Additional facilities may be required at which the Kinesiology program may offer courses due to unforeseen circumstances. In these circumstances, the President will be asked to review and approve the use of various facilities as needed, pursuant to Policy 6130.

**Funding Source**

Funds will be budgeted in the proposed FY 2021 - 2022 Physical Education Facility Rental budget.

**Recommended Action**

It is recommended that the Facilities Committee recommend for Board approval at the August 25, 2020 Board meeting, the FY 2021 – 2022 annual facility usage agreements for use by the Kinesiology program as presented.

### **Review and Recommend Action on Proposed FY 2021 – 2022 Committee Meeting Schedule**

The Facilities Committee is asked to review the following proposed schedule and recommend amendment or approval as appropriate.

The Board will be asked to review and take action on a calendar of Committee and Board Meetings for FY 2021 - 2022 at the July 27, 2021 Regular Board Meeting.

The proposed meeting schedule for the Facilities Committee is as follows:

<b><u>Weekday</u></b>	<b><u>Date</u></b>	<b><u>Meeting Time</u></b>
Tuesday	September 14, 2021	4:30 p.m.
Tuesday	October 19, 2021	4:30 p.m.
Tuesday	November 9, 2021	4:30 p.m.
Tuesday	December 7, 2021	4:30 p.m.
Tuesday	January 18, 2022	4:30 p.m.
Tuesday	February 8, 2022	4:30 p.m.
Tuesday	March 8, 2022	4:30 p.m.
Tuesday	April 12, 2022	4:30 p.m.
Tuesday	May 10, 2022	4:30 p.m.
Tuesday	June 14, 2022	4:30 p.m.
Tuesday	July 12, 2022	4:30 p.m.
Tuesday	August 9, 2022	4:30 p.m.
Tuesday	September 13, 2022	4:30 p.m.

Facilities Committee Meetings are generally scheduled for the second Tuesday of each month, and are proposed for a starting time of 4:30 p.m. There may be some deviation based upon scheduling conflicts, and any adjustments will be communicated with as much early notification as practical.

A full calendar view of the proposed Committee and Board meeting schedule follows in the packet for the Committee's information.

The Facilities Committee is asked to recommend Board action as necessary regarding the proposed Committee meeting schedule so that all Board members may enter the dates on their planning calendars.





# Board Meeting Committee Meeting Calendar FY 2021 - 2022

September 2021						
S	M	T	W	TH	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

October 2021						
S	M	T	W	TH	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

November 2021						
S	M	T	W	TH	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

December 2021						
S	M	T	W	TH	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

January 2022						
S	M	T	W	TH	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

February 2022						
S	M	T	W	TH	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

March 2022						
S	M	T	W	TH	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

April 2022						
S	M	T	W	TH	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

May 2022						
S	M	T	W	TH	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

June 2022						
S	M	T	W	TH	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

July 2022						
S	M	T	W	TH	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

August 2022						
S	M	T	W	TH	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

September 2022						
S	M	T	W	TH	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	



- \* Regular Board Meeting
- \* Graduation Ceremonies
- \* Holiday/Professional Dev. Day, College Closed
- \* Education & Workforce Development Committee: 2nd Tuesday of the month, 3:30 p.m.
- \* Facilities Committee: 2nd Tuesday of the month, 4:30 p.m.
- \* Finance, Audit, & Human Resources Committee: 2nd Tuesday of the month, 5:30 p.m.
- \* Board Meetings: 4th Tuesday of the month, 5:30 p.m.

### **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 July 7, 2021**

<b>Total Project Budget Summary</b>	<b>FY21 Unexpended Plant Fund</b>	<b>FY21 Renewals &amp; Replacements Fund</b>
Total Construction Project Budget	\$ 10,982,474	\$ 4,883,890
Previously Approved Projects for September - June 2021	(4,120,582)	(471,919)
Proposed Project(s) for the Month of July 2021	(356,255)	(280,000)
<b>Total Project Budget Balance</b>	<b>\$ 6,505,637</b>	<b>\$ 4,131,971</b>

