



**SOUTH TEXAS
COLLEGE**

**Board of Trustees
Regular Board Meeting**

**Tuesday, February 22, 2022
5:30 p.m.**

**Pecan Campus
Ann Richards Administration Building
Board Room
McAllen, Texas**

Online Board Packet

SOUTH TEXAS COLLEGE
BOARD OF TRUSTEES REGULAR MEETING
Tuesday, February 22, 2022 @ 5:30 p.m.
Ann Richards Administration Building Board Room
Pecan Campus, McAllen, Texas 78501

AGENDA

“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. At this meeting, the Board of Trustees may deliberate on and take any action deemed appropriate by the Board of Trustees on the following subjects:”

COVID-19 Public Health / Attendance Measures

Due to COVID-19 and Social Distancing recommendations, members of the public are encouraged to watch the live broadcast of the meeting at: <https://admin.southtexascollege.edu/president/agendas/live.html>.

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- II. Determination of Quorum**
- III. Invocation**
- IV. Public Comments**
- V. Update by the College President**
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 - 1. Expression of Appreciation to Trustees for Support of Associate Degree Nursing Program
 - 2. Update on Institutional Advancement and Economic Development
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2. The Texas Higher Education Coordinating Board, Carl Perkins Basic Grant Additional Funds (Reallocation) in the amount of \$419,958
3. Additional Grant(s) Received/Pending Official Award

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 - 6) Graduation Facility Agreement (Lease/purchase)
 - C. Purchases and Renewals (B-b. Non-Instructional Items)
 - 7) Asset Management, Chemical Inventory, and Inspection Software System (Renewal)
 - 8) Food and Non-Food Related Products (Renewal)
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- Tuesday, March 8, 2022
 - 3:30 p.m. – Education and Workforce Development Committee
 - 4:30 p.m. – Facilities Committee
 - 5:30 p.m. – Finance, Audit, and Human Resources Committee
- Tuesday, March 29, 2022
 - 5:30 p.m. – Regular Board Meeting

B. Other Announcements:

- The South Texas College / NACEP Dual Credit Summit will be held from Sunday, February 27 – Tuesday, March 1, 2022 at the South Padre Island Convention Center.
- The College will be closed on Monday, March 14, 2021 through Sunday, March 20, 2022 in observance of Spring Break.

Presentations

1. Expression of Appreciation to Trustees for Support of Associate Degree Nursing Program

On behalf of the ADN Program Faculty and Staff, Dr. Jayson Valerio, Dean for Nursing & Allied Health, and Dr. Mariano Acevedo, A.D.N. Department Chair, will commend and extend their appreciation to the Board of Trustees for their dedication, vision, and action through the different initiatives to alleviate the Nursing Shortage in the Community.

2. Update on Institutional Advancement and Economic Development

Dr. Rodney Rodriguez, Vice President for Institutional Advancement and Economic Development, will provide an update to the Board of Trustees on recent activities in his area.

In the realm of Institutional Advancement, Dr. Rodriguez has continued working on the development of the South Texas College Foundation. In February he attended the Texas Association of Community College Foundations, and worked with colleagues there to review the current Articles of Incorporation and bylaws, and received feedback on best practices to move the STC Foundation forward.

Dr. Rodriguez has also reached out to the Texas Workforce Commission, The Council for South Texas Economic Progress (COSTEP), The Greater Texas Foundation, and private foundations such as the Bill & Melinda Gates Foundation and the Hector and Gloria Lopez Foundation to start developing prospective partnerships to support South Texas College students and programs.

As part of the Economic Development focus of his division, Dr. Rodriguez has worked with the STC Institute for Advancement Manufacturing on partnerships with UTRGV, expansion of the College's FANUC robotics programs, and maquiladora training programs with international companies in Mexico.

Dr. Rodriguez provide executive leadership for the STC Regional Center for Public Safety Excellence, and in that role has started to work toward expanding partnerships with local police departments and the U.S. Border Patrol. He has also started planning for a Spring 2022 planning meeting to develop and promote activities and partnerships with city and county law enforcement and fire departments.

3. Presentation of the Delinquent Tax Collection Report for the Period Ending November 30, 2021

Ms. Kelly R. Salazar from Linebarger Goggan Blair & Sampson, LLP, will provide the Board with the Delinquent Tax Collection Report for the period of September 1, 2021 through November 30, 2021.

These items are presented for the Board of Trustees' information. No action is required from the Board of Trustees.

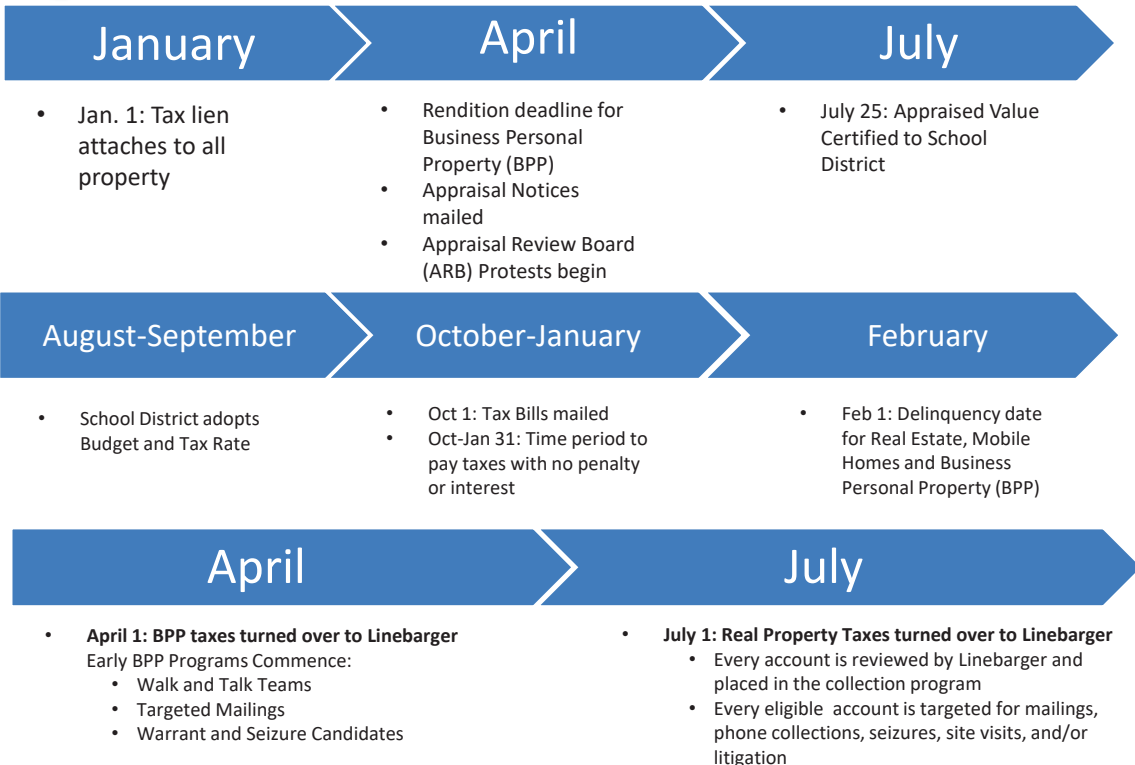


SOUTH TEXAS COLLEGE

Delinquent Tax Collection Report September 01, 2021 – November 30, 2021



Important Tax Cycle Dates





Collection Activities - Hidalgo County

September 01, 2021 – November 30, 2021

412 Lawsuits Filed—\$258,036

225 Lawsuits Disposed—\$183,435

28,601 Statements Mailed

25,103 Incoming/Outgoing Calls

139 Property Inspections

351 Payment Agreements

1st Quarter
Linebarger collected
\$1,164,776
in base, penalty & interest
in Hidalgo County

3



Collection Activities - Starr County

September 01, 2021 – November 30, 2021

26 Lawsuits Filed - \$37,774

24 Lawsuits Disposed - \$20,560

11,893 Statements Mailed

1,235 Incoming/Outgoing Calls

210 Property Inspections

13 Payment Agreements

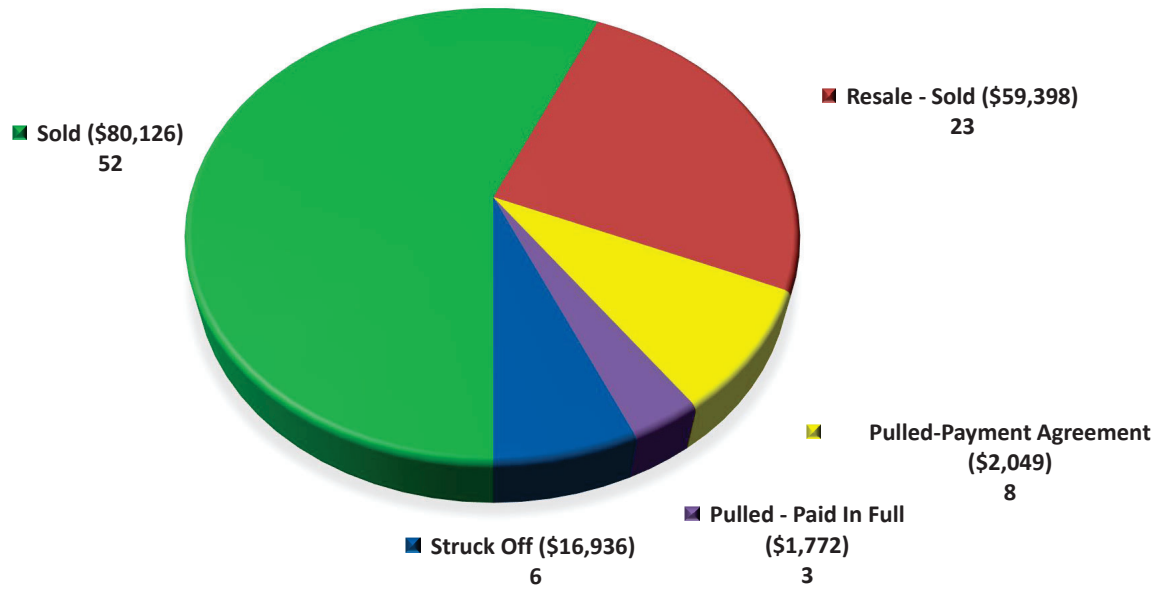
1st Quarter
Linebarger collected
\$147,064
in base, penalty & interest
in Starr County

4



Tax Sale Results - Hidalgo County

September 01, 2021 – November 30, 2021

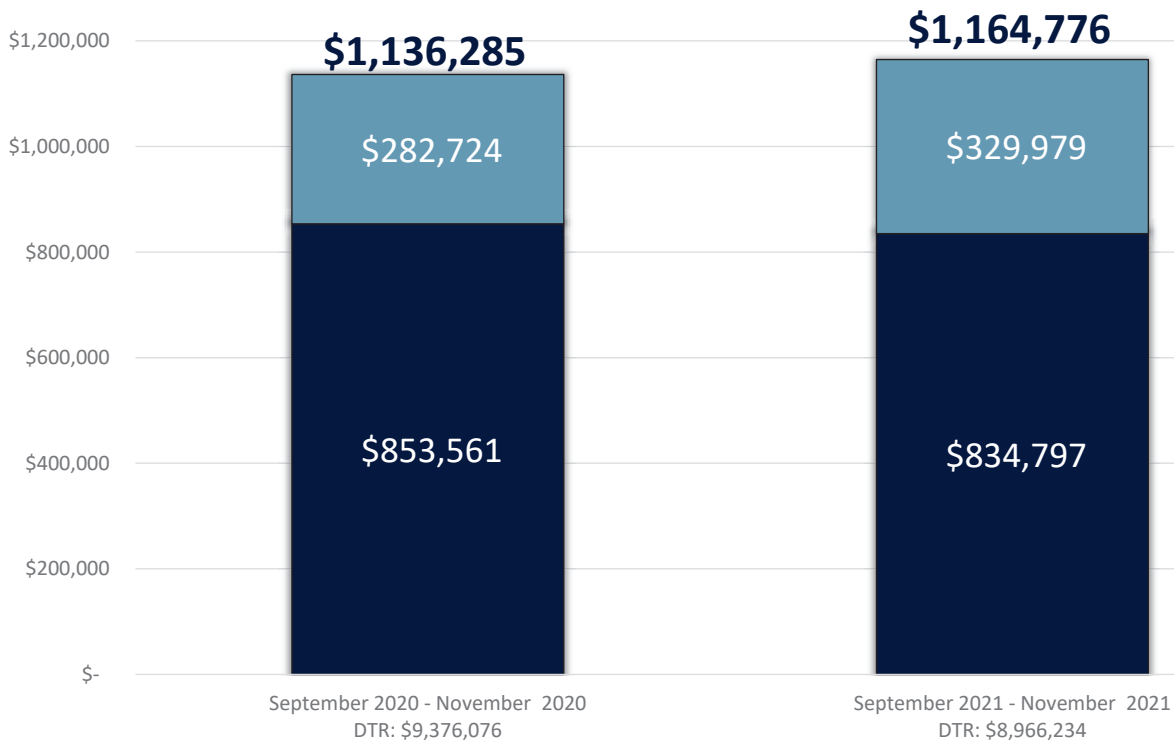


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Collection Comparison – Hidalgo County

1st Quarter: September 01, 2021 – November 30, 2021



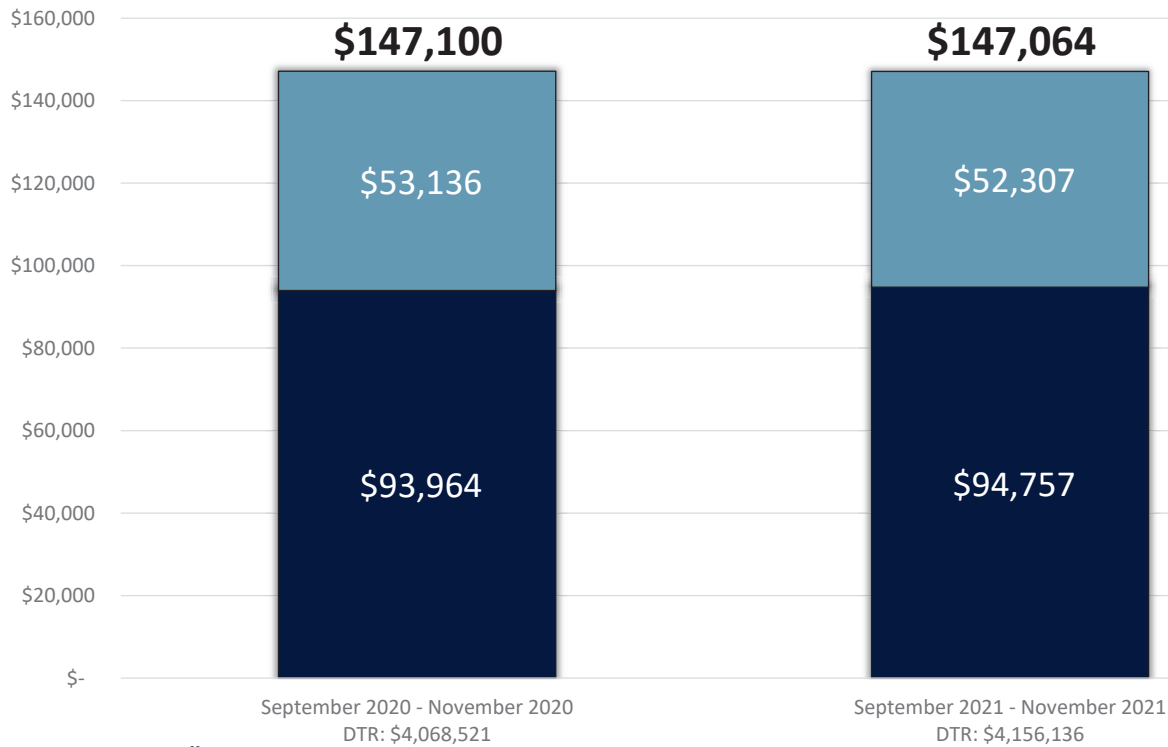
Source: Hidalgo County Tax Office Data

6



Collection Comparison – Starr County

1st Quarter: September 01, 2021 – November 30, 2021



Source: Starr County Tax Office Data

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SOUTH TEXAS COLLEGE

THANK YOU



Approval of Board Meeting Minutes

The following Board Meeting Minutes are submitted for approval:

- 1) January 25, 2022 Regular Board Meeting

It is recommended that the Board of Trustees of South Texas College approve the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approves and adopts the Minutes for the January 25, 2022 Regular Board Meeting as presented.

Approval Recommended:

Dr. Ricardo J. Solis
President

**SOUTH TEXAS COLLEGE
BOARD OF TRUSTEES REGULAR MEETING
Tuesday, January 25, 2022 @ 5:30 p.m.
Ann Richards Administration Building Board Room
Pecan Campus, McAllen, Texas 78501**

Minutes

Call Meeting to Order:

The Regular Board Meeting of the South Texas College Board of Trustees was held on Tuesday, January 25, 2022 in the Ann Richards Administration Building Board Room at the Pecan Campus in McAllen, Texas. The meeting commenced at 5:33 p.m. with Ms. Rose Benavidez presiding.

Ms. Benavidez announced that specific precautions had been taken due to the COVID-19 / novel coronavirus, including social distancing recommendations.

Members present: Ms. Rose Benavidez, Dr. Alejo Salinas, Jr., Mrs. Victoria Cantú, Mr. Paul R. Rodriguez, Mr. Gary Gurwitz, Mr. Rene Guajardo, and Mr. Danny Guzman

Members absent: None

Also present: Dr. Ricardo J. Solis, Mr. Javier Villalobos, Dr. David Plummer, Mrs. Mary Elizondo, Mr. Matthew Hebbard, Dr. Anahid Petrosian, Dr. Rodney Rodriguez, Mrs. Rebecca Cavazos, Mr. Rick De La Garza, Mr. George McCaleb, Ms. Katarina Bugariu, Dr. Carlos Margo, Ms. Lynda Lopez, Mr. Eli Nguma, Chief Ruben Suarez, Mr. Luis Banda, Mr. Robert Cuellar, Mr. Martin Villarreal, Mr. Jorge Sanchez, Mr. Andres Sanchez, Mr. John Gates, and Mr. Andrew T. Fish.

Determination of a Quorum

A quorum was present and a notice of the meeting was posted.

Invocation

Mr. Eli Nguma, Director of Student Activities and Wellness, said the invocation.

Public Comments

No public comments were given and a notice of the meeting was posted.

Update by the College President

Dr. Ricardo J. Solis, College President, provided the Board with an update on ongoing and upcoming activities at South Texas College, including:

1. Dr. Solis introduced Dr. Rodney Rodriguez, who recently joined the College to serve as its first ever Vice President for Institutional Advancement and Economic Development.
2. Dr. Solis also updated the Board on the ongoing provision of COVID-19 vaccine clinics as well as daily COVID-19 testing sites at South Texas College.
3. Finally, Dr. Solis updated the Board on the interlocal agreement with Hidalgo County, under which the County would provide \$2M in funding to support the recruitment and retention of Associate Degree Nursing faculty to allow the College to increase enrollment in the ADN program, and increase the graduation of nurses.

Presentations

1. Recognition of Intramural Flag Football Team

South Texas College was proud to recognize its intramural football team, the King Fish, for bringing home the first place victory and national Champion title at the National Intramural and Recreational Sports Association (NIRSA) National Flag Football Championship.

The King Fish played against colleges and universities from across the nation in the tournament, including victories against Rochester Institute of Technology, Texas Southern University, Trinity University, George Southern, University of Maryland, and Georgia College, who had defeated our team in 2020.

Dr. Ricardo J. Solis, College President, invited the King Fish to be recognized at the Board meeting, for representing South Texas College as national champions.

The team presented the trustees with individual King Fish jerseys. Dr. Solis then presented the team with a trophy recognizing their fantastic success and representation of the College.

2. Expression of Appreciation to Trustees for Their Service and Contributions to South Texas College

Dr. Ricardo J. Solis, College President, presented an expression of appreciation to the Board of Trustees on the behalf of faculty, staff, and students of South Texas College.

The past year was full of challenges and provided exciting new opportunities for South Texas College. The College faculty, staff, and students extended their appreciation for the steadfast leadership and tremendous support of its Board of Trustees during such momentous times.

3. Review of December 2021 Commencement Ceremonies

Mr. Matthew Hebbard, Vice President for Student Affairs and Enrollment Management, presented on the December 2022 Commencement Ceremonies, held for the first time at the Bert Ogden Arena in Edinburg Texas.

Mr. Hebbard reviewed the ceremonies and the experiences and lessons learned using this new venue. Mr. Hebbard then discussed preparations to return to the Bert Ogden Arena for the Spring 2022 commencement ceremonies, including the new dates for commencement, which would take place on May 7 and 8, 2022, instead of the following week as originally scheduled.

These items were presented for the Board of Trustees' information. No action was required from the Board of Trustees.

Approval of Board Meeting Minutes

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mrs. Victoria Cantú, the December 14, 2021 Regular Board Meeting Minutes were approved as written. The motion carried.

Approval and Authorization to Accept Grant Awards and Agreements

Authorization to accept and approve the following grant awards, including the use of related funds and execution of related agreements as necessary for each grant, was requested:

- 1. Region One Education Service Center Agreement with South Texas College for the Texas Workforce Commission, Adult Education and Family Literacy Grant in the amount of \$11,904.75**

The agreement for this award was approved by the STC Board of Trustees in September 2021 for the amount of \$238,095.00. The \$11,904.75 did not include the administrative costs that were also awarded, bringing the amount of the total award to \$249,999.75. The training would provide Adult Basic Education and Adult Secondary Education instructional services in Phlebotomy, Electrocardiography, Educational Aide, Structural Welding, and Medical Office Specialist. The funding period for this grant was from October 1, 2021 to June 30, 2022.

This award aligned with Strategic Directions #1, Lead Community Engagement, by advancing mutually beneficial community and educational partnerships with Region One Education Service Center.

2. Lower Rio Grande Valley Workforce Development Board - Workforce Solutions, Child Development Associates Credential Program up to the amount of \$37,450.00

This grant provides funding for Child Development Associates Credential (CDA) courses for employees of Child Care Service Vendors in Starr, Hidalgo, and Willacy Counties. These funds would be used for tuition, fees, and other material such as textbooks for up to 30 candidates for the fall and spring 2023 semester. If more participants expressed an interest in the CDA program, Workforce Solutions would allow the college to request additional funds. This funding period for this grant was from October 1, 2022 to September 30, 2023.

This award aligned to Strategic Direction #2, Access and Success, through coordinated efforts with Workforce Solutions to outreach prospective students to enroll at South Texas College in a Child Development Program.

3. The Texas Higher Education Coordinating Board, Accelerating Credentials of Purpose and Value Grant in the amount of \$289,720.00

This grant will help the college to develop non-credit training programs that lead to industry-recognized certifications, convert to semester credit hours, and align with target and demand occupations. The Departments of Continuing Professional and Workforce Education and Industry Training and Economic Development would help develop and convert to online format six noncredit Digital Skills training programs that include Web Developer, Mobile App. Developer, FANUC Robot Operator, Electro-Mechanical Devices, Digital Fundamentals, and Programmable Logic Controller Occupations. All training programs aligned with industry-recognized certifications, credit programs, and regional target/demand occupations. The funding period for this grant was from January 15, 2022 to September 30 2022.

This award aligned with Strategic Direction #3, Creating Educational Opportunities for Students, by aligning programs with emerging technologies and changing needs in the job market.

4. Texas Workforce Commission, Apprenticeship Texas Expansion Program in the amount of \$329,462.00

This grant will allow participants the opportunity to work towards a nationally recognized credential and facilitate their efforts towards gaining the experience and skills needed to prepare for occupations in construction, advanced manufacturing, food, and travel industry leading to jobs and careers. The Apprenticeship Expansion project was a collaborative effort between five to six employers in the Residential Building Construction, Metalworking Machinery Manufacturing, Restaurant, and Traveler Accommodation industry. The funding period for this grant was from February 1, 2022 to January 31, 2023.

This award aligned with Strategic Direction #3, Creating Educational Opportunities for Students, by aligning programs with high demand, high-value workforce and education training programs.

5. Texas Higher Education Coordinating Board, Texas Reskilling Support Program, Round-3, in the amount of \$112,500.00

This grant will support 75 students who have previously completed postsecondary education credits and who are near completion and wish to re-enroll in an accredited postsecondary institution. This program would help increase postsecondary credential attainment and assist eligible students with tuition and fees to help complete their program. The funding period for this grant was from January 21, 2022 to September 30, 2022.

This award aligned to Strategic Direction #1, Lead Community Engagement, by aligning educational opportunities with community and workforce needs.

Summary of Grant Award Funding

The presented grants would provide up to \$668,536.75 in funding for the college to provide services and opportunities throughout the region.

Upon a motion by Mr. Rene Guajardo and a second by Dr. Alejo Salinas, Jr., the Board of Trustees of South Texas College approved and authorized accepting the following grant awards, including the use of related funds and execution of related agreements as necessary for by each grant, contingent upon official award as appropriate:

1. Region One Education Service Center Agreement with South Texas College for the

- Texas Workforce Commission, Adult Education and Family Literacy Grant in the amount of \$11,904.75.
2. Lower Rio Grande Valley Workforce Development Board - Workforce Solutions, Child Development Associates Credential Program in the amount of \$37,450.00.
 3. Texas Higher Education Coordinating Board, Accelerating Credentials and Purpose and Values Grant in the amount of \$289,720.00
 4. Texas Workforce Commission, Apprenticeship Expansion Program in the amount of \$329,462.00
 5. Texas Higher Education Coordinating Board, Texas Reskilling Support Program Round-3, in the amount of \$112,500.00

The motion carried.

Approval of Order Calling for May 7, 2022 Election of STC Trustees for Single-Member Trustee District #3 and Single-Member Trustee District #4

Approval of the Order Calling for the May 7, 2022 Election of an STC Trustee for single-member trustee District #3 and single-member trustee District #4 was requested.

The Order Calling for the General Election of Board members for single-member trustee District #3 and single-member trustee District #4 was provided in the packet for the Board's review. The election must be called by February 18, 2022 in order to proceed with the Saturday, May 7, 2022 election.

The proposed Order references Exhibits A and B, which were still being developed by the Hidalgo County Elections Department. These would identify the times, dates, and locations of Early Voting Polling Places and Election Day Polling Places. Voters who live within single-member districts #3 or #4 would be able to vote at any polling location administered by the Hidalgo County Elections Department throughout the county.

The proposed order authorized Dr. Ricardo J. Solis as College President to act as necessary to contract with Hidalgo County. This would allow the College to coordinate with the Hidalgo County Elections Department to approve polling places for early voting and election day.

The College would have the opportunity to make further amendments to the Order as needed in response to concurrent elections and coordination with the Hidalgo County Elections Department.

Other entities would have until February 18, 2022 to call any elections for May 7, 2022. Should this occur, the authorization of the College President to adjust polling locations, dates, and times would help the College coordinate as needed with these entities. Once this election

was Ordered, the Board would have further opportunity to amend the Order should the need arise.

Enclosed Documents:

The Election Order Calling for the May 7, 2022 Election of an STC Trustee for single-member trustee District #3 and single-member trustee District #4 as presented was included in the packet, and any further revisions provided by legal counsel will be distributed at the meeting.

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Danny Guzman, the Board of Trustees of South Texas College approved and authorized the Election Order Calling for the May 7, 2022 Election of an STC Trustee for single-member trustee District #3 and single-member trustee District #4 as presented in the packet, and with any further revisions recommended by legal counsel. The motion carried.

Review of Presentations to the Education and Workforce Development Committee:

Presentation on the Professor Emeritus Academic Classification at South Texas College

Dr. Anahid Petrosian, Interim Vice President for Academic Affairs, introduced Dr. Rebecca Millán, Associate Professor of English and Chair of the College-Wide Academic Classification Committee. Dr. Millán presented on the Professor Emeritus Academic Classification at South Texas College.

In February 2016, the Board approved the creation of the Professor Emeritus academic classification to recognize retiring faculty who have made significant contributions to the College and community during their service at South Texas College.

To be eligible for the Professor Emeritus recognition, the retiring faculty member must first be nominated by their department one semester before, or not later than one semester after their retirement. Nominees must also have previously been awarded academic classification as: Assistant Professor, Associate Professor, or Full Professor, by the College-wide Academic Classification Committee (CWACC).

Nominations for Professor Emeritus are reviewed and voted upon by the CWACC, who then submits recommendations to the Vice President for Academic Affairs. The total number of emeritus awards in any given year cannot exceed 1% of the total number of full-time regular faculty, as per Policy #3813.

Since the Board approved the Professor Emeritus classification in 2016, five retiring faculty have been recognized with this honor.

Dr. Millán reviewed the classification, and the current South Texas College Professor Emeritus recipients and their benefits, before addressing questions with the Committee.

Dr. Salinas reported to the Board on his comments provided at the Committee meeting regarding the Professor Emeritus status, including that the final, formal approval of this designation should be an action of the Board of Trustees.

Presentation on the National Summit for Dual Credit Programs

Dr. Rebecca De Leon, Dean for Dual Credit Programs & School District Partnerships, presented on the National Summit for Dual Credit Programs. The Summit will be held from Sunday, February 27 – Tuesday, March 1, 2022 at the South Padre Island Convention Center, in partnership with the National Alliance of Concurrent Enrollment Partnerships (NACEP).

The Summit is a premiere conference for higher education institutions, school districts, and state/national entities that serve dual credit programs. It will provide South Texas College and its peers from across the nation with the opportunities to share information and insights on college readiness and successful dual credit programs.

Dr. De Leon provided an overview on special safety protocols in place for the current COVID-19 pandemic resurgence. She also discussed the sessions planned for the Summit, and current registration information.

Report on the Office of Industry Training and Economic Development - Maquila Training Program

South Texas College drives regional and global educational and economic development, as expressed in the institutional Vision and Mission statements:

Vision Statement

“South Texas College will be a global model in educational innovation serving as a catalyst to drive regional prosperity, economic development, and the social mobility of those we serve.”

Mission Statement

“South Texas College is a public institution of higher education that provides educational opportunities through excellence in teaching

and learning, workforce development, cultural enrichment, community service, and regional and global collaborations.”

For several years, administration had been developing plans to provide workforce training opportunities for industry partners in Reynosa. Consistent with the focus on driving regional and global prosperity, this training would boost productivity in the maquiladora industry; and, as observed by the Federal Reserve Bank of Dallas, an increase of productivity in maquila output in Reynosa results in a corollary increase in total employment in McAllen and surrounding areas. This program would serve regional interests and provides a model for international collaboration.

In August 2021, Dr. Ricardo J. Solis, College President, informed Texas Commissioner of Higher Education Harrison Keller of the College’s proposed workforce program for industry partners in Reynosa. While these programs fall outside the purview of the Texas Higher Education Coordinating Board, Dr. Keller was generally supportive of the College’s proposal.

In September 2021, Dr. Carlos Margo, Associate Dean of Industry Training and Economic Development, provided an updated presentation to the Education and Workforce Development Committee, and received strong encouragement to complete the development of these programs.

As of January 2022, administration has worked with legal counsel to develop two agreements to support these programs. The agreements have been written to allow flexibility to develop training programs which respond to frequently-changing needs of industry partners.

Industry Partner Training Agreement

1. The first agreement would allow the College and an industry partner to identify specific skills and scope of service for a limited workforce training program which will offer South Texas College credentialing to participating students.
 - The Company will pay STC directly for services specific to each program;
 - STC will provide the trainers, materials, and equipment as appropriate for training programs;
 - The Company may provide equipment for on-site training and/or instructional space for delivery of instruction, depending on the program.

Trainer Agreement

2. The second agreement would allow the College to recruit and engage trainers, serving as independent contractors, as needed to provide specific technical training to meet the needs of industry partners.

- Trainers will be engaged for a specific scope, correlated to a specific training contract(s).
- Trainers will agree to provide on-site instruction as required for a specific training contract(s).

Legal Counsel reviewed both agreements, and was comfortable that they adequately protected the College's interests and support the proposed training programs.

The College was ready to begin working with a pilot cohort of industry partners and to recruit qualified trainers. After an initial series of training programs, the College would review the program and prepare it as necessary to offer training more broadly to interested partners.

Funding for Training Programs

Because the training would take place outside of the College's taxing district and outside the state and national borders, no public funds, including state appropriations or tax proceeds, would be used to support this program. All program costs would be recouped through training contracts or restricted funds designated specifically for these programs.

Dr. David Plummer, Vice President for Information Services, Planning, Performance, and Strategic Initiatives, Dr. Rodney Rodriguez, Vice President for Institutional Advancement and Economic Development, and Dr. Carlos Margo, Associate Dean for Industry Training and Economic Development, reviewed this item with the Committee and responded to questions.

Dr. Solis noted that the Maquila Training Program was an innovative path forward for the regional economy, and noted that it continued to receive support from economic development partners. Dr. Solis thanked the Board for its ongoing support of the program.

No action was requested. This information was presented to the Board of Trustees for discussion and feedback.

Review and Action as Necessary on Consent Agenda Items from the Finance, Audit, and Human Resources Committee

The following Consent Agenda items were thoroughly discussed by the Finance, Audit, and Human Resources Committee. All trustees, whether a member of the Committee or not, received all supporting documentation and were invited to participate in the deliberation on

each item. Non-committee members did not participate in Committee votes for recommendation of Board action.

Administration believed that all questions raised during the Committee discussion of Consent Agenda items were resolved to the Committee's satisfaction at the meeting, and the items were presented here substantially as recommended by the Committee, for approval by the Board of Trustees.

Trustees were invited to identify an item or items that should be removed from the Consent Agenda for further discussion. Otherwise, the Board was asked to formally act on the full consent agenda, according to the details and recommended action presented for each item in the following pages.

The Finance, Audit, and Human Resources Committee recommended Board action on the following items as presented.

- a. Approval of Second Revision of the Interlocal Agreement for the Jag Express Intercampus Transportation Services between South Texas College and the Lower Rio Grande Valley Development Council (LRGVDC) for Fiscal Year 2021 – 2022
- b. Approval of Award of Proposals, Rejection of Proposal, Purchases, and Renewals
- c. Acceptance of South Texas College Law Enforcement Racial Profiling Report for Calendar Year 2021
- d. Ratification of COVID-19 Testing Services Agreement

Upon a motion by Mr. Rene Guajardo and a second by Mr. Paul R. Rodriguez, the Board of Trustees of South Texas College approved and authorized items a – d of the Finance, Audit, and Human Resources Committee Consent agenda as presented. The motion carried.

Consent Agenda:

- a. Approval of Second Revision of the Interlocal Agreement for the Jag Express Intercampus Transportation Services between South Texas College and the Lower Rio Grande Valley Development Council (LRGVDC) for Fiscal Year 2021 – 2022**

Approval of the Second Revision of the Interlocal Agreement for the Jag Express Intercampus Transportation Services between South Texas College and the Lower Rio Grande Valley Development Council (LRGVDC) for Fiscal Year 2021 - 2022 for a one-year period of September 1, 2021 through August 31, 2022 was requested.

Purpose – A Second Revision of the Interlocal Agreement for Transportation Services between STC and the LRGVDC for Fiscal Year 2021 – 2022 was needed to reflect the revision of applying in-kind costs as operating expenses as advised by LRGVDC’s staff.

Justification - The Second Revision of the Interlocal Agreement for Transportation Services addressed the removal of the use of in-kind costs. These expenses would be reimbursable as operating costs with the exception of vehicle depreciation.

