

South Texas College
Board of Trustees
Facilities Committee
Ann Richards Administration Building, Board Room
Pecan Campus
Tuesday, August 10, 2021
@ 5:00 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 July 13, 2021 Facilities Committee Meeting Minutes 1 - 25
- II. Review and Recommend Action on Rejection of Construction Services Proposals for the Regional Center for Public Safety Excellence Chiller Installation Project 26
- III. Update on Status of Unexpended Plant Fund Construction Projects and Renewals & Replacements Projects 27 - 32

Approval of Facilities Committee Meetings Minutes

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

1. July 13, 2021 Facilities Committee Meeting

Meeting Minutes

Facilities Committee Meeting

July 13, 2021

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

The Facilities Committee Meeting was held on Tuesday, July 13, 2021 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 4:34 p.m. with Dr. Alejo Salinas, Jr. presiding.

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

Other Trustees present: Mr. Danny Guzman

Members absent: None

Also present: Dr. David Plummer, Mr. Javier Villalobos, Mrs. Mary Elizondo, Mr. Ricardo de la Garza, Mr. George McCaleb, Mr. Robert Cuellar, Mr. Robert Gomez, Mr. David Valdez, Mr. Sam Saldana, Mr. Martin Villarreal, Mr. Jose Moroles, Mrs. Sara Lozano, Mr. David Perez, and Mr. Andrew Fish.

Approval of Facilities Committee Meetings Minutes

Upon a motion by Ms. Rose Benavidez and a second by Mr. Gary Gurwitz, the Minutes for the June 8, 2021 Facilities Committee meetings were approved as written. The motion carried.

The Facilities Committee considered the following items out of the posted agenda order:

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 and other 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 or other programs 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

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the FY 2021 – 2022 annual facility usage agreements for use by the Kinesiology program as presented. The motion carried.

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

The Facilities Committee was 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 was as follows:

<u>Weekday</u>	<u>Date</u>	<u>Meeting Time</u>
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 was provided in the packet for the Committee's information.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Gary Gurwitz, the Facilities Committee recommended Board approval of the proposed Committee meeting schedule so that all Board members may enter the dates on their planning calendars. The motion carried.

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

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

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, the Coordinated Operations Council, the Facilities Committee, the Education & Workforce Development Committee, and the Board of Trustees. These projects were 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 consisted 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 was \$1,078,300 and itemized in the table below:

Starr County Campus Workforce Center Building D Automotive Lab Expansion Total Project Budget	
Budget Item	Budget Amount
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

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

The project consisted 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 was \$153,500 and itemized in the table below:

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

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

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

Funding Source

Previously earmarked funds were 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 prepared presentations of the projects and preliminary layouts of the spaces for the Committee's review and information.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Gary Gurwitz, the Facilities Committee recommended Board approval of the solicitation of architectural services for the Starr County Campus Workforce Program Projects for Buildings D and C as presented. The motion carried.

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

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 was 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 was necessary to procure a design team to prepare all necessary design development drawings and specifications in preparation for construction. Once the statements of qualifications were received, an evaluation team would evaluate the responses using the currently approved procurement process and propose an architect to the Facilities Committee at a later date.

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

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, the Coordinated Operations Council, the Facilities Committee, the Education & Workforce Development Committee, and the Board of Trustees. These projects were 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 consisted 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 was \$537,500 and itemized in the table below:

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

B. Workforce Center Building D Automotive Lab Expansion

The project consisted 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 was \$920,500 and itemized in the table below:

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

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

The project consisted 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 was \$528,000 and itemized in the table below:

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

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

The project consisted 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 was \$531,365 and itemized in the table below:

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

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

Mid Valley Campus Workforce Program Projects Total Projects Budgets	
Budget Item	Budget Amount
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
Total Projects Budgets	\$2,517,365

Funding Source

Previously earmarked funds were 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 prepared presentations of the projects and preliminary layouts of the spaces for the Committee's review and information.