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

**South Texas College**  
**Monthly Construction Report**  
**Fiscal Year 2020 - 2021**  
**As of July 7, 2021**

Project Reference #	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
Board Approved on January 26, 2021			
2016-014C1	Pecan Campus Sand Volleyball Court Sand Replacement - CO	\$ 44,450	\$ -
2019-009C	Mid Valley Campus Student Union Bldg F. Renovation of Cashiers and Career & Employer Services Areas - CO	308,666	\$ -
Total Board Approved on January 26, 2021		\$ 353,116	\$ -
Board Approved on February 23, 2021			
2016-018C	Pecan Campus Library Building F Renovation and Expansion - CO	\$ 1,442,266	\$ -
2019-006C	Nursing and Allied Health Campus East Building A Student Services Renovation - CO	375,270	\$ -
2018-020C	Starr County Campus Student Services Building G Cashiers and Veterans Affairs Areas Renovation - CO	236,500	\$ -
Total Board Approved on February 23, 2021		\$ 2,054,036	\$ -
Board Approved on April 27, 2021			
2019-016C	Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles	\$ 285,500	\$ -
2019-017C	Regional Center for Public Safety Excellence Canopy for Students and Instructors	247,000	-
2019-020C	Regional Center for Public Safety Excellence Flammable Liquid and Gas (F.L.A.G.) Fire Training Area	443,600	-
Total Board Approved on April 27, 2021		\$ 976,100	\$ -
Board Approved on June 22, 2021			
2019-014C	Starr County Campus Workforce Center Building D Welding Lab Expansion and Renovation	\$ (230,000)	\$ -
Total Board Approved on June 22, 2021		\$ (230,000)	\$ -

**South Texas College**  
**Monthly Construction Report**  
**Fiscal Year 2020 - 2021**  
**As of July 7, 2021**

Project Reference #	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
Pending Board Approval on July 27, 2021			
2020-014R	Pecan Campus Information Technology Building M Generator Replacement	\$ -	\$ 280,000
2020-022C	RCPSE Drainage Improvement Phase II	\$ 356,255	\$ -
Total Pending Board Approval on July 27, 2021		\$ 356,255	\$ 280,000
Current Total Project Budget		\$ 4,476,837	\$ 751,919

\* Actuals costs will be updated as project progresses.

CO - Carry over project from previous year.