Background – On July 27, 2021, the Board of Trustees approved the Interlocal Agreement for Transportation Services between STC and LRGVDC for Fiscal Year 2021 – 2022, in which the in-kind costs for the Yellow Line were reduced against the payment to the LRGVDC for the Green Line Services. On September 28, 2021, the Board of Trustees approved the Revised Interlocal Agreement which reflects, STC’s in-kind costs as part of the monthly reimbursement STC receives from the LRGVDC. However, on November 3, 2021, LRGVDC notified STC the expenses being claimed as in-kind costs did not qualify as in-kind costs and could be reimbursed as operating costs with the exception of the vehicle depreciation. In the Second Revision of the Interlocal Agreement, the operating expenses identified as in-kind costs would be part of the Yellow Line Services operating cost reimbursable at a 50%. Although, the in-kind costs were not reimbursable, the in-kind costs allowed to be invoiced as operating expenses were utilities and vehicle insurance. Vehicle depreciation expense in the amount of \$64,107 did not qualify as operating expenses, therefore the total operating cost for the service was reduced from \$741,621 to \$677,514.

The table below reflects the total cost:

Fiscal Year 2021 - 2022	Original Amount	Revised Amount	2 nd Revision Amount
	Approved 7/2021	Approved 9/2021	Proposed 01/2022
Total Operating Cost for Services	\$659,223	\$741,621	\$677,514
Contributions:			
State/Federal Operating	\$(380,114)	(380,114)	(389,260)
State/Federal In-Kind	0	(82,398)	0
Total Net Cost to STC	\$279,109	\$279,109	\$288,254
STC Direct Expenditures – Yellow Line	\$129,275	129,275	\$138,420
STC Payment to LRGVDC – Green Line 1	2,960	85,358	85,358
STC Payment to LRGVDC – Green Line Route 60 (Roma)	64,476	64,476	64,476
STC In-Kind Expenditures	82,398	0	0
Total Net Cost to South Texas College	\$279,109	279,109	\$288,254

The increase of \$9,145.00 was due to the vehicles insurance and utilities in the total amount of \$18,291 allowed as operating expenses at 50% reimbursement, not at 100% reimbursement.

The cost by transportation routes for Fiscal Year 2021 - 2022 were as follows:

Transportation Routes	Total Operating Cost for System	Contributions	STC Direct Expenditures	STC Payment to LRGVDC
Starr (Green-1)	204,569	119,211	0	85,358
Starr (Green-Roma)	153,519	89,043	0	64,476
Circular (Yellow)	319,426	181,006	138,420	0
Total	\$677,514	\$389,260	\$138,420	\$149,834

Funding Source – Funds for this expenditure were budgeted in the Student Transportation Services budget for Fiscal Year 2021 – 2022.

Reviewers – The Interlocal Agreement for Transportation Services was reviewed by Maribel Contreras, Director of Regional Transit Services at the LRGVDC, and by South Texas College’s Vice President for Finance and Administrative Services, the Chief of Police for Department of Public Safety, the Comptroller, the Contract Manager, and by the College’s Legal Counsel. The revised Fiscal Year 2021 – 2022 Interlocal Agreement for Transportation Services has already been approved by the LRGVDC.

Enclosed Documents – A copy of the Second Revision of the Interlocal Agreement for Transportation Services between STC and LRGVDC for Fiscal Year 2021 - 2022 was provided in the packet for the Board’s information and review.

Maribel Contreras from the LRGVDC, Mary Elizondo, Vice President for Finance and Administrative Services, Ruben Suarez, Chief of Police for the Department of Public Safety and Alina O. Cantu, Public Safety and Transportation Services Manager, attended the Committee Meeting to address any questions by the Committee.

The Finance, Audit, and Human Resources Committee recommended Board approval of the Second Revision of the Interlocal Agreement for the Jag Express Intercampus Transportation Services between South Texas College and the Lower Rio Grande Valley Development Council (LRGVDC) for Fiscal Year 2021 - 2022 for a one-year period of September 1, 2021 through August 31, 2022, as presented.

This item was approved by the Board as part of consent agenda action.

Consent Agenda:

b. Approval of Award of Proposals, Rejection of Proposal, Purchases, and Renewals Totaling \$652,274.27

Approval of the following award of proposals, rejection of proposal, purchases, and renewals was requested.

The Director of Purchasing reviewed each item, including the procurement procedures and evaluation of all responses, and recommends approval as follows:

The Finance, Audit, and Human Resources Committee recommended Board approval of the award of proposals, rejection of proposal, purchases, and renewals as listed below:

A. Award of Proposals

- 1) Campus Dining and Food Truck Services (Award):** award the proposal for campus dining and food truck services to **Pappa’s Pizza, Inc.** (Alton, TX) (New), for the period beginning February 1, 2022 through January 31, 2023 with two one-year options to renew, with 0% commission. Authorization is also requested to negotiate with this vendor to become a secondary vendor at one or more of the McAllen locations;
- 2) Campus Dining and Food Truck Services – II (Award):** award the proposal for campus dining and food truck services II for the period beginning February 1, 2022 through January 31, 2023 with two one-year options to renew, with 0% commission. The vendor information is as follows:

Campus	Vendors
Pecan Campus	Primary: Zaycor Management Company (Brownsville, TX) (New) Secondary: Laredo Comidas, LLC./ dba Taco Palenque (McAllen, TX) (New)
Mid Valley Campus	All Affairs and Occasions (Elsa, TX)
Nursing and Allied Health Campus	Cornerstone Catering (Mission, TX)
Technology Campus	Atencion Selecta, LLC. (Edinburg, TX)
Starr County Campus	No vendor submitted to provide services at the Starr County Campus

Authorization is requested to negotiate the recommended location assignment with these vendors as necessary;

- 3) DHSI Awareness Marketing Campaign Services (Award):** award the proposal for the DHSI awareness marketing campaign services to **25th Hour Communication, Inc.**

(Westwood, MA) for the period beginning April 1, 2022 through August 31, 2022, at a total amount of \$60,000.00;

- 4) **Purchase of Financial Wellness Student Toolkits (Award):** award the proposal for the purchase of financial wellness student toolkits to **Inkwell Global Marketing** (Manalapan, NJ) (New), at a total amount of \$39,720.00;
- 5) **Virtual Reality Law Enforcement Training Simulators (Award):** award the proposal for virtual reality law enforcement training simulators to **Street Smarts VR** (New York, NY) (New), at a total amount of \$58,150.00;

B. Rejection of Proposal

- 6) **Purchase of Heavy-Duty Trucks (Reject):** reject the two (2) proposals for the purchase of heavy-duty trucks due to the proposed trucks not meeting the required specifications and available budget;

C. Purchases and Renewals (C-a Instructional Items)

- 7) **Instructional Equipment and Accessories (Purchase):** purchase instructional equipment and accessories from **Triangle Engineering, Inc.** (Hanover, MA), a sole source vendor, at a total amount of \$60,426.00;
- 8) **Case Management Services (Renewal):** renew the case management services contract with **Valley Initiative for Development and Advancement (VIDA)** (Mercedes, TX), a sole source vendor, for the period beginning January 1, 2022 through December 31, 2022, at a total amount of \$81,000.00;

C. Purchases and Renewals (C-b. Technology Items)

- 9) **Computers, Laptops, and Tablets (Purchase):** purchase computers, laptops, and tablets from the State of Texas Department of Information Resources (DIR) approved vendors **Dell Marketing, LP.** (Dallas, TX) and **Apple, Inc.** (Dallas, TX), at a total amount of \$152,023.61;
- 10) **On-Demand Subscription Services (Renewal):** renew the on-demand subscription services with **Ellucian Company, LP.** (Fairfax, VA) through Texas A & M University – Corpus Christi (Corpus Christi, TX), acting by and through the State of Texas Department of Information Resources (DIR) for Texas Connection Consortium (TCC), for the period beginning February 1, 2022 through January 31, 2023, at an estimated amount of \$28,218.00;
- 11) **Online Tutoring Service Agreement (Purchase):** purchase an online tutoring service agreement from **Upswing International, Inc.** (Durham, NC), a sole source vendor, for the period beginning January 8, 2022 through August 31, 2022, at a total amount of \$72,000.00 which provides three thousand (3,000) service hours;
- 12) **Red Hat Licenses Maintenance and Support Agreement (Renewal):** renew the Red Hat licenses maintenance and support agreement with **Netsync Network Solutions** (Houston, TX), a State of Texas Department of Information Resources (DIR) approved vendor, for the period beginning February 10, 2022 through February 9, 2023, at a total amount of \$70,458.66;
- 13) **Support Services Agreement (Renewal):** renew the support services agreement with **Ellucian Company, LP.** (Fairfax, VA) through Texas A & M University – Corpus Christi (Corpus Christi, TX) acting by and through the State of Texas Department of

Information Resources (DIR) for Texas Connection Consortium (TCC), for the period beginning September 1, 2021 through August 31, 2022, at an estimated amount of \$30,278.00.

Recommend Action - The total for all award of proposals, rejection of proposal, purchases, and renewals was \$652,274.27.

This item was approved by the Board as part of consent agenda action.

Consent Agenda:

c. Acceptance of South Texas College Law Enforcement Racial Profiling Report for Calendar Year 2021

Acceptance of the South Texas College Law Enforcement Racial Profiling Report for Calendar Year 2021 was requested.

Purpose - The [Code of Criminal Procedure Article 2.131-2.138](#) requires Chief Administrators of law enforcement agencies to submit the racial profiling reports to their governing body, in addition to the Texas Commission on Law Enforcement (TCOLE).

Justification - During calendar year 2021, the South Texas College Department of Public Safety conducted traffic stops within its jurisdiction in accordance with Texas Education Code section 51.203.

Background - Pursuant to Texas Occupations Code 1701.164, TCOLE is required to collect incident-based data, including racial profiling reports based upon vehicle traffic stops, in accordance with the [Code of Criminal Procedure Article 2.131-2.138](#). Chief Administrators of law enforcement agencies must submit the racial profiling reports to their governing body and TCOLE.

The Code of Criminal Procedure Article 2.132 is shown below:

Title 1. Code Of Criminal Procedure, Chapter 2. General Duties Of Officers, Art. 2.132. Law Enforcement Policy On Racial Profiling.

- (7) Require the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
 - (A) The Texas Commission on Law Enforcement; and
 - (B) The governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

Explanation of Report Statistics - Additional information on the Racial Profiling Report is

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as follows:

- Race or Ethnicity known prior to stop

Traffic stops are conducted when a police officer observes an infraction and pulls over the vehicle to speak with the driver. Since infractions are normally observed when the police officer is behind the vehicle committing the infraction, the police officer is unaware of the ethnicity of the driver until the driver is approached.

The example of how to file a Racial Profiling Report on the Texas Commission on Law Enforcement (TCOLE) website shows a zero in the section to identify traffic stops in which the officer was aware of the ethnicity of the driver before the traffic stop was made. South Texas College police officers receive training in traffic stops and the racial profiling prohibition. The statistics of those who are stopped by South Texas College Police documents that the ethnicity is in line with the population of the College and the Rio Grande Valley and that there is no racial profiling being conducted.

- Search Conducted

There were no searches conducted during calendar year 2021.

- Street address or approximate location of the stop

Texas state law requires police officers to take action when they observe a danger to the public. The traffic stops on city streets were conducted when the officers observed violations that were a threat to the safety of the public, including driving to endanger and proceeding through red lights when required to stop. The traffic stops were as follows:

Description	Year 2020 Stops Conducted	Year 2021 Stops Conducted
Stops conducted adjacent to campuses on streets paralleling the campus to address safety threats to students	27	32
Stops conducted on entering/ leaving campuses - driving infractions on college property	15	12
Stops conducted on public roadways where violations posted a liable danger to public safety	17	15
Total	59	59

There has been a decrease in traffic stops the last two years as compared to FY

2019 due to less traffic violations on the roadways surrounding the South Texas College campuses due to the on-going pandemic. In addition, the Department of Public Safety focused their efforts on enforcing the COVID-19 safety measures on campus. Traffic stops are being conducted to proactively keep students, faculty, staff, and visitors safe. Ruben Suarez, Chief of Police for the Department of Public Safety, advised that most of the violators are non-students, which confirms the importance of keeping the neighborhood around campus safe. Below is a breakdown of the stops conducted by the different categories as follows:

Description	Year 2020 Stops Conducted	Year 2021 Stops Conducted
Red Light	19	15
Speeding	14	15
Disregard Traffic Signal	1	5
Turned Where Prohibited	1	-
Failure to Stop/ Stop at Sign	3	6
Unsafe Lane Change	2	4
No Class M DL/No DL	1	1
No Turn Signal	1	-
Failure to Yield	2	-
Driving Wrong Way	1	-
Driving on Wrong Side	-	1
Passing School Bus	1	-
Driving w/o Lights when Lights are Required	6	12
Following too Closely	1	-
Verbal	6	-
Total	59	59

Reviewers - The Vice President for Finance and Administrative Services and the Chief of Police for the Department of Public Safety reviewed the information being presented.

Enclosed Documents - The South Texas College Department of Public Safety Racial Profiling Report for calendar year 2021 and the Comparative Analysis were provided in the packet for the Board's information and review.

The state would utilize this report in any investigation of a complaint of racial profiling against a law enforcement agency. The South Texas College Department of Public Safety has received no racial profiling complaints.

Ruben Suarez, South Texas College Chief of Police for the Department of Public Safety, attended the Committee Meeting to respond to questions.

The Finance, Audit, and Human Resources Committee recommended Board acceptance of the South Texas College Law Enforcement Racial Profiling Report for Calendar Year 2021 as presented.

This item was approved by the Board as part of consent agenda action.

Consent Agenda:
d. Ratification of COVID-19 Testing Services Agreement

Ratification of acceptance of COVID-19 testing services agreement with Terrabella Environmental Services, Inc. / dba Terra Labs, Inc. was requested.

Purpose – As the College begins the Spring 2022 semester, the College is faced in responding to a new COVID-19 variant, Omicron and the associated surge in positive cases. With the students, employees, and community’s in mind, and at the direction of the College President, College staff researched and solicited vendors to enter into an agreement to provide COVID-19 testing on the College campuses.

Justification – The College continued to respond and incorporate safety measures to mitigate the spread of the virus. Testing for the virus is a critical component to help reduce the spread of COVID-19. Testing individuals with symptoms or those who may have been exposed to a person with COVID-19 helps identify people who may need medical care in a timely fashion and enables individuals that test positive to isolate themselves and take appropriate safety measures for their health.

Background – On January 19, 2022, the College entered into an agreement with a COVID-19 test provider to administer COVID-19 rapid antigen and polymerase chain reaction (PCR) tests. The test sites were located on the College campuses and would be offered to employees, students, and the public. Hours of operation would be determined by the College and adjusted as necessary. There was no cost to the College, employees, students, or the public for either the rapid antigen test or PCR test.

At the time of publication of the Finance, Audit, and Human Resources Committee packet, the agreement was not finalized. On January 19, 2022, the agreement was finalized, therefore, the ratification of acceptance was requested at the January 25, 2022 Board meeting.

Mary Elizondo, Vice President of Finance and Administrative Services was present at the Board meeting to address any questions by the Board.

The Finance, Audit, and Human Resources Committee recommended ratification of COVID-19 testing services agreement with Terrabella Environmental Services, Inc. / dba Terra Labs, Inc. as presented.

This item was approved by the Board as part of consent agenda action.

Discussion and Action as Necessary on Purchase of Portable Air Purifiers

The Board was asked to discuss and take action as necessary on the award of the purchase of portable air purifiers to **Esparza Pest Control & Eco-Logic Systems, Inc.** (Edinburg, TX) (New) and **Abberation, Inc./ dba South Texas Solar Systems** (McAllen, TX), at amounts totaling \$297,000.00 and \$379,800.00, respectively, for a grand total of \$676,800.00, which included two hundred (200) air purifiers per vendor.

Purpose – Academic Affairs, Student Services and Enrollment Management, Finance and Administrative Services and Information Services, Planning, Performance and Strategic Initiatives requested authorization to purchase four hundred (400) air purifiers for classrooms and science labs.

Justification and Benefit – As the Spring 2022 semester begins, this equipment would create a safer environment for students, faculty, and staff and reduce the spread of COVID-19. The two (2) different types of units were necessary to serve the requirements of instructional classrooms and labs.

Background – Proposal documents were advertised on October 13, 2021 and October 20, 2021 and issued to twenty-five (25) vendors. Twelve (12) responses were received on October 29, 2021, which were reviewed by Facilities Operations and Maintenance, Facilities Planning and Construction, and the Purchasing Department.

Funds for this expenditure were budgeted in the Higher Education Emergency Relief Fund (HEERF) grant budget for FY 2021 – 2022.

Mary Elizondo, Vice President of Finance and Administrative Services, George McCaleb, Director of Operations and Maintenance and Becky Cavazos, Director of Purchasing, attended the Board meeting to address any questions by the Board.

The Finance, Audit, and Human Resources Committee did not make any recommendation on this item, and the Purchase of Portable Air Purifiers is presented here for the Board's consideration and action as necessary.

Dr. Alejo Salinas, Jr. asked legal counsel whether the proposed purchase complied with procurement laws. Mr. Javier Villalobos, legal counsel, confirmed that he was comfortable with the process and proposal.

Upon a motion by Mr. Rene Guajardo and a second by Mr. Danny Guzman, the Board of Trustees of South Texas College approved and authorized the award of the purchase of portable air purifiers to **Esparza Pest Control & Eco-Logic Systems, Inc.** (Edinburg, TX) (New) and **Abberation, Inc./ dba South Texas Solar Systems** (McAllen, TX), at amounts totaling \$297,000.00 and \$379,800.00, respectively, for a grand total of \$676,800.00, which will include two hundred (200) air purifiers per vendor as presented. With five votes in favor and one opposed, the motion carried.

Review and Action as Necessary on Consent Agenda Items from the Facilities Committee

The following Consent Agenda items were thoroughly discussed by the Facilities Committee. All trustees, whether a member of the Committee or not, received all supporting documentation and were invited to participate in the deliberation on each item. Non-committee members did not participate in Committee votes for recommendation of Board action.

Administration believed that all questions raised during the Committee discussion of Consent Agenda items were resolved to the Committee's satisfaction at the meeting, and the items were presented here substantially as recommended by the Committee, for approval by the Board of Trustees.

Trustees were invited to identify an item or items that should be removed from the Consent Agenda for further discussion. Otherwise, the Board was asked to formally act on the full consent agenda, according to the details and recommended action presented for each item in the following pages

The Facilities Committee recommended Board action on the following items as presented.

- a. Approval to Contract Engineering Services for the Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting
- b. Approval to Contract Architectural Services for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure
- c. Approval of Schematic Design of the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation
- d. Authorization to Proceed with Solicitation of Construction Services for the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation

- e. Approval of Schematic Design of 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
- f. Authorization to Proceed with Solicitation of Construction 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
- g. Approval of Substantial Completion for the Deferred Maintenance of District Wide Roofs at Dr. Ramiro R. Casso Nursing and Allied Health Campus

Upon a motion by Dr. Alejo Salinas, Jr. and a second by Mr. Gary Gurwitz, the Board of Trustees of South Texas College approve and authorize items a – g of the Finance, Audit, and Human Resources Committee Consent agenda as presented. The motion carried.

Consent Agenda:

a. Approval to Contract Engineering Services for the Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting

Approval to contract engineering services for the Regional Center for Public Safety Excellence Skills Pad and Emergency Vehicle Operator Course (EVOC) Lighting was requested.

Purpose

Engineering services were necessary for design and construction administration services for the Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting project. 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 project.

Scheduling Priority

This project was requested by the Regional Center for Public Safety Excellence staff. It was reviewed by the Facilities Planning & Construction department, Administration, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project was scheduled as an educational space improvement to provide lighting for night time training courses at the Skills Pad and EVOC training areas.

Background

On June 22, 2021, the Board approved the proposed Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting as part of the College's FY 2021-2022 Capital Improvement Projects. The project consisted of constructing light poles to provide lighting around the Skills Pad and EVOC. The lighting would be manually operated, and used only during periods of instruction or when otherwise necessary.

- Design and construction of the light poles

On September 28, 2021, the Board of Trustees approved the solicitation for engineering services. Solicitation for engineering qualifications began on November 24, 2021, for the purpose of selecting an engineering firm to prepare the necessary plans and specifications for this project. A total of eight (8) firms received a copy of the Request for Qualifications (RFQ) and a total of four (4) firms submitted their responses on December 14, 2021.

Timeline for Solicitation of Statements of Qualifications	
November 24, 2021	Solicitation of statements of qualifications began.
December 14, 2021	Four (4) statements of qualifications were received.

Highest Ranked Vendor

Based on the evaluations of the qualifications, **DBR Engineering Consultants, Inc.** was the highest ranked firm.

The total project budget was \$342,000 and itemized in the table below:

Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting Total Project Budget	
Budget Item	Project Total
Construction	\$280,000
Design	28,000
Miscellaneous	20,000
Contingency 5%	14,000
Total Project Budget	\$342,000

Funding Source

Funds for the Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting Project 2022-010C were budgeted in the FY 2021-2022 Unexpended Construction Plant Fund.

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

A presentation of the proposed project was enclosed. The evaluation team members completed evaluations for the firms and provided a scoring and ranking summary.

The Facilities Committee recommended Board approval to contract engineering services with DBR Engineering Consultants, Inc. for the Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting project as presented.

This item was approved by the Board as part of consent agenda action.

Consent Agenda:

b. Approval to Contract Architectural Services for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure

Approval to contract architectural services for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure project was requested.

Purpose

Architectural services were necessary for design and construction administration services for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure project. 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 project.

Scheduling Priority

This project was requested by the Regional Center for Public Safety Excellence staff. It was reviewed by the Facilities Planning & Construction department, Administration, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. This project was scheduled as an educational space improvement to provide a two-story structure for instruction and training in fire science in a residential setting using fire training elements and live fire props.

Background

On June 22, 2021, the Board approved the proposed Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure as part of the College's FY 2021-2022 Capital Improvement Projects. The project consisted of constructing a fire training structure for instruction on extinguishing fires in residential structures.

- Design and construction of the two-story structure
- Equipped with live fire props for training
- Approximate square feet: 3,000 s.f.

On September 28, 2021, the Board of Trustees approved the solicitation for architectural services. Solicitation for architectural qualifications began on November 24, 2021, for the purpose of selecting an architectural firm to prepare the necessary plans and specifications for this project. A total of twenty-two (22) firms received a copy of the Request for Qualifications (RFQ) and a total of five (5) firms submitted their responses on December 14, 2021.

Timeline for Solicitation of Statements of Qualifications	
November 24, 2021	Solicitation of statements of qualifications began.
December 14, 2021	Five (5) statements of qualifications were received.

Highest Ranked Vendor

Based on the evaluations of the qualifications, **Martinez Architects** was the highest ranked firm.

The total project budget was \$1,581,250 and itemized in the table below:

Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure Total Project Budget	
Budget Item	Project Total
Construction	\$1,250,000
Design	125,000
Miscellaneous	31,250
FFE	68,750
Technology	106,250
Total Project Budget	\$1,581,250

Funding Source

Funds for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure Project 2022-015C were budgeted in the FY 2021-2022 Unexpended Construction Plant Fund.

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

A presentation of the proposed project was provided. The evaluation team members completed evaluations for the firms and provided the scoring and ranking summary.

The Facilities Committee recommended Board approval to contract architectural services with Martinez Architects for the Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure project as presented.

This item was approved by the Board as part of consent agenda action.

Consent Agenda:

c. Approval of Schematic Design of the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation

Approval of schematic design by Boultinghouse Simpson Gates Architects for the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation project was requested.

Purpose

Schematic design was the first phase of basic design services provided by the project design team. In this phase, the design team prepares schematic drawings based on the Owner's project program and design meetings with staff. The approval of this phase was necessary to establish the basis on which the project design team was given authorization to proceed with design development and construction document phases.

Scheduling Priority

This project was requested by College management and the Division of Business, Public Safety, & Technology. It was reviewed by the Facilities Planning & Construction department, Administration, the Coordinated Operations Council, the Facilities Committee, the Education & Workforce Development Committee, and the Board of Trustees. This project was scheduled as an educational space improvement to provide classroom and lab space for instruction and demonstration.

Justification

The proposed renovation would allow expansion of the Culinary Arts Program at the Mid Valley Campus. It would create a dedicated area for specialized instruction, and provide opportunities for students from the Mid Valley area and the Lower Valley area to have access to Culinary Arts training.

Once schematic design is approved, Boultinghouse Simpson Gates Architects will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC design standards as well as all applicable codes and ordinances. Construction documents will then be issued for solicitation of construction proposals. Once received, construction proposals will be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Background

On October 26, 2021, the Board of Trustees approved contracting architectural services with Boultinghouse Simpson Gates Architects for this project. The architect has worked with College staff to develop a schematic design to meet the needs of the Culinary Arts Program.

Program Scope

- Convert existing available spaces to Kitchen Lab and Dining/Catering Area
 - Demolition of existing walls, floors, and ceiling

- New walls, flooring, ceiling, millwork, lighting, plumbing, air conditioning, and infrastructure
- Kitchen Lab to include space for: 1,320 sf
 - Ranges
 - Refrigerators
 - Freezer
 - Washer/Dryer
 - Kitchen Hood Modification
 - Hand Sinks
 - Dishwasher
 - Shelves
- Dining/Catering Area to include space for: 845 sf
 - Serving Counter
 - Cabinets
 - Dining Tables
- **Total Square Feet** 2,165 sf

Funding Source

Funds for the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation Project 2022-002C were budgeted in the Unexpended Construction Plant Fund for available use in Fiscal Year 2021-2022 in the amount of \$357,225 for construction. Boultinghouse Simpson Gates Architects estimated the construction costs to be \$390,000. Additional funds were available in the FY 2021-2022 Unexpended Construction Plant Fund to cover the estimated shortfall.

The cost increase as compared to the budget is due to the inclusion of a mezzanine above the renovated space, which would provide an area for additional HVAC units which were not initially considered.

Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation	
Construction Budget	Cost
Budgeted Amount	\$357,225
Schematic Design Estimated Amount	390,000
Variance	(\$32,775)

Reviewers

The proposed schematic design was reviewed by Administration, the Culinary Arts Program, Facilities Planning & Construction, and Facilities Operations & Maintenance departments.

Enclosed Documents

Boultinghouse Simpson Gates Architects developed a schematic presentation describing the proposed design. The packet included drawings of the site plan, floor plans, and a fact sheet.

Presenters

Boultinghouse Simpson Gates Architects has developed a schematic presentation describing the proposed design and attended the Facilities Committee meeting to present the schematic design of the proposed improvement project.

The Facilities Committee recommended Board approval of the proposed schematic design of the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation project as presented.

This item was approved by the Board as part of consent agenda action.

Consent Agenda:

d. Authorization to Proceed with Solicitation of Construction Services for the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation

Approval of authorization to proceed with the solicitation of construction services for the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation project was requested.

Construction services were necessary to renovate the existing space for Culinary Arts instruction and training. If solicitation was approved, documents would be issued for solicitation of construction proposals. Once received, construction proposals would be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Background

On October 26, 2021, the Board approved contracting architectural services with Boultinghouse Simpson Gates Architects (BSGA). BSGA estimates the cost of the proposed renovation to be within the construction budget. The total project budget is \$531,365 which includes funds for construction, design, furniture, fixtures, and equipment (FFE), technology, and miscellaneous costs.

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
-----------------------------	------------------

BSGA would begin working on the development of the construction plans and specifications. Upon completion of the documents, the College would begin the process of the solicitation for construction services.

The Facilities Committee recommended Board approval to proceed with the solicitation of construction services for the Mid Valley Campus Center for Learning Excellence Building A Culinary Arts Lab Renovation project as presented.

This item was approved by the Board as part of consent agenda action.

Consent Agenda:

e. Approval of Schematic Design of 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 of schematic design by 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 was requested.

Purpose

Schematic design is the first phase of basic design services provided by the project design team. In this phase, the design team prepares schematic drawings based on the Owner's project program and design meetings with staff. The approval of this phase is necessary to establish the basis on which the project design team is given authorization to proceed with design development and construction document phases.

Scheduling Priority

These projects were requested by RCPSE staff. The projects were reviewed by the Facilities Planning & Construction department, Administration, the Coordinated Operations Council, the Facilities Committee, and the Board of Trustees. The canopies for students & instructors and the F.L.A.G. fire training area were scheduled as educational space improvements projects. The canopy to provide protection from the elements and security for safety training vehicles was scheduled as a non-educational space improvement project.

Justification

The RCPSE staff requested an enclosed canopy for security and to assist in maintaining the condition of the safety training vehicles. RCPSE staff and students also requested a covered canopy to provide shade during outdoor instruction. The F.L.A.G. fire training area was

included in the long-term Master Plan for the RCPSE to allow for fire science instruction while using live fire portable props.

Once schematic design was approved, Gignac & Associates, LLP. would prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC design standards as well as all applicable codes and ordinances. Construction documents would be issued for solicitation of construction proposals. Once received, construction proposals would be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Background

On July 27, 2021, the Board of Trustees approved contracting architectural services with Gignac & Associates, LLP. for these projects. The architect worked with College staff to develop a schematic design to meet the needs of the RCPSE staff and Fire Science Program.

Program Scope

Canopy for Safety Training Vehicles

- 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

Canopies for Students and Instructors

- 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

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

- 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.

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 Plant Fund for available use in FY 2021-2022. The estimated construction budget amount for all three projects was \$750,000. Gignac & Associates, LLP. estimated the construction costs to be \$833,173, due to an increase in material costs per square foot. Additional funds were available in the FY 2021-2022 Unexpended Construction Plant Fund to cover the estimated shortfall.

RCPSE Canopy for Safety Training Vehicles, Canopies for Students and Instructors, and Flammable Liquid and Gas (F.L.A.G.) Fire Training Area Construction Budgets and Estimated Costs			
Budget Item	Construction Budget Amount	Schematic Design Estimated Construction Cost	Variance
Canopy for Safety Training Vehicles	\$245,000	\$405,000	(\$160,000)
Canopies for Students and Instructors	205,000	144,000	61,000
Flammable Liquid and Gas (F.L.A.G.) Fire Training Area	300,000	284,173	15,827
Total Construction Budgets	\$750,000	\$833,173	(\$83,173)

Reviewers

The proposed schematic designs were reviewed by Administration, staff and faculty from the RCPSE and Fire Science Program, Facilities Planning & Construction, and Facilities Operations & Maintenance departments.

Enclosed Documents

Gignac & Associates, LLP. developed schematic presentations describing the proposed designs. The packet included drawings of the site plan, floor plans, exterior views, and fact sheets.

Presenters

Gignac & Associates, LLP. developed a schematic presentation describing the proposed design. Representatives from Gignac & Associates, LLP. attended the Facilities Committee meeting to present the schematic design of the proposed improvement projects.

The Facilities Committee recommended Board approval of the proposed schematic design of 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 projects as presented.

This item was approved by the Board as part of consent agenda action.

Consent Agenda:

f. Authorization to Proceed with Solicitation of Construction 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 of authorization to proceed with the solicitation of construction services 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 was requested.

Construction services were necessary to construct the canopies and the F.L.A.G. fire training area. If solicitation was approved, documents would be issued for solicitation of construction proposals. Once received, construction proposals would be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Background

On July 27, 2021, the Board approved contracting architectural services with Gignac & Associates, LLP. Gignac & Associates, LLP estimated the cost of the proposed projects to be within the construction budgets. The total project budgets are provided in the tables below.

The total project budget for the Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles was \$285,500 which includes funds for construction, design, miscellaneous, and technology costs.

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

The total project budget for the Regional Center for Public Safety Excellence Canopies for Students and Instructors was \$247,000 which included funds for construction, design, miscellaneous, and technology costs.

Regional Center for Public Safety Excellence Canopies for Students and Instructors Total Project Budget	
Budget Item	Budget Amount
Construction	\$205,000

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

The total project budget for the Regional Center for Public Safety Excellence Canopies for Students and Instructors was \$443,600 which included funds for construction, design, miscellaneous, and furniture, fixtures, and equipment (FFE) costs.

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

Gignac & Associates, LLP would begin working on the development of the construction plans and specifications. Upon completion of the documents, the College would begin the process of the solicitation for construction services.

The Facilities Committee recommended Board approval to proceed with the solicitation of construction 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 projects as presented.

This item was approved by the Board as part of consent agenda action.

Consent Agenda:

g. Approval of Substantial Completion for the Deferred Maintenance of District Wide Roofs at Dr. Ramiro R. Casso Nursing and Allied Health Campus

Approval of substantial completion of the Deferred Maintenance of District Wide Roofs at Dr. Ramiro R. Casso Nursing and Allied Health Campus was requested.

Project		Completion Recommended	Date Received
1.	District Wide Roofs at Nursing and Allied Health Campus Architect: BEAM Professionals Contractor: American Roofing USA	Substantial Completion Recommended	January 6, 2022

This renewals & replacements project was part of the district wide deferred maintenance plan, and was reviewed by the Facilities Planning & Construction department, Administration, the Facilities Committee, and the Board of Trustees. It was scheduled as a non-educational space improvement to perform deferred maintenance of the roofs at the Nursing and Allied Health Campus.

College staff visited the site and developed a construction punch list on January 6, 2022. A Certificate of Substantial Completion was issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by American Roofing USA. The original cost approved for this project was \$266,000.

The following table summarizes the current budget status:

Deferred Maintenance of District Wide Roofs at Dr. Ramiro R. Casso Nursing and Allied Health Campus					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$266,000.00	\$266,000.00	(\$21,520.00)	\$244,480.00	\$207,156.05	\$37,323.95

Enclosed Documents

A copy of the Substantial Completion Certificate and photos were provided for the Board's review and information.

The Facilities Committee recommended Board approval of substantial completion of the Deferred Maintenance of District Wide Roofs at Dr. Ramiro R. Casso Nursing and Allied Health Campus as presented.

This item was approved by the Board as part of consent agenda action.

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

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

Consideration and Approval of Checks and Financial Reports

Board action was requested to approve the checks for release and the financial reports for the month of December 2021. The approval was for checks submitted for release in the amount greater than \$125,000.00 and checks in the amount greater than \$25,000.00 that were released as authorized by Board Policy No. 5610.

Mrs. Mary Elizondo, Vice President for Finance and Administrative Services, provided a review of the Financial Report for the month of **December 2021**, and was available to respond to questions posed by the Board.

The checks and the financial reports submitted for approval were included in the Board packet under separate cover.

Upon a motion by Mr. Paul R. Rodriguez and a second by Mr. Rene Guajardo, the Board of Trustees of South Texas College approved and authorized the submitted checks for release in an amount over \$125,000.00, the checks that were released as authorized by Board Policy #5610, and the financial reports submitted for the month of December 2021. The motion carried. The motion carried.

Mrs. Victoria Cantú requested details on the work completed toward the Total Lawn Care invoices for checks paid out in December 2021. Mrs. Cantu and Mr. Danny Guzman requested a copy of the College's agreement with Gulf Coast Paper as related to a payment to them in December 2021. VP Mary Elizondo agreed to provide the requested documentation.

Announcements

A. Next Meetings:

- Tuesday, February 8, 2022
 - 3:30 p.m. – Education and Workforce Development Committee
 - 4:30 p.m. – Facilities Committee
 - 5:30 p.m. – Finance, Audit, and Human Resources Committee

- Tuesday, February 22, 2022
 - 5:30 p.m. – Regular Board Meeting

A. Other Announcements:

- The College will be closed on Friday, February 11, 2022 to conduct its Spring 2022 College Wide Professional and Organizational Development Day.
- The South Texas College / NACEP Dual Credit Summit will be held from Sunday, February 27 – Tuesday, March 1, 2022 at the South Padre Island Convention Center.
- The College will be closed on Monday, March 14, 2021 through Sunday, March 20, 2022 in observance of Spring Break.

Adjournment

There being no further business to discuss, the Regular Meeting of the South Texas College Board of Trustees adjourned at 6:23 p.m.

I certify the foregoing are the true and correct minutes of the Tuesday, January 25, 2022 Regular Board Meeting of the South Texas College Board of Trustees.

X _____

Mrs. Victoria Cantú
Board Secretary

Ratification of Interlocal Cooperation Agreement between the County of Hidalgo, Texas and South Texas College for American Rescue Plan Recovery Funds

The Board of Trustees is asked to ratify the Interlocal Cooperation Agreement between the County of Hidalgo, Texas and South Texas College for American Rescue Plan Recovery Funds.