Recommended Action

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of the solicitation of architectural services for the Mid Valley Campus Workforce Program Projects as presented. The motion carried.

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 was 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 was included in the July 13, 2021 Finance, Audit, and Human Resources Committee Meeting for request for Board approval.

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

Scheduling Priority

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

Justification

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

Background

Currently, there were air handlers with ultraviolet (UV) lighting filtration installed at approximately 50% of the College's facilities. The Facilities Operations & Maintenance department proposed 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:

District Wide Air Handlers Replacement Total Estimated Cost		
Campus	Buildings	Estimated Cost
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
TOTAL		\$6,948,000

The estimated schedule for the project is below:

District Wide Air Handlers Replacement Estimated Schedule		
Project Phase	Task Date	Task Duration
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
Total Estimated Project Duration		14 Months

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

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

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

Funding Source

The proposed District Wide Air Handler Replacements project was not included in the budget for FY 2020 – 2021. The use of Higher Education Emergency Relief Fund (HEERF) for this project was 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 would be budgeted in FY 2021-2022, accordingly.

Enclosed Documents

The packet included a detailed project description and budget for the Committee's review and information.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval of soliciting engineering services for the proposed District Wide Air Handler Replacements project. The motion carried.

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 were 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 included, but was not limited to, design, analysis, preparation of plans and specifications, permit applications, construction administration, and inspection of the projects. Building code required that these structures are designed by licensed professionals due to their size, cost, and structural requirements.

Scheduling Priority

These projects were requested by RCPSE staff and the Business, Public Safety, & Technology division. The projects were 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 was scheduled as a non-educational space improvement project. The canopies for students & instructors and the F.L.A.G. were 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 were part of the College's FY 2020-2021 Capital Improvement Projects.

Canopy for Safety Training Vehicles

The safety training vehicles at the RCPSE required 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 was \$285,500 and itemized in the table below:

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

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 was \$247,000 and itemized in the table below:

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

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

The Fire Science program acquired a fire trainer vehicle and were awaiting the delivery of a fire trailer that would 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 was \$443,600 and itemized in the table below:

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

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.

Timeline for Solicitation of Statements of Qualifications	
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 was \$976,100 and is itemized in the table below:

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	
Budget Item	Budget Amount
Canopy for Safety Training Vehicles	\$285,500
Canopies for Students and Instructors	247,000

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	
Flammable Liquid and Gas (F.L.A.G.) Fire Training Area	443,600
Total Projects Budget	\$976,100

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 were budgeted in the Unexpended Construction Plan Fund for available use in FY 2020-2021.

Reviewers

The proposals were 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 were enclosed. The evaluation team members completed evaluations for the firms and provided a scoring and ranking summary.

Recommended Action

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

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 was 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.

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

Once firms were selected and approved by the Board of Trustees, the firms would 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 would be asked to provide unit costs for a standard list of possible services. These unit costs would be used a basis for each future project fee proposal.

Staff recommended three (3) firms to be approved based on the evaluation ranking. They were 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 were provided for the Committee's review and information.

At the July 13, 2021 Facilities Committee member, trustees noted that all five responding firms were well qualified to provide the proposed geotechnical engineering and materials

testing services, and asked whether there was a reason to limit the pool to only three firms.

Administration agreed that a pool of five firms could be beneficial to the College, and that all five responding firms were well qualified.

Upon a motion by Ms. Rose Benavidez and a second by Mr. Gary Gurwitz, the Facilities Committee recommended Board approval of a pool consisting of the five highly-qualified responding firms to constitute a pool for selection by staff for assignments as needed 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. The motion carried.

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 would 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 was 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.

Timeline for Solicitation of Competitive Sealed Proposals	
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 recommended Metro Electric, Inc. as the highest ranked in the amount of \$137,556.

Funding Source

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

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

Reviewers

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

Enclosed Documents

The packet included the project presentation, proposal ranking and evaluation, and fact sheet. Staff evaluated the proposal and provided a proposal summary.

Mr. Gary Gurwitz abstained from the deliberation and action on this item.