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

#	Projects	FPC Project Managers	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2021 Budget	Priority Status	Upcoming Board Meeting Item	Architect/ Engineering Firm	Contractor	
Pecan Campus																				
1	Business and Science Building G Classroom Renovation	SS					●					\$ 333,000	\$ 19,768	\$ 313,232	\$ 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 (Terminated)
3	Sand Volleyball Courts - Sand Replacement	DV									●	\$ 60,500	\$ 55,736	\$ 4,764	\$ 44,450	Completed	N/A		Alvarado Architects & Assoc.	Limon Masonry
4	Library Building F Renovation and Expansion	DV			●							\$ 1,466,000	\$ 265,345	\$ 1,200,655	\$ 1,442,266	High	January 2022	Approval of Construction Documennts	ERO Architects	TBD
5	Information Technology Building M Office and Work Space Renovation	MV									●	\$ 575,295	\$ 559,253	\$ 16,042	\$ 499,435	Completed	N/A		Boultinghouse Simpson Gates Architects	Noble Texas Builders
6	Student Activities Center Building H Cafeteria Renovation	MV									●	\$ 957,600	\$ 799,876	\$ 157,724	\$ 195,627	Completed	N/A		EGV Architects	Noble Texas Builders
7	Student Services Building K Renovations	TBD	●									\$ 26,200	\$ -	\$ 26,200	\$ 26,200	Medium	TBD	Approval of Schematic Design	TBD	N/A
8	New Continuing Education Building	RC	●									\$ 398,160	\$ -	\$ 398,160	\$ 398,160	Low	TBD	TBD	TBD	TBD
Pecan Campus Subtotal												\$ 3,929,763	\$ 1,791,857	\$ 2,137,906	\$ 2,873,838					
Pecan Plaza																				
9	West Building C Kinesiology Renovation	MV					●					\$ 143,800	\$ 22,457	\$ 121,343	\$ 142,538	High	September 2021	Approval of Substantial Completion	Alvarado Architects & Assoc.	Tri-Gen Construction
10	Human Resources Building A Renovation	RG									●	\$ 141,000	\$ 11,696	\$ 129,304	\$ 141,000	Medium	N/A		N/A	O&M
11	Human Resources Building A Entry Court Yard Improvements	DV									●	\$ 16,000	\$ -	\$ 16,000	\$ 16,000	High	N/A		N/A	Limon Masonry
Pecan Plaza Subtotal												\$ 300,800	\$ 34,153	\$ 266,647	\$ 299,538					
Mid-Valley Campus																				
12	Student Union Building F Renovation	SS									●	\$ 355,000	\$ 331,544	\$ 23,456	\$ 308,666	Completed	N/A		ROFA Architects	Noble Texas Builders
13	Center for Learning Excellence Building A Renovation of Space for Supplemental Instruction	DV									●	\$ 224,200	\$ 2,008	\$ 222,192	\$ 223,200	High	TBD	TBD	The Warren Group Architects	TBD
Mid Valley Campus Subtotal												\$ 579,200	\$ 333,551	\$ 245,649	\$ 531,866					
Technology Campus																				
14	Emerging Technologies Building A & Advanced Technical Careers Building B Renovation	SS			●							\$ 1,323,050	\$ 15,445	\$ 1,307,605	\$ 150,500	High	August 2021	Approval of Master Plan	EGV Architects	TBD
Technology 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	
Nursing and Allied Health Campus Subtotal																				
15	East Building A Student Services Renovation	SS									●	\$ 427,500	\$ 312,560	\$ 114,940	\$ 375,270	Completed	N/A		Gignac Architects	Holchemont
16	West Entry Campus Sign	DV									●	\$ 76,000	\$ 74,456	\$ 1,544	\$ 60,000	Completed	N/A		N/A	Limon Masonry Interface
Nursing and Allied Health Campus Subtotal												\$ 503,500	\$ 387,016	\$ 116,484	\$ 435,270					
Starr County Campus																				
17	Student Services Building G Renovation	SS									●	\$ 225,000	\$ 229,402	\$ (4,402)	\$ 236,500	Completed	N/A		Gignac Architects	Holchemont
18	Workforce Center Building D Welding Expansion	MV			●							\$ 230,000	\$ 820	\$ 229,180	\$ 230,000	Low	TBD	Approval of Schematic Design	Gignac Architects	TBD
Starr County Campus Subtotal												\$ 455,000	\$ 230,222	\$ 224,778	\$ 466,500					
Regional Center for Public Safety Excellence																				
19	Shooting Range (Previously Target Range)	DV			●							\$ 634,312	\$ 56,326	\$ 577,986	\$ 291,972	High	September 2021	Approval of Schematic Design	PBK Architects	TBD
20	Canopy for Safety Training Vehicles	RG		●								\$ 285,500	\$ 91	\$ 285,409	\$ 285,500	Low	July 2021	Approval of Architectural Services	TBD	TBD
21	Canopy for Students/Instructors	RG		●								\$ 247,000	\$ 91	\$ 246,909	\$ 247,000	Low	July 2021	Approval of Architectural Services	TBD	TBD
22	Fire Training Area	RG		●								\$ 443,600	\$ 91	\$ 443,509	\$ 443,600	Low	July 2021	Approval of Architectural Services	TBD	TBD
23	Site Drainage Improvements	RG			●							\$ 356,255	\$ 43,059	\$ 313,196	\$ 356,255	High	July 2021	Approval of Construction Services	Perez Consulting Engineers	TBD
24	Chiller Installation	MV				●						\$ 170,000	\$ 8,433	\$ 161,567	\$ 170,000	High	August 2021	Approval of Construction Services	Half Associates, Inc	TBD
25	Cityscape Remediation	RG									●	\$ 129,500	\$ 103,535	\$ 25,965	\$ 129,500	Completed	N/A		Perez Consulting Engineers	Noble Texas Builders
Regional Center for Public Safety Excellence Subtotal												\$ 2,266,167	\$ 211,626	\$ 2,054,541	\$ 1,923,827					
Higher Education Center La Joya																				
26	Exterior Building and Wayfinding Signage (Wayfinding Signage Only)	DV									●	\$ 52,000	\$ 31,463	\$ 20,537	\$ 36,400	Completed	N/A		N/A	Innerface Architectural Signage/Cast Con
Higher Education Center La Joya Subtotal												\$ 52,000	\$ 31,463	\$ 20,537	\$ 36,400					