Through this agreement, the County of Hidalgo has agreed to provide \$2M in funding to South Texas College. This funding will provide faculty stipends and benefits for Associate Degree Nursing faculty at South Texas College from Spring 2022 through Fall 2024.

South Texas College has become the largest provider of nursing graduates among all community colleges in Texas. This serves a vital need in our region, as the nursing shortage continues to outpace demand for their services. Unfortunately, enrollment in the program is limited by the number of faculty that can teach the classes. The College currently turns away a significant number of qualified, eligible applicants to the program, due to limited enrollment.

With this support from the County, the College will be able to recruit and retain additional faculty, which will then allow the College to expand enrollment to train even more nurses. This will help address the nursing shortage, which has been even further impacted by the COVID-19 pandemic.

This award aligns with Strategic Directions #1, Lead Community Engagement, by partnering with Hidalgo County to support greater enrollment of nursing students and increase the graduation of nurses to address the critical shortage of nurses in our region.

It is recommended that the Board of Trustees of South Texas College approve and authorize the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College ratifies the Interlocal Cooperation Agreement between the County of Hidalgo, Texas and South Texas College for American Rescue Plan Recovery Funds as presented.

Approval Recommended:

Dr. Ricardo J. Solis
President

Approval and Authorization to Accept Grant Awards and Agreements

Authorization to accept and approve the following grant awards, including the use of related funds and execution of related agreements as necessary for each grant, is requested:

- 1. The Texas Higher Education Coordinating Board, Accelerating Credentials of Purpose and Value Grant Sub-award from The University of Texas Rio Grande Valley in the amount of \$216,140**

This subaward will help the college to develop six stackable accelerated credentials in the areas of digital skills, data analytics, and statistics to support upskilling and the acquisition of new skills relevant to information technology (IT), deep learning (a subset of Artificial Intelligence), and data analytics. These are areas of high-growth and high-paying careers that are often inaccessible to residents of the Rio Grande Valley due to lack of local, cost-effective, accelerated credential opportunities. The Departments of Cybersecurity and Mathematics will each develop three micro-credential courses. The funding period for this grant is from February 17, 2022 to September 30, 2022.

This award aligns with Strategic Direction #3, Creating Educational Opportunities for Students, by aligning programs with emerging technologies and changing needs in the job market.

- 2. The Texas Higher Education Coordinating Board, Carl Perkins Basic Grant Additional Funds (Reallocation) in the amount of \$419,958**

The purpose of the Carl D. Perkins Basic Grant Reallocation is to improve graduation, retention, access, quality, and to provide for the expansion of Career and Technical Education (CTE) programs. This allocation was formula based for FY22 to support Carl Perkins Basic Grant Postsecondary Level Core Indicators: Postsecondary Placement, Earned Recognized Postsecondary Credential, and Non-traditional Program Concentration. These funds are to be used for instructional resources and equipment for CTE programs. With this reallocation, the Perkins Basic Grant award for this funding period totals to \$2,583,576. The funding period is from September 1, 2021 to August 31, 2022.

This award aligns with Strategic Direction #3, Create Educational Opportunities for Students, and Strategic Direction #4, Foster Student Success, by providing students with opportunities in career and technical education, and providing extensive support structures that promote persistence, educational attainment, academic achievement, personal and professional growth.

- 3. Any Additional Grants Pending Official Award**

Summary of Grant Award Funding

The presented grants will provide up to \$636,098 in funding for the college to provide services and opportunities throughout the region.

It is recommended that the Board of Trustees of South Texas College approve the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approves and authorizes accepting the following grant awards, including the use of related funds and execution of related agreements as necessary for by each grant, contingent upon official award as appropriate:

1. The Texas Higher Education Coordinating Board, Accelerating Credentials of Purpose and Value Grant Sub-award from The University of Texas Rio Grande Valley in the amount of \$216,140
2. The Texas Higher Education Coordinating Board, Carl Perkins Basic Grant Additional Funds (Reallocation) in the amount of \$419,958

Approval Recommended:

Dr. Ricardo J. Solis
President

**Discussion and Action as Necessary on Starr County Tax Resale
Private Bid and Resolution #2022-011 Authorizing Tax Resale Bid**

Approval of a Starr County Tax Resale Private Bid and the Resolution #2022-011 Authorizing the Tax Resale Bid is requested.

Purpose – The law office of Linebarger Goggan Blair & Sampson, LLP is requesting consideration and possible action on the tax resale private bid for one (1) property in Starr County.

Justification – The Texas Property Tax Code requires approval from all taxing entities for the resale of a property for an amount that is less than the appraised value on a resale auction.

Background - On January 25, 2022, Linebarger Goggan Blair & Sampson, LLP received a Private Bid from Mr. Rufino Garza for one (1) struck off property located within Starr County and it is presented for consideration.

Linebarger Goggan Blair & Sampson, LLP is submitting for the Board of Trustees' consideration the analysis of the bid received. The total amount the College will receive for this property is \$1,007.89.

In accordance with Texas Tax Code Sec. 34.05(i), any private bid received must have the approval of all taxing entities. As of the publication of the Board packet, the private bid has been approved by Starr County and Rio Grande City Consolidated Independent School District.

Enclosed Documents - Resolution #2022-011 Authorizing the Tax Resale, a list of the bid, the legal description of the property, as well as the amount of the bid, the South Texas College amount, and the Analysis of the Bid Received follow in the packet for the Board's information and review.

A representative from Linebarger Goggan Blair & Sampson, LLP will be present at the meeting to address any questions by the Board.

The Finance, Audit, and Human Resources Committee did not review this item, since it was just submitted to the College on February 11, 2022 for Board approval.

It is recommended that the Board of Trustees of South Texas College approve and authorize the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approves and authorizes the Starr County Tax Resale Private Bid and Resolution #2022-011 Authorizing the Tax Resale to Linebarger Goggan Blair & Sampson, LLP as presented.

Approval Recommended:

Dr. Ricardo J. Solis
President

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW

1512 S. LONE STAR WAY
EDINBURG, TEXAS 78539

Tel: (956) 383-4500 / Fax: (956) 383-7820

February 11, 2022

Mrs. Rose Benavidez
Chair
South Texas College
3201 W. Pecan
McAllen, Texas, 78501

RE: TS-12-90; Rio Grande City Consolidated Independent School District, South Texas College and Starr County vs. Dora Flores; Private Bid for Struck-Off Property

Dear Mrs. Benavidez:

As your delinquent tax attorneys, we are tasked with foreclosing and selling certain delinquent accounts within your jurisdiction. Although the Texas Property Tax Code allows taxing jurisdictions the ability to sell certain properties thru a *public auction* or a *private bid process*, our firm has a policy to sell most foreclosure properties thru *public auction*. We believe such a policy ensures the greatest financial recovery for taxes owed to our clients and provides the greatest transparency with how foreclosed properties are sold. However, there are a few exceptions/circumstances for when we will consider the acceptance of a *private bid* and present to you for possible approval: when the private bid is made by a taxing entity and/or governmental entity for the purpose of acquiring the property for public use; the private bid offered satisfies all outstanding delinquent taxes, fees and costs, or; the private bid is necessary to accommodate a legal/hardship necessary.

We recently received a *private bid* for the above-reference property that was sold and struck-off on June 7, 2016. After reviewing the file and all applicable circumstances, including having several discussions with the bidder (Mr. Rufino Garza), our firm is of the opinion that this case qualifies as a hardship matter and we feel the district should be presented with and discuss the private bid for possible approval. At the time of foreclosure (and through present day), the subject property was occupied by Debra Flores. Ms. Flores is over 60 years of age, has been declared completely disabled, has severe mental/capacity issues, lives alone on the property, has limited to no familial support and the subject property is in very poor/critical condition. Unfortunately, and perhaps as a result of her disabilities, Ms. Flores never applied for certain taxing exemptions that may have prevented the tax foreclosure. The private bid being made on the subject property is from Ms. Flores' brother-in-law and Mr. Garza intends to make all the necessary repairs on the subject property to make the home safe again (estimated to be about \$40,000) and allow Ms. Flores to remain on the subject property for the remainder of her natural life.

We have attached an analysis of the private bid, which reflects partial payment for all delinquent taxes and cost associated to the subject property. Please: 1) review the attached Private Bid Analysis, and if acceptable; 2) place an action item on your next board meeting agenda, 3) if approved, execute the attached Resolution, and; 4) return the executed Resolution to our office. I, along with the private bidder, will make ourselves at the board meeting, which includes this item for consideration, in order to answer any legal questions you may have for me or any questions you may have for Mr. Garza about the subject property.

If you have any questions or would like additional information, please do not hesitate to contact me.

Respectfully,

Linebarger Goggan Blair & Sampson, LLP

A handwritten signature in dark ink, appearing to read "M. G. Cano", written in a cursive style.

Michael G. Cano
Partner

SOUTH TEXAS COLLEGE



SOUTH TEXAS
COLLEGE

TAX RESALE PRIVATE BID FEBRUARY 22, 2022



SOUTH TEXAS COLLEGE

RESOLUTION NO. _____

On the _____ day of _____, 2022, at the regularly scheduled meeting of the South Texas College Board of Trustees, a motion was duly made and seconded to sell the property described on the attached list, which was bid off to South Texas College through previous tax foreclosure proceedings. All relevant provision of sec. 34.05 of the Texas Property Tax Code have been complied with.

Discussion was then conducted, and upon completion of the same the South Texas College Board of Trustees called for a vote on the motion, and the same was passed by majority. Now therefore:

BE IT RESOLVED that the South Texas College Board of Trustees approved the bid received on the property described in the attached list and authorizes the South Texas College Board President to execute the tax resale deed conveying the approved property.

SIGNED on this _____ day of _____, 2022.

Mrs. Rose Benavidez
Chair
South Texas College

ATTEST:

Mrs. Victoria Cantu
Secretary

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
PROPERTY INFORMATION
SOUTH TEXAS COLLEGE

SUIT NUMBER	LEGAL DESCRIPTION	ACCOUNT NUMBER
TS-12-90	Lot 16, Block 5, El Chaparral Subdivision, a subdivision in Starr County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 193, Map Records of Starr County, Texas.	0043732 (07900005000160000000)

PROPERTY INFORMATION			
CASE NO/STYLE:	TS-12-90; Rio Grande City Consolidated Independent School District, South Texas College and Starr County vs. Dora Flores		
LEGAL DESCRIPTION:	Lot 16, Block 5, El Chaparral Subdivision, a subdivision in Starr County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 193, Map Records of Starr County, Texas.		
TAX ACCT. NO.:	0043732 (079000050001600000000)	PROPERTY ADDRESS:	73 San Agustin St Rio Grande City, Texas
JUDGMENT DATE:	April 06, 2015	JUDGMENT YEARS:	1995 - 2014
TAX SALE DATE:	June 07, 2016	SHERIFF'S DEED RECORDED DATE:	July 26, 2016

TAX/BID INFORMATION			
TOTAL BID AMT:		\$15,000	
TOTAL JUDGMENT AMT:	\$28,903.68	APP. VALUE AT JUDGMENT:	\$38,570
Est. Costs of Sale:	\$1,287	CURRENT APP. VALUE:	\$45,560
TAXING ENTITIES:	JUDGMENT AMOUNT DUE:	PERCENTAGE TO BE RECEIVED	AMOUNT YOU WILL RECEIVE
Rio Grande City Grulla I.S.D.	\$13,489.42	46.67%	\$6,399.89
Starr County	\$13,289.87	45.98%	\$6,305.22
South Texas College	\$2,124.39	07.35%	\$1,007.89

NOTE: All resale proceeds will be distributed pursuant to TEXAS PROPERTY TAX CODE Sec. 34.06 (b-e).

Starr CAD

Property Search Results > 43732 RIO GRANDE CITY CONSOLIDATED for Year 2021

Tax Year: 2021

Property

Account

Property ID:	43732	Legal Description:	LOT 16 BLK 5EL CHAPARRAL S/D (A2002).6140-05151-01 (A8901)
Geographic ID:	07900-00500-01600-000000	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	73 SAN AGUSTIN ST RIO GRANDE CITY, TX 78582	Mapsco:	
Neighborhood:	EL CHAPARRAL	Map ID:	
Neighborhood CD:	07900		

Owner

Name:	RIO GRANDE CITY CONSOLIDATED	Owner ID:	2403
Mailing Address:	INDEPENDENT SCHOOL DIST. TRUSTEE PO BOX 91 RIO GRANDE CITY, TX 78582	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	\$37,430	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$8,130	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$45,560	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$45,560	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$45,560	

Taxing Jurisdiction

Owner: RIO GRANDE CITY CONSOLIDATED
 % Ownership: 100.0000000000%
 Total Value: \$45,560

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	STARR COUNTY	0.525000	\$45,560	\$0	\$0.00
01IS	XXXXXSTARR COUNTY I&S	0.000000	\$45,560	\$0	\$0.00
01R	STARR COUNTY FM & FC	0.225000	\$45,560	\$0	\$0.00
02	STARR COUNTY DRAINAGE DISTRICT	0.013200	\$45,560	\$0	\$0.00
30	RIO GRANDE CITY GRULLA I.S.D.	1.264100	\$45,560	\$0	\$0.00
61	STARR CO HOSP DIST	0.264146	\$45,560	\$0	\$0.00
62	SO TEXAS COLLEGE	0.171500	\$45,560	\$0	\$0.00
CAD	STARR COUNTY APPR DIST	0.000000	\$45,560	\$0	\$0.00
Total Tax Rate:		2.462946			
				Taxes w/Current Exemptions:	\$0.00
				Taxes w/o Exemptions:	\$1,122.12

Improvement / Building

Improvement #1:	Residential	State Code:	A1	Living Area:	1460.0 sqft	Value: \$37,430
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MA	BV1		0	1292.0
ADD	ADD	3		0	140.0
CRPT	CRPT	*		0	420.0
STR	2 STORY	1		0	168.0
CP	CP	*		0	168.0
STG	STG	1		0	256.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	SF07900	SF07900	0.1435	6250.00	50.00	125.00	\$8,130	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$37,430	\$8,130	0	45,560	\$0	\$45,560
2020	\$37,430	\$8,130	0	45,560	\$0	\$45,560

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/26/2016	DEE	DEED	FLORES DORA	RIO GRANDE CITY CONSOLIDATED	1484	72	331037
2				GARZA ANA ISABEL	GARZA ANA ISABEL & RUFINO	0	0	
3				GONZALEZ ROBERTO ETAL	GARZA ANA ISABEL	0	0	

Tax Due

Property Tax Information as of 01/27/2022

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

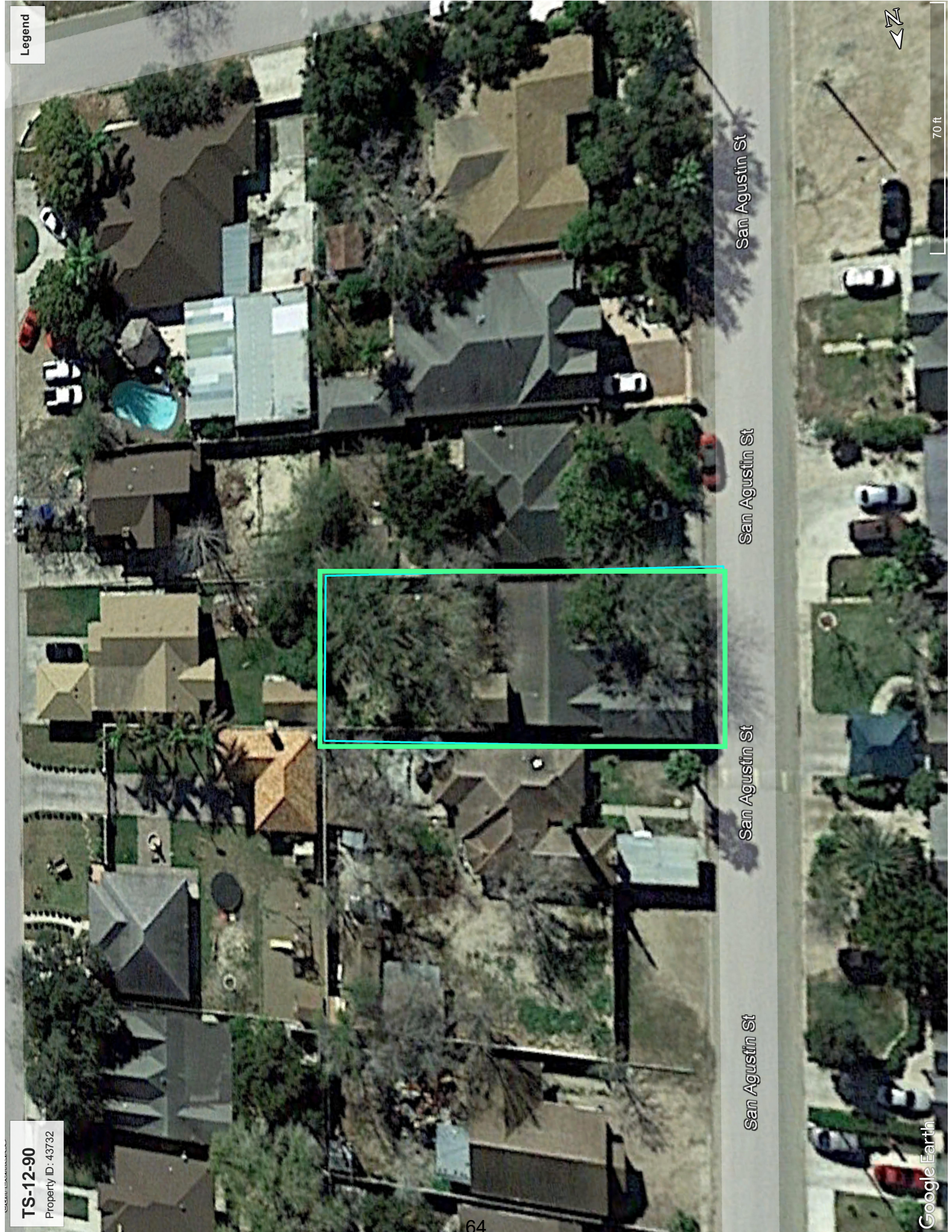
Questions Please Call (956) 487-5613

Website version: 1.2.2.33

Database last updated on: 1/26/2022 8:18 PM

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Legend

TS-12-90

Property ID: 43732

San Agustin St

San Agustin St

San Agustin St

San Agustin St



70 ft

Google Earth

ATTENTION
TAX RESALE FORECLOSURE
THIS PROPERTY WAS SEIZED
FOR DELINQUENT TAXES AND WILL BE
SOLD AT PUBLIC AUCTION
ON 04-04-2017
FOR MORE INFORMATION PLEASE CALL 856-289-7951
OR VISIT OUR WEBSITE WWW.LGBS.COM
TAX RESALE NO.
TS-12-90
LINDBERGER COOGAN BLAIR &
SAMPSON, LLP
205 S. FAY OAK LANE
EDINBURG, TX 78539

Review and Action as Necessary on Quarterly Investment Report for Quarter Ending November 30, 2021

A report on the College's Quarterly Investment Report for the Quarter November 30, 2021, is being presented. The Board is asked to approve the Investment Report as presented.

Purpose – Ms. Susan Anderson from Valley View Consulting, L.L.C. will present on the status of the College's Quarterly Investment Report for the Quarter Ended November 30, 2021 and provide a further update at the meeting. Ms. Anderson will present an overview of the investments, the annual interest earnings, the quarterly interest earnings, and the economic overview.

Justification – The report being presented will provide a brief review and update of the College's Quarterly Investment Report for the Quarter Ended November 30, 2021 to the College's Board of Trustees.

Background – The Texas Public Funds Information Act (PFIA) and the College's Policy #5120: *Investment Policy and Investment Strategy Statement*, requires an Investment Report to be prepared and submitted to the Board of Trustees and the President on a quarterly basis.

Reviewers - The Vice President for Finance and Administrative Services, Business Office staff, and Valley View Consulting, L.L.C. (Investment Advisor) have reviewed the information being presented.

Enclosed Documents – A copy of the Quarterly Investment Report for the Quarter Ended November 30, 2021 follows in the packet for the Board's information and review.

Dr. Ricardo J. Solis, President, and Mary Elizondo, Vice President for Finance and Administrative Services, will be present at the Board Meeting to address any questions.

It is recommended that the Board of Trustees of South Texas College approve and authorize the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approves and authorizes the Quarterly Investment Report for the Quarter Ended November 30, 2021, as presented.

Approval Recommended:

Dr. Ricardo J. Solis
President



QUARTERLY INVESTMENT REPORT

For the Quarter Ended

November 30, 2021

Prepared by

Valley View Consulting, L.L.C.

The investment portfolio of the South Texas College is in compliance with the Public Funds Investment Act and the South Texas College Investment Policy.

_____	_____
Maria G. Elizondo, Vice President for Finance & Administrative Services	Date
_____	_____
Myriam Lopez, Comptroller	Date
_____	_____
Paul R. Rodriguez, Board of Trustees, Designated Investment Officer	Date

Disclaimer: These reports were compiled using information provided by the South Texas College. No procedures were performed to test the accuracy or completeness of this information. The market values included in these reports were obtained by Valley View Consulting, L.L.C. from sources believed to be accurate and represent proprietary valuation. Due to market fluctuations these levels are not necessarily reflective of current liquidation values. Yield calculations are not determined using standard performance formulas, are not representative of total return yields and do not account for investment adviser fees.

Summary

Quarter End Results by Investment Category:

Asset Type	August 31, 2021		November 30, 2021		
	Book Value	Market Value	Book Value	Market Value	Ave. Yield
DDA/MMA/NOW	\$ 102,389,353.32	\$ 102,389,353.32	\$ 95,402,698.34	\$ 95,402,698.34	0.15%
Pools	1,620,811.85	1,620,811.85	1,620,948.27	1,620,948.27	0.04%
CD/Security	227,072,057.97	227,072,057.97	224,553,320.57	224,553,320.57	0.26%
Totals	\$ 331,082,223.14	\$ 331,082,223.14	\$ 321,576,967.18	\$ 321,576,967.18	0.24%

Current Quarter Portfolio Performance (1)

Average Quarterly Yield	0.24%
Rolling Three Month Treasury	0.05%
Rolling Six Month Treasury	0.06%
TexPool	0.04%

Year-to-Date Portfolio Performance (2)

Average Quarter End Yield	0.24%
Rolling Three Month Treasury	0.05%
Rolling Six Month Treasury	0.06%
TexPool	0.04%

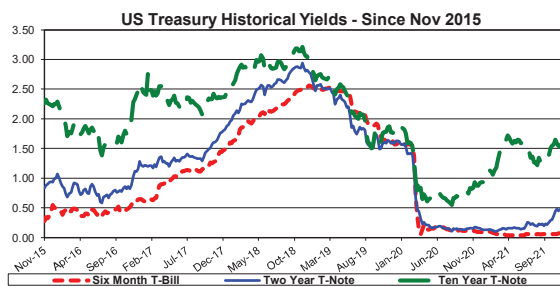
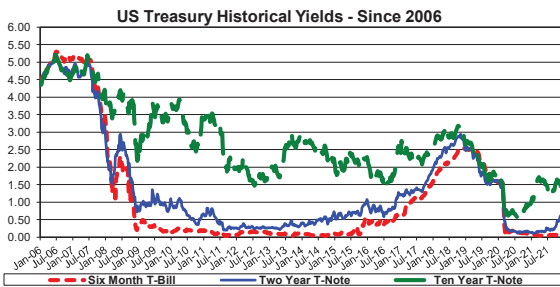
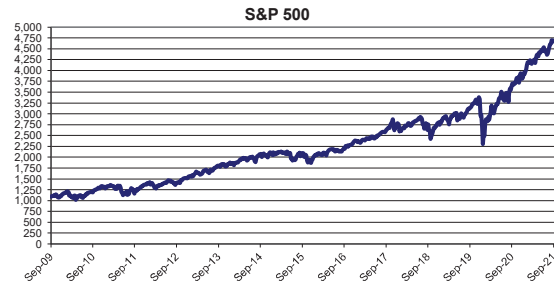
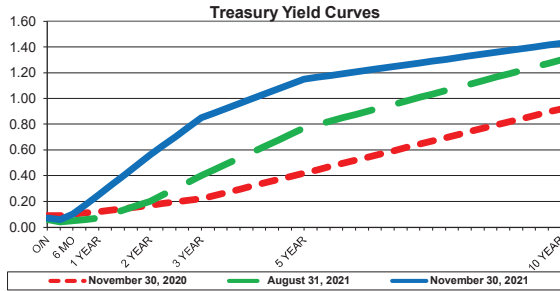
INTEREST EARNINGS

	<u>PRIOR YEAR</u>	<u>CURRENT YEAR</u>
Quarterly Interest Received	\$693,932.55 (Unaudited)	\$247,036.27 (Unaudited)
Accrued Interest-End of Quarter	\$70,509.14 (Unaudited)	\$51,688.61 (Unaudited)
Fiscal YTD Interest Received	\$693,932.55 (Unaudited)	\$247,036.27 (Unaudited)

(1) **Current Quarter Portfolio Performance** - yields based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank, pool, and money market balances. □

(2) **Fiscal Year-to-Date Performance** - yields calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

The Federal Open Market Committee (FOMC) maintained the Fed Funds target range at 0.00% to 0.25% (Effective Fed Funds are trading <0.10%). Projections for target range increases vary from mid-2022 to early 2023. The FOMC began reducing monthly security purchases during Nov 2021. Third Quarter GDP posted +2.1% (Second Estimate). Employment numbers were mixed with U-2 dropping to 4.2%, but November Non-Farm Payroll only adding 210k net new jobs (Three Month Average NFP = 378k). Crude oil dropped back to +/- \$65 per barrel. The Stock Markets reached new highs then drifted off slightly. Many domestic economic indicators remain positive. The Build Back Better stimulus continues negotiations in the Senate. The Debt Ceiling was re-extended to February. Inflation remained well over the FOMC 2% target and does not appear positioned to decline in the near term. The Yield Curve shifted higher primarily twelve months and longer.



Valley View Consulting, L.L.C.

2

Investment Holdings
November 30, 2021

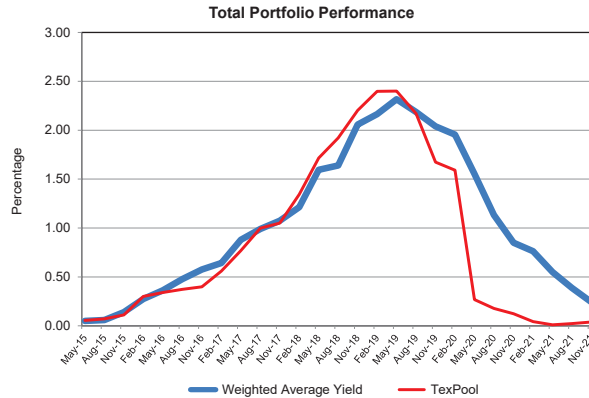
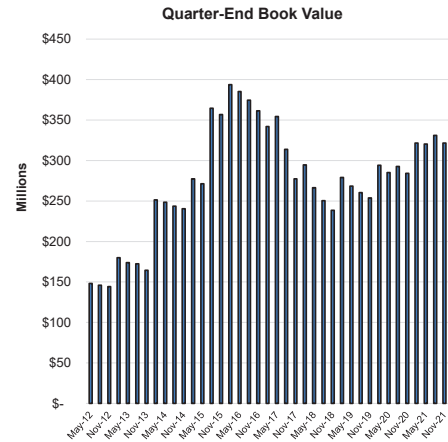
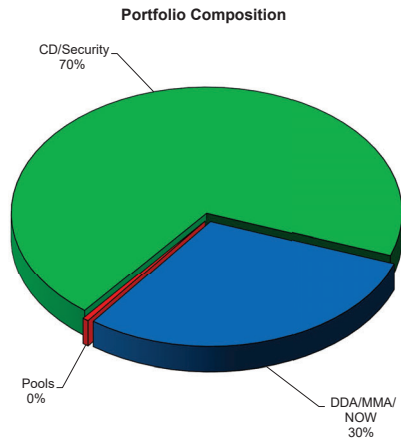
Description	Rating	Coupon/Discount	Maturity Date	Settlement Date	Original Face\ Par Value	Book Value	Market Price	Market Value	Life (Days)	Yield
Prosperity Bank MMA		0.15%	12/01/21	11/30/21	\$ 33,008,997.10	\$ 33,008,997.10	1.00	\$ 33,008,997.10	1	0.15%
PNC Bank MMA - Operating		0.01%	12/01/21	11/30/21	16,003,197.51	16,003,197.51	1.00	16,003,197.51	1	0.01%
PNC Bank MMA - Payroll		0.01%	12/01/21	11/30/21	256,188.63	256,188.63	1.00	256,188.63	1	0.01%
PNC Bank MMA - Student		0.01%	12/01/21	11/30/21	920,162.24	920,162.24	1.00	920,162.24	1	0.01%
PNC Bank - Federal Draw Down		0.01%	12/01/21	11/30/21	879,933.63	879,933.63	1.00	879,933.63	1	0.01%
PNC Bank MMA - I&S Bond 96,02,03,04,07,10,14,15		0.01%	12/01/21	11/30/21	666,435.28	666,435.28	1.00	666,435.28	1	0.01%
PNC Bank - Construction E&G Transfer		0.01%	12/01/21	11/30/21	1,568,308.56	1,568,308.56	1.00	1,568,308.56	1	0.01%
Veritex (Green) Bank MMA		0.10%	12/01/21	11/30/21	10,565,157.87	10,565,157.87	1.00	10,565,157.87	1	0.10%
NexBank MMA		0.40%	12/01/21	11/30/21	31,534,317.52	31,534,317.52	1.00	31,534,317.52	1	0.40%
TexPool LGIP	AAAm	0.04%	12/01/21	11/30/21	1,620,948.27	1,620,948.27	1.00	1,620,948.27	1	0.04%
East West Bank CD		0.11%	01/28/22	08/19/21	8,252,561.29	8,252,561.29	100.00	8,252,561.29	59	0.11%
Texas Regional Bank CD		0.35%	02/15/22	02/17/21	2,005,240.19	2,005,240.19	100.00	2,005,240.19	77	0.35%
Bank OZK CD		0.68%	03/01/22	05/14/20	8,082,341.45	8,082,341.45	100.00	8,082,341.45	91	0.68%
Allegiance Bank CD		0.15%	03/10/22	03/10/21	3,002,244.25	3,002,244.25	100.00	3,002,244.25	100	0.15%
Allegiance Bank CD		0.15%	03/11/22	03/11/21	751,569.57	751,569.57	100.00	751,569.57	101	0.15%
Bank OZK CD		0.21%	03/15/22	04/07/21	2,002,475.50	2,002,475.50	100.00	2,002,475.50	105	0.21%
Texas Regional Bank CD		0.45%	04/15/22	09/11/20	1,004,557.08	1,004,557.08	100.00	1,004,557.08	136	0.45%
Texas Regional Bank CD		0.18%	04/15/22	04/27/21	3,002,708.01	3,002,708.01	100.00	3,002,708.01	136	0.18%
PNC Bank CD		0.25%	04/15/22	09/10/20	4,011,715.72	4,011,715.72	100.00	4,011,715.72	136	0.25%
Bank OZK CD		0.32%	04/19/22	09/11/20	5,018,706.38	5,018,706.38	100.00	5,018,706.38	140	0.32%
Texas Regional Bank CD		0.45%	05/16/22	09/11/20	1,004,557.08	1,004,557.08	100.00	1,004,557.08	167	0.45%
PNC Bank CD		0.25%	05/16/22	09/10/20	4,011,715.72	4,011,715.72	100.00	4,011,715.72	167	0.25%
Bank OZK CD		0.33%	05/18/22	09/11/20	5,019,292.01	5,019,292.01	100.00	5,019,292.01	169	0.33%
Texas Regional Bank CD		0.50%	06/15/22	09/11/20	1,005,064.38	1,005,064.38	100.00	1,005,064.38	197	0.50%
Bank OZK CD		0.34%	06/15/22	09/11/20	5,019,877.69	5,019,877.69	100.00	5,019,877.69	197	0.34%
PNC Bank CD		0.25%	06/15/22	09/10/20	4,011,715.72	4,011,715.72	100.00	4,011,715.72	197	0.25%
Bank OZK CD		0.28%	07/15/22	01/21/20	3,009,158.86	3,009,158.86	100.00	3,009,158.86	227	0.28%
Allegiance Bank CD		0.15%	07/15/22	03/10/21	7,005,236.59	7,005,236.59	100.00	7,005,236.59	227	0.15%
Texas Regional Bank CD		0.35%	08/15/22	02/17/21	1,002,620.08	1,002,620.08	100.00	1,002,620.08	258	0.35%
Texas Regional Bank CD		0.30%	08/15/22	03/12/21	2,003,042.25	2,003,042.25	100.00	2,003,042.25	258	0.30%
Bank OZK CD		0.28%	08/15/22	10/21/20	3,009,158.86	3,009,158.86	100.00	3,009,158.86	258	0.28%
Allegiance Bank CD		0.15%	08/15/22	03/10/21	4,002,992.33	4,002,992.33	100.00	4,002,992.33	258	0.15%
Prosperity Bank CD		0.15%	09/01/22	09/01/21	331,983.21	331,983.21	100.00	331,983.21	275	0.15%
Texas Regional Bank CD		0.35%	09/15/22	02/17/21	8,020,960.75	8,020,960.75	100.00	8,020,960.75	289	0.35%
Bank OZK CD		0.28%	09/15/22	10/21/20	4,012,211.82	4,012,211.82	100.00	4,012,211.82	289	0.28%
Texas Regional Bank CD		0.38%	10/14/22	02/17/21	6,017,069.30	6,017,069.30	100.00	6,017,069.30	318	0.38%
Allegiance Bank CD		0.30%	10/14/22	10/21/20	2,005,924.37	2,005,924.37	100.00	2,005,924.37	318	0.30%
Prosperity Bank CD		0.15%	10/14/22	09/23/21	4,001,002.80	4,001,002.80	100.00	4,001,002.80	318	0.15%
Texas Regional Bank CD		0.35%	10/15/22	03/12/21	2,003,549.52	2,003,549.52	100.00	2,003,549.52	319	0.35%
Texas Regional Bank CD		0.13%	10/17/22	09/23/21	5,000,000.00	5,000,000.00	100.00	5,000,000.00	321	0.13%
Texas Regional Bank CD		0.38%	11/15/22	01/28/21	4,011,381.74	4,011,381.74	100.00	4,011,381.74	350	0.38%

Investment Holdings
November 30, 2021

Description	Rating	Coupon/Discount	Maturity Date	Settlement Date	Original Face\ Par Value	Book Value	Market Price	Market Value	Life (Days)	Yield
Texas Regional Bank CD		0.35%	11/15/22	03/12/21	6,010,648.55	6,010,648.55	100.00	6,010,648.55	350	0.35%
Bank OZK CD		0.24%	11/15/22	04/07/21	4,005,655.37	4,005,655.37	100.00	4,005,655.37	350	0.24%
East West Bank CD		0.23%	11/30/22	11/22/21	3,772,811.52	3,772,811.52	100.00	3,772,811.52	365	0.23%
Texas Regional Bank CD		0.40%	12/15/22	01/28/21	10,029,947.65	10,029,947.65	100.00	10,029,947.65	380	0.40%
Texas Regional Bank CD		0.13%	12/15/22	09/23/21	5,000,000.00	5,000,000.00	100.00	5,000,000.00	380	0.13%
Prosperity Bank CD		0.15%	03/15/23	09/23/21	2,000,501.41	2,000,501.41	100.00	2,000,501.41	470	0.15%
Texas Regional Bank CD		0.25%	03/15/23	04/27/21	5,006,269.09	5,006,269.09	100.00	5,006,269.09	470	0.25%
Bank OZK CD		0.24%	03/15/23	04/07/21	4,005,655.37	4,005,655.37	100.00	4,005,655.37	470	0.24%
Prosperity Bank CD		0.15%	04/14/23	09/23/21	4,001,002.80	4,001,002.80	100.00	4,001,002.80	500	0.15%
Texas Regional Bank CD		0.27%	04/14/23	04/27/21	10,013,541.57	10,013,541.57	100.00	10,013,541.57	500	0.27%
Texas Regional Bank CD		0.20%	05/07/23	05/10/21	10,008,878.65	10,008,878.65	100.00	10,008,878.65	523	0.20%
Bank OZK CD		0.24%	06/02/23	06/02/21	5,037,706.55	5,037,706.55	100.00	5,037,706.55	549	0.24%
Veritex (Green) Bank CD		0.20%	06/15/23	07/12/21	10,005,041.10	10,005,041.10	100.00	10,005,041.10	562	0.20%
Veritex (Green) Bank CD		0.20%	07/14/23	07/12/21	8,004,032.88	8,004,032.88	100.00	8,004,032.88	591	0.20%
Bank OZK CD		0.18%	07/14/23	08/20/21	5,002,281.44	5,002,281.44	100.00	5,002,281.44	591	0.18%
Texas Regional Bank CD		0.17%	08/15/23	09/23/21	5,000,000.00	5,000,000.00	100.00	5,000,000.00	623	0.17%
Bank OZK CD		0.20%	08/15/23	08/20/21	5,002,533.58	5,002,533.58	100.00	5,002,533.58	623	0.20%
Veritex (Green) Bank CD		0.25%	09/15/23	09/01/21	10,004,178.52	10,004,178.52	100.00	10,004,178.52	654	0.25%
					\$ 321,576,967.18	\$ 321,576,967.18		\$ 321,576,967.18	250	0.24%

(1) **Weighted average life** - Pools, Money Market Funds, and Bank Deposits are assumed to have a one day maturity.