Upon a motion by Ms. Rose Benavidez and a second by Dr. Alejo Salinas, Jr., the Facilities Committee recommended Board approval to contract construction services with Metro Electric, Inc. in the amount of \$137,556 for the Pecan Campus Information Technology Building M Generator Replacement Project as presented. The motion carried.

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 would 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 was 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.

Timeline for Solicitation of Competitive Sealed Proposals	
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

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

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

Reviewers

The proposals were 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

The packet included the project presentation, proposal ranking and evaluation, and fact sheet. Staff evaluated the proposal and provided a proposal summary.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to contract construction services with McAllen Multi Service in the amount of \$113,500 for the Regional Center for Public Safety Excellence Drainage Improvements Phase II Project as presented. The motion carried.

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 would 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 was reviewed by the Facilities Planning & Construction and Facilities Operations & Maintenance departments, and Administration. This project was 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:

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

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.

Timeline for Solicitation of Competitive Sealed Proposals	
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 recommended R. E. Friedrichs Company as the highest ranked in the amount of \$53,000.00.

Funding Source

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

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

Reviewers

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

Enclosed Documents

The packet included the project presentation, proposal ranking and evaluation, and fact sheet. Staff evaluated the proposal and provided a proposal summary.

Upon a motion by Mr. Gary Gurwitz and a second by Ms. Rose Benavidez, the Facilities Committee recommended Board approval to contract construction services with R. E.

Friedrichs Company in the amount of \$53,000.00 for the District Wide Automatic Doors Phase IV project as presented. 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.

Discussion and Recommend Action as Necessary on Real Property

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

Dr. Plummer recommended that this information be postponed for a discussion with the full Board and new President Dr. Ricardo J. Solis.

The Committee postponed this item and no action was taken.

Adjournment

There being no further business to discuss, the Facilities Committee Meeting of the South Texas College Board of Trustees adjourned at 5:18 p.m.

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

Dr. Alejo Salinas, Jr., Presiding

Review and Recommend Action on Rejection of Construction Services Proposals for the Regional Center for Public Safety Excellence Chiller Installation Project

Rejection of the construction services proposals for the Regional Center for Public Safety Excellence (RCPSE) Chiller Installation project will be requested at the August 24, 2021 Board meeting.

Purpose

The rejection of the construction services proposals will allow for proposals to be submitted by contractors and/or subcontractors at a later date for the RCPSE Chiller Installation project.

Scheduling Priority

This is a Capital Improvement Project requested by the Facilities Operations and Maintenance department to provide an additional chiller for redundancy of the air conditioning system at the RCPSE, and was reviewed by the Facilities Planning & Construction and Facilities Operations & Maintenance departments. It is scheduled as a non-educational space improvement to provide redundancy to maintain a properly operating air conditioning system in case of the existing chiller becoming inoperative.

Background

On January 26, 2021, the Board of Trustees approved contracting design services with Halff Associates, Inc. for this project. Halff Associates, Inc. prepared plans and specifications needed for the solicitation of construction proposals.

After evaluating the construction proposals and consulting with the engineer, Administration recommends Board rejection of all of the proposals. The proposals that were submitted were significantly over the project construction budget. College staff will work with the engineer to modify the scope in an effort to reduce project costs. A new solicitation for construction services will be issued as necessary.

Recommended Action

It is requested that the Facilities Committee recommend for Board approval at the August 24, 2021 Board meeting, the rejection of construction services proposals for the Regional Center for Public Safety Excellence Chiller Installation project as presented.