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

#	Projects	FPC Project Managers	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2021 Budget	Priority Status	Upcoming Board Meeting Item	Architect/ Engineering Firm	Contractor	
District Wide																				
27	Land	N/A	N/A									\$ 3,000,000	\$ -	\$ 3,000,000	\$ 3,000,000	N/A	N/A		N/A	N/A
28	Renovation and Contingencies	N/A	N/A									\$ 659,296	\$ 9,110	\$ 650,186	\$ 659,296	N/A	N/A		N/A	TBD
29	Outdoor Furniture	TBD		●								\$ 25,000	\$ -	\$ 25,000	\$ 25,000	N/A	N/A		N/A	TBD
30	Facility Signage	DV					●					\$ 49,632	\$ -	\$ 49,632	\$ 49,632	N/A	N/A		N/A	TBD
31	Removal of Existing Trees	TBD									●	\$ 24,687	\$ -	\$ 24,687	\$ 24,687	N/A	N/A		N/A	TBD
32	Automatic Doors Phase IV	RG				●						\$ 95,120	\$ 6,016	\$ 89,104	\$ 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	\$ 15,126	\$ 4,249,609	\$ 4,264,735					
Totals			12	3	6	0	8	1	0	0	13	\$ 13,674,215	\$ 3,050,460	\$ 10,623,755	\$ 10,982,474					

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

#	Projects	FPC Project Manager	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2021 Budget	Priority Status	Upcoming Board Meeting Item	Architect/ Engineering Firm	Contractor	
Pecan Campus																				
1	Information Technology Building M Generator Replacement	RG				●						\$ 280,000	\$ 3,054	\$ 276,946	\$ -	Low	July 2021	Approval of Construction Services	Half Associates, Inc	TBD
Pecan Campus Subtotal												\$ 280,000	\$ 3,054	\$ 276,946	\$ -					
Mid Valley Campus																				
2	Resurfacing Northwest Drive	SS									●	\$ 194,308	\$ 134,274	\$ 60,034	\$ 92,971	Completed	N/A		PCE Consultants	McAllen Multi Services
3	Drainage Improvements Phase I	SS									●	\$ 334,203	\$ 417,269	\$ (83,066)	\$ 302,919	Completed	N/A		PCE Consultants	McAllen Multi Services
4	Roofing Replacement	MV					●					\$ 951,000	\$ 40,424	\$ 910,576	\$ 947,123	High	October 2021	Approval of Substantial Completion	Beam Professionals	Argio Roofing
Mid Valley Campus Subtotal												\$ 1,479,511	\$ 591,967	\$ 887,544	\$ 1,343,013					
Technology Campus																				
5	Advanced Technical Careers Building B Concrete Floor Repairs	DV									●	\$ 422,750	\$ 120,613	\$ 302,137	\$ 20,000	Completed	N/A		CLH Engineering	5 Star Construction
Technology Campus Subtotal												\$ 422,750	\$ 120,613	\$ 302,137	\$ 20,000					
Dr. Ramiro R. Casso Nursing & Allied Health Campus																				
6	NAH East Building A Westside Elevators Refurbishment	RC/O&M					●					\$ 159,000	\$ -	\$ 159,000	\$ 159,000	Medium	TBD	Approval of Construction Services	N/A	Oracle Elevator
7	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 USA
8	NAH East Building A Data Cabling Infrastructure Replacement	RC/O&M									●	\$ 150,000	\$ 146,677	\$ 3,323	\$ 15,000	Completed	N/A		N/A	TBD
9	NAH East Building A Exterior Stair Repairs and Replacement	RG			●							\$ 169,000	\$ 3,000	\$ 166,000	\$ 169,000	High	October 2021	Approval of Construction Services	Chanin Engineering, LLC	TBD
Nursing and Allied Health Campus Subtotal												\$ 758,000	\$ 161,331	\$ 596,669	\$ 508,108					
Starr County Campus																				
10	Roofing Replacement	MV					●					\$ 852,000	\$ 40,964	\$ 811,036	\$ 824,569	High	January 2022	Approval of Substantial Completion	Beam Professionals	Sechrist Hall
Starr County Campus Subtotal												\$ 852,000	\$ 40,964	\$ 811,036	\$ 824,569					

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

#	Projects	FPC Project Manager	Not Started	Project Development	Design Phase	Bidding and Negotiations	Construction Phase	Substantial Completion	Final Completion	Move In	Completed	Total Project Budget	Amount Paid	Total Project Balance	FY2021 Budget	Priority Status	Upcoming Board Meeting Item	Architect/ Engineering Firm	Contractor
District Wide																			
11	Irrigation System Controls Upgrade	RC/O&M									●	\$ 143,685	\$ 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	Authorization to Solicit for Construction Services	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				
Totals		0	0	0	1	0	4	0	0	0	13	\$ 6,205,564	\$ 1,100,693	\$ 5,104,871	\$ 4,883,890				

**Discussion and Recommend Action as Necessary on Real Property**

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