(2) **Weighted average yield to maturity** - The weighted average yield to maturity is based on Adjusted Book Value, adviser fees and realized and unrealized gains/losses are not considered. The pool and mutual fund yields are the average for the last month of the quarter. Bank deposit yields are estimated from the monthly allocated earnings.



Book & Market Value Comparison

Issuer/Description	Yield	Maturity Date	Book Value 08/31/21	Increases	Decreases	Book Value 11/30/21	Market Value 08/31/21	Change in Market Value	Market Value 11/30/21
Prosperity Bank MMA	0.15%	12/01/21	\$ 15,001,315.08	\$ 18,007,682.02	\$ -	\$ 33,008,997.10	\$ 15,001,315.08	\$ 18,007,682.02	\$ 33,008,997.10
PNC Bank MMA - Operating	0.01%	12/01/21	36,112,013.59	-	(20,108,816.08)	16,003,197.51	36,112,013.59	(20,108,816.08)	16,003,197.51
PNC Bank MMA - Payroll	0.01%	12/01/21	142,674.41	113,514.22	-	256,188.63	142,674.41	113,514.22	256,188.63
PNC Bank MMA - Student	0.01%	12/01/21	3,669,384.68	-	(2,749,222.44)	920,162.24	3,669,384.68	(2,749,222.44)	920,162.24
PNC Bank - Federal Draw Down	0.01%	12/01/21	-	879,933.63	-	879,933.63	-	879,933.63	879,933.63
PNC Bank MMA - I&S Bond	0.01%	12/01/21	143,288.97	523,146.31	-	666,435.28	143,288.97	523,146.31	666,435.28
PNC Bank - Construction E&G Transfer	0.01%	12/01/21	5,255,091.68	-	(3,686,783.12)	1,568,308.56	5,255,091.68	(3,686,783.12)	1,568,308.56
VerteX (Green) Bank MMA	0.10%	12/01/21	10,562,697.87	2,460.00	-	10,565,157.87	10,562,697.87	2,460.00	10,565,157.87
NexBank MMA	0.40%	12/01/21	31,502,887.04	31,430.48	-	31,534,317.52	31,502,887.04	31,430.48	31,534,317.52
TexPool LGIP	0.04%	12/01/21	1,620,811.85	136.42	-	1,620,948.27	1,620,811.85	136.42	1,620,948.27
East West Bank CD	1.79%	09/02/21	10,332,504.52	-	(10,332,504.52)	-	10,332,504.52	(10,332,504.52)	-
Allegiance Bank CD	0.10%	09/07/21	3,001,200.19	-	(3,001,200.19)	-	3,001,200.19	(3,001,200.19)	-
Texas Regional Bank CD	0.40%	09/15/21	1,003,038.69	-	(1,003,038.69)	-	1,003,038.69	(1,003,038.69)	-
Bank OZK CD	0.30%	09/15/21	2,767,725.89	-	(2,767,725.89)	-	2,767,725.89	(2,767,725.89)	-
East West Bank CD	1.48%	10/01/21	8,181,074.74	-	(8,181,074.74)	-	8,181,074.74	(8,181,074.74)	-
East West Bank CD	1.78%	10/04/21	3,103,873.65	-	(3,103,873.65)	-	3,103,873.65	(3,103,873.65)	-
East West Bank CD	1.78%	10/04/21	3,103,873.65	-	(3,103,873.65)	-	3,103,873.65	(3,103,873.65)	-
East West Bank CD	1.64%	11/01/21	10,268,173.42	-	(10,268,173.42)	-	10,268,173.42	(10,268,173.42)	-
East West Bank CD	0.11%	01/28/22	8,250,298.36	2,262.93	-	8,252,561.29	8,250,298.36	2,262.93	8,252,561.29
Texas Regional Bank CD	0.35%	02/15/22	2,003,472.74	1,767.45	-	2,005,240.19	2,003,472.74	1,767.45	2,005,240.19
Bank OZK CD	0.68%	03/01/22	8,068,484.03	13,857.42	-	8,082,341.45	8,068,484.03	13,857.42	8,082,341.45
Allegiance Bank CD	0.15%	03/10/22	3,001,109.58	1,134.67	-	3,002,244.25	3,001,109.58	1,134.67	3,002,244.25
Allegiance Bank CD	0.15%	03/11/22	751,285.52	284.05	-	751,569.57	751,285.52	284.05	751,569.57
Bank OZK CD	0.21%	03/15/22	2,001,410.89	1,064.61	-	2,002,475.50	2,001,410.89	1,064.61	2,002,475.50
Texas Regional Bank CD	0.45%	04/15/22	1,003,418.96	1,138.12	-	1,004,557.08	1,003,418.96	1,138.12	1,004,557.08
Texas Regional Bank CD	0.18%	04/15/22	3,001,346.30	1,361.71	-	3,002,708.01	3,001,346.30	1,361.71	3,002,708.01
PNC Bank CD	0.25%	04/15/22	4,009,161.13	2,554.59	-	4,011,715.72	4,009,161.13	2,554.59	4,011,715.72
Bank OZK CD	0.32%	04/19/22	5,014,660.59	4,045.79	-	5,018,706.38	5,014,660.59	4,045.79	5,018,706.38
Texas Regional Bank CD	0.45%	05/16/22	1,003,418.96	1,138.12	-	1,004,557.08	1,003,418.96	1,138.12	1,004,557.08
PNC Bank CD	0.25%	05/16/22	4,009,161.13	2,554.59	-	4,011,715.72	4,009,161.13	2,554.59	4,011,715.72
Bank OZK CD	0.33%	05/18/22	5,015,119.37	4,172.64	-	5,019,292.01	5,015,119.37	4,172.64	5,019,292.01
Texas Regional Bank CD	0.50%	06/15/22	1,003,799.32	1,265.06	-	1,005,064.38	1,003,799.32	1,265.06	1,005,064.38
Bank OZK CD	0.34%	06/15/22	5,015,578.18	4,299.51	-	5,019,877.69	5,015,578.18	4,299.51	5,019,877.69
PNC Bank CD	0.25%	06/15/22	4,009,161.13	2,554.59	-	4,011,715.72	4,009,161.13	2,554.59	4,011,715.72
Bank OZK CD	0.28%	07/15/22	3,007,028.55	2,130.31	-	3,009,158.86	3,007,028.55	2,130.31	3,009,158.86
Allegiance Bank CD	0.15%	07/15/22	7,002,589.04	2,647.55	-	7,005,236.59	7,002,589.04	2,647.55	7,005,236.59
Texas Regional Bank CD	0.35%	08/15/22	1,001,736.36	883.72	-	1,002,620.08	1,001,736.36	883.72	1,002,620.08
Texas Regional Bank CD	0.30%	08/15/22	2,001,528.77	1,513.48	-	2,003,042.25	2,001,528.77	1,513.48	2,003,042.25
Bank OZK CD	0.28%	08/15/22	3,007,028.55	2,130.31	-	3,009,158.86	3,007,028.55	2,130.31	3,009,158.86
Allegiance Bank CD	0.15%	08/15/22	4,001,479.44	1,512.89	-	4,002,992.33	4,001,479.44	1,512.89	4,002,992.33
Prosperity Bank CD	0.15%	09/01/22	-	331,983.21	-	331,983.21	-	331,983.21	331,983.21
Texas Regional Bank CD	0.35%	09/15/22	8,013,890.96	7,069.79	-	8,020,960.75	8,013,890.96	7,069.79	8,020,960.75
Bank OZK CD	0.28%	09/15/22	4,009,371.41	2,840.41	-	4,012,211.82	4,009,371.41	2,840.41	4,012,211.82
Texas Regional Bank CD	0.38%	10/14/22	6,011,311.62	5,757.68	-	6,017,069.30	6,011,311.62	5,757.68	6,017,069.30
Allegiance Bank CD	0.30%	10/14/22	2,004,408.71	1,515.66	-	2,005,924.37	2,004,408.71	1,515.66	2,005,924.37
Prosperity Bank CD	0.15%	10/14/22	-	4,001,002.80	-	4,001,002.80	-	4,001,002.80	4,001,002.80
Texas Regional Bank CD	0.35%	10/15/22	2,001,783.56	1,765.96	-	2,003,549.52	2,001,783.56	1,765.96	2,003,549.52
Texas Regional Bank CD	0.13%	10/17/22	-	5,000,000.00	-	5,000,000.00	-	5,000,000.00	5,000,000.00
Texas Regional Bank CD	0.38%	11/15/22	4,007,543.28	3,838.46	-	4,011,381.74	4,007,543.28	3,838.46	4,011,381.74
Texas Regional Bank CD	0.35%	11/15/22	6,005,350.68	5,297.87	-	6,010,648.55	6,005,350.68	5,297.87	6,010,648.55
Bank OZK CD	0.24%	11/15/22	4,003,223.11	2,432.26	-	4,005,655.37	4,003,223.11	2,432.26	4,005,655.37
South Texas College					Valley View Consulting, L.L.C.				

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Book & Market Value Comparison

Issuer/Description	Yield	Maturity Date	Book Value 08/31/21	Increases	Decreases	Book Value 11/30/21	Market Value 08/31/21	Change in Market Value	Market Value 11/30/21
East West Bank CD	0.23%	11/30/22	-	3,772,811.52	-	3,772,811.52	-	3,772,811.52	3,772,811.52
Texas Regional Bank CD	0.40%	12/15/22	10,019,845.45	10,102.20	-	10,029,947.65	10,019,845.45	10,102.20	10,029,947.65
Texas Regional Bank CD	0.13%	12/15/22	-	5,000,000.00	-	5,000,000.00	-	5,000,000.00	5,000,000.00
Prosperity Bank CD	0.15%	03/15/23	-	2,000,501.41	-	2,000,501.41	-	2,000,501.41	2,000,501.41
Texas Regional Bank CD	0.25%	03/15/23	5,003,116.44	3,152.65	-	5,006,269.09	5,003,116.44	3,152.65	5,006,269.09
Bank OZK CD	0.24%	03/15/23	4,003,223.11	2,432.26	-	4,005,655.37	4,003,223.11	2,432.26	4,005,655.37
Prosperity Bank CD	0.15%	04/14/23	-	4,001,002.80	-	4,001,002.80	-	4,001,002.80	4,001,002.80
Texas Regional Bank CD	0.27%	04/14/23	10,006,731.51	6,810.06	-	10,013,541.57	10,006,731.51	6,810.06	10,013,541.57
Texas Regional Bank CD	0.20%	05/07/23	10,003,835.62	5,043.03	-	10,008,878.65	10,003,835.62	5,043.03	10,008,878.65
Bank OZK CD	0.24%	06/02/23	5,034,680.86	3,025.69	-	5,037,706.55	5,034,680.86	3,025.69	5,037,706.55
VerteX (Green) Bank CD	0.20%	06/15/23	10,000,000.00	5,041.10	-	10,005,041.10	10,000,000.00	5,041.10	10,005,041.10
VerteX (Green) Bank CD	0.20%	07/14/23	8,000,000.00	4,032.88	-	8,004,032.88	8,000,000.00	4,032.88	8,004,032.88
Bank OZK CD	0.18%	07/14/23	5,000,000.00	2,281.44	-	5,002,281.44	5,000,000.00	2,281.44	5,002,281.44
Texas Regional Bank CD	0.17%	08/15/23	-	5,000,000.00	-	5,000,000.00	-	5,000,000.00	5,000,000.00
Bank OZK CD	0.20%	08/15/23	5,000,000.00	2,533.58	-	5,002,533.58	5,000,000.00	2,533.58	5,002,533.58
VerteX (Green) Bank CD	0.25%	09/15/23	-	10,004,178.52	-	10,004,178.52	-	10,004,178.52	10,004,178.52
TOTALS / AVERAGE	0.24%		\$ 331,082,223.14	\$ 68,801,030.43	(\$ 68,306,286.39)	\$ 321,576,967.18	\$ 331,082,223.14	(\$ 505,255.96)	\$ 321,576,967.18

Allocation
November 30, 2021
Book & Market Value

	Total	Operating	Operating Construction	Endowment	Interest & Sinking
Prosperity Bank MMA	\$ 33,008,997.10	\$ 13,001,495.89	\$ 15,005,384.44	\$ -	\$ 5,002,116.77
PNC Bank MMA - Operating	16,003,197.51	16,003,197.51	-	-	-
PNC Bank MMA - Payroll	256,188.63	256,188.63	-	-	-
PNC Bank MMA - Student	920,162.24	920,162.24	-	-	-
PNC Bank - Federal Draw Down	879,933.63	879,933.63	-	-	-
PNC Bank MMA - I&S Bond 96,02,03,04,07,	666,435.28	-	-	-	666,435.28
PNC Bank - Construction E&G Transfer	1,568,308.56	-	1,568,308.56	-	-
Veritex (Green) Bank MMA	10,565,157.87	-	10,565,157.87	-	-
NexBank MMA	31,534,317.52	30,401,509.22	-	-	1,132,808.30
TexPool LGIP	1,620,948.27	-	988,063.77	-	632,884.50
01/28/22--East West Bank CD	8,252,561.29	-	-	-	8,252,561.29
02/15/22--Texas Regional Bank CD	2,005,240.19	-	2,005,240.19	-	-
03/01/22--Bank OZK CD	8,082,341.45	8,082,341.45	-	-	-
03/10/22--Allegiance Bank CD	3,002,244.25	-	3,002,244.25	-	-
03/11/22--Allegiance Bank CD	751,569.57	-	751,569.57	-	-
03/15/22--Bank OZK CD	2,002,475.50	2,002,475.50	-	-	-
04/15/22--Texas Regional Bank CD	1,004,557.08	1,004,557.08	-	-	-
04/15/22--Texas Regional Bank CD	3,002,708.01	3,002,708.01	-	-	-
04/15/22--PNC Bank CD	4,011,715.72	4,011,715.72	-	-	-
04/19/22--Bank OZK CD	5,018,706.38	5,018,706.38	-	-	-
05/16/22--Texas Regional Bank CD	1,004,557.08	1,004,557.08	-	-	-
05/16/22--PNC Bank CD	4,011,715.72	4,011,715.72	-	-	-
05/18/22--Bank OZK CD	5,019,292.01	5,019,292.01	-	-	-
06/15/22--Texas Regional Bank CD	1,005,064.38	1,005,064.38	-	-	-
06/15/22--Bank OZK CD	5,019,877.69	5,019,877.69	-	-	-
06/15/22--PNC Bank CD	4,011,715.72	4,011,715.72	-	-	-
07/15/22--Bank OZK CD	3,009,158.86	3,009,158.86	-	-	-
07/15/22--Allegiance Bank CD	7,005,236.59	7,005,236.59	-	-	-
08/15/22--Texas Regional Bank CD	1,002,620.08	1,002,620.08	-	-	-
08/15/22--Texas Regional Bank CD	2,003,042.25	2,003,042.25	-	-	-
08/15/22--Bank OZK CD	3,009,158.86	3,009,158.86	-	-	-
08/15/22--Allegiance Bank CD	4,002,992.33	4,002,992.33	-	-	-
09/01/22--Prosperity Bank CD	331,983.21	-	-	331,983.21	-
09/15/22--Texas Regional Bank CD	8,020,960.75	8,020,960.75	-	-	-
09/15/22--Bank OZK CD	4,012,211.82	4,012,211.82	-	-	-

South Texas College

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Allocation
November 30, 2021
Book & Market Value

	Total	Operating	Operating Construction	Endowment	Interest & Sinking
10/14/22--Texas Regional Bank CD	6,017,069.30	6,017,069.30	-	-	-
10/14/22--Allegiance Bank CD	2,005,924.37	2,005,924.37	-	-	-
10/14/22--Prosperity Bank CD	4,001,002.80	-	4,001,002.80	-	-
10/15/22--Texas Regional Bank CD	2,003,549.52	2,003,549.52	-	-	-
10/17/22--Texas Regional Bank CD	5,000,000.00	5,000,000.00	-	-	-
11/15/22--Texas Regional Bank CD	4,011,381.74	4,011,381.74	-	-	-
11/15/22--Texas Regional Bank CD	6,010,648.55	6,010,648.55	-	-	-
11/15/22--Bank OZK CD	4,005,655.37	4,005,655.37	-	-	-
11/30/22--East West Bank CD	3,772,811.52	-	3,772,811.52	-	-
12/15/22--Texas Regional Bank CD	10,029,947.65	10,029,947.65	-	-	-
12/15/22--Texas Regional Bank CD	5,000,000.00	5,000,000.00	-	-	-
03/15/23--Prosperity Bank CD	2,000,501.41	2,000,501.41	-	-	-
03/15/23--Texas Regional Bank CD	5,006,269.09	5,006,269.09	-	-	-
03/15/23--Bank OZK CD	4,005,655.37	4,005,655.37	-	-	-
04/14/23--Prosperity Bank CD	4,001,002.80	-	4,001,002.80	-	-
04/14/23--Texas Regional Bank CD	10,013,541.57	10,013,541.57	-	-	-
05/07/23--Texas Regional Bank CD	10,008,878.65	10,008,878.65	-	-	-
06/02/23--Bank OZK CD	5,037,706.55	5,037,706.55	-	-	-
06/15/23--Veritex (Green) Bank CD	10,005,041.10	10,005,041.10	-	-	-
07/14/23--Veritex (Green) Bank CD	8,004,032.88	8,004,032.88	-	-	-
07/14/23--Bank OZK CD	5,002,281.44	5,002,281.44	-	-	-
08/15/23--Texas Regional Bank CD	5,000,000.00	5,000,000.00	-	-	-
08/15/23--Bank OZK CD	5,002,533.58	5,002,533.58	-	-	-
09/15/23--Veritex (Green) Bank CD	10,004,178.52	10,004,178.52	-	-	-
Totals	\$ 321,576,967.18	\$ 259,897,392.06	\$ 45,660,785.77	\$ 331,983.21	\$ 15,686,806.14

South Texas College

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Allocation
August 31, 2021
Book & Market Value

	Total	Operating	Operating Construction	Endowment	Interest & Sinking
Prosperity Bank MMA	\$ 15,001,315.08	\$ -	\$ 10,001,068.50	\$ -	\$ 5,000,246.58
BBVA - Operating	36,112,013.59	36,112,013.59	-	-	-
BBVA - Payroll	142,674.41	142,674.41	-	-	-
BBVA - Student	3,669,384.68	3,669,384.68	-	-	-
BBVA - I&S Bond 96,02,03,04,07,10,14,15	143,288.97	-	-	-	143,288.97
BBVA - Construction E&G Transfer	5,255,091.68	-	5,255,091.68	-	-
Veritex (Green) Bank MMA	10,562,697.87	-	10,562,697.87	-	-
NexBank MMA	31,502,887.04	30,371,207.81	-	-	1,131,679.23
TexPool LGIP	1,620,811.85	-	987,980.60	-	632,831.25
09/02/21-East West Bank CD	10,332,504.52	10,332,504.52	-	-	-
09/07/21-Allegiance Bank CD	3,001,200.19	-	3,001,200.19	-	-
09/15/21-Texas Regional Bank CD	1,003,038.69	-	1,003,038.69	-	-
09/15/21-Bank OZK CD	2,767,725.89	-	2,767,725.89	-	-
10/01/21-East West Bank CD	8,181,074.74	8,181,074.74	-	-	-
10/04/21-East West Bank CD	3,103,873.65	3,103,873.65	-	-	-
10/04/21-East West Bank CD	3,103,873.65	-	3,103,873.65	-	-
11/01/21-East West Bank CD	10,268,173.42	10,268,173.42	-	-	-
01/28/22-East West Bank CD	8,250,298.36	-	-	-	8,250,298.36
02/15/22-Texas Regional Bank CD	2,003,472.74	-	2,003,472.74	-	-
03/01/22-Bank OZK CD	8,068,484.03	8,068,484.03	-	-	-
03/10/22-Allegiance Bank CD	3,001,109.58	-	3,001,109.58	-	-
03/11/22-Allegiance Bank CD	751,285.52	-	751,285.52	-	-
03/15/22-Bank OZK CD	2,001,410.89	2,001,410.89	-	-	-
04/15/22-Texas Regional Bank CD	1,003,418.96	-	1,003,418.96	-	-
04/15/22-Texas Regional Bank CD	3,001,346.30	3,001,346.30	-	-	-
04/15/22-BBVA CD	4,009,161.13	4,009,161.13	-	-	-
04/19/22-Bank OZK CD	5,014,660.59	-	5,014,660.59	-	-
05/16/22-Texas Regional Bank CD	1,003,418.96	1,003,418.96	-	-	-
05/16/22-BBVA CD	4,009,161.13	4,009,161.13	-	-	-
05/18/22-Bank OZK CD	5,015,119.37	5,015,119.37	-	-	-
06/15/22-Texas Regional Bank CD	1,003,799.32	1,003,799.32	-	-	-
06/15/22-Bank OZK CD	5,015,578.18	-	5,015,578.18	-	-
06/15/22-BBVA CD	4,009,161.13	4,009,161.13	-	-	-
07/15/22-Bank OZK CD	3,007,028.55	3,007,028.55	-	-	-
07/15/22-Allegiance Bank CD	7,002,589.04	7,002,589.04	-	-	-

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Allocation
August 31, 2021
Book & Market Value

	Total	Operating	Operating Construction	Endowment	Interest & Sinking
08/15/22-Texas Regional Bank CD	1,001,736.36	1,001,736.36	-	-	-
08/15/22-Texas Regional Bank CD	2,001,528.77	2,001,528.77	-	-	-
08/15/22-Bank OZK CD	3,007,028.55	3,007,028.55	-	-	-
08/15/22-Allegiance Bank CD	4,001,479.44	4,001,479.44	-	-	-
09/15/22-Texas Regional Bank CD	8,013,890.96	8,013,890.96	-	-	-
09/15/22-Bank OZK CD	4,009,371.41	4,009,371.41	-	-	-
10/14/22-Texas Regional Bank CD	6,011,311.62	6,011,311.62	-	-	-
10/14/22-Allegiance Bank CD	2,004,408.71	2,004,408.71	-	-	-
10/15/22-Texas Regional Bank CD	2,001,783.56	2,001,783.56	-	-	-
11/15/22-Texas Regional Bank CD	4,007,543.28	4,007,543.28	-	-	-
11/15/22-Texas Regional Bank CD	6,005,350.68	6,005,350.68	-	-	-
11/15/22-Bank OZK CD	4,003,223.11	4,003,223.11	-	-	-
12/15/22-Texas Regional Bank CD	10,019,845.45	10,019,845.45	-	-	-
03/15/23-Texas Regional Bank CD	5,003,116.44	5,003,116.44	-	-	-
03/15/23-Bank OZK CD	4,003,223.11	4,003,223.11	-	-	-
04/14/23-Texas Regional Bank CD	10,006,731.51	10,006,731.51	-	-	-
05/07/23-Texas Regional Bank CD	10,003,835.62	10,003,835.62	-	-	-
06/02/23-Bank OZK CD	5,034,680.86	5,034,680.86	-	-	-
06/15/23-Veritex (Green) Bank MMA	10,000,000.00	10,000,000.00	-	-	-
07/14/23-Veritex (Green) Bank MMA	8,000,000.00	8,000,000.00	-	-	-
07/14/23-Bank OZK CD	5,000,000.00	5,000,000.00	-	-	-
08/15/23-Bank OZK CD	5,000,000.00	5,000,000.00	-	-	-
Totals	\$ 331,082,223.14	\$ 273,485,333.84	\$ 42,438,544.91	\$ -	\$ 15,158,344.39

South Texas College

Valley View Consulting, L.L.C.

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**Investment Policy Compliance
November 30, 2021**

Authorized Investments	Maximum %	Actual Market Value	% of Portfolio	Status
U.S. Treasury Bills/Notes/Bonds	100%	\$ —	0.0%	N/A
U.S. Agencies and Instrumentalities	100%	—	0.0%	N/A
States, Counties, Cities and Other	25%	—	0.0%	N/A
Financial Institution Deposits	100%	319,956,019	99.5%	Pass
Government Money Market Mutual Funds	25%	—	0.0%	N/A
Eligible Investment Pools	50%	1,620,948	0.5%	Pass
Total		\$ 321,576,967.18	100.0%	

Review of Presentation to the Education and Workforce Development Committee:

a. Presentation on the South Texas College and University of Texas – Rio Grande Valley Collaborative

Dr. Anahid Petrosian, Interim Vice President for Academic Affairs, introduced the **STC & UTRGV Collaborative** initiative that began in 2019 and was spearheaded by South Texas College. The initiative is Co-Led by Dr. Anahid Petrosian and Dr. Janna Arney, Executive Vice President and Provost for UTRGV.

The STC & UTRGV Collaborative has four Workgroups with membership from both STC and UTRGV. The Workgroups have been meeting regularly for the past four years to develop strategies to ensure a seamless transitioning of students between STC and UTRGV. This includes STC students in our dual credit programs, traditional enrollment programs, or both.

On January 25, 2022, Dr. Ricardo J. Solis, President of STC, and Dr. Guy Bailey, President of UTRGV, attended the Collaborative Leadership Meeting to support the vision of the Collaborative and review their progress and plans for future coordination of efforts.

Collaborative Workgroup

- Admission & Connections
- Research & Data Sharing
- Student Progression & Success
- Faculty Collaboration & Exchange

STC Co-Chairs

Mr. Matthew Hebbard, VP for Student Affairs & Enrollment Management

Dr. Fernando Chapa, Dean for Institutional Research, Effectiveness, and Strategic Planning

Dr. Kelli Davis, Director of University Relations, Transfer, and Articulation Center

Dr. Esmeralda Adame, Associate Professor of Advanced Manufacturing Technology

Jessica Galloso, Associate Dean, Office of Professional and Organizational Development

Dr. Petrosian and the Workgroup Co-Chairs described the charges of each workgroup, reviewed their major accomplishments thus far, and outlined their goals for the year ahead.

They reviewed some innovative practices and proposals, including Joint Admission of students at each institution; improved data sharing to track student

performance across institutions; better alignment of curriculum to support articulation of credits and improved transfer processes; and even greater collaboration between faculty at each institution in events supporting our students and programs.

No action is requested. This information is presented to the Board of Trustees for discussion and feedback.

Review of Presentation to the Finance, Audit, and Human Resources Committee:

a. Review and Discussion of Award for Outstanding Achievement in Popular Annual Financial Reporting Issued by Government Finance Officers Association of the United States and Canada (GFOA)

Government Finance Officers Association of the United States and Canada (GFOA) has given an Award for Outstanding Achievement in Popular Annual Financial Reporting to South Texas College for its Popular Annual Financial Report for the fiscal year ended August 31, 2021. The Award for Outstanding Achievement in Popular Annual Financial Reporting is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government popular reports.

Purpose – In order to receive an Award for Outstanding Achievement in Popular Annual Financial Reporting, a government unit must publish a Popular Annual Financial Report, whose contents conform to program standards of creativity, presentation, understandability, and reader appeal.

An Award for Outstanding Achievement in Popular Annual Financial Reporting is valid for a period of one year only. This is the first time the College has applied for and received the Popular Award. We believe our current report continues to conform to the Popular Annual Financial Reporting requirements, and we are submitting it to GFOA to determine its eligibility for another Award.

Background – The Government Finance Officers Association (GFOA) established the Popular Annual Financial Reporting Awards Program (PAFR Program) in 1991 to encourage and assist state and local governments to extract information from their annual comprehensive financial report (ACFR) to produce high quality popular annual financial reports specifically designed to be readily accessible and easily understandable to the general public and other interested parties without a background in public finance and then to recognize individual governments that are successful in achieving that goal.

The Business Office completed the PAFR for the first time. The report is not a required document, but it is considered a best practice, and it meets an important need of presenting the highlights of the financial statements in a user-friendly format that simplifies complex data for those without an accounting background. It is a summarized version of the College's ACFR for the last fiscal year.

Enclosed Documents – A copy of the Award for Outstanding Achievement in Popular Annual Financial Reporting follows in the packet for the Committee's information.

Presenters - Mary Elizondo, Vice President for Finance and Administrative Services, and Myriam Lopez, Comptroller, attended the February 8, 2022 Finance, Audit and Human Resources Committee meeting to address any questions by the Committee.

No action is required from the Board of Trustees. This item is presented for information and feedback to staff.



Government Finance Officers Association

**Award for
Outstanding
Achievement in
Popular Annual
Financial Reporting**

Presented to

South Texas College

For its Annual Financial Report
for the Fiscal Year Ended

August 31, 2020

Christopher P. Morrill

Executive Director/CEO

Review and Action as Necessary on Consent Agenda Items from the Finance, Audit, and Human Resources Committee

The following Consent Agenda items were thoroughly discussed by the Finance, Audit, and Human Resources Committee. All trustees, whether a member of the Committee or not, received all supporting documentation and were invited to participate in the deliberation on each item. Non-committee members did not participate in Committee votes for recommendation of Board action.

Administration believes that all questions raised during the Committee discussion of Consent Agenda items were resolved to the Committee's satisfaction at the meeting, and the items are presented here substantially as recommended by the Committee, for approval by the Board of Trustees.

Any trustee may identify an item or items that should be removed from the Consent Agenda for further discussion. Otherwise, the Board is asked to formally act on the full consent agenda, according to the details and recommended action presented for each item in the following pages

The Finance, Audit, and Human Resources Committee recommended Board action on the following items as presented.

The only change since the Committee's recommendation is that the annual cost for *Item g Approval of Renewal Agreement for Continuing Disclosure Services* has decreased from \$4,000 to \$3,500, as reflected in the narrative for that item.

- a. Approval of Guidelines and Criteria for Granting Tax Abatements and Approval of Resolution 2022-009 for Electing to Participate in Tax Abatement Agreements and Adopting Guidelines and Criteria
- b. Approval to Amend and Restate the Terra-Gen Development Company, LLC, Tax Abatement Agreements
 - A. Monte Cristo Windpower, LLC
 - B. La Joya Windpower, LLC
 - C. West Willacy Windpower, LLC (Monte Alto)
- c. Approval of Withdrawal/Termination of the Buenos Aires Windpower, LLC (Terra-Gen Development Company, LLC) Tax Abatement Agreement
- d. Approval of Monte Alto II Windpower, LLC (Terra-Gen Development Company, LLC) Tax Abatement Application, Agreement, and Resolution 2022-010 Approving the Agreement
- e. Approval of Award of Proposals, Purchases, and Renewals
- f. Approval of Renewal Agreement for Financial Advisor Services

- g. Approval of Renewal Agreement for Continuing Disclosure Services
- h. Approval to Award Contract for External Auditor Services
- i. Approval of Disposal of Surplus Property Valued at \$5,000 and Over
- j. Approval of Renewal of Delinquent Tax Collection Services for Hidalgo County and Starr County
- k. Approval of Resolution 2022-008 to Impose an Additional 15% Penalty for Collection Cost of Delinquent Taxes as Authorized Under Section 33.07 of the Texas Property Tax Code for Attorney's Compensation
- l. Approval of Use of the Department of Education Higher Education Emergency Relief Fund (HEERF) and Unrestricted Fund for a Return to Campus Safely COVID-19 Training and Retention Incentive Payment to Eligible Regular and Full-Time Temporary and Part-Time Employees
- m. Approval of Proposed Budget Amendment for FY 2021 – 2022
- n. Approval to Use HEERF Institutional Funds to Discharge Additional Student Debt for Summer 2020, Fall

It is recommended that the Board of Trustees of South Texas College approve and authorize the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approve and authorize items a – n of the Finance, Audit, and Human Resources Committee Consent agenda as presented.

Approval Recommended:

Dr. Ricardo J. Solis
President

Consent Agenda:

a. Approval of Guidelines and Criteria for Granting Tax Abatements and Approval of Resolution 2022-009 for Electing to Participate in Tax Abatement Agreements and Adopting Guidelines and Criteria

Approval of guidelines and criteria for granting tax abatements and resolution 2022-009 for electing to participate in tax abatement agreements and adopting guidelines and criteria is requested.

Purpose – The College’s Guidelines and Criteria for Granting Tax Abatements are effective for a two-year period from the adoption date. Approval to renew the Criteria for Granting Tax Abatements is needed in order to continue granting tax abatements.

Justification – Property Tax Code Chapter 32 authorizes a taxing unit to enter into a tax abatement agreement in order to offer a temporary real property and/or tangible personal property tax abatement for a limited period of time as an inducement for financial investment in the development or redevelopment of certain taxable property. The property tax code requires that a taxing unit establish guidelines and criteria governing tax abatement agreements and approve a resolution to allow the College to participate in tax abatements.

Background – The proposed guidelines would serve for the month of February 2022 to January 2024. The request to update the guidelines, criteria, and resolution is being requested by Terra-Gen Development Company, LLC.

The Board of Trustees adopted the guidelines, criteria, and resolution electing to participate in Tax Abatements on November 22, 2019 for two years, December 2019 through November 2020, on November 28, 2017 for two years, December 2017 through November 2019, and on May 26, 2015 for two years, June 2015 through May 2017.

Reviewers – The College Staff and South Texas College’s Legal Counsel, have reviewed the proposed guidelines and criteria.

Enclosed Documents – Resolution 2022-009 Electing to Participating in Tax Abatement Agreements and the Guidelines and Criteria Governing Tax Abatement Agreements follow in the packet for the Board’s information and review.

The Finance, Audit, and Human Resources Committee recommended Board approval of the guidelines and criteria for granting tax abatements and resolution 2022-009 for electing to participate in tax abatements agreements and adopting guidelines and criteria, as presented.

It is recommended that the Board of Trustees of South Texas College approve and authorize the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approves and authorizes the guidelines and criteria for granting tax abatements and resolution 2022-009 for electing to participate in tax abatements agreements and adopting guidelines and criteria, as presented.

Approval Recommended:

Dr. Ricardo J. Solis

President

**December 2019 – November 2021
February 2022 – January 2024**

**Guidelines and Criteria Governing
Tax Abatement Agreements by
South Texas College**

Adopted by Resolution of the Board of Trustees of South Texas College
on February 22, 2022 December 10, 2019

**SOUTH TEXAS COLLEGE
GUIDELINES AND CRITERIA GOVERNING TAX ABATEMENT AGREEMENTS**

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**SOUTH TEXAS COLLEGE
GUIDELINES AND CRITERIA
FOR GRANTING TAX ABATEMENT**

WHEREAS, South Texas College finds that tax abatement provides a valuable economic tool for use by the College and other governmental entities interested in supporting and creating jobs in Hidalgo and Starr Counties;

WHEREAS, South Texas College finds that a tax abatement policy is in the public interest and will contribute to the economic development of Hidalgo and Starr Counties;

WHEREAS, South Texas College has considered playing a limited, but significant, role in the development of substantial renewable energy and scientific investment in South Texas;

WHEREAS, Chapter 312 of the Texas Tax Code, popularly known as the Property Redevelopment and Tax Abatement Act (the “Act”), authorizes junior college districts to join a municipality or a county in offering a temporary real property and/or tangible personal property tax abatement for limited periods of time as an inducement for financial investment in the development or redevelopment of certain taxable property; and

WHEREAS, the Act grants South Texas College great discretion to adopt guidelines and criteria identifying the types of development or redevelopment suitable to the educational and financial goals of the College;

WHEREAS, the Act requires eligible taxing jurisdictions to establish guidelines and criteria as to eligibility for tax abatement agreements prior to granting any future tax abatements, said guidelines and criteria to be unchanged for a two-year period unless amended or repealed by a three-fourths vote of the Board of Trustees;

NOW, THEREFORE, BE IT AGREED by the Board of Trustees of South Texas College that the following Guidelines and Criteria for granting tax abatements be adopted:

Section 1. Definitions.

- (a) “Abatement” means the temporary, full or partial exemption from ad valorem maintenance taxes pursuant to the Act by the Counties of Hidalgo and Starr of certain added value to real and personal property in a zone designated for economic development purposes.
- (b) “Act” means Property Tax Code, chapter 312, popularly referred to as the Tax Abatement Act.
- (c) “Added Value” means the increase in the Appraised Value of an Eligible Property as a result of “Expansion” or “Modernization” of an existing facility or construction of a “New Facility.” Added Value does not mean or include “Deferred Maintenance.”

- (d) “Appraised Value” means the appraised value for property tax purposes as determined by a County Appraisal District, subject to the appeal procedures set forth in the Texas Tax Code.
- (e) “Agreement” means a contractual agreement between a property owner and/or lessee in an Eligible Jurisdiction for the purposes of tax abatement. Any Agreement shall be in conformity with these Guidelines and Criteria, including any variance granted under Section 3(g) set out herein. Upon the adoption of a resolution authorizing an Agreement and the execution of same by the parties, the Agreement shall be deemed to embody all of the terms of the Abatement, except, no Agreement shall be deemed to supersede any terms of the Guidelines and Criteria or any requirements or conditions imposed of state law.
- (f) “Base Year Value” means the Appraised Value of Eligible Property as of the date specified in the Agreement.
- (g) “Basic Manufacturing or Service Facility” means buildings and structures, including fixed machinery and equipment used or to be used for the production of renewable energy.
- (h) “College” means South Texas College.
- (i) “Construction Phase” means the period during which a material and substantial improvement of the property occurs which represents a separate and distinct construction operation undertaken for the purpose of erecting the improvements. The Construction Phase ends upon the earliest to occur of the following events:
 - (1) when a certificate of occupancy is issued for the Facility by and appropriate governmental entity;
 - (2) when the Facility has achieved commercial production of a product; provision of a service or start up for production of electrical power; or
 - (3) when the architect or engineer supervising construction issues a certificate of substantial completion, or some similar instrument.

The final determination of the end of the Construction Phase shall be made by the College, in its sole and absolute discretion, based upon the above criteria and such other factors as the College may deem relevant. The determination of the completion of the Construction Phase shall be conclusive, and any judicial review of such determination shall be governed by the substantial evidence rule.
- (j) “County” means Hidalgo County, Texas and/or Starr County, Texas
- (k) “Deferred Maintenance” means improvements necessary for continued operations which do not improve productivity or alter the process technology.

- (l) “Economic Life” means the number of years a property improvement is expected to be in service in a Facility.
- (m) “Eligible Property” means property to which Abatement may be extended to the value of the improvements to real property, including buildings, structures, fixed machinery and equipment, and site improvements, plus that office space and related fixed improvements necessary to the operation and administration of the Facility.
- (n) “Expansion” means the addition of buildings, structures, fixed machinery or equipment for the purposes of increasing capacity.
- (o) “Facility” means property improvements completed or in the process of construction which together comprise an integral whole comprising the project as described in the agreement for temporary tax abatement.
- (p) “Force Majeure” means circumstances beyond the control of Owner which shall include casualty losses, national economic factors, shutdowns due to governmental regulations, strikes, acts of war, and the like.
- (q) “Ineligible Property” The following types of property shall be fully taxable and ineligible for abatement: land; inventories; supplies; tools; furnishings and other forms of movable personal property; vehicles; vessels; aircraft; housing; hotel accommodations; Deferred Maintenance investments; property to be rented or leased except as provided in Section 1(k); improvements to real property which have an economic life of less than 20 years; property owned or used by the State of Texas or its political subdivisions or by any organization owned, operated or directed by a political subdivision of the State of Texas; unless specifically authorized by the Eligible Jurisdiction.
- (r) “Modernization” means the replacement and upgrading of existing facilities which increase the productive input or output, updates the technology or substantially lowers the unit cost of the operation, and extends the economic life of the facilities. Modernization may result from the construction, alteration or installation of buildings, structures, fixed machinery or equipment. It shall not be for the purpose of reconditioning, refurbishing, repairing or completion of Deferred Maintenance.
- (s) “New Capital Investment” means the total value of expenditures capitalized for the Facility on the Owner’s books, prior to depreciation, whether relating to exempt or non-exempt property, including all buildings, structures, site improvements, fixed equipment, intangibles, and pollution control equipment.
- (t) “New Facility” means a property previously undeveloped which is placed into service by means other than or in conjunction with an Expansion or Modernization.
- (u) “Owner” means the owner of a Facility subject to Abatement. If the Facility is constructed on leased property, the owner shall be the party which owns the property subject to Abatement. The other party to the lease shall join in the execution of

Agreement but shall not be obligated to assure performance of the party receiving Abatement.

- (v) “Research and Development” means Owner’s collaboration of research and development with South Texas College to undertake scientific, technical or educational endeavors of alternative energy programs aimed at research and development.

Section 2. Abatement Authorized.

- (a) Authorized Facilities. A Facility may be eligible for tax incentives in the form of tax abatement if it is substantially designed and constructed or manufactured for construction or installation, (i) is operated exclusively for the production, of renewable energy, including solar, geothermal, wind and hydro and (ii) the estimated proposed New Capital Investment shall exceed \$200 million. Abatement may be granted for New Facilities and improvements to existing facilities for the purpose of Modernization or Expansion.
- (b) Creation of New Value. Abatement may only be granted for the Added Value of Eligible Property improvements made subject to and listed in an Agreement between the College and the property owner or lessee (if required), subject to such limitations as the College may require. The economic life of the improvements must exceed the term of the Agreement by ten (10) years. An Agreement shall not be entered into unless Owner has provided a certified valuation of the economic life of the improvements and depreciation schedule.
- (c) Period of Abatement. Abatement shall be granted effective with the January 1 valuation date specified in the Agreement. Abatement shall be allowed for a period of up to ten years following the certification of completion of construction; provided that, in no event shall the period of Abatement, not inclusive of the Construction Phase exceed ten (10) years. Prior to the effective date of the tax abatement any improvements under construction should be taxed in full in accordance with the Tax Code
- (d) Abatement Percentage. The percentage of the total tax to be abated (1% to 100%) which is authorized by the College on a case by case basis is the Abatement Percentage.
- (e) Rehabilitation Projects. The \$200 million minimum Added Value or Capital Investment requirement for Abatement shall not apply to Rehabilitation Projects which involve the adaptive reuse of an existing structure or building for a Facility. In order to qualify as a Rehabilitation Project under this provision, the Project must involve a minimum New Capital Investment of at least \$100 million. Any Rehabilitation Project must involve the adaptive reuse of an existing structure or building currently on the property tax rolls so that the Base Year Value associated with the Project will include both the value of the land and the existing improvements. For such Rehabilitation Projects, all Eligible Property in excess of the Base Year Value shall be subject to Abatement. The value of personal property such as furniture and movable equipment (as set out in the Act) shall be considered Ineligible Property.

- (f) Estimated Added Value Requirement. At the time of execution of the Agreement, the Owner shall reasonably estimate the Added Value or Capital Investment projected upon completion of construction of any improvements to real property or tangible personal property in connection with the Facility. This “Estimated Added Value” shall be certified to by Owner and stated in the Agreement.
- (g) Economic Qualification. In order to be eligible for Abatement, the Facility:
 - (1) must create no later than the January 1 following the completion of construction and maintain throughout the remainder of the term of the Agreement the minimum required number of permanent jobs in the District set out in the Agreement;
 - (2) must not adversely affect competition in the local market with established local businesses.
- (h) Taxability. From the commencement of the Abatement period to the end of the Abatement period, taxes shall be payable as follows:
 - (1) The value of Ineligible Property shall be fully taxable and;
 - (2) The Added Value of new Eligible Property (and certain personal property added in connection with a Rehabilitation Project) shall be taxable in the manner described in Section 2(d) above.
- (i) Environmental and Worker Safety Qualifications. In determining whether to grant an Abatement, consideration will be given to compliance by the Facility with all state and federal laws designed to protect human health, welfare and the environment (“environmental laws”) that are applicable to all facilities in the State of Texas owned or operated by the owner of the Facility or lessee, its parent, subsidiaries and, if a joint venture or partnership, every member of the joint venture or partnership (“applicants”). Consideration may also be given to compliance with environmental and worker safety laws by applicants at other facilities within the United States.

Section 3. **Application.**

- (a) Written Application. Any current or potential owner of taxable property may request Abatement by filing a written application with the President of the College.
- (b) Contents of Application. The application shall consist of a completed application form accompanied by: a general description of the new improvements to be undertaken; a descriptive list of the improvements for which Abatement is requested; a list of the kind, number and location of all proposed improvements of the property; a map and property description; proposed turbine location (if a wind turbine Facility); and a time schedule for undertaking and completing the proposed improvements. In the case of a Modernization or Expansion Project, a statement of the Appraised Value of the Facility, separately stated

for real and personal property, shall be given for the tax year immediately preceding the application. The application form may require such financial and other information as the College or other Eligible Jurisdiction, as applicable, deems appropriate for evaluating the financial capacity and other relevant factors of the applicant.

- (c) Local Employment and Procurement. Owner shall, as part of the Application, provide: (i) a list and description of all component parts and equipment which are included in the construction and/or installation of the Facility, (ii) a list of maintenance and operations personnel or professional services anticipated or required for the operation and maintenance of the Facility on an on-going basis; and (iii) the identify of all persons or firms in Starr County and Hidalgo County, or within 100 files thereof, with the capability of providing these services (a complete Schedule I and Schedule II).
- (d) Application Fee. There is a non-refundable application fee of \$2,500.00 due at the time of the application submission. The application fee does not imply that the proposed Abatement will be approved.
- (e) Written Notification. Upon receipt of a completed application, the President shall evaluate the application for a determination of the proposed Facility's compliance with these Guidelines.
- (f) Feasibility. After receipt of an application for Abatement, the College shall consider the feasibility and the impact of the proposed Abatement. The study of feasibility shall include, but not be limited to, an estimate of the economic effect of the Abatement of taxes and the benefit to the College and the Facility to be covered by such Abatement.
- (g) No Abatement if Construction has been Completed. No Agreement shall be approved if the application for the Abatement was filed after the completion of construction, alteration or installation of improvements related to the proposed Modernization, Expansion or New Facility.
- (h) Variance. Requests for variance from the provisions of these Guidelines and Criteria may be made in written form; provided, however, that no variance may extend the term of Abatement beyond five (5) years after completion of the Construction Phase. Such requests shall include a complete description of the circumstances explaining why the applicant should be granted a variance. Approval of a request for variance requires a three-fourths (3/4ths) vote of the board of trustees of the College.

Section 4. **College Approval.**

- (a) Designation of Zone. An Abatement shall be granted only for Facilities in a zone designated for Abatement under the Act by a County.
- (b) Required Findings. The College must adopt findings that the proposed abatement terms of the proposed Agreement meet the College's Guidelines and Criteria.

- (c) Reservation of Rights. Nothing shall be construed to limit the authority of the College to examine each application for Abatement on a case-by-case basis and determine in its sole and absolute discretion whether or not abatement of the tax on the proposed Facility should be granted; whether or not the Facility will comply with these Guidelines and Criteria; whether it is financially feasible for the College, and whether or not the proposed temporary abatement of taxes will inure to the long-term benefit of the College. On matters of interpretation of the Tax Code or the Tax Abatement Act, the College may request an Attorney General' Opinion. The College's final determination shall not be subject to judicial review.

Section 5. **Agreement.**

- (a) Contents of Tax Abatement Agreement. The Agreement with the Owner shall include:
- (1) the estimated value to be subject to Abatement and the Base Year Value;
 - (2) the percentage of value to be abated each year as provided in Section 2(d);
 - (3) the commencement date and termination date of Abatement;
 - (4) the proposed use of the Facility, time schedule, map, proposed turbine location, property description and improvements list as provided in the application as required;
 - (5) the contractual obligations in the event of default, delinquent taxes, recapture, administration and assignment as provided in these Guidelines and Criteria or other provisions that may be required for uniformity or by state law;
 - (6) the amount of Added Value as set out in 2(c) and required number of permanent jobs;
 - (7) a requirement that Owner shall certify to the board of trustees of the College on or before April 1 each year that the Owner is in compliance with each applicable term of the agreement;
 - (8) a requirement that the owner or lessee will obtain and maintain all required permits and other authorizations from all local, state and federal agencies with jurisdiction over the licensing or permitting, the design, construction, manufacture and operation of the Facility and for the storage, transport and disposal of waste, if any;
 - (9) a limitation that the uses of the property must be consistent with the general purpose of encouraging development or redevelopment of the zone during the period that property tax exemptions are in effect;

- (10) provision of access to and authorization to inspect the property by employees or authorized agents of the College to ensure that the improvements or repairs are made according to the specifications and conditions of the agreement; and
 - (11) a provision that the board of trustees of the College may cancel or modify the Agreement if the Owner fails to comply with the Agreement.
- (b) Time of Execution. The Agreement shall normally be executed within 60 days after the applicant has provided all necessary information and documentation.
 - (c) Attorney's Fees. In the event any attorney's fees are incurred by the College in the preparation of an Agreement, said fees shall be paid by the applicant upon execution of the Agreement.
 - (d) Application Fee. There is a non-refundable application fee of \$2,500.00 due at the time of the application submission. The application fee does not imply that the proposed Abatement will be approved.

Section 6. Recapture.

- (a) Failure to Commence Operation During Term of Agreement. In the event that the Facility is not completed and does not begin operation as provided in the Agreement, no Abatement shall be given for that tax year, and the full amount of taxes assessed against the property shall be due and payable for that tax year. In the event that the Owner of such a Facility fails to begin operation with the minimum required number of permanent jobs by the next January 1, then the Agreement shall be subject to termination and all abated taxes during the period of construction shall be recaptured and paid within 60 days of such termination. Notwithstanding the foregoing, in the event that the above defaults are due to a Force Majeure condition, the College may grant extensions if the Owner is diligently proceeding to cure such defaults.
- (b) Discontinuance of Operations During Term of Agreement. In the event the Facility is completed and begins operation but subsequently discontinues operations during any four (4) consecutive weeks during the term of the Agreement, for any reason except on a temporary basis due to a Force Majeure condition, the Agreement may be terminated by the College, and all taxes previously abated by virtue of the Agreement during the preceding four years shall be recaptured and paid within 60 days of such termination.
- (c) Delinquent Taxes. In the event that the Owner allows its ad valorem taxes to become delinquent and fails to timely and properly follow the legal procedures for their protest and/or contest, the Agreement shall be subject to termination and so shall the Abatement of the taxes for the tax year of the delinquency. The total taxes assessed without Abatement, for that tax year shall be paid within 60 days from the date of termination.
- (d) Notice of Default. Should the College determine that the Owner is in default according to the terms and conditions of its Agreement, it shall notify the Owner in writing at the

address stated in the Agreement that if such is not cured within 60 days from the date of such notice (the “Cure Period”), then the Agreement may be terminated. In the event the Owner fails to cure said default during the Cure Period and the Agreement is terminated, the taxes abated by virtue of the Agreement will be recaptured and paid as provided herein.

- (e) Actual Capital Investment. Should the College determine that the total level of New Capital Investment is lower than provided in the Agreement, the difference between the tax abated and the tax which should have been abated based upon the actual New Capital Investment as determined shall be paid to the taxing agencies within 60 days of notification to the Owner of such determination.
- (f) Reduction in Rollback Tax Rate. If during any year of the period of Abatement with respect to any property any portion of the abated value for the Eligible Property which is added to the current total value of the College is not treated as “new property value” (as defined in Section 26.012(17) of the Texas Tax Code) for the purpose of establishing the “effective maintenance and operations rate” (as defined in Section 26.012(16) of the Texas Tax Code) in calculating the “rollback tax rate” in accord with Section 26.04(c)(2) of the Texas Tax Code and if the College’s budget calculations indicate that a tax rate in excess of the “rollback tax rate” is required to fund the operations of the College for the succeeding year, then the College shall recapture from the taxpayer a tax in an amount equal to the lesser of the following:
 - (1) The amount of the taxes abated for that year by the College with respect to such property.
 - (2) The amount obtained by subtracting the rollback tax rate computed without the abated property value being treated as new property value from the rollback tax rate computed with the abated property value being treated as new property value and multiplying the difference by the total Appraised Value of the College.

If the College has granted an Abatement of taxes to more than one taxpayer, then the amount of the recapture calculated in accord with subparagraph (2) above shall be prorated on the basis of the amount of the Abatement with respect to each taxpayer.

All recaptured taxes must be paid within thirty (30) days after notice thereof has been given to the affected taxpayer. Penalties and interest applicable under the Tax Code shall not begin to accrue upon such sum until the first day of the month following such thirty (30) day notice, at which time penalty and interest shall accrue in accord with the laws of the State of Texas.

- (g) Statutory Tax Lien. The amount of tax abated each year under the terms of these Guidelines and the Agreement shall continue to be secured by the statutory tax lien pursuant to Section 32.01 of the Texas Tax Code which shall continue in existence from year to year throughout the entire term of the Agreement or until all taxes, whether assessed or recaptured, are paid in full.

- (h) Automatic Termination. The Agreement shall automatically terminate on and as of the date any of the following events occur: the filing of a petition in bankruptcy by the Owner; or the making by the Owner of an assignment for the benefit of creditors; or if any involuntary petition in bankruptcy or petition for an arrangement pursuant to the federal bankruptcy code is filed against the Owner; or if a receiver is appointed for the business of the Owner. In the event of automatic termination for any of the above reasons, the prior notice of default provisions in subsection (d) above shall not apply. Owner shall immediately notify the College should any of the foregoing events occur.

Section 7. Administration.

- (a) Annual Assessment. The Starr County Appraisal District or the Hidalgo County Appraisal District, as applicable, shall annually determine the Appraised Value of the real and personal property subject to an Agreement. Each year, the Owner shall furnish the Appraisal District with such information as may be necessary for the Abatement. Once value has been established, the Appraisal District shall notify the affected jurisdictions which levy taxes of the amount of the Appraised Value and the Abatement. Owner shall, on the anniversary date of the Agreement provide the College the Appraised Values of the Property and a certificate of taxes paid to each jurisdiction.
- (b) Access to Facility. The Agreement shall stipulate that employees and/or designated representatives of the College will have access to the Facility during the term of the Agreement to inspect the Facility to determine if the terms and conditions of the Agreement are being met. All inspections will be made only after giving 24 hours prior notice and will only be conducted in such manner as to not unreasonably interfere with the construction and/or operation of the Facility. All inspections will be made with one or more representatives of the Owner and in accordance with all applicable safety standards.
- (c) Annual Evaluation. Upon completion of construction, the College, individually or in conjunction with other affected jurisdictions, shall annually evaluate each Facility receiving Abatement to ensure compliance with the Agreement and report possible violations of the Agreement.
- (d) Annual Reports. Owner shall certify to the governing body of the College on or before April 1 each year that Owner is in compliance with each applicable term of the Agreement. Additionally, during the initial four years of the term of Abatement, the Owner shall provide to the College approving the Abatement an annual report covering those items listed on Schedule 1 in order to document its efforts to acquire goods and services on a local basis. Such annual report shall be prepared on a calendar year basis and shall be submitted to the College no later than ninety (90) days following the end of each such calendar year. The annual report shall be accompanied by an audit letter prepared by an independent accounting firm which has reviewed the report.

- (e) “Buy Local” Provision. Each recipient of Abatement shall additionally agree to give preference and priority to local manufacturers, suppliers, contractors and labor for the materials, equipment and labor described on Schedule 1, except where not reasonably possible to do so without added expense, substantial inconvenience, or sacrifice in operating efficiency. In any such exceptional cases involving purchases over \$1,000,000 during construction and over \$50,000 during operations, a justification for such purchase shall be included in the annual report. Each such recipient shall further acknowledge that it is a legal and moral obligation of persons receiving Abatement to favor local manufacturers, suppliers, contractors and labor, all other factors being equal. For the purposes of this provision, the terms “materials” and “labor” shall have the meaning set out in Schedule 1. For the purposes of this provision, the term “local” as used to describe manufacturers, suppliers, contractors and labor shall include firms, businesses, and persons who reside in or maintain an office in either Hidalgo County or Starr County. In the event of a breach of the buy-local provision, the percentage of Abatement shall be proportionately reduced equal to the amount the disqualified contract bears to the total construction cost (materials and labor) for the Facility. In the event that Owner contracts the supply and construction of the Facility to an affiliate or other non-local contractor, Owner shall use commercially reasonable efforts to ensure compliance with this Section by including in such contract a flow-through provision requiring such compliance.

SCHEDULE I

“Buy Local” Annual Reports

The following information shall be reported to the College on a calendar-year basis during the first four years of the tax abatement program:

1. Dollar amount spent for materials* (local).
2. Dollar amount spent for materials* (total).
3. Dollar amount spent for labor** (local).
4. Dollar amount spent for labor** (total).
5. Number of jobs created in the construction of the Facility (local).
6. Number of jobs created in the construction of the Facility (total).
7. Number of jobs created on a permanent basis (local).
8. Number of jobs created on a permanent basis (total).

* The term “materials” is defined to include all materials used in excavation, site improvement, demolition, concrete, structural steel, fire proofing, piping, electrical, instruments, paintings and scaffolding, insulation, temporary construction facilities, supplies, equipment rental in construction, small tools and consumables. This term does not include major items of machinery and equipment not readily-available locally.

** The term “labor” is defined to include all labor in connection with the excavation, site improvement, demolition, concrete construction, structural steel, fire proofing, equipment placement, piping, electrical, instruments, painting and scaffolding, insulation, construction services, craft benefits, payroll burdens, and related labor expenses. This term does not include engineering services in connection with the design of the Facility.

The term “local” as used to describe manufacturers, suppliers, contractors and labor shall include firms, businesses, and persons who reside in or maintain an office in either Hidalgo County or Starr County.

SCHEDULE II

ADDITIONAL INFORMATION REQUIRED OF APPLICANT FOR TAX ABATEMENT

Section 1. Eligibility Criteria

1. To be eligible for consideration by College for a tax abatement under these Guidelines, an Owner of the Facility must meet or exceed all of the criteria described below:

- The Facility must be one that will generate renewable energy;
- The minimum amount of new real and/or personal property capital investment shall exceed \$200 million (at start of project or by year 2017);
- Shall exceed minimum levels of full-time job creation;
- Provide employee and dependent access to health care benefits;
- Provide a minimum living and all-industry wage requirements for new and existing employees at project site;

Section 2. Amount and Terms of Tax Abatement Subject to Additional Commitments

- 2.1 The amount and term of the tax abatement offered will be dependent upon the Owner's commitment to exceed the minimum eligibility criteria, consideration of other public incentives offered for the same project and the overall benefit to the College and the community.
- 2.2 What resources will the Owner commit to the following:
- (a) Sponsorship of scientific events, teacher research grants to the College; materials and equipment, teaching materials to the College; R&D collaboration with local college;
 - (b) Total number of jobs created and maintained in the area;
 - (c) Number of high-wage jobs.

Section 3. Wage Requirements

Companies receiving a tax abatement from the College must meet certain minimum wage requirements for all new and existing (i.e., retained) jobs at the project site.

3.1 Living Hourly Wage Requirement: In order to be eligible for a tax abatement, one hundred percent (100%) of the company’s new and existing employees *at the project location* must earn no less than a “living wage” throughout the full term of the Tax Abatement Agreement. This wage is based on the poverty level for a family of four, as determined annually (January) by the U.S. Department of Health and Human Services (HHS). As of January 22, 2015, the living wage requirement is \$11.66 per hour.

3.2 All Industries Median Hourly Wage Requirement: In addition to the “Living Wage” requirement, after one year of initiating full operations at the project location, but not more than two years after execution of the Tax Abatement Agreement with the College, at least seventy percent (70%) of all new and existing employees, with at least one year of full employment with the company at the project location, must earn a cash wage at or exceeding the annual Edinburg, Pharr McAllen Metropolitan Statistical Area (MSA) Median Hourly Wage for All Industries (Companies) for the most recent year available. This wage is compiled by the Bureau of Labor Statistics (BLS) Occupational Employment Survey and published annually by the Texas Workforce Commission (TWC). This wage is updated annually, and for 2014 the current applicable wage is \$11.32 per hour.

High-Wage Jobs: High-wage jobs are either: (1) Qualified professional jobs reported in high-wage industries (e.g., advanced business services, aerospace, life sciences, renewable energy, high-tech/IT); or (2) Jobs for which earnings are above the County average weekly wage (average for the most recent four quarters) as reported quarterly by the Bureau of Labor Statistics (currently \$31,941 in 2014).

3.3 If the company does not meet and maintain these wage requirements for all new and existing employees at the project location, the company will be in default of its Tax Abatement Agreement, which could result in termination of the Agreement and the recapture of all or a portion of the previously abated property taxes.

Section 4. Targeted and Qualifying Industries/Business Activities or Project team

The majority of the company’s business at the project location must be engaged in one of the following qualifying industries, business activities, or Project team:

Targeted Industries:

- Energy

Section 5. Local Assessment: County and Community:

- 5.1 Describe how has the company's plan been prepared in consultation with the local community, property owners and local political leaders?
- (a) Local Community:
 - (b) Property Owners:
 - (c) Local Political Leaders:
- 5.2 Identify the local, state and federal bodies that have jurisdiction over the design, construction, licensing, regulation and operation of the Facility and here any public records of review of the Facility may be accessed by the College and the public:
- a. Local:
 - b. State:
 - c. Federal:
- 5.3 Outline what processes, if any, were followed for community consultation for the Facility's development.
- 5.4 Is there an Environmental Impact Statement and Clearance required for the Facility? If so, identify where any public records of environmental review may be assessed by the College and members of the public.
- 5.5 If the Facility is a wind farm, did the assessment of the Facility by any governmental agency measure and assess potential environmental noise impacts from wind turbines? If so, please provide copies of any records with the Application.
- 5.6 Identify the Texas agency, if any, which has on-going regulatory authority over the Facility. Describe any approval process which has taken place in connection with locating the Facility.
- 5.7 Please state whether any of the following were considered in the assessment and location of wind turbines, and if so, how any negative impacts have/or will be addressed:
- landscape and visual amenity:

- noise impacts (have noise guidelines been developed to assess regulate noise):
- health issues (what health issues, if any, have been identified and what guidelines or policies have been adopted to address potential health impacts, if any):
- economic issues, including potential impacts on property values:
- ecological issues, including potential impacts on threatened species:
- decommissioning and rehabilitation:

The College will rely on the review of the applicable County and on state agencies with regulatory responsibility over the compatibility of the Facility site(s) with the surrounding uses, to include noise impacts, visual amenity and ecological issues.

Section 6. Life of Facility and Decommissioning

Include life projections for the Facility, depreciation schedules for income tax purposes and the decommissioning plan. State if the Owner on the Application is a “pass-through” owner or intends to assign its interest in the Facility and the Abatement Agreement, include proposed contractual language that obligates Owner and any future assignee to comply with the decommissioning plan. To assure the College that the Owner, or Owner’s assignee, will perform the decommissioning plan, what financial security, bond or enforceable pledge does the Owner proposed.

Section 7. Noise Auditing and compliance:

Has applicant developed a plan on procedure to undertake compliance monitoring and auditing. If so, please describe and submit relevant documents.

- Does Owner propose to maintain noise monitoring facilities? Will Special audible characteristics such as excessive amplitude modulation (including the van den Berg effect) together with cumulative impacts be considered?
- What noise standards and reporting of noise records have been developed? Does Owner propose to prepare and submit a noise compliance report on a regular basis? If so, to whom? Will Owner make noise compliance reports publicly available.

EXHIBIT A

Application for Tax Abatement

SOUTH TEXAS COLLEGE

Please submit the answers to the following questions and attach any additional pages as needed. Please complete and attach to the application completed Schedules I and II.

Applicant name:

Applicants address and phone number:

Applicant organization:

Type of Business:

Organization address and phone:

Organization Contact:

Contact address and phone:

Proposed project or facility address: **[Need to add address or location]**

1. Provide brief description of project or facility for which tax abatement is sought.

2. Does this property fall under the definition of “Eligible Property” provided in the _____ County Guidelines & Criteria?

Yes

No

3. This application is for (choose one):

new plant

Expansion

Modernization

4. Please list all the taxing jurisdictions in which the proposed project or facility is located.

[Are applications for tax abatement being submitted to all these jurisdictions?]

5. Please describe the nature and scope of the tax abatement that is sought. What is the total estimated taxable value or total range of taxable values of the project or facility for which abatement is sought?

[What is the extent of the abatement being requested?]

[Does (company) contemplate that the Project will be completed in Phases?]

6. What will be the total estimated taxable value or total range of taxable values of the project or facility in the first year after the expiration of the abatement?

[The (amount) represents 5% depreciation over 10 years.]

7. Please attach information describing how the proposed project or facility meets the minimum Requirement for tax abatement outlined in the Guidelines & Criteria.

8. Please attach information on the following aspects of the proposed project or facility:

- (1) current value of land and existing improvements, if any;
- (2) type, value and purpose of proposed improvements;
- (3) productive life of proposed improvements;
- (4) impact of proposed improvements and other expenditures on existing jobs;
- (5) number and type of new jobs, if any, to be created by proposed improvements and expenditures;
- (6) costs to be incurred by the County, if any, to provide facilities or services directly resulting from the new improvements;
- (7) types and values of public improvements, if any, to be made by applicant seeking abatement;
- (8) estimation of the amount of ad valorem property taxes to be paid to the County after expiration of the abatement agreement;
- (9) the impact on the business opportunities of existing businesses and the attraction of new businesses to the area, if any;
- (10) the overall compatibility with the zoning ordinances and comprehensive plan, if any, for the area;
- (11) whether the applicant's proposed facility or improvement or modernization is an industry which is new to the County.

9. Please attach the following information to this application:

- (1) A map and description of the property for which abatement is sought;
- (2) A time schedule for completing the planned improvements; and

- (3) Basic financial information about yourself and your organization sufficient to enable evaluation of the applicant's financial capacity.

10. Please describe the proposed or existing Reinvestment Zone in which this project will be located.

See Exhibit B

11. Please attach a copy of the County's approved Tax Abatement Agreement with applicant, or, if not yet approved, a copy of the proposed County's Tax Abatement Agreement.

I attest that the information provided in this application is true and correct to the best of my knowledge.

Applicant Signature:

Authorized Representative

Name of Applicant:

Date of application submission:

Exhibit B
Legal Description of Reinvestment Zone
Containing Proposed Project

Please attach a copy of the map of the County's Reinvestment Zone and the location(s) of the facility (ies)

The real property in _____ County, being all of the (lots, block/section) in the _____.

Exhibit C
Map of Project Area

Consent Agenda:

b. Approval to Amend and Restate the Terra-Gen Development Company, LLC, Tax Abatement Agreements

- A. Monte Cristo Windpower, LLC
- B. La Joya Windpower, LLC
- C. West Willacy Windpower, LLC (Monte Alto)

Approval to amend and restate the Terra-Gen Development Company, LLC, Tax Abatement Agreements to reflect a new construction commencement date, is requested.

Purpose – To Amend and Restate three (3) Terra-Gen Development Company, LLC Tax abatement agreements in order to delay the commencement date for two years and to identify in its entirety that the Amended and Restated Tax Abatement Agreements supersede and replace the prior Tax Abatement Agreements.

Justification - Terra-Gen Development Company, LLC requested an amendment and restatement to the Board approved tax abatement agreements for three (3) projects due to the impact of the COVID-19 Pandemic. The amendment and restatement tax abatement agreements for three (3) projects is necessary because Terra-Gen Development Company, LLC was not able to meet the commencement dates of the projects that were approved on November 26, 2019 by the College's Board of Trustees.

Background – On November 26, 2019, the Board of Trustees approved the Terra-Gen Tax Abatement Agreements for the following projects:

- A. Buenos Aires Windpower, LLC
- B. Monte Cristo Windpower, LLC
- C. La Joya Windpower, LLC
- D. West Willacy Windpower, LLC (Monte Alto)

On February 25, 2020, the Board of Trustees approved the revisions to the agreements regarding the scholarship's payment dates. The agreements with Terra-Gen include the following terms:

- An estimated 50% tax abatement for each of the four agreements for a period not to exceed ten years (Based on tax abatement percentage scale)
- A lump sum payment to the College of \$40,000 per agreement for scholarships
- A \$10,000 Payment in Lieu of Taxation (PILOT) to the College per project for each of the ten years of the abatement period

On November 5, 2021, Terra-Gen requested an amendment for the "Commencement Date" for three (3) of the agreements due to the COVID-19 Pandemic impact on the

workforce and material availability, which caused a delay in the approved commencement date.

At this time, Terra-Gen is requesting the withdrawal/termination of the Buenos Aires Windpower, LLC agreement. The withdrawal/termination request for the Buenos Aires Windpower, LLC agreement follows in the packet as a separate item.

The proposed commencement date for construction is two years from the original date stated on the agreement under Section III A - Improvements in Enterprise Zone. The proposed commencement dates are as follows:

Project	Commencement Date Change	
	Current Agreement Approved on 11/26/19	Proposed Dates Requested by Terra-Gen on 11/15/21
A. Monte Cristo Windpower, LLC	June 30, 2021	June 30, 2023
B. La Joya Windpower, LLC	December 31, 2020	December 31, 2022
C. West Willacy Windpower, LLC (Monte Alto)	December 31, 2020	March 31, 2023

Reviewers – The proposed Terra-Gen amend and restate Tax Abatement Agreements have been reviewed by Legal Counsel.

Enclosed Documents – The three (3) proposed Terra-Gen amend and restate tax abatement agreements are included under separate cover in the packet for the Board's information and review.

Ms. Mary Elizondo, Vice President for Finance and Administrative Services, Robert Peña, Texas Energy Consultants, and/or Terra-Gen Development Company, LLC Representative will provide an update on the Terra-Gen Development Company, LLC, Tax Abatement Agreements and will address any questions from the Board.

The Finance, Audit, and Human Resources Committee recommended Board approval to amend and restate the Terra-Gen Development Company, LLC Tax Abatement Agreements to reflect the revised construction Commencement Date for Monte Cristo Windpower, LLC, La Joya Windpower, LLC, and West Willacy Windpower, LLC (Monte Alto) as presented.

It is recommended that the Board of Trustees of South Texas College approve and authorize the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approves and authorizes amending and restating the Terra-Gen Development Company, LLC Tax Abatement Agreements to reflect the revised construction Commencement Date for Monte Cristo Windpower, LLC, La Joya Windpower, LLC, and West Willacy Windpower, LLC (Monte Alto) as presented..