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

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

South Texas College
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	\$ 50,375	\$ 282,625	\$ 267,700	High	September 2021	Approval of Substantial Completion	EGV Architects Tri-Gen Constrcution
2	Sand Volleyball Courts - Sand Replacement	DV									●	\$ 60,500	\$ 70,531	\$ (10,031)	\$ 44,450	Completed	N/A		Alvarado Architects & Assoc. Limon Masonry
3	Library Building F Renovation and Expansion	DV			●							\$ 1,466,000	\$ 348,879	\$ 1,117,121	\$ 1,442,266	High	January 2022	Approval of Construction Documennts	ERO Architects TBD
4	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
5	Student Activities Center Building H Cafeteria Renovation	MV									●	\$ 957,600	\$ 799,876	\$ 157,724	\$ 195,627	Completed	N/A		EGV Architects Noble Texas Builders
6	Student Services Building K Renovations	TBD	●									\$ 26,200	\$ -	\$ 26,200	\$ 26,200	Medium	TBD	Approval of Schematic Design	TBD N/A
7	New Continuing Education Building	RC	●									\$ 398,160	\$ -	\$ 398,160	\$ 398,160	Low	TBD	TBD	TBD TBD
Pecan Campus Subtotal												\$ 3,816,755	\$ 1,828,914	\$ 1,987,841	\$ 2,873,838				
Pecan Plaza																			
8	West Building C Kinesiology Renovation	MV					●					\$ 143,800	\$ 49,593	\$ 94,207	\$ 142,538	High	October 2021	Approval of Substantial Completion	Alvarado Architects & Assoc. Tri-Gen Constrcution
9	Human Resources Building A Renovation	RG									●	\$ 141,000	\$ 11,696	\$ 129,304	\$ 141,000	Medium	N/A		N/A O&M
10	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	\$ 61,288	\$ 239,512	\$ 299,538				
Mid-Valley Campus																			
11	Student Union Building F Renovation	SS									●	\$ 355,000	\$ 332,129	\$ 22,871	\$ 308,666	Completed	N/A		ROFA Architects Noble Texas Builders
12	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	\$ 334,136	\$ 245,064	\$ 531,866				
Technology Campus																			
13	Emerging Technologies Building A & Advanced Technical Careers Building B Renovation	SS			●							\$ 1,323,050	\$ 30,070	\$ 1,292,980	\$ 150,500	High	September 2021	Approval of Master Plan	EGV Architects TBD
Technology Campus Subtotal												\$ 1,323,050	\$ 30,070	\$ 1,292,980	\$ 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																				
14	East Building A Student Services Renovation	SS									●	\$ 427,500	\$ 323,741	\$ 103,759	\$ 375,270	Completed	N/A		Gignac & Associates, LLP	Holchemont
15	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	\$ 398,197	\$ 105,303	\$ 435,270					
Starr County Campus																				
16	Student Services Building G Renovation	SS									●	\$ 225,000	\$ 238,201	\$ (13,201)	\$ 236,500	Completed	N/A		Gignac & Associates, LLP	Holchemont
17	Workforce Center Building D Welding Expansion	MV			●							\$ 230,000	\$ 820	\$ 229,180	\$ 230,000	Low	September 2021	Approval of Schematic Design	Gignac & Associates, LLP	TBD
Starr County Campus Subtotal												\$ 455,000	\$ 239,021	\$ 215,979	\$ 466,500					
Regional Center for Public Safety Excellence																				
18	Shooting Range (Previously Target Range)	DV			●							\$ 634,312	\$ 61,519	\$ 572,793	\$ 291,972	High	September 2021	Approval of Schematic Design	PBK Architects	TBD
19	Canopy for Safety Training Vehicles	RG		●								\$ 285,500	\$ 160	\$ 285,340	\$ 285,500	Low	October 2021	Approval of Construction Services	Gignac & Associates, LLP	TBD