Approval Recommended:

Dr. Ricardo J. Solis
President

Consent Agenda:
**c. Approval of Withdrawal/Termination of the Buenos Aires
 Windpower, LLC (Terra-Gen Development Company, LLC) Tax
 Abatement Agreement**

Approval on Withdrawal/Termination of the Buenos Aires Windpower, LLC (Terra-Gen Development Company, LLC) Tax Abatement Agreement, is requested.

Purpose – To withdraw/terminate the Buenos Aires Windpower, LLC (Terra-Gen Development Company, LLC) Tax Abatement Agreement as the project did not proceed as planned due to anticipated delays related to COVID-19 Pandemic and will not meet the development and construction timeline outlined in the approved agreement.

Justification - On November 5, 2021, Terra-Gen Development Company, LLC requested the withdrawal/termination of the Buenos Aires Windpower, LLC due to the COVID-19 Pandemic impact on the workforce and material availability, which caused a delay and will not meet the development and construction.

Background – On November 26, 2019, the Board of Trustees approved the Terra-Gen Tax Abatement Agreements for the following projects:

- A. Buenos Aires Windpower, LLC
- B. Monte Cristo Windpower, LLC
- C. La Joya Windpower, LLC
- D. West Willacy Windpower, LLC (Monte Alto)

On February 25, 2020, the Board of Trustees approved the revisions to the agreements regarding the scholarship’s payment dates. The agreements with Terra-Gen include the following terms:

- An estimated 50% tax abatement for each of the four agreements for a period not to exceed ten years (based on tax abatement percentages scale)
- A lump sum payment to the College of \$40,000 per agreement for scholarships
- A \$10,000 Payment in Lieu of Taxation (PILOT) to the College per project for each of the ten years of the abatement period

The Terra-Gen Development Company, LLC, is requesting the following:

Project	Current Agreement Approved on 11/26/19	Requested by Terra-Gen on 11/05/21
A. Buenos Aires Windpower, LLC	Commencement Date of June 30, 2021	Withdrawal and Termination

Reviewers – The Buenos Aires Windpower, LLC Withdrawal/Termination Tax Abatement Agreement Letter has been reviewed by Legal Counsel.

Enclosed Documents – The Buenos Aires Windpower, LLC Withdrawal/Termination Tax Abatement Agreement Letter follows in the packet for the Board’s information and review.

Ms. Mary Elizondo, Vice President for Finance and Administrative Services, Robert Peña, Texas Energy Consultants and/or Terra-Gen Development Company, LLC Representative will provide an update on the Terra-Gen Development Company, LLC, Tax Abatement Agreements and will address any questions from the Board.

The Finance, Audit, and Human Resources Committee recommended Board approval of the Withdrawal/Termination of the Buenos Aires Windpower, LLC (Terra-Gen Development Company, LLC) Tax Abatement Agreement as presented.

It is recommended that the Board of Trustees of South Texas College approve and authorize the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approves and authorizes the Withdrawal/Termination of the Buenos Aires Windpower, LLC (Terra-Gen Development Company, LLC) Tax Abatement Agreement as presented.

Approval Recommended:

Dr. Ricardo J. Solis
President

November 5, 2021

South Texas College Board of Trustees
3201 West Pecan
McAllen, TX 78501

RE: Withdrawal/Termination of Tax Abatement Agreement – Buenos Aires Windpower, LLC

Dear College Board Members,

This letter is in reference to the Tax Abatement Agreement (“Agreement”) between the South Texas College and Buenos Aires Windpower, LLC (“Buenos Aires Windpower”) dated February 25, 2020.

Buenos Aires Windpower is hereby requesting that the South Texas College Board approve the withdrawal/termination of the Tax Abatement Agreement. Terra-Gen has continuously developed Buenos Aires Windpower, however was unable achieve commencement of construction due to certain delays, including those related to the COVID-19 pandemic and supply chain issues. Therefore, the project will not meet the development and construction timeline outlined in the Agreement and our reason for termination of only the Buenos Aires Windpower agreement.

We sincerely appreciate South Texas College’s willingness to participate in the Chapter 312 process with us. Thank You always for your support!

Sincerely,



Milton Howard,
Vice President, Development
Terra-Gen Development, LLC

Consent Agenda:

d. Approval of Monte Alto II Windpower, LLC (Terra-Gen Development Company, LLC) Tax Abatement Application, Agreement, and Resolution 2022-010 Approving the Agreement

Approval of the Monte Alto II Windpower, LLC (Terra-Gen Development Company, LLC), Tax Abatement Application, Agreement, and Resolution 2022-010 Approving the Agreement is requested, subject to the Board approving the guidelines and criteria and an exception to the minimum threshold of \$200 million.

Purpose – Terra-Gen Development Company, LLC, has submitted an application for tax abatement for their wind powered electric generating facility in Hidalgo County. Approval of the tax abatement application, agreement, and resolution 2022-010 is needed in order for the College to participate in a tax abatement agreement with a wind power renewable energy company.

Justification – Property Tax Code Chapter 312 authorizes a taxing unit to enter into a tax abatement agreement in order to offer a temporary real property and/or tangible personal property tax abatement for a limited period of time as an inducement for financial investment in the development or redevelopment of certain taxable property. The property tax code requires that a taxing unit establish guidelines and criteria governing tax abatement agreements and approve a resolution to allow the College to participate in tax abatements.

Background – The Board of Trustees adopted the current guidelines and criteria, and resolution electing to participate in Tax Abatement Agreements on November 26, 2019. The College's Guidelines and Criteria for Granting Tax Abatements are effective for a two-year period from the adoption date. As a result, the renewal of the Guidelines and Criteria for Granting Tax Abatements will be reviewed by the Board at the February 22, 2022 Board meeting for the period of February 2022 to January 2024. The current New Capital Investment minimum threshold is \$200 million.

On January 10, 2022, Terra-Gen Development Company, LLC., indicated they would be splitting the Monte Alto Tax Abatement project into Monte Alto Windpower, LLC project and the Monte Alto II Windpower, LLC project and requesting approval of a new tax abatement project for Monte Alto II. The new Monte Alto II Tax Abatement Agreement submitted by Terra-Gen reflects a total project value of \$156 million which is below the \$200 million threshold required in the Guidelines.

Reviewers – Business Office Staff, Legal Counsel, and Mrs. Mary Elizondo, Vice President for Finance and Administrative Services, have reviewed this item and will discuss and provide additional information and address questions by the Board as needed.

Enclosed Documents – Monte Alto II Windpower, LLC Tax Abatement Application and Tax Abatement Agreement are included under separate cover for the Board’s information and review. Resolution 2022-010 was submitted to Legal Counsel for review and it follows in the packet for the Board’s information and review.

Ms. Mary Elizondo, Vice President for Finance and Administrative Services, Robert Pena, Texas Energy Consultants and/or Terra-Gen Development Company Representative will address any questions on the Monte Alto II Windpower, LLC, Tax Abatement from the Board.

The Finance, Audit, and Human Resources Committee recommended Board approval of the requested Monte Alto II Windpower, LLC Tax Abatement, including the exception to the guideline’s minimum threshold level and the resolution as presented.

It is recommended that the Board of Trustees of South Texas College approve and authorize the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approves and authorizes the Monte Alto II Windpower, LLC (Terra-Gen Development Company, LLC), Tax Abatement Application, Agreement, and Resolution 2022-010 Approving the Agreement including the exception to the guideline’s minimum threshold level and the resolution as presented.

Approval Recommended:

Dr. Ricardo J. Solis
President

**A RESOLUTION NO. 2022-010 AND ORDER APPROVING TAX ABATEMENT
AGREEMENT BETWEEN MONTE ALTO II WINDPOWER, LLC AND
SOUTH TEXAS COLLEGE - HIDALGO COUNTY, TX**

WHEREAS, Hidalgo County, Texas (“the County”) designated the Hidalgo County Enterprise Zone (“the Zone”) by order of the Commissioners’ Court of Hidalgo County, Texas dated _____, 2022;

WHEREAS, MONTE ALTO II WINDPOWER, LLC contemplates making certain improvements to the real property located within the Zone consisting of a wind powered electric power generating facility (the “Wind Power Project”)

WHEREAS, a request for the tax abatement has been submitted with the College and that the request does not meet the requirements of the Guidelines and Criteria for Granting Tax Abatement Hidalgo County Enterprise Zone in the Hidalgo County, Texas, but an exception is approved in;

WHEREAS, the Board of Trustees of South Texas College has elected to become eligible to participate in tax abatements; and

WHEREAS, MONTE ALTO II WINDPOWER, LLC and SOUTH TEXAS COLLEGE have agreed upon the terms of a Tax Abatement Agreement;

**NOW THEREFORE, BE IT ORDERED BY THE BOARD OF TRUSTEES
of SOUTH TEXAS COLLEGE:**

1. That the tax abatement agreement in substantially the form attached hereto as Exhibit A (“Tax Abatement Agreement”) and made a part hereof is hereby approved pursuant to the South Texas College Guidelines and Criteria for Granting Tax Abatements, and
2. That the Chairman of the Board and the Secretary of the Board are hereby authorized to enter into, Execute and deliver the Tax Abatement Agreement on behalf of South Texas College.

PASSED AND APPROVED at this public hearing of the Board of Trustees, at which a quorum was present, on the _____ day of _____, 2022.

_____ Date: _____
Ms. Rose Benavidez, Chairman

ATTESTED: _____ Date: _____
Ms. Victoria Cantú, Secretary

**Exhibit A Tax
Abatement Agreement**

Consent Agenda:

e. Approval of Award of Proposals, Purchases, and Renewals

Approval of the following award of proposals, purchases, and renewals is requested.

The Director of Purchasing has reviewed each item, including the procurement procedures and evaluation of all responses, and recommends approval as follows:

A. Award of Proposals

1) Advertising Services (Award)

Award the proposal for advertising services for the period beginning March 1, 2022 through February 28, 2023 with two one-year options to renew, at an estimated amount of \$653,400.00. The vendors are as follows:

Vendors	Vendors
Acme Partnership, LP. (Austin, TX)	Advertir, Inc. (McAllen, TX) (New)
Advance Publishing, LLC. (Pharr, TX)	ASG, LLC./ dba De Shopping en Texas (McAllen, TX) (New)
AIM Media Texas Operating, LLC. (McAllen, TX)	Catholic Diocese of Brownsville (Brownsville, TX)
Cobalt Digital Marketing, LLC. (McAllen, TX) (New)	Entravision Communications (McAllen, TX)
Fantich Media (McAllen, TX) (New)	GC Publishing, LLC./ dba Edible RGV (Brownsville, TX)
ICP, LLC./ dba Mexico Industry (McAllen, TX) (New)	I Heart Media (Weslaco, TX)
Image House Media, LLC. (McAllen, TX)	Lamar Advertising (San Benito, TX)
MADD Media, LLC. (McAllen, TX) (New)	Media Choice, LLC. (Austin, TX)
Mega Doctor News (McAllen, TX)	NBCUniversal, LLC. Telemundo Rio Grande Valley aka KTLM (McAllen, TX)
Nexstar Media, Inc. (Harlingen, TX) (New)	Radio United, LLC. (McAllen, TX) (New)
RGVision Media (Mission, TX)	Screenvision Media (Highland Village, TX)
Starchannel Marketing, LLC. (McAllen, TX)	Starr County Town Crier (Rio Grande City, TX)
Texas Border Business (McAllen, TX)	Urban One, Inc. (Silver Spring, MD) (New)
VBR Media / Valley Business Report (Clermont, FL)	VisionPoint Marketing, LLC. (Raleigh, NC) (New)

Purpose – Public Relations and Marketing is requesting to purchase advertising services to be used district-wide for marketing purposes and other related services on an as-

needed basis. Advertising includes but is not limited to newspaper, magazine, television, radio, website, blog, cinema, billboard, and other out-of-home opportunities.

Justification and Benefit – South Texas College is seeing an ever-increasing competitive environment at a time of increasingly stretched resources. National demographic changes, unique regional population shifts, resulting in increasing competition for shrinking numbers of traditional-age college students, require very purposeful strategic positioning of the College, and highly targeted advertising tactics to deliver that message.

Background – Proposal documents were advertised on January 5, 2022 and January 12, 2022 and issued to ninety-three (93) vendors. Twenty-eight (28) responses were received on January 26, 2022, which were reviewed by Public Relations and Marketing and the Purchasing Department.

Funds for this expenditure are budgeted in the Advertising Services budget for FY 2021 – 2022 and FY 2022 – 2023 pending Board approval of the budget.

2) Digital Advertising Services (Award)

Award the proposal for digital advertising services for the period beginning March 1, 2022 through February 28, 2023, with two one-year options to renew, at an estimated amount of \$435,600.00. The vendors are as follows:

Vendors	Vendors
25th Hour Communications, Inc. (Westwood, MA)	Acme Partnership, LP. (Austin, TX)
Advertir, Inc. (McAllen, TX) (New)	Advertising Solutions Group, LLC./ dba De Shopping en Texas (McAllen, TX) (New)
AIM Media Texas Operating, LLC. (McAllen, TX)	Carlberg, LLC./ dba Carlberg Branding & Advertising (Houston, TX)
Catholic Diocese of Brownsville (Brownsville, TX)	Cobalt Digital Marketing, LLC. (McAllen, TX) (New)
Entravision Communications (McAllen, TX)	Estrella Digital Media (McAllen, TX) (New)
Fantich Media (McAllen, TX) (New)	ICP, LLC./ dba Mexico Industry (McAllen, TX) (New)
I Heart Media (Weslaco, TX)	Image House Media, LLC. (McAllen, TX)
International Publicity and Representation, Inc. (McAllen, TX)	Lamar Advertising (San Benito, TX)
MADD Media, LLC. (McAllen, TX) (New)	Media Choice, LLC. (Austin, TX)
Mega Doctor News (McAllen, TX) (New)	NBCUniversal, LLC. Telemundo Rio Grande Valley aka KTLM (McAllen, TX)
Nexstar Media, Inc. (Harlingen, TX) (New)	OZAY, LLC./ dba CODESM (Pharr, TX) (New)
Radio United, LLC. (McAllen, TX) (New)	ReachLocal, Inc. (Woodland Hills, CA)

Vendors	Vendors
Revista Expresion (Hidalgo, TX) (New)	Spectrum Reach / Charter Communications Holding, LLC. (McAllen, TX)
Starr County Town Crier (Rio Grande City, TX)	Texas Border Business (McAllen, TX)
Univision Radio (McAllen, TX)	Urban One, Inc. (Silver Spring, MD) (New)
Urban TVs, LLC. (Palmview, TX) (New)	Vision Point Marketing, LLC. (Raleigh, NC) (New)

Purpose – Public Information and Marketing is requesting to purchase digital advertising services to be used district-wide for marketing purposes and other related services on an as-needed basis. Digital advertising includes but is not limited to social media, YouTube, streaming TV/radio, display, pay-per-click, geotargeting, and other digital opportunities.

Justification and Benefit – South Texas College is seeing an ever-increasing competitive environment at a time of increasingly stretched resources. National demographic changes, unique regional population shifts, resulting in increasing competition for shrinking numbers of traditional-age college students, require very purposeful strategic positioning of the College, and highly targeted advertising tactics to deliver that message.

Background – Proposal documents were advertised on January 5, 2022 and January 12, 2022 and issued to ninety-one (91) vendors. Thirty-two (32) responses were received on January 26, 2022 which were reviewed by Public Relations and Marketing and the Purchasing Department.

Funds for this expenditure are budgeted in the Advertising Services budget for FY 2021 – 2022 and FY 2022 – 2023 pending Board approval of the budget.

3) Library Materials Moving Services (Award)

Award the proposal for library materials moving services to **Library Interiors of Texas** (Lakeway, TX) (New), for the period beginning May 1, 2022 through April 30, 2023 with two one-year options to renew, at an estimated amount of \$117,048.00.

The services will include the following: to remove, pack, move, and shelve in proper order library print collections and, where required, disassemble and move library shelving as directed by the College in connection with

- the removal of print books at Pecan Campus Library
- the disassembly of a compact shelving unit at Pecan Campus Library
- the removal of the print collection from shelving at the Technology Campus Library
- the transportation of print books and disassembled compact shelving unit from Pecan Campus Library to the at the Technology Campus Library
- the assembling of a compact shelving unit at the Technology Campus Library

- the shelving of all print items at the Technology Campus Library and those moved from the Pecan Campus Library
- the removal, packing, and transportation of print items from the Pecan Campus Library to storage at Starr County Campus Library
- the disassembly of two compact shelving units at Pecan Campus Library
- the transportation of disassembled compact shelving units to the Starr County Campus Library

Purpose – Library materials moving services will be required to enable and facilitate the renovation of the Pecan Campus Library through the installation of compact shelving at Technology Campus Library and the movement of library collections and shelving to storage at the Starr County Campus and back to the renovated Pecan Campus library as detailed below:

- a. Phase I. The Pecan Campus Library located in McAllen TX will close for approximately two (2) years beginning September 2022 for a renovation. According to current estimates, the move-in date for the renovated campus library building will be Spring/Summer 2024. At or about the time that the Library closes, approximately 65,640 linear inches / 5,470 linear feet (approximately 46,525 items) consisting of print books and serials will be transported to two (2) locations – Technology Campus Library and Starr County Campus storage. The books assigned to the Technology Campus Library will be shelved in Library of Congress Classification order at that location. Before the Pecan Campus Library closes, the remaining collection of approximately 65,640 linear inches / 5,470 linear feet (approximately 46,525 items) will be packed in boxes and transported for storage during the remainder of the renovation at a climate-controlled, location, designated and paid for by STC. Existing compact shelving units will be disassembled and transported to 1) Technology Campus Library (one (1) shelving unit and two (2)) Starr County Campus (two (2) shelving units).
- b. Phase II. Once the Pecan Campus Library renovation is completed on or about Spring/Summer 2024, the two (2) compact shelving units and the portion of the library collection in storage at the Starr County Campus will be returned to the renovated library building at Pecan. The two (2) compact shelving units will be reinstalled at the Pecan Campus Library and the portion of the collection returned from storage at the Starr County Campus will be shelved in Library of Congress Classification order in the two (2) reinstalled shelving units by the selected vendor. The portion of the collection moved to the Technology Campus Library will remain in the Technology Campus Library.

Justification and Benefit – The effective and successful movement of thousands of library materials and associated shelving requires the engagement of a vendor experienced and equipped to safely move these items. The time when services will be needed at each location shall be determined by the progress of the construction project. For this reason, the contract will be for a period of one (1) year with an option to renew for two (2) additional one-year periods.

Background – Proposal documents were advertised on January 5, 2022 and January 12, 2022 and issued to five (5) vendors. Two (2) responses were received on January 25, 2022, which were reviewed by Library Services, Facilities Planning and Construction, and the Purchasing Department.

Funds for this expenditure are budgeted in the Facilities Planning and Construction – Institutional Moves budget for FY 2021 – 2022 and FY 2022 – 2023 pending Board approval of the budget.

4) Moving Services (Award)

Award the proposal for moving services for the period beginning March 1, 2022 through February 28, 2023 with two one-year options to renew, at an estimated amount of \$65,000.00. The vendors are as follows:

- **Gateway Printing & Office Supply, Inc.** (San Antonio, TX)
- **Groves Moving & Storage** (McAllen, TX)

Purpose – Facilities Planning and Construction is requesting moving services for the various moves needed by departments, instructional programs, faculty, and staff.

Justification and Benefit – The moving services will include relocation of furniture, equipment, and other items as needed throughout the College district.

Background – Proposal documents were advertised on January 5, 2022 and January 12, 2022 and issued to seven (7) vendors. Two (2) responses were received on January 25, 2022, which were reviewed by Facilities Planning and Construction and the Purchasing Department.

Funds for this expenditure are budgeted in the Facilities Planning and Construction – Institutional Moves budget for FY 2021 – 2022 and FY 2022 – 2023 pending Board approval of the budget.

B. Purchases and Renewal (B-a. Instructional Items)

5) Mobile Fire Training Ventilation Prop (Purchase)

Purchase a mobile fire training ventilation prop from **Fire Vent, LLC.** (Carson City, NV) (New), a sole source vendor, at a total amount of \$107,445.00.

Purpose – The Regional Center for Public Safety Excellence (RCPSE) is requesting to purchase a mobile fire training ventilation prop for student instruction. With is this equipment, the RCPSE will provide continued training to the Fire Science Program students and the Regions Fire agencies.

Justification and Benefit – The mobile fire training ventilation prop is designed to open and close from the traveling position to the training position with the use of two (2) heavy duty hydraulic cylinders. This prop includes the following applications: multi-pitch vertical ventilation, forcible entry, overhead door cutting, fire fighter bailout window, second story window rescue, auto extrication door, activated sprinkler heads, salvage and overhaul,

security bar cutting, confined space entry, simulated window breaking, rebar cutting, gable end ventilation cutting, hinge cutting, carriage bolt cutting, and other applications.

This prop will allow students and fire fighters to experience realistic simulated situations in a safe environment which will prepare them for live fires.

Funds for this expenditure are budgeted in the Regional Center for Public Safety Excellence - State budget for FY 2021 – 2022.

6) Graduation Facility Agreement (Purchase/Lease)

Purchase/lease of a graduation facility with the **Vipers Arena, LLC. / dba Bert Ogden Arena** (Edinburg, TX), a sole source vendor, beginning May 5, 2022 through May 7, 2022, at an estimated amount of \$60,000.00.

Purpose – The Division of Student Services is requesting a lease agreement for the rental of a facility for graduation ceremonies, which will be held on Friday, May 6, 2022 and May 7, 2022.

Justification and Benefit – The facility will be used for South Texas College Spring graduation ceremonies in May 2022.

Funds for this expenditure are budgeted in the Graduation budget for FY 2021 – 2022.

B. Purchases and Renewals (B-b. Non-Instructional Items)

7) Asset Management, Chemical Inventory, and Inspection Software System (Renewal)

Renew the asset management, chemical inventory, and inspection software system contract with **SafetyStratus, Inc.** (Plano, TX), for the period beginning May 1, 2022 through April 30, 2023, at a total amount of \$20,000.00.

Purpose – Facilities Operations and Maintenance is requesting to renew the asset management, chemical inventory, and inspection software system for safety compliance in various areas throughout the College district.

Justification and Benefit – This system assists the Environmental, Health and Safety Program with the management of life saving equipment, compliance inspections, inventorying chemicals from purchase to disposal in all science laboratories, and provide access to Safety Data Sheets (SDS).

Background – The Board awarded the contract for asset management, chemical inventory, and inspection software system at the March 31, 2020 Board of Trustees meeting for one year with two one-year annual renewals. The last renewal period begins May 1, 2022 and ends April 30, 2023.

Award	Board Meeting Date	Original Term	Renewal Term
Original	03/31/20	05/01/20 – 04/30/21	2 – one year options
1 st Renewal	04/27/21		05/01/21 – 04/30/22
2 nd Renewal	02/22/22		05/01/22 – 04/30/23

The vendor has complied with all the terms and conditions of the contract and services have been satisfactory.

Funds for this expenditure are budgeted in the Environmental budget for FY 2021 – 2022.

8) Food and Related Non-Food Products (Renewal)

Renew the food and related non-food products contracts for the period beginning April 27, 2022 through April 26, 2023, at an estimated amount of \$90,000.00, which is based on prior year expenditures. The vendors are as follows:

- **Ben E. Keith Company** (Fort Worth, TX)
- **Labatt Food Service** (Harlingen, TX)
- **Sysco Central Texas, Inc.** (New Braunfels, TX)

Purpose – The Culinary Arts Program and Mid-Valley Campus Childcare Center are requesting to purchase food and related non-food products for student instruction and the students attending the Mid-Valley Campus Childcare Center as needed.

Justification and Benefit – The food products are necessary for providing breakfast, lunch, and snacks to the students attending the Mid Valley Campus Childcare Center and for students enrolled in the Culinary Arts Program courses at the Pecan and Mid Valley campuses. It is in the best interest of the College to have multiple vendors to be able to purchase at the lowest price to keep food cost down, to obtain the best quality products, and to ensure availability.

Background – The Board awarded the contract for food and related non-food products at the March 31, 2020 Board of Trustees meeting for one year with two one-year annual renewals. The last renewal period begins April 27, 2022 and ends April 26, 2023.

Award	Board Meeting Date	Original Term	Renewal Term
Original	03/31/20	04/27/20 – 04/26/21	2 – one year options
1 st Renewal	03/30/21		04/27/21 – 04/26/22
2 nd Renewal	02/22/22		04/27/22 – 04/26/23

The vendors have complied with all the terms and conditions of the contract and services have been satisfactory.

Funds for this expenditure are budgeted in the Culinary Arts Program and Mid-Valley Campus Childcare Center – Auxiliary budgets for FY 2021 – 2022 and FY 2022 – 2023 pending Board approval of the budget.

B. Purchases and Renewal (B-c. Technology Items)

9) Computers, Laptops, and Monitors (Purchase)

Purchase of computers, laptops, and monitors from the State of Texas Department of Information Resources (DIR) approved vendor **Dell Marketing, LP.** (Dallas, TX), at a total amount of \$75,436.67.

All purchase requests for computers, laptops, and monitors have been evaluated by the Information Technology and the Chief Information Officer. Information Technology does not have refurbished systems available for new hires. Instructional and/or business need must be clearly identified/justified for any equipment that is outside standard configuration or does not replace existing office systems. (Ex. mobile devices)

An itemized list with justification is included for your review and information.

Information Technology used the following criteria when recommending the purchase of technology:

- Systems being requested meet the South Texas College standard configuration
- The new systems will replace an older model (5+ years and out of warranty)
- Software requirements exceed the system capacity

The purchases can be summarized as follows:

- Student Computers
 - ⇒ 30 Computers for Learning Commons and Open Labs
- Staff Computers
 - ⇒ 2 Computers for Educational Technologies
- Staff Laptops
 - ⇒ 4 Laptops for Student Assessment Center
 - ⇒ 4 Laptops for Central Receiving Department
 - ⇒ 5 Laptops for Dual Credit Programs Community Engagement
 - ⇒ 3 Laptops for College Connections
- Faculty Laptop
 - ⇒ 1 Laptop for Physics Program
- Staff Monitors
 - ⇒ 10 Monitors for Dual Credit Programs Community Engagement
- Grant Staff Laptops
 - ⇒ 6 Laptops for Resource Development, Management, and Compliance (HEERF Institutional Grant Award)
 - ⇒ 1 Laptop for the Resource Development, Management, and Compliance (Carl Perkins)

Funds for these expenditures are budgeted in the requesting department budgets for FY 2021 - 2022 as follows: Learning Commons and Open Labs, Educational Technologies Maintenance and Replacement, Student Assessment Center, Purchasing/Central Receiving Department, Dual Credit Programs Community Engagement, College

Connections, Physics Program, Carl Perkins Grant Compliance, Resource Development, Management and Compliance, and Higher Education Emergency Relief Fund (HEERF).

10) Parking Management System (Purchase)

Purchase a parking management system from **T2 Systems, Inc., a Verra Mobility Company** (Indianapolis, IN) (New), a Sourcewell purchasing cooperative approved vendor, at a total amount of \$149,895.57.

Purpose – The Department of Public Safety is requesting to purchase a parking management system which includes software, equipment, and accessories for issuance of parking permits, citations, record keeping, and accounting purposes.

Justification and Benefit – The software, equipment, and accessories are needed for parking permit issuance, citation issuance, reliable record keeping, accounting of permits and citations paid or unpaid, event parking, temporary parking permit issuance, and appeals management. This software will eliminate manual entry and will communicate with existing South Texas College programs such as Banner and TouchNet.

Funds for this expenditure are budgeted in the Department of Public Safety budget for FY 2021 – 2022.

11) Adobe License Software Agreement (Renewal)

Renew/purchase the Adobe license software agreement with **Software House International (SHI) Government Solutions, Inc.** (Austin, TX), a State of Texas Department of Information Resources (DIR) and The Interlocal Purchasing System (TIPS) purchasing cooperative approved vendor, for the period beginning April 4, 2022 through April 3, 2023, at an estimated amount of \$74,790.30.

Purpose – Various South Texas College departments are requesting to renew three hundred eighty-one (381) existing licenses and new licenses will be purchased as needed. It is a non-perpetual license with a one-year software assurance which includes upgrades. The software is used throughout the district by faculty, staff, and students. Therefore, the license renewals are necessary to remain in compliance.

Justification and Benefit – These licenses are used for student instruction by faculty in the Art Program, Architectural and Engineering Design Technology (AEDT) Program, by the students in the AEDT Program labs for assignments, Center for Learning Excellence, student open labs, and staff in Public Relations and Marketing, Client Services, Vice President for Finance and Administrative Services, Division of Nursing and Allied Health, Purchasing, Student Financial Services, Institute for Advanced Manufacturing, and various other instructional programs and departments.

Funds for this expenditure are budgeted in the various department's budgets for FY 2021 – 2022 and FY 2022 – 2023 pending Board approval of the budget.

Recommendation:

The Finance, Audit, and Human Resources Committee recommend for Board approval of the award of proposals, purchases, and renewals as listed below:

A. Award of Proposals

- 1) **Advertising Services (Award):** award the proposal advertising services for the period beginning March 1, 2022 through February 28, 2023 with two one-year options to renew, at an estimated amount of \$653,400.00. The vendors are as follows:

Vendors	Vendors
Acme Partnership, LP. (Austin, TX)	Advertir, Inc. (McAllen, TX) (New)
Advance Publishing, LLC. (Pharr, TX)	ASG, LLC./ dba De Shopping en Texas (McAllen, TX) (New)
AIM Media Texas Operating, LLC. (McAllen, TX)	Catholic Diocese of Brownsville (Brownsville, TX)
Cobalt Digital Marketing, LLC. (McAllen, TX) (New)	Entravision Communications (McAllen, TX)
Fantich Media (McAllen, TX) (New)	GC Publishing, LLC./ dba Edible RGV (Brownsville, TX)
ICP, LLC./ dba Mexico Industry (McAllen, TX) (New)	I Heart Media (Weslaco, TX)
Image House Media, LLC. (McAllen, TX)	Lamar Advertising (San Benito, TX)
MADD Media, LLC. (McAllen, TX) (New)	Media Choice, LLC. (Austin, TX)
Mega Doctor News (McAllen, TX)	NBCUniversal, LLC. Telemundo Rio Grande Valley aka KTLM (McAllen, TX)
Nexstar Media, Inc. (Harlingen, TX) (New)	Radio United, LLC. (McAllen, TX) (New)
RGVision Media (Mission, TX)	Screenvision Media (Highland Village, TX)
Starchannel Marketing, LLC. (McAllen, TX)	Starr County Town Crier (Rio Grande City, TX)
Texas Border Business (McAllen, TX)	Urban One, Inc. (Silver Spring, MD) (New)
VBR Media / Valley Business Report (Clermont, FL)	VisionPoint Marketing, LLC. (Raleigh, NC) (New)

- 2) **Digital Advertising Services (Award):** award the proposal for the digital advertising services for the period beginning March 1, 2022 through February 28, 2023 with two one-year options to renew, at an estimated amount of \$435,600.00. The vendors are as follows:

Vendors	Vendors
25th Hour Communications, Inc. (Westwood, MA)	Acme Partnership, LP. (Austin, TX)
Advertir, Inc. (McAllen, TX) (New)	Advertising Solutions Group, LLC./ dba De Shopping en Texas (McAllen, TX) (New)
AIM Media Texas Operating, LLC. (McAllen, TX)	Carlberg, LLC./ dba Carlberg Branding & Advertising (Houston, TX)
Catholic Diocese of Brownsville (Brownsville, TX)	Cobalt Digital Marketing, LLC. (McAllen, TX) (New)
Entravision Communications (McAllen, TX)	Estrella Digital Media (McAllen, TX) (New)
Fantich Media (McAllen, TX) (New)	ICP, LLC./ dba Mexico Industry (McAllen, TX) (New)
I Heart Media (Weslaco, TX)	Image House Media, LLC. (McAllen, TX)
International Publicity and Representation, Inc. (McAllen, TX)	Lamar Advertising (San Benito, TX)
MADD Media, LLC. (McAllen, TX) (New)	Media Choice, LLC. (Austin, TX)
Mega Doctor News (McAllen, TX) (New)	NBCUniversal, LLC. Telemundo Rio Grande Valley aka KTLM (McAllen, TX)
Nexstar Media, Inc. (Harlingen, TX) (New)	OZAY, LLC./ dba CODESM (Pharr, TX) (New)
Radio United, LLC. (McAllen, TX) (New)	ReachLocal, Inc. (Woodland Hills, CA)
Revista Expresion (Hidalgo, TX) (New)	Spectrum Reach / Charter Communications Holding, LLC. (McAllen, TX)
Starr County Town Crier (Rio Grande City, TX)	Texas Border Business (McAllen, TX)
Univision Radio (McAllen, TX)	Urban One, Inc. (Silver Spring, MD) (New)
Urban TVs, LLC. (Palmview, TX) (New)	Vision Point Marketing, LLC. (Raleigh, NC) (New)

- 3) **Library Materials Moving Services (Award):** award the proposal for library materials moving services to **Library Interiors of Texas** (Lakeway, TX) (New) for the period beginning May 1, 2022 through April 30, 2023 with two one-year options to renew, at an estimated amount of \$117,048.00;

- 4) **Moving Services (Award):** award the proposal for moving services for the period beginning March 1, 2022 through February 28, 2023, with two one-year options to renew, at an estimated amount of \$65,000.00. The vendors are as follows:
- **Gateway Printing & Office Supply, Inc.** (San Antonio, TX)
 - **Groves Moving & Storage** (McAllen, TX)

B. Purchases and Renewals (B-a. Instructional Items)

- 5) **Mobile Fire Training Ventilation Prop (Purchase):** purchase a mobile fire training ventilation prop from **Fire Vent, LLC.** (Carson City, NV) (New), a sole source vendor, at a total amount of \$107,445.00;
- 6) **Graduation Facility Agreement (Lease/purchase):** lease/purchase of a graduation facility with the **Vipers Arena, LLC. / dba Bert Ogden Arena** (Edinburg, TX), a sole source vendor, beginning May 5, 2022 through May 7, 2022, at an estimated amount of \$60,000.00;

C. Purchases and Renewals (B-b. Non-Instructional Items)

- 7) **Asset Management, Chemical Inventory, and Inspection Software System (Renewal):** renew the asset management, chemical inventory, and inspection software system contract with **SafetyStratus, Inc.** (Plano, TX), for the period beginning May 1, 2022 through April 30, 2023, at a total amount of \$20,000.00;
- 8) **Food and Non-Food Related Products (Renewal):** renew the food and non-food related products contracts for the period beginning April 27, 2022 through April 26, 2023, at an estimated amount of \$90,000.00, which is based on prior year expenditures. The vendors are as follows:
- **Ben E. Keith Company** (Fort Worth, TX)
 - **Labatt Food Service** (Harlingen, TX)
 - **Sysco Central Texas, Inc.** (New Braunfels, TX)

C. Purchases and Renewals (B-c. Technology Items)

- 9) **Computers, Laptops, and Monitors (Purchase):** purchase computers, laptops, and monitors from the State of Texas Department of Information Resources (DIR) approved vendor **Dell Marketing, LP.** (Dallas, TX), at a total amount of \$75,436.67;
- 10) **Parking Management System (Purchase):** purchase a parking management system from **T2 Systems, Inc., a Verra Mobility Company** (Indianapolis, IN) (New), a Sourcewell purchasing cooperative approved vendor, at a total amount of \$149,895.57;
- 11) **Adobe License Software Agreement (Renewal):** renew the Adobe license software agreement with **Software House International (SHI) Government Solutions, Inc.** (Austin, TX), a State of Texas Department of Information Resources (DIR) and The Interlocal Purchasing System (TIPS) purchasing cooperative approved vendor, for the period beginning April 4, 2022 through April 3, 2023, at an estimated amount of \$74,790.30.

Recommend Action - The total for all award of proposals, purchases, and renewals is \$1,848,615.54.

It is recommended that the Board of Trustees of South Texas College approve and authorize the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approves and authorizes the award of proposals, purchases, and renewals totaling \$1,848,615.54 as presented.

Approval Recommended:

Dr. Ricardo J. Solis
President

Consent Agenda:

f. Approval of Renewal Agreement for Financial Advisor Services

Approval to renew the financial advisor services agreement with Estrada Hinojosa & Company, Inc., for the period beginning March 1, 2022 through February 28, 2023 is requested.

Purpose – Financial Advisor Services are needed to provide independent and professional advice regarding the authorization and issuance of indebtedness in various amounts and forms, and in connection with the authorization, sale, issuance and delivery of such indebtedness, and other financial matters, such as, credit rating advisability, assist in the negotiation of Paying Agent/Registrar, provide copies of the changes in law, and provide advice and assistance with regard to exercising any call and/or refunding of any outstanding debt instruments.

Justification and Benefit – The Financial Advisor Services performed professional and adequate financial services for the College in connection with the issuance of municipal securities and complied with the Security and Exchange Commission (SEC) 15c2-12. In addition, the Financial Advisor is registered as a municipal advisor with the Municipal Rulemaking Board (MSRB) and with the Security and Exchange Commission (SEC).

Background – On February 23, 2021, the Board of Trustees awarded the financial services to Estrada Hinojosa & Company, Inc. for one year with two one-year annual renewal options. The initial term was for the period of March 1, 2021 to February 28, 2022. The first renewal period begins March 1, 2022 and ends February 28, 2023.

Award	Board Meeting Date	Original Term	Renewal Term
Original	2/23/21	3/1/21 – 2/28/22	2 – one year options
1 st Renewal	2/22/22		3/1/22 – 2/28/23

The vendor has complied with all the terms and conditions of the contract and services for the Financial Advisor satisfactory.

The fees for the services provided by the financial advisor are netted against the bond proceeds received at time of a bond issuance.

Compensation for Financial Advisor Services

In consideration for the services rendered by Estrada Hinojosa, the fee for each issue of a debt instrument will be as follows:

Base Fee - Any Issue - \$ 3,750

Plus	\$6.50	Per	1,000 up to	\$500,000	or	\$7,000	for	\$500,000	Bonds
Plus	6.00	Per	1,000 next	500,000	or	10,000	for	1,000,000	Bonds
Plus	3.50	Per	1,000 next	1,500,000	or	15,250	for	2,500,000	Bonds
Plus	2.50	Per	1,000 next	2,500,000	or	21,500	for	5,000,000	Bonds
Plus	2.00	Per	1,000 next	5,000,000	or	31,500	for	10,000,000	Bonds
Plus	1.50	per	1,000 for anything over \$10,000,000						

Note: "Bonds" = par plus premium minus discount.

Using the above fee schedule, Estrada Hinojosa's fee for a \$20 million bond issue would be \$46,500, and the fee for a \$30 million bond issue would be \$61,500.

Refunding Issues - Fees for Advance Issues shall be the amount shown plus a 20% additional charge (\$55,800 for a \$20 million issue, and \$73,800 for a \$30 million issue).

The fee will be calculated on the above schedule and will also include costs and expenses, where applicable, incurred on behalf of the College for the following items:

- Computer structuring fees, not to exceed \$10,000
- Messenger, overnight delivery, market data technology photocopying, postage, and telephone, not to exceed \$3,500
- Preparation of the Notice of Sale, Official Statement, and Uniform Bid Form, not to exceed \$8,500
- Printing of the Notice of Sale, Official Statement, and Uniform Bid Form, at cost
- Bond Counsel fees, at cost
- Bond rating and/or credit enhancement fees, at cost
- Personal meetings with bond rating agencies and/or credit enhancement providers, at cost
- Preparation and printing of physical securities, at cost
- Reports of independent auditors or consultants, at cost
- Travel expenses of College and Company personnel, at cost.

The Finance, Audit, and Human Resources Committee recommended Board approval of the first-year renewal option for the financial advisor services agreement with Estrada Hinojosa & Company, Inc., for the period beginning March 1, 2022 through February 28, 2023, as presented.

It is recommended that the Board of Trustees of South Texas College approve and authorize the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approves and authorizes the first-year renewal option for the financial advisor services agreement with Estrada Hinojosa & Company, Inc., for the period beginning March 1, 2022 through February 28, 2023, as presented.

Approval Recommended:

Dr. Ricardo J. Solis
President

Consent Agenda:
g. Approval of Renewal Agreement for Continuing Disclosure Services

Approval to renew the continuing disclosure services agreement with Estrada Hinojosa & Company, Inc. (Edinburg, TX), for the period beginning March 1, 2022 through February 28, 2023 is requested.

Purpose – Continuing Disclosure Services consists of important information about municipal bonds that arises after the initial issuance. This information generally reflects the financial health and operating condition of the state or local government as it changes over time, or the occurrence of specific events that can have an impact on key features of the bonds. In addition, these disclosures are made available to investors and the public by the Municipal Securities Rulemaking Board (MSRB).

Justification and Benefit – The Continuing Disclosure Services are necessary to ensure compliance and reasonable assurance that prompt notice of certain events and certain financial information are met with Security and Exchange Commission (SEC) 15c2-12 and Municipal Securities Rulemaking Board (MSRB).

Background – On February 23, 2021, the Board of Trustees awarded the contract for continuing disclosure services to Estrada Hinojosa & Company, Inc. for one year with two one-year annual renewal options. The initial term was for the period of March 1, 2021 to February 28, 2022. The first renewal period begins March 1, 2022 and ends February 28, 2023.

Award	Board Meeting Date	Original Term	Renewal Term
Original	2/23/21	3/1/21 – 2/28/22	2 – one year options
1 st Renewal	2/22/22		3/1/22 – 2/28/23

The vendor and staff are working together to comply with all the terms and conditions of the contract and the requirements of the Security and Exchange Commission (SEC) Rule 15c2-12 and Municipal Securities Rulemaking Board (MSRB) and submit the Continuing Disclosure required financial and notice of event documentation to Electronic Municipal Market Access (EMMA) by February 28, 2022.

The agreement for Continuing Disclosure Services with Estrada Hinojosa & Company, Inc. is under review at the time of publication of committee agenda.

Compensation for Continuing Disclosure Services

The annual fee for continuing disclosure services is \$3,500.00 per year for each credit (source of revenue used to secure the issuance of bonds).

On February 15, 2022, the College received an updated Continuing Disclosure Agreement from Estrada Hinojosa & Company, Inc., which revised the fee amount to \$3,500.00 per year for each credit.

The fees for the continuing disclosure services are budgeted in the Unrestricted Fund.

The Finance, Audit, and Human Resources Committee recommended Board approval to renew the continuing disclosure services agreement with Estrada Hinojosa & Company, Inc. (Edinburg, TX), for the period beginning March 1, 2022 through February 28, 2023, as presented.

It is recommended that the Board of Trustees of South Texas College approve and authorize the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approves and authorizes renewal of the continuing disclosure services agreement with Estrada Hinojosa & Company, Inc. (Edinburg, TX), for the period beginning March 1, 2022 through February 28, 2023, as presented.

Approval Recommended:

Dr. Ricardo J. Solis
President

Consent Agenda:

h. Approval to Award Contract for External Auditor Services

Approval to award a contract for external auditor services for the fiscal year ending August 31, 2022, with four (4) one-year renewal options to Carr Riggs & Ingram, LLC (McAllen, TX) is requested.

Purpose – The external auditors perform the College’s annual financial audit and issue an opinion on the financial statements prepared by the College Business Office staff. The audited Annual Comprehensive Financial Report (ACFR) must be submitted annually to the Texas Higher Education Coordinating Board by December 31st.

Justification – The external auditors start the interim audit work related to the financial audit prior to fiscal year end, therefore the College is proposing the selection of an external auditor at this time.

Background – Requests for qualifications for external auditor was advertised in the local newspaper on January 5, 2022 and January 12, 2022, and the request for qualifications documents were mailed to the following:

- Burton, McCumber, & Cortez, LLP. (McAllen, TX)
- Carr, Riggs, & Ingram, LLC. (McAllen, TX)
- Casco & Associates, PC. (Brownsville)
- Hart, Silva, & Co. (McAllen, TX)
- Virtual Bid Alerts

Three (3) responses were received on January 25, 2022 from the following firms:

- Burton, McCumber, & Cortez, LLP. (McAllen, TX)
- Carr, Riggs, & Ingram LLC. (McAllen, TX)
- Casco & Associates, PC. (Brownsville, TX)

Carr, Riggs & Ingram, LLC (former Long Chilton, LLP) has performed the College’s annual financial audit since FY 1994-1995.

Funding Source - Expenditures are budgeted in the Audit Services budget for FY 2021-2022 budget and in the FY 2022-2023 budget, pending Board approval of the budget.

Reviewers - Responses were reviewed by the Vice President for Finance and Administrative Services, Business Office and Purchasing Department.

Enclosed Documents - Included in this packet for consideration and review are the following materials:

1. External Auditor Qualification Summary
2. Evaluation Summary
3. Sample Request for Qualifications
4. Blank Evaluation Form

Dr. Ricardo Solis, President, and Mary Elizondo, Vice President for Finance and Administrative Services, will be present to address any questions by the Board.

The Finance, Audit, and Human Resources Committee recommended Board approval to award a contract for external auditor services for the fiscal year ending August 31, 2022, with four (4) one-year renewal options to Carr Riggs & Ingram, LLC (McAllen, TX), as presented.

It is recommended that the Board of Trustees of South Texas College approve and authorize the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approves and authorizes awarding a contract for external auditor services for the fiscal year ending August 31, 2022, with four (4) one-year renewal options to Carr Riggs & Ingram, LLC (McAllen, TX), as presented.

Approval Recommended:

Dr. Ricardo J. Solis
President

Consent Agenda:

i. Approval of Disposal of Surplus Property Valued at \$5,000 and Over

Approval to dispose of surplus property valued at \$5,000 and over through a live auction is requested.

Purpose – The Fixed Assets Department is requesting the disposal through a live auction of surplus property valued at \$5,000 and over. These assets are part of the College's inventory therefore, it is also requested that these assets be removed from inventory and the general ledger.

Justification and Benefit – It is necessary to dispose of obsolete, damaged, and not functioning property for safety purposes and due to the lack of storage area for surplus property.

Background – The surplus property goes through an evaluation process by the departments to determine if the items are damaged beyond repair and unable to utilized district wide. After this evaluation process, the department submits a request to have the property removed from the department and relocated to the Shipping and Receiving Warehouse for auction.

The auction items are located at the South Texas College Receiving Department, 3700 W. Military Hwy., McAllen, TX.

The items valued over \$5,000 are included in the College's inventory through the Banner system.

Enclosed Documents - The listing of the items to be auctioned follows in the packet for the Board's review and information.

The Finance, Audit, and Human Resources Committee recommended Board approval of the disposal of surplus property valued at \$5,000 and over through a live auction and for these capital assets to be removed from the College's fixed assets ledger as presented.

It is recommended that the Board of Trustees of South Texas College approve and authorize the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approves and authorizes the disposal of surplus property valued at \$5,000 and over through a live auction and for these capital assets to be removed from the College's fixed assets ledger as presented.

Approval Recommended:

Dr. Ricardo J. Solis
President

**SOUTH TEXAS COLLEGE
SURPLUS PROPERTY VALUED AT \$5,000 AND ABOVE - LIST #89
JANUARY 25, 2022**

Pallet	Qty	Description	Serial Number	Silver Tag	Purchase Date	Amount	Net Book Value	Ptag	Condition
6A	1 EA	Hansvedt EDM CS-1 Machine							Obsolete
6B	1 EA	Hansvedt Fluid System (Sub-component of 0000002694)							Obsolete
6C	1 EA	Hansvedt Machining Head (Sub-component of 0000002694)	8K18901	0000002694	10/8/1998	\$ 20,245.00	\$ -	000003578	Obsolete
6E	1 EA	Black and Yellow Anti-Slip Mat (Sub-components of 0000002694)							Obsolete
6D	1 EA	Digital Readout CS-113-2 XY (Sub-component of 0000002694) (S/N 98060631) (ST: 0000002693) (Ptag: 000003577)							Obsolete
2A	1 EA	Victor Lathe							Obsolete
2B	1 EA	Sheet Metal Safety Shield (Sub-components of 0000002697)	89112694	0000002697	5/11/1999	\$ 9,552.00	\$ -	000003582	Obsolete
2C	2 EA	Black and Yellow Anti-Slip Mats (Sub-components of 0000002697)							Obsolete
2D	1 EA	Sheet Metal Accessories (Sub-components of 0000002697)							Obsolete
5A	1 EA	Head Milling Machine Speed Head							Obsolete
5B	1 EA	Vise Accessory (Sub-components of 0000002733)							Obsolete
5C	1 EA	Sony Millman LH51-2 Digital Readout (Sub-components of 0000002733) (S/N H15-112999)	BM883320	0000002733	6/28/1999	\$ 8,465.00	\$ -	000003512	Obsolete
5D	1 EA	Jarrer 100W/50V Light (Sub-components of 0000002733)							Obsolete
16	1 EA	Dake Johnson Horizontal Bandsaw	199580	42196	11/1/1999	\$ 5,114.45	\$ -	000004252	Obsolete
13	1 EA	Hampden H-FP-223-14 Hydraulic Trainer	77959	4281	7/20/2000	\$ 14,500.00	\$ -	000004625	Obsolete
1A	1 EA	Victor Lathe							
1B	1 EA	Sheet Metal Safety Shield (Sub-components of 0000004779)							Obsolete
1C	2 EA	Black and Yellow Anti-Slip Mats (Sub-components of 0000004779)	A040975	0000004779	1/4/2001	\$ 9,371.00	\$ -	000005860	Obsolete
1D	1 EA	Metal Chuck (Sub-components of 0000004779)							
8	1 EA	Polycorn PN4-14XX View Station Wolf Ceiling Camera	034785	0000008524	7/18/2003	\$ 60,499.00	\$ -	000009388	Incomplete
11	1 EA	2009 John Deere XUV 6201 Gator - Unit #27	M0XUVGT021762	18624	7/24/2009	\$ 10,873.26	\$ -	N00017592	Damaged
12	1 EA	2010 John Deere XUV 6201 Golf Car - Gator 31 - Unit #30	M0XUVGT030648	18197	1/15/2010	\$ 11,300.55	\$ -	N00017793	Damaged
14	1 EA	2010 LCA GCII Series-24 Passenger Bus	1FDFE4FS7ADA69981	14548	7/8/2010	\$ 56,325.00	\$ -	N00018187	Obsolete
15	1 EA	2010 LCC GCII Series 16 Passenger Bus w/2 Wheelchair	1FDFE4FS8ADA69987	14549	7/8/2010	\$ 60,300.00	\$ -	N00018186	Obsolete
DEPR 1	1 EA	1985 Pierce Fire Truck - Unit #50	1F9CA01D3FA040867	27382	06/17/2013	\$ 5,000.00	\$ 707.99	N00021129	Incomplete

List #89

Consent Agenda:

j. Approval of Renewal of Delinquent Tax Collection Services for Hidalgo County and Starr County

Approval to renew the contract with Linebarger Goggan Blair & Sampson, LLP to provide delinquent tax collection services for Hidalgo County and Starr County at a 15 percent fee based on the amount of delinquent tax, penalty, and interest collected for a period from May 1, 2022 through April 30, 2023 is requested.

Purpose – The delinquent tax collection services contract with Linebarger Goggan Blair & Sampson, LLP expires on April 30, 2022. Approval to renew the contract for a one-year period is needed in order to provide collection services for delinquent property taxes that are owed to the College.

Justification - Property Tax Code Section 6.30 (c) states that the governing body of a taxing unit may contract with any competent attorney to represent the unit to enforce the collection of delinquent taxes. The attorney's compensation is set in the contract, but the total amount of compensation provided may not exceed 20 percent of the amount of delinquent tax, penalty, and interest collected. The Board of Trustees previously approved a 15 percent penalty fee. The additional penalty is due on July 1 to the previous tax year.

Background – The contract for delinquent tax collection services was awarded to Linebarger Goggan Blair & Sampson, LLP at the March 31, 2020 Board meeting for the contract period beginning May 1, 2020 through April 30, 2021 with two (2) one-year renewal options. This is the last renewal of the two (2) one-year renewal options.

Funding Source – The delinquent tax collection services fee of 15 percent received from the taxpayer is paid to the delinquent tax attorney from the tax collection revenues collected by Hidalgo County and Starr County.

Enclosed Documents - A Summary of Cumulative Delinquent Tax Levy Collections by Fiscal Year and a Summary Total Tax Levy Uncollected follows in the packet for the Board's information and review.

The Finance, Audit, and Human Resources Committee recommended Board approval of the renewal of the Delinquent Tax Contracts for Hidalgo County and Starr County at a 15 percent fee based on the amount of delinquent tax, penalty, and interest collected with Linebarger Goggan Blair & Sampson, LLP for one-year period from May 1, 2022 to April 30, 2023 as presented.

It is recommended that the Board of Trustees of South Texas College approve and authorize the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approves and authorizes renewal of the Delinquent Tax Contracts for Hidalgo County and Starr County at a 15 percent fee based on the amount of delinquent tax, penalty, and interest collected with Linebarger Goggan Blair & Sampson, LLP for one-year period from May 1, 2022 to April 30, 2023 as presented.

Approval Recommended:

Dr. Ricardo J. Solis
President

South Texas College
Summary of Cumulative Delinquent Tax Levy Collections by Fiscal Year
Not Including Penalty, Interest, and Other Collections ¹
As of Each Fiscal Year End

Hidalgo and Starr County - Combined

Fiscal Year	Total Cumulative Delinquent Tax Levy (Adjusted)	Delinquent Tax Levy Collected for Current and Prior Years	% Delinquent Tax Levy Collected	Cumulative Delinquent Tax Levy Uncollected at Fiscal Year End	% Delinquent Tax Levy Uncollected
8/31/2005	7,227,802.27	2,302,797.10	31.86%	4,925,005.17	68.14%
8/31/2006	8,102,218.40	2,548,230.04	31.45%	5,553,988.36	68.55%
8/31/2007	8,743,052.44	2,965,049.45	33.91%	5,778,002.99	66.09%
8/31/2008	8,785,837.53	2,594,375.18	29.53%	6,191,462.35	70.47%
8/31/2009	9,373,403.56	2,716,703.89	28.98%	6,656,699.67	71.02%
8/31/2010	10,238,243.49	2,915,022.32	28.47%	7,323,221.17	71.53%
8/31/2011	10,711,114.63	2,734,335.40	25.53%	7,976,779.23	74.47%
8/31/2012	11,073,203.32	2,788,413.96	25.18%	8,284,789.36	74.82%
8/31/2013	10,914,477.70	2,630,960.02	24.11%	8,283,517.68	75.89%
8/31/2014	10,884,605.37	2,566,025.45	23.57%	8,318,579.92	76.43%
8/31/2015	10,800,006.57	2,612,116.17	24.19%	8,187,890.40	75.81%
8/31/2016	11,203,905.43	2,586,659.21	23.09%	8,617,246.22	76.91%
8/31/2017	11,820,122.79	2,793,290.16	23.63%	9,026,832.63	76.37%
8/31/2018	12,412,493.39	3,051,544.15	24.58%	9,360,949.24	75.42%
8/31/2019	12,501,578.09	2,938,633.63	23.51%	9,562,944.46	76.49%
8/31/2020	12,692,792.74	2,718,590.36	21.42%	9,974,202.38	78.58%
8/31/2021	13,407,753.31	3,392,141.95	25.30%	10,015,611.36	74.70%
12/31/2021	13,114,749.51	1,210,363.55	9.23%	11,904,385.96	90.77%

¹ Not including penalty and interest and other collections such as special inventory, refunds, and redemptions

South Texas College
Summary of Cumulative Delinquent Tax Levy Collections by Fiscal Year
Not Including Penalty, Interest, and Other Collections¹
Hidalgo County and Starr County
As of Each Fiscal Year End

Hidalgo County		Delinquent Tax Levy Collected for Current and Prior Years	% Delinquent Tax Levy Collected	Cumulative Delinquent Tax Levy Uncollected at Fiscal Year End	% Delinquent Tax Levy Uncollected
Fiscal Year	Total Cumulative Delinquent Tax Levy (Adjusted)				
8/31/2005	5,978,239.23	2,085,693.50	34.89%	3,892,545.73	65.11%
8/31/2006	6,746,745.98	2,358,746.57	34.96%	4,387,999.41	65.04%
8/31/2007	7,224,499.45	2,769,522.98	38.34%	4,454,976.47	61.66%
8/31/2008	7,129,924.85	2,420,602.01	33.95%	4,709,322.84	66.05%
8/31/2009	7,556,574.12	2,498,540.41	33.06%	5,058,033.71	66.94%
8/31/2010	8,258,756.74	2,729,121.63	33.05%	5,529,635.11	66.95%
8/31/2011	8,530,967.53	2,523,445.77	29.58%	6,007,521.76	70.42%
8/31/2012	8,752,982.60	2,582,406.29	29.50%	6,170,576.31	70.50%
8/31/2013	8,447,972.68	2,451,424.36	29.02%	5,996,548.32	70.98%
8/31/2014	8,177,151.97	2,332,595.47	28.53%	5,844,556.50	71.47%
8/31/2015	7,962,716.58	2,398,069.32	30.12%	5,564,647.26	69.88%
8/31/2016	8,126,450.21	2,363,719.49	29.09%	5,762,730.72	70.91%
8/31/2017	8,425,936.98	2,438,224.01	28.94%	5,987,712.97	71.06%
8/31/2018	8,862,522.79	2,687,463.75	30.32%	6,175,059.04	69.68%
8/31/2019	8,823,166.91	2,566,786.26	29.09%	6,256,380.65	70.91%
8/31/2020	8,880,508.11	2,386,507.72	26.87%	6,494,000.39	73.13%
8/31/2021	9,382,482.47	2,971,926.77	31.68%	6,410,555.70	68.32%
12/31/2021	8,970,164.39	1,080,560.42	12.05%	7,889,603.97	87.95%

Starr County		Delinquent Tax Levy Collected for Current and Prior Years	% Delinquent Tax Levy Collected	Cumulative Delinquent Tax Levy Uncollected at Fiscal Year End	% Delinquent Tax Levy Uncollected
Fiscal Year	Total Cumulative Delinquent Tax Levy (Adjusted)				
8/31/2005	1,249,563.04	217,103.60	17.37%	1,032,459.44	82.63%
8/31/2006	1,355,472.42	189,483.47	13.98%	1,165,988.95	86.02%
8/31/2007	1,518,552.99	195,526.47	12.88%	1,323,026.52	87.12%
8/31/2008	1,655,912.68	173,773.17	10.49%	1,482,139.51	89.51%
8/31/2009	1,816,829.44	218,163.48	12.01%	1,598,665.96	87.99%
8/31/2010	1,979,486.75	185,900.69	9.39%	1,793,586.06	90.61%
8/31/2011	2,180,147.10	210,889.63	9.67%	1,969,257.47	90.33%
8/31/2012	2,320,220.72	206,007.67	8.88%	2,114,213.05	91.12%
8/31/2013	2,466,505.02	179,535.66	7.28%	2,286,969.36	92.72%
8/31/2014	2,707,453.40	233,429.98	8.62%	2,474,023.42	91.38%
8/31/2015	2,837,289.99	214,046.85	7.54%	2,623,243.14	92.46%
8/31/2016	3,077,455.22	222,939.72	7.24%	2,854,515.50	92.76%
8/31/2017	3,394,185.81	355,066.15	10.46%	3,039,119.66	89.54%
8/31/2018	3,549,970.60	364,080.40	10.26%	3,185,890.20	89.74%
8/31/2019	3,678,411.18	371,847.37	10.11%	3,306,563.81	89.89%
8/31/2020	3,812,284.63	332,082.64	8.71%	3,480,201.99	91.29%
8/31/2021	4,025,270.84	420,215.18	10.44%	3,605,055.66	89.56%
12/31/2021	4,144,585.12	129,803.13	3.13%	4,014,781.99	96.87%

¹ Not including penalty and interest and other collections such as special inventory, refunds, and redemptions

Consent Agenda:

k. Approval of Resolution 2022-008 to Impose an Additional 15% Penalty for Collection Cost of Delinquent Taxes as Authorized Under Section 33.07 of the Texas Property Tax Code for Attorney's Compensation

Approval of the Resolution 2022-08 imposing an additional 15 percent penalty for collection cost of delinquent taxes as authorized under Section 33.07 of the Texas Property Tax Code for attorney's compensation is requested.

Purpose – A resolution authorizing the College to levy an additional 15 percent penalty to the delinquent 2021 district taxes is needed to enforce the collection of delinquent taxes by compensating the attorney for the collection of delinquent taxes, penalty, and interest which will remain delinquent on July 1, 2022.

Justification – Board action will be necessary on the Resolution previously prepared by legal counsel to approve the additional 15 percent penalty for the attorney's compensation for the collection cost of delinquent taxes for Hidalgo County and Starr County collection services.

According to Section 6.30 (c), Attorneys Representing Taxing Units, of the Texas Property Tax Code, the total amount of the contracted attorney's compensation may not exceed 20 percent of the amount of delinquent tax, penalty, and interest collected.

Background – The Resolution to impose an additional 15 percent penalty for the collection of outstanding delinquent taxes for the tax year 2020 was approved by the Board on February 19, 2021.

Enclosed Documents – The Resolution to be completed with the delinquent tax attorney firm awarded for the collection of Delinquent Taxes follows in the packet for the Board's review and information.

The Finance, Audit, and Human Resources Committee recommended Board approval of the Resolution 2022-008 imposing an additional 15 percent penalty for collection of delinquent taxes as authorized under Section 33.07 of the Texas Property Tax Code for Board approval as presented.

It is recommended that the Board of Trustees of South Texas College approve and authorize the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approves and authorizes the Resolution 2022-008 imposing an additional 15 percent penalty for collection of delinquent taxes as authorized under Section 33.07 of the Texas Property Tax Code for Board approval as presented.

Approval Recommended:

Dr. Ricardo J. Solis
President

RESOLUTION NO. 2022-008

A RESOLUTION OF THE BOARD OF TRUSTEES OF SOUTH TEXAS COLLEGE LEVYING AN ADDITIONAL PENALTY OF 15% TO THE DELINQUENT 2021 DISTRICT TAXES PURSUANT TO SECTION 33.07 OF THE STATE OF TEXAS PROPERTY TAX CODE.

STATE OF TEXAS §
COUNTY OF STARR §
AND HIDALGO §
SOUTH TEXAS COLLEGE §
DISTRICT

WHEREAS, South Texas College (the “College”) has an amount of uncollected delinquent taxes due and owing the College for the tax year 2021; and

WHEREAS, pursuant to Section 33.07 of the Texas Property Code, the Board of Trustees is authorized to levy an additional penalty to recover the cost of collection of the amount of taxes, penalty, and interest due on 2021 taxes which remain delinquent on July 1, 2022; and,

WHEREAS, the College has contracted Linebarger Goggan Blair & Sampson, LLP for delinquent tax collection in Hidalgo County and Starr County; and

WHEREAS, both contracts provide for compensation, pursuant to Section 6.30 of the Texas Property Tax Code, at a rate of fifteen (15%) percent of collections.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF SOUTH TEXAS COLLEGE, THAT;

1. Pursuant to Section 33.07 of the Texas Property Tax Code, there is hereby levied on all 2021 delinquent taxes, the penalty of fifteen (15%) percent on the amount of taxes, penalty and interest due as of July 1, 2022, and thereafter for taxes levied for the tax year 2021. Such penalty is for the purpose of defraying costs of collection under the contract with the attorneys representing the College pursuant to the authority of Section 6.30 of the Texas Property Tax Code.

2. The Tax Assessor-Collectors for the College are hereby ordered and authorized to deliver a Notice of Delinquency and Notice of Additional Penalty to the property owners who have outstanding delinquent taxes for the tax year 2021 at least thirty (30) and not more than sixty (60) days before July 1, 2022.
3. A tax lien shall attach to the property on which the 2021 tax is imposed to secure payment of the penalty herein adopted and levied.

CONSIDERED, PASSED, APPROVED AND SIGNED this _____ day of _____, 2022 at a regular meeting of the Board of Trustees of South Texas College at which a quorum was present and which was held in accordance with the provisions of Texas Government Code Chapter 551.

SOUTH TEXAS COLLEGE

BY: _____
Chairman

ATTEST:

BY: _____
Secretary

Consent Agenda:

I. Approval of Use of the Department of Education Higher Education Emergency Relief Fund (HEERF) and Unrestricted Fund for a Return to Campus Safely COVID-19 Training and Retention Incentive Payment to Eligible Regular and Full-Time Temporary and Part-Time Employees

Approval on Use of the Department of Education Higher Education Emergency Relief Fund (HEERF) and Unrestricted Fund for a Return to Campus Safely COVID-19 Training and Retention Incentive Payment to Eligible Regular and Full-Time Temporary and Part-Time Employees is requested.

Purpose – To provide a salary payment to regular and full-time temporary and part-time employees on April 13, 2022, as applicable. Employees paid from the Unrestricted, Auxiliary, and Restricted Funds are eligible for the Return to Campus Safely COVID-19 Training and Retention Incentive Payment, which will be funded by the HEERF and Unrestricted Fund.

Justification – The proposed payment to eligible regular and full-time temporary and part-time employees would be issued as an incentive to encourage employees to continue to work on-campus and retain employees in light of the workplace hazardous conditions associated with COVID-19 upon returning to work on-campus, and for completion of additional customized COVID-19 training.

Background – On March 23, 2020, due to the COVID-19 pandemic and hazardous conditions, all College employees, with the exception of employees designated as essential, transitioned to work from home. Faculty teaching face-to-face classes transitioned classes to an on-line platform and continued instruction for the Spring 2020 semester. Employees designated as essential continued to come to campus to operate the College's instruction and administrative functions while complying with newly developed College safety protocols and communication measures and federal and state mandates.

During the period of May 1, 2020, through August 31, 2021, staff first returned to work on-campus on a rotational basis and then transitioned to return to work on-campus as scheduled before the COVID-19 pandemic. Faculty provided instruction both on-campus and on-line.

In the Fall 2021 semester, most faculty also returned to work on campus since face-to-face instruction was increased from 20% to approximately 40% of all classes.

In an effort to mitigate the risk of contracting or spreading the COVID-19 virus as faculty and staff returned to campus, safety protocols and communication measures were

developed and implemented, which included daily deep sanitization of offices and classrooms, reporting and monitoring processes, and informational webpage and notices.

All of the above-mentioned measures were undertaken to address concerns and provide assurance of the safest workplace and learning environment possible.

One-Time Return to Campus Safely COVID-19 Training and Response Strategies Payment December 2021 and January 2022

On November 23, 2021 the College’s Board of Trustees approved a One-Time Return to Campus Safely COVID-19 Training and Response Strategies Payment to eligible regular and full-time temporary and part-time employees in the amount of \$2,500 and \$1,500, respectively. The payment was funded by HEERF and the College’s Unrestricted Fund as follows:

Funded by HEERF				
Regular and Full-Time Temporary Employees \$2,500				
Part-Time Employees \$1,500				
Eligible Employees	Employees Count	Payment Amount	Employers Payroll Taxes	Total
Regular and Full-Time Temporary Employees	1,448	\$3,620,000	\$276,930	\$3,896,930
Part-Time Employees	382	73,000	43,835	616,835
Total	1,830	\$4,193,000	\$320,765	\$4,513,765

Funded by Unrestricted Fund				
Regular Employees \$2,500				
Eligible Employees	Employees Count	Payment Amount	Employers Payroll Taxes	Total
Senior Management	54	\$135,000	\$10,328	\$145,328
Other Eligible Employees	32	80,000	6,120	86,120
Total	86	\$215,000	\$16,448	\$231,448

Other eligible employees including those employees currently not working on campus such as those telecommuting due to Office of Human Resources approved accommodations or Departmental Leads’ approval, or on Family and Medical Leave Act (FMLA), or on military leave were eligible to receive the one-time salary payment upon their return to work on campus.

Department of Education

In an effort to provide an incentive to retain employees in light of the hazardous conditions associated with COVID-19, Administration requested and received approval from the

Department of Education to grant a Return to Campus Safely COVID-19 Training and Retention Incentive Payment funded by HEERF. The payment will serve as an incentive to retain employees, encourage employees to continue to work on-campus, and complete the additional customized COVID-19 training.

According to the Department of Education, however, HEERF funds may not be used to fund a payroll payment for senior management employees.

The Texas Association of School Boards (TASB) and Three-Part Test

Administration considered the guidance provided by the Texas Association of School Boards (TASB) and the three-part test created by the Texas Supreme Court to determine if the One-Time Continued Return to Campus Safely COVID-19 Training Payment complies with the appropriate use of public funds and accomplishes a public purpose. Similar to the evaluation that was conducted for the November One-Time Return to Campus Safely COVID-19 Training and Response Strategies Payment, Administration has verified that the payment complies with the criteria provided by TASB and the three-part test requirements.

Return to Campus Safely COVID-19 Training and Retention Incentive Payment March 2022

A proposed payment for eligible regular and full-time temporary employees is \$2,500 and the proposed payment for part-time employees is \$1,500. The payment will be funded by HEERF and totals to \$4,127,301.

The Return to Campus Safely COVID-19 Training and Retention Incentive Payment and employer’s payroll taxes for regular and full-time temporary and part-time employees who are not considered senior management will be funded by HEERF. Senior management’s one-time salary payment and employer’s payroll taxes will be funded from the Unrestricted Fund. In addition, the one-time salary payments and employer’s payroll taxes for seventeen (17) employees who have not returned to work on campus will be funded by the Unrestricted Fund.

Funded by HEERF				
Regular and Full-Time Temporary Employees \$2,500 Part-Time Employees \$1,500				
Eligible Employees	Employees Count	Payment Amount	Employers Payroll Taxes	Total
Regular and Full-Time Temporary Employees	1,419	\$3,547,500	\$271,384	\$3,818,884
Part-Time Employees	191	286,500	21,917	308,417
Total	1,610	\$3,834,000	\$293,301	\$4,127,301

A budget amendment to fund this cost from the Restricted Fund follows in the packet for the Board’s consideration.

The proposed payment for eligible regular full-time senior management employees and other eligible employees is \$2,500. The payment will be funded by the College’s Unrestricted Fund and totals to \$199,153.

Funded by Unrestricted Fund				
Regular Employees \$2,500				
Eligible Employees	Employees Count	Payment Amount	Employers Payroll Taxes	Total
Senior Management	57	\$142,500	\$10,901	\$153,401
Other Eligible Employees	17	42,500	3,252	45,752
Total	74	\$185,000	\$14,153	\$199,153

Other eligible employees including those employees currently not working on campus such as those telecommuting due to Office of Human Resources approved accommodations or Departmental Leads’ approval, or on Family and Medical Leave Act (FMLA), or on military leave are eligible to receive the one-time salary payment upon their return to work on campus.

A budget amendment to fund this cost from the Unrestricted Fund follows in the packet for the Board’s consideration.

Eligibility Requirements

Employees may receive the payment on April 13, 2022 based on the following eligibility requirements:

- Regular and full-time temporary and part-time employees with an active assignment on February 22, 2022 and on March 31, 2022, and
- Completion of the additional customized COVID-19 training by March 31, 2022

Employees currently not working on campus such as, those telecommuting due to Office of Human Resources approved accommodations or Departmental Leads’ approval, or on Family and Medical Leave Act (FMLA), or on military leave are eligible to receive the one-time salary payment upon their return to work on campus.

Employees in the Unrestricted Fund, Auxiliary Fund, and Restricted Fund in the following categories will be eligible for the One-Time Return to Campus Safely COVID-19 Training and Response Strategies Payment:

- Executive
- Administrative
- Professional/Technical Support Full-Time Exempt
- Professional/Technical Support Full-Time Non-Exempt
- Classified
- Faculty (Including Full-Time Lecturers)
- Adjunct Faculty
- Direct Wage
- Trainers
- Work-Study

Part-time employees in the following category will not be eligible for the one-time payment:

- Dual Credit Faculty (High School Employees)

Funding Source – The HEERF and Unrestricted Fund will be utilized to fund this Return to Campus Safely COVID-19 Training and Retention Incentive Payment to Regular and Full-Time Temporary and Part-Time eligible employees. If this payment is approved, a FY 2021 - 2022 budget amendment is necessary and follows in the packet as a separate agenda item for the Board's consideration and approval.

Reviewers – The Return to Campus Safely COVID-19 Training and Retention Incentive Payment has been reviewed by College's Legal Counsel and Cabinet members.

Dr. Ricardo Solis, President, and Mary Elizondo, Vice President for Finance and Administrative Services, will be present at the meeting to address any questions by the Board.

The Finance, Audit, and Human Resources Committee recommended Board approval of the proposed Use of the Department of Education Higher Education Emergency Relief Fund (HEERF) and Unrestricted Fund for a Return to Campus Safely COVID-19 Training and Retention Incentive Payment to Eligible Regular and Full-Time Temporary and Part-Time Employees as presented.

It is recommended that the Board of Trustees of South Texas College approve and authorize the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approves and authorizes the proposed Use of the Department of Education Higher Education Emergency Relief Fund (HEERF) and Unrestricted Fund for a Return to Campus Safely COVID-19 Training and Retention Incentive Payment to Eligible Regular and Full-Time Temporary and Part-Time Employees as presented.

Approval Recommended:

Dr. Ricardo J. Solis
President

Consent Agenda:

m. Approval of Proposed Budget Amendment for FY 2021 – 2022

Approval of a proposed budget amendment for FY 2021 – 2022 is requested.

As a result of additional tuition and fee revenue, the proposed Return to Campus Safely COVID-19 Training and Retention Incentive Payment, and transfer to the Unexpended Plant Fund, a budget amendment is requested. The total budgeted revenues and expenditures for the Unrestricted Fund, Restricted Fund, and Unexpended Plant Fund - Construction for fiscal year 2021 – 2022 will increase as follows:

**Fiscal Year 2021 - 2022
 Budgeted Revenues and Expenditures**

Fund	Exh.	Amended Budget	Proposed Amendment	Amended Budget
Unrestricted Fund	A	\$182,949,371	\$8,283,631	\$191,233,002
Restricted Fund	B	176,195,958	-	176,195,958
Unexpended Plant Fund - Construction	C	12,639,709	-	12,639,709

The budget amendment details and presentation follow in the packet for the Board’s information and review.

The budget amendment is proposed as follows:

1. Budget Amendment – Increase Unrestricted Fund Revenues

A budget amendment is proposed to increase the Unrestricted Fund Revenues by \$8,283,631 as follows:

**Fiscal Year 2021 – 2022
 Summary of Unrestricted Fund Revenues Adjustment**

Revenue Source	Proposed Amendment
Total Tuition	\$3,086,188
Total Fees	4,352,107
Total Carryover Allocations	845,336
Total Adjustments	\$8,283,631

**Fiscal Year 2021 - 2022
 Unrestricted Revenues and Carryover Allocations**

Expenditures	Amended Budget	Proposed Amendment	Amended Budget
Total Tuition	\$30,880,973	\$3,086,188	\$33,967,161

**Fiscal Year 2021 - 2022
 Unrestricted Revenues and Carryover Allocations**

Expenditures	Amended Budget	Proposed Amendment	Amended Budget
Total Fees	24,334,646	4,352,107	28,686,753
Total Carryover Allocations	6,186,261	845,336	7,031,597
Total Unrestricted Revenues and Carryover Allocations	\$61,401,880	\$8,283,631	\$69,685,511

Tuition revenue is proposed to increase by \$3,086,188 and Fees revenue is proposed to increase by \$4,352,107 from their FY 2021 – 2022 budgeted amounts. The increase in tuition and fee revenue is due to additional revenue attributed to an increase in traditional student enrollment for the Fall semester and the projected increase in traditional student enrollment for the Spring semester.

Carryover Allocations is proposed to increase by \$845,336 for the purpose of transferring funds from the Unrestricted Fund Balance to the Unexpended Plant Fund – Construction (Continuing Education Project) for capital improvement projects.

In total, the Unrestricted Fund Revenues are proposed to increase by \$8,283,631.

2. Budget Amendment – Increase Unrestricted Fund Expenditures

A budget amendment is proposed to increase the Unrestricted Fund Expenditures by \$8,283,631.

**Fiscal Year 2021 - 2022
 Summary of Unrestricted Fund Expenditures Adjustments**

Expenditures	Proposed Amendment
Total Salaries	\$1,928,165
Total Benefits	456,425
Total Operating	500,000
Total Transfers & Reserves	5,399,041
Total Adjustments	\$8,283,631

**Fiscal Year 2021 - 2022
 Unrestricted Fund Salaries, Benefits, and Operating Expenditures, and
 Transfers & Reserves**

Expenditures	Amended Budget	Proposed Amendment	Amended Budget
Total Salaries	\$97,453,273	\$1,928,165	\$99,381,438
Total Benefits	30,494,142	456,425	30,950,567
Total Operating	37,144,217	500,000	37,644,217

**Fiscal Year 2021 - 2022
 Unrestricted Fund Salaries, Benefits, and Operating Expenditures, and
 Transfers & Reserves**

Total Transfers & Reserves	14,103,727	5,399,041	19,502,768
Total Salaries, Benefits, and Operating Expenditures, and Transfers & Reserves	\$179,195,359	\$8,283,631	\$187,478,990

A budget amendment is proposed to increase the Unrestricted Fund Expenditures and Transfers & Reserves by \$8,283,631. The amendment is needed to increase funding for instructional pools, fund the College’s new Cosmetology program, unfreeze positions, fund the Return to Campus Safely COVID-19 Training and Retention Incentive Payment to eligible regular and full-time temporary for completing a customized additional COVID-19 training and for retention purposes, and transfer funds to the Continuing Education Unexpended Plant Fund – Construction.

The Salaries expenditure budget is proposed to increase by \$1,928,165. The increase in the salary expenditure budget is the projected total cost of the instructional pool increase in the amount of \$1,000,000, the unfreezing of positions in the amount of \$619,415, the creation of two new positions in the amount of \$123,750, and the Return to Campus Safely COVID-19 Training and Retention Incentive Payment for employees not funded by the Higher Education Emergency Relief Fund (HEERF) in the amount of \$185,000.

The Benefits expenditure budget is proposed to increase by \$456,425. The increase in the benefits expenditure budget is the projected total cost of the instructional pool increase in the amount of \$200,000, the unfreezing of positions in the amount of \$201,929, the creation of two new positions in the amount of \$40,343, and the Return to Campus Safely COVID-19 Training and Retention Incentive Payment for employees not funded by the Higher Education Emergency Relief Fund (HEERF) in the amount of \$14,153.

The Operating expenditure budget is proposed to increase by \$500,000 due to the College’s new Cosmetology program equipment.

The Transfers & Reserves budget is proposed to increase by \$5,399,041. The increase in the transfers and reserves budget reflects the excess tuition and fee revenue that will be added to the College’s fund balance in the amount of \$4,553,705 and the transfer to the Unexpended Plant Fund – Construction (Continuing Education Project) in the amount of \$845,336.

In total, the Unrestricted Fund Expenditures are proposed to increase by \$8,283,631.

3. Budget Amendment – Reallocate Restricted Fund Expenditures

A budget amendment is proposed to reallocate the Restricted Fund Expenditures by \$4,127,301 as follows:

**Fiscal Year 2021 - 2022
 Summary of Restricted Fund Expenditures Adjustments**

Expenditures	Proposed Amendment
Total Salaries	\$3,834,000
Total Benefits	293,301
Total Operating	(4,127,301)
Total Adjustments	\$-

**Fiscal Year 2021 - 2022
 Restricted Fund Salaries, Benefits, and Operating Expenditures**

Expenditures	Amended Budget	Proposed Amendment	Amended Budget
Total Salaries	\$7,264,940	\$3,834,000	\$11,098,940
Total Benefits	1,223,997	293,301	1,517,298
Total Operating	28,944,616	(4,127,301)	24,817,315
Total Salaries, Benefits, and Operating Expenditures	\$37,433,553	\$-	\$37,433,553

A budget amendment is proposed to reallocate the Restricted Fund Expenditures by \$4,127,301 due to the issuance of the Return to Campus Safely COVID-19 Training and Incentive Payment to eligible regular and full-time temporary and part-time employees for completing a customized additional COVID-19 training and for retention purposes. The proposed budget amendment will reallocate funds from the Operating expenditure budget to the Salaries and Benefits expenditure budgets. The Salaries and Benefits expenditure budgets are proposed to increase by \$3,834,000 and \$293,301, respectively. The Operating expenditure budget is proposed to decrease by \$4,127,301. The proposed reallocations to the salary, benefit, and operating expenditure budgets will occur in the HEERF II Institutional Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA) fund.

In total, the Restricted Fund Expenditures are proposed to remain unchanged from their FY 2021 – 2022 level.

4. Budget Amendment – Transfer Fund Balance from the Unrestricted Fund to the Unexpended Plant Fund – Construction (Continuing Education Project)

A budget amendment is proposed to transfer fund balance from the Unrestricted Fund to the Unexpended Plant Fund – Construction (Continuing Education Project) for the purpose of funding capital improvement projects, as follows:

**Fiscal Year 2021 – 2022
 Unexpended Plant Fund - Construction**

Revenues	Original Budget	Proposed Amendment	Amended Budget
Unexpended Plant Fund – Construction Transfer In from Unrestricted Fund (Continuing Education Project)	\$500,000	\$845,336	\$1,345,336
Fund Balance Deduction	9,104,485	(845,336)	8,259,149
Total Transfer In from Unrestricted Fund and Fund Balance Deduction	\$9,604,485	\$-	\$9,604,485

The budget amendment details and presentation follow in the packet for the Board’s information and review.

Mrs. Mary Elizondo, Vice President for Finance and Administrative Services, will be available to present the Proposed Budget Amendment for FY 2021 – 2022 and/or respond to questions.

The Finance, Audit, and Human Resources Committee recommended Board approval of the proposed budget amendment for FY 2021 – 2022 as presented.

It is recommended that the Board of Trustees of South Texas College approve and authorize the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approves and authorizes the proposed budget amendment for FY 2021 – 2022 as presented.

Approval Recommended:

**Dr. Ricardo J. Solis
 President**

South Texas College Unrestricted Fund

Fiscal Year Ending August 31, 2022
AMENDED

Revenue Summary

Revenue Source and Carryover Allocations	Amended Budget	Budget Amendment	Amended Budget
Total State Appropriations	\$ 49,098,912	\$ -	\$ 49,098,912
Total Tuition	30,880,973	3,086,188	33,967,161
Total Fees	24,334,646	4,352,107	28,686,753
Total M&O Property Taxes	58,273,025	-	58,273,025
Total Other Revenues	6,437,408	-	6,437,408
Total HEERF Lost Revenue	7,738,146	-	7,738,146
Total Carryover Allocations	6,186,261	845,336	7,031,597
Total Revenues and Carryover Allocations	\$ 182,949,371	\$ 8,283,631	\$ 191,233,002

Expenditures Summary

Expenditures/Transfers & Reserves	Amended Budget	Budget Amendment	Amended Budget
Total Salaries	\$ 97,453,273	\$ 1,928,165	\$ 99,381,438
Total Benefits	30,494,142	456,425	30,950,567
Total Operating	37,144,217	500,000	37,644,217
Total Travel	2,229,954	-	2,229,954
Total Capital Outlay	1,524,058	-	1,524,058
Total Expenditures	\$ 168,845,644	\$ 2,884,590	\$ 171,730,234
Transfers & Reserves			
Transfer to Unexpended Plant Fund	3,500,000	-	3,500,000
Transfer to CE Unexpended Plant Fund	-	845,336	845,336
Transfer to Office of ITED	865,581	-	865,581
Contingency Fund	2,000,000	-	2,000,000
Fund Balance Reserve	-	4,553,705	4,553,705
HEERF Fund Balance Reserve	7,738,146	-	7,738,146
Total Transfers & Reserves	14,103,727	5,399,041	19,502,768
Total Expenditures/Transfers & Reserves	\$ 182,949,371	\$ 8,283,631	\$ 191,233,002

South Texas College Restricted Fund

Fiscal Year Ending August 31, 2022
AMENDED

Revenue Summary

Revenue Source	Amended Budget	Budget Amendment	Amended Budget
Total Restricted Revenue	\$ 176,195,958	\$ -	\$ 176,195,958
Total Revenues	\$ 176,195,958	\$ -	\$ 176,195,958

Expenditures Summary

Expenditures/Reserves	Amended Budget	Budget Amendment	Amended Budget
Total Salaries	\$ 7,264,940	\$ 3,834,000	\$ 11,098,940
Total Benefits	1,223,997	293,301	1,517,298
Total Operating	28,944,616	(4,127,301)	24,817,315
Total Travel	33,670	-	33,670
Total Capital Outlay	5,436,764	-	5,436,764
Total Scholarships	133,291,972	-	133,291,972
Total Expenditures	\$ 176,195,958	\$ -	\$ 176,195,958

South Texas College Unexpended Plant Fund - Construction

Fiscal Year Ending August 31, 2022
AMENDED

Revenue Summary

Revenue Source and Fund Balance Allocations	Original Budget	Budget Amendment	Amended Budget
Interest	\$ 35,224	\$ -	\$ 35,224
Transfer In from Unrestricted Fund	3,000,000	-	3,000,000
Transfer In from Unrestricted Fund Continuing Ed	500,000	845,336	1,345,336
Fund Balance Deduction	9,104,485	(845,336)	8,259,149
Total Revenues	\$ 12,639,709	\$ -	\$ 12,639,709

Expenditure Summary

Expenditures/Reserves	Original Budget	Budget Amendment	Amended Budget
Projected Draws for Approved Projects	\$ 12,639,709	\$ -	\$ 12,639,709
Projected Draws for Approved Projects Bond Series 2014 and 20	-	-	-
Fund Balance Addition	-	-	-
Total Expenditures	\$ 12,639,709	\$ -	\$ 12,639,709

South Texas College

Proposed Budget Amendment for FY 2021 - 2022

February 8, 2022

MARIA G. ELIZONDO, MBA, CPA, CFE, CGMA

VICE PRESIDENT FOR FINANCE AND ADMINISTRATIVE SERVICES



1

Traditional Student Actual and Projected Headcount

Term	FY 2020 – 2021 Census Headcount	FY 2021 – 2022 Budgeted Headcount	FY 2021 – 2022 Actual/Projected Headcount
Fall	16,219	16,219	19,972
Spring	13,933	13,933	16,719*
Summer	7,174	7,071	7,071*
Total	37,326	37,223	43,762*

* Projected

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Summary of Proposed Budget Amendment

Budgeted Revenues and Expenditures

Fund	Original/Amended Budget	Proposed Amendment	Amended Budget
Unrestricted Fund	\$182,949,371	\$8,283,631	\$191,233,002
Restricted Fund	176,195,958	-	176,195,958
Unexpended Plant Fund	12,639,709	-	12,639,709

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Unrestricted Fund



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Summary of Budget Changes Unrestricted Fund Revenues

Revenue Source	Increase/ (Decrease)	Description
Total Tuition	\$3,086,188	Additional Revenue due to Increase in Traditional Student Enrollment for the Fall semester and Projected Increase in Traditional Student Enrollment for the Spring semester
Total Fees	4,352,107	Additional Revenue due to Increase in Traditional Student Enrollment for the Fall semester and Projected Increase in Traditional Student Enrollment for the Spring semester
Total Carryover Allocations	845,336	Transfer funds from Unrestricted Fund Balance to the Unexpended Plant Fund – Construction (Continuing Education Project)
Total Revenues Increase	\$8,283,631	

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Proposed Budget Amendment Summary Unrestricted Fund

Revenue Summary

Revenue Source and Carryover Allocations	Amended Budget	Budget Amendment	Amended Budget
Total State Appropriations	\$ 49,098,912	\$ -	\$ 49,098,912
Total Tuition	30,880,973	3,086,188	33,967,161
Total Fees	24,334,646	4,352,107	28,686,753
Total M&O Property Taxes	58,273,025	-	58,273,025
Total Other Revenues	6,437,408	-	6,437,408
Total HEERF Lost Revenue	7,738,146	-	7,738,146
Total Carryover Allocations	6,186,261	845,336	7,031,597
Total Revenues and Carryover Allocations	\$ 182,949,371	\$ 8,283,631	\$ 191,233,002

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Summary of Budget Changes Unrestricted Fund Expenditures

Expenditure Source	Increase/ (Decrease)	Description
Total Salaries	\$1,928,165	Instructional Pool Increase, Unfreezing Positions, and Return to Campus Safely COVID-19 Training and Retention Incentive Payment (Not Funded by HEERF)
Total Benefits	456,425	Instructional Pool Increase, Unfreezing Positions, and Return to Campus Safely COVID-19 Training and Retention Incentive Payment (Not Funded by HEERF)
Total Operating	500,000	Cosmetology Program Equipment
Total Transfers & Reserves	5,399,041	Excess Tuition and Fee Revenue Added to Fund Balance and Transfer to Unexpended Plant Fund – Construction (Continuing Education Project)
Total Expenditures Increase	\$8,283,631	

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Proposed Budget Amendment Summary Unrestricted Fund

Expenditures Summary

Expenditures/Transfers & Reserves	Amended Budget	Budget Amendment	Amended Budget
Total Salaries	\$ 97,453,273	\$ 1,928,165	\$ 99,381,438
Total Benefits	30,494,142	456,425	30,950,567
Total Operating	37,144,217	500,000	37,644,217
Total Travel	2,229,954	-	2,229,954
Total Capital Outlay	1,524,058	-	1,524,058
Total Expenditures	\$ 168,845,644	\$ 2,884,590	\$ 171,730,234
Transfers & Reserves			
Transfer to Unexpended Plant Fund	3,500,000	-	3,500,000
Transfer to CE Unexpended Plant Fund	-	845,336	845,336
Transfer to Office of ITED	865,581	-	865,581
Contingency Fund	2,000,000	-	2,000,000
Fund Balance Reserve	-	4,553,705	4,553,705
HEERF Fund Balance Reserve	7,738,146	-	7,738,146
Total Transfers & Reserves	14,103,727	5,399,041	19,502,768
Total Expenditures/Transfers & Reserves	\$ 182,949,371	\$ 8,283,631	\$ 191,233,002

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Restricted Fund



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Summary of Budget Changes Restricted Fund – HEERF II Institutional CRRSSA

Expenditures	Increase/ (Decrease)	Description
Total Salaries	\$3,834,000	Return to Campus Safely COVID-19 Training and Retention Incentive Payment to Eligible Full-Time Employees
Total Benefits	293,301	Return to Campus Safely COVID-19 Training and Retention Incentive Payment to Eligible Full-Time Employees
Total Operating	(4,127,301)	Reallocate Funds Due to Return to Campus Safely COVID-19 Training and Retention Incentive Payment to Eligible Full-Time Employees
Total Expenditures Increase	\$ -	

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**Proposed Budget Amendment Summary
Restricted Fund**

Expenditures Summary

Expenditures/Reserves	Amended Budget	Budget Amendment	Amended Budget
Total Salaries	\$ 7,264,940	\$ 3,834,000	\$ 11,098,940
Total Benefits	1,223,997	293,301	1,517,298
Total Operating	28,944,616	(4,127,301)	24,817,315
Total Travel	33,670	-	33,670
Total Capital Outlay	5,436,764	-	5,436,764
Total Scholarships	133,291,972	-	133,291,972
Total Expenditures	\$ 176,195,958	\$ -	\$ 176,195,958

**Unexpended Plant Fund -
Construction**

**Summary of Budget Changes
Unexpended Plant Fund - Construction**

Expenditures	Increase/ (Decrease)	Description
Unexpended Plant Fund – Construction Transfer In from Unrestricted Fund (Continuing Education Project)	\$845,336	Transfer In from Unrestricted Fund for Continuing Education Capital Improvement Projects
Fund Balance Deduction	(845,336)	Transfer In from Unrestricted Fund for Continuing Education Capital Improvement Projects
Total Expenditures Increase	\$ -	

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**Proposed Budget Amendment Summary
Unexpended Plant Fund - Construction**

Revenue Summary

Revenue Source and Fund Balance Allocations	Original Budget	Budget Amendment	Amended Budget
Interest	\$ 35,224	\$ -	\$ 35,224
Transfer In from Unrestricted Fund	3,000,000	-	3,000,000
Transfer In from Unrestricted Fund Continuing Ed	500,000	845,336	1,345,336
Fund Balance Deduction	9,104,485	(845,336)	8,259,149
Total Revenues	\$ 12,639,709	\$ -	\$ 12,639,709

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Thank You

Questions?



Consent Agenda:

n. Approval to Use HEERF Institutional Funds to Discharge Additional Student Debt for Summer 2020, Fall

Approval to use Higher Education Emergency Relief Fund (HEERF) Institutional Funds to discharge additional student debt for Summer 2020, Fall 2020, Spring 2021 and Summer 2021 and new student debt for Fall 2021 is requested.

Purpose – To use HEERF Institutional Funds to discharge student debt as allowed by the Department of Education guidance and to offer students the opportunity to eliminate their debt burden.

Justification – Guidance provided by the Department of Education states that the HEERF Institutional Funds may be used to reimburse sources of lost revenue including unpaid student accounts. If approved for this use, student unpaid delinquent account balances for the Fall 2021 term will be discharged with HEERF Institutional Funds. As a result, approximately 2,743 students with a total of \$1,381,021.87 in debt will not be expected to pay this outstanding debt in the future.

Background – The US Department of Education, Higher Education Emergency Relief Fund II (HEERF II) Institutional Portion allocation under the Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA) in the amount of \$32,178,403 was ratified by the Board of Trustees on January 26, 2021. In addition, the US Department of Education, Higher Education Emergency Relief Fund III (HEERF III) Institutional Portion allocation under the American Rescue Plan (ARP) in the amount of \$36,274,751 was ratified by the Board of Trustees on May 25, 2021.

On June 22, 2021 and September 28, 2021, the Board approved the discharge of student debt for Summer 2020, Fall 2020, Spring 2021 and Summer 2021. The following debt has been discharged as of January 25, 2022:

Term	Number of Students	Proposed Discharged Student Debt (Estimated)
Summer 2020	385	\$186,528.06
Fall 2020	1,469	973,726.38
Spring 2021	1,897	1,036,494.83
Summer 2021	851	344,399.39
Total	4,602	\$2,541,148.66

As of January 25, 2022, the proposed estimated student debt requested to be discharged is as follows:

Term	Number of Students	Proposed Discharged Student Debt (Estimated)
Summer 2020	1	\$27.00
Fall 2020	2	1,058.45
Spring 2021	8	4,075.63
Summer 2021	22	3,039.12
Fall 2021	2,710	1,372,820.67
Total	2,743	\$1,381,021.87

Reviewers – The President and the Vice Presidents reviewed the proposal to discharge student debt with HEERF Institutional Funds.

Dr. Ricardo Solis, President, and Mrs. Mary Elizondo, Vice President for Finance and Administrative Services, will be present at the meeting to address any questions by the Board.

The Finance, Audit, and Human Resources Committee recommended Board approval to use HEERF Institutional Funds to discharge student debt as presented.

It is recommended that the Board of Trustees of South Texas College approve and authorize the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approves and authorizes using HEERF Institutional Funds to discharge student debt as presented.

Approval Recommended:

Dr. Ricardo J. Solis
President

Approval of Award for Network Cabling Services for Building Renovation Projects

The Board of Trustees is asked to award the proposal for network cabling services for building renovation projects for the period beginning March 27, 2022 through March 26, 2023, with two one-year options to renew, at an estimated amount of \$280,500.00. The vendors are as follows:

- **Telepro Communications** (Mission, TX)
- **BridgeNet Communications** (Donna, TX)

Purpose – Information Technology (IT) and Facilities Planning and Construction are requesting network cabling services for building renovation projects throughout the district. The renovation projects are listed below:

Campus	Projects
Mid Valley Campus	Workforce Center Welding Expansion and Center for Learning Excellence Building A - Culinary Arts Program
Nursing and Allied Health Campus	East Building A Occupational Therapy Program
Pecan Campus	Student Activities Center Building H Data Cabling Infrastructure Replacement
Pecan Plaza	Building B Dance Studio Improvements
Regional Center for Public Safety Excellence	Canopy for Students/Instructors
Starr County Campus	Workforce Welding Lab Expansion, Workforce Automotive Expansion, North Academic Building C HVAC-R Program, Administration/Bookstore Building A Data Cabling Infrastructure Replacement, Center for Learning Excellence Building B Data Cabling Infrastructure Replacement, and North Academic Building C Data Cabling Infrastructure Replacement

Justification and Benefit – The various renovation projects are scheduled for the upcoming year and due to the scope of the work during the building renovations data drops and network cabling will need to be replaced or added. The new data drops and network cabling will enhance the network/internet services in the buildings scheduled for renovation or upgrade.

Background – Proposal documents were advertised on January 5, 2022 and January 12, 2022 and issued to twelve (12) vendors. Three (3) responses were received on January 25, 2022, which were reviewed by Information Technology, Facilities Planning and Construction, and the Purchasing Department.

Funds for this expenditure are budgeted in the Renewal and Replacement Plant Fund budget for FY 2021 – 2022 and FY 2022 – 2023 pending Board approval of the budget.

Discussion of Recommendation for Two Firms

At the February 8, 2022 Finance, Audit, and Human Resources Committee, the Committee inquired why two of the three responding vendors were recommended for award.

The decision to request approval to engage two firms was based on prior experience and an evaluation of projects planned for the proposed engagement term and renewal period. Both firms will be contacted to determine availability to complete the listed projects in the scheduled timeline. The firm that responds first and commits to the schedule will be awarded the project.

Administration does not believe a third firm would be necessary to meet project deadlines.

Discussion of Ranking of Respondents

At the February 8, 2022 Finance, Audit, and Human Resources Committee, the Committee inquired why administration conducted a ranking of respondents, considering that they would recommend multiple awardees.

Administration published the evaluation criteria as part of the Request for Proposals. The criteria used were the Board-approved criteria for the evaluation of proposals to determine best value to the College. These criteria consider cost and other aspects of a proposal to determine best value.

At that time, there was no way to anticipate the number of respondents that would submit proposals. Regardless of the number of respondents, staff conducts evaluations of each proposal, and ranks them to determine best value to the College.

This process is followed whether administration plans to recommend a single respondent or multiple respondents.

In this particular instance, the ranking of proposals helped administration recommend the first- and second highest ranked proposals in order of best value to the College.

Recommendation

The Finance, Audit, and Human Resources Committee recommended Board approval to award the proposal for network cabling services for building renovation projects for the period beginning March 27, 2022 through March 26, 2023, with two one-year options to renew, to Telepro Communications (Mission, TX) as the primary vendor and BridgeNet Communications (Donna, TX) as the secondary vendor, at an estimated amount of \$280,500.00 as presented.

It is recommended that the Board of Trustees of South Texas College approve and authorize the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approves and authorizes awarding the proposal for network cabling services for building renovation projects for the period beginning March 27, 2022 through March 26, 2023, with two one-year options to renew, to Telepro Communications (Mission, TX) as the primary vendor and BridgeNet Communications (Donna, TX) as the secondary vendor, at an estimated amount of \$280,500.00 as presented.

Approval Recommended:

Dr. Ricardo J. Solis
President

**SOUTH TEXAS COLLEGE
NETWORK CABLING SERVICES FOR BUILDING RENOVATION PROJECTS
PROJECT NO. 21-22-1037**

VENDOR	BridgeNet Communications	Network Cabling Services, Inc.	Telepro Communications	
ADDRESS	1314 Stites Rd	8233 Leopard St Bldg 6	12005 N Bryan Rd	
CITY/STATE	Donna, TX 78537	Corpus Christi, TX 78409	Mission, TX 78573	
PHONE	956-461-3335	361-814-4000	956-618-2360	
FAX		361-814-4099		
CONTACT	Marco Ramirez	Jesse Mendez	Daniel Backhaus	
#	Description	Proposed	Proposed	Proposed
1	Labor per drop on Cable Installation, Cat6A (under 100 ft.)	\$90.00/per drop	\$95.00/per drop	\$75.00/per drop
2	Labor per drop on Cable Installation, Cat6A (100-200 ft.)	\$120.00/per drop	\$105.00/per drop	\$100.00/per drop
3	Labor per drop on Cable Installation, Cat6A (200-300 ft.)	\$140.00/per drop	\$115.00/per drop	\$110.00/per drop
4	Labor and Material per drop on Cable Installation, Cat 6A (under 100 ft.)	\$200.00/per drop	\$275.00/per drop	\$185.00/per drop
5	Labor and Material per drop on Cable Installation, Cat6A (100-200 ft.)	\$258.00/per drop	\$391.00/per drop	\$245.00/per drop
6	Labor and Material per drop on Cable Installation, Cat6A (200-300 ft.)	\$300.00/per drop	\$430.00/per drop	\$293.00/per drop
7	Labor and Material per Ft on Multimode 12/24 strand	\$8.39/\$12.36 per foot	\$5.51/\$9.29 per foot	\$5.95/\$10.75 per foot
8	Labor and Material per Ft on Single mode fiber 12/24 strand	\$7.13/\$11.39 per foot	\$5.11/\$6.47 per foot	\$4.67/\$6.65 per foot
9	Labor and Material per Ft OS plant Single Mode fiber 12/24 strand	\$7.46/\$11.80 per foot	\$3.17/\$4.21 per foot	\$4.58/\$6.72 per foot
10	Labor and Material per Ft OS plant Multi Mode fiber 12/24 strand	\$7.59/\$12.03 per foot	\$3.45/\$4.74 per foot	\$5.15/\$7.50 per foot
11	Invoiced Cost-Plus Percentage Markup	15%	15%	
12	Materials Markup Percentage	15%	15%	15%
13	Additional Information	Fiber cost is designed at a 500' minimum quantity, hardware included		
Escalation				
2nd Year		5%	3%	20%
3rd Year		5%	3%	20%
TOTAL EVALUATION POINTS		91.06	73.5	92.07
RANKING		2	3	1

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

*The proposal criteria follows in the packet for further explanation of each criteria.

**SOUTH TEXAS COLLEGE
NETWORK CABLING SERVICES FOR BUILDING RENOVATION PROJECTS
PROJECT NO. 21-22-1037
EVALUATION SUMMARY**

VENDOR		BridgeNet Communications, LLC.		Network Cabling Services, Inc.		Telepro Communications	
ADDRESS		1314 Stites Rd		8233 Leopard St Bldg 6		12005 N Bryan Rd	
CITY/STATE/ZIP		Donna, TX 78537		Corpus Christi, TX 78409		Mission, TX 78573	
PHONE		956-461-3335		361-814-4000		956-618-2360	
FAX				361-814-4099			
CONTACT		Marco Ramirez		Jesse Mendez		Daniel Backhaus	
1	The purchase price. (up to 40 points)	35.74	35.74	29.18	29.18	40	40
		35.74		29.18		40	
		35.74		29.18		40	
2	The reputation of the vendor and the vendor's goods or services. (up to 15 points)	14	14.66	12	12.33	14	14
		15		12		14	
		15		13		14	
3	The quality of the vendor's goods or services. (up to 16 points)	15	15	12	11.33	15	14.66
		15		11		14	
		15		11		15	
4	The extent to which the vendor's goods or services meet the College's needs. (up to 20 points)	19	18.66	15	14.66	19	18.66
		18		13		18	
		19		16		19	
5	The vendor's past relationship with the College. (up to 3 points)	3	3	1	1	3	3
		3		1		3	
		3		1		3	
6	The impact on the ability of the College to comply with laws and rules relating to Historically Underutilized Businesses. (up to 1 point)	1	1	0	0	1	1
		1		0		1	
		1		0		1	
7	The total long-term cost to the College to acquire the vendor's goods or services. (up to 5 points)	3	3	5	5	0.75	0.75
		3		5		0.75	
		3		5		0.75	
TOTAL EVALUATION POINTS		91.06		73.5		92.07	
RANKING		2		3		1	

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

*The proposal criteria follows in the packet for further explanation of each criteria.

**SOUTH TEXAS COLLEGE
PROPOSAL CRITERIA - PRODUCT AND SERVICE**

		Product and Service	
		Points	Score Key
1	Criterion 1: The purchase price a. The low bidder gets the maximum points b. Divide the lowest proposal by each of the other proposal(s)	45	
2	Criterion 2: The reputation of the vendor and of the vendor's goods or services a. Number of Years in Business b. References (similar projects) c. Services/Installation d. Professional Licenses/Certifications	15	13-15 8-12 3-7 0-2 Excellent Acceptable Marginal Poor/No Response
3	Criterion 3: The quality of the vendor's goods or service a. Warranty b. Service Support/Response Time c. Goods/Product (manufacturer life) d. Product Performance	16	13-16 8-12 3-7 0-2 Excellent Acceptable Marginal Poor/No Response
4	Criterion 4: The extent to which the goods or services meet the district's needs a. Time Frame to complete the project b. Delivery Time Frame of product(s) c. Number of staff d. Meet or exceed the specifications	20	16-20 11-15 6-10 0-5 Excellent Acceptable Marginal Poor/No Response
5	Criterion 5: The vendor's past relationship with the district a. Quality of Past Performances with STC ****New Vendors will receive two points	3	3 2 1 0 Excellent Acceptable/New Vendor Marginal Poor/No Response
6	Criterion 6: The impact on the ability of the district to comply with laws and rules relating to historically underutilized businesses a. Provided the Certification	1	1 0 Yes No
7	Criterion 7: The total long-term cost to the district to acquire the vendor's goods or services; and a. Annual Escalation Increase b. Annual Maintenance Cost		Up to 5 points will be used from the purchase price if applicable
8	Criterion 8: Any other relevant factor specifically listed in the request for bids or proposals a. Financial Standing b. Potential or Pending Sale of Business c. SAS 70 d. Red Flag Rules e. Gramm-Leach-Bliley Act		Up to 5 points will be used from the purchase price if applicable
Total Points		100	

Definitions of evaluation terms:

- Excellent** - respondent provided information which fully addressed or exceeded the requirements
Acceptable - respondent provided information which addressed most but not all of the requirements
Marginal - respondent provided minimal information on requirements
Poor/No response - respondent provided inadequate responses to requirements or did not respond

Approval of Proposed Revisions to Tuition and Fees Schedules for FY 2022 – 2023

- a. Student Tuition and Fees
- b. Dual Credit Tuition and Fees for Students Sponsored by Partnering School Districts
- c. Regional Center for Public Safety Excellence Tuition and Fees
- d. Employee Fees
- e. Other (Non-Student/Non-Employee) Fees

Approval of proposed revisions to Tuition and Fees Schedules for FY 2022 – 2023 for students, dual credit students sponsored by partnering school districts, Regional Center for Public Safety Excellence, employees, and other (non-student/non-employee) will be requested at the February 22, 2022 Board meeting.

The recommended changes for the FY 2022 - 2023 schedules listed below are as follows:

- a. Student Tuition and Fees
 - No changes are recommended in base student tuition and fee rates.
 - Change Library Fees as follows:

	Current Rate	Change	Proposed Rate FY 2021-2022
LIBRARY FEES:			
Lost or Damaged Library Item Processing Fee per item	30.00	(20.00)	10.00

- Change Program Specific Fees as follows:

	Current Rate	Change	Proposed Rate FY 2021-2022
PROGRAM SPECIFIC FEES:			
Fire Academy Fees: (per student/per semester) includes: <ul style="list-style-type: none"> • Gear Rental • Self Contained Breathing Apparatus • Testing • Ambulance Standby (Live Fire) • Uniform 	1,060.00	Recovery of costs and processing fees	Recovery of costs and processing fees

	Current Rate	Change	Proposed Rate FY 2021-2022
PROGRAM SPECIFIC FEES:			
Police Academy Fees: (per student/per course) Includes: Ammunition (pistol, rifle, and shotgun), less lethal (taser cartridges, OC Canisters), duty gear (