20	Canopy for Students/Instructors	RG		●								\$ 247,000	\$ 160	\$ 246,840	\$ 247,000	Low	October 2021	Approval of Construction Services	Gignac & Associates, LLP	TBD
21	Fire Training Area	RG			●							\$ 443,600	\$ 160	\$ 443,440	\$ 443,600	Low	December 2021	Approval of Construction Services	Gignac & Associates, LLP	TBD
22	Site Drainage Improvements	RG				●						\$ 356,255	\$ 43,424	\$ 312,831	\$ 356,255	High	November 2021	Approval of Substantial Completion	Perez Consulting Engineers	McAllen Multi Service
23	Chiller Installation	MV				●						\$ 170,000	\$ 8,998	\$ 161,002	\$ 170,000	High	November 2021	Approval of Construction Services	Half Associates, Inc	TBD
24	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	\$ 217,956	\$ 2,048,211	\$ 1,923,827					
Higher Education Center La Joya																				
25	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																			
26	Land	N/A	N/A									\$ 3,000,000	\$ -	\$ 3,000,000	\$ 3,000,000	N/A	N/A	N/A	N/A
27	Renovation and Contingencies	N/A	N/A									\$ 659,296	\$ 9,344	\$ 649,952	\$ 659,296	N/A	N/A	N/A	TBD
28	Outdoor Furniture	TBD		●								\$ 25,000	\$ -	\$ 25,000	\$ 25,000	N/A	N/A	N/A	TBD
29	Facility Signage	DV						●				\$ 49,632	\$ -	\$ 49,632	\$ 49,632	N/A	N/A	N/A	TBD
30	Removal of Existing Trees	TBD									●	\$ 24,687	\$ -	\$ 24,687	\$ 24,687	N/A	N/A	N/A	TBD
31	Automatic Doors Phase IV	RG				●						\$ 95,120	\$ 6,176	\$ 88,944	\$ 95,120	Medium	November 2021	Approval of Substantial Completion	Ethos Engineering, LLC R.E. Friedrichs Company
32	Campus Master Plan	TBD	●									\$ 375,000	\$ -	\$ 375,000	\$ 375,000	N/A	N/A	TBD	N/A
33	Fence Enclosures	MV					●					\$ 36,000	\$ -	\$ 36,000	\$ 36,000	Low	N/A	Maldonado Nursery	TBD
District Wide Subtotal												\$ 4,264,735	\$ 15,520	\$ 4,249,215	\$ 4,264,735				
Totals			12	3	6	0	8	1	0	0	13	\$ 13,561,207	\$ 3,156,567	\$ 10,404,640	\$ 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	\$ 13,214	\$ 266,786	\$ -	High	December 2021	Approval of Substantial Completion	Halff Associates, Inc	Metro Electric, Inc.
Pecan Campus Subtotal												\$ 280,000	\$ 13,214	\$ 266,786	\$ -					
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	\$ 40,537	\$ 910,463	\$ 947,123	High	October 2021	Approval of Substantial Completion	Beam Professionals	Argio Roofing
Mid Valley Campus Subtotal												\$ 1,479,511	\$ 592,080	\$ 887,431	\$ 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	\$ 11,686	\$ 268,314	\$ 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	\$ 161,363	\$ 596,637	\$ 508,108					
Starr County Campus																				
10	Roofing Replacement	MV					●					\$ 852,000	\$ 41,065	\$ 810,935	\$ 824,569	High	January 2022	Approval of Substantial Completion	Beam Professionals	Sechrist Hall
Starr County Campus Subtotal												\$ 852,000	\$ 41,065	\$ 810,935	\$ 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 Phase I	RC/O&M									●	\$ 49,000	\$ -	\$ 49,000	\$ 49,000	Low	TBD	N/A	TBD
15	Interior Controls Upgrade	RC/O&M									●	\$ 76,500	\$ 34,376	\$ 42,124	\$ 76,500	Low	TBD	N/A	TBD
16	Floor Replacement	RG			●							\$ 532,042	\$ 5,401	\$ 526,641	\$ 504,000	Medium	September 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 Replacements	RG			●							\$ 80,000	\$ -	\$ 80,000	\$ 80,000	N/A	TBD	N/A	TBD
District Wide Subtotal												\$ 2,413,303	\$ 196,619	\$ 2,216,684	\$ 2,188,200				
Totals		0	0	0	2	1	3	0	0	0	12	\$ 6,205,564	\$ 1,124,954	\$ 5,080,610	\$ 4,883,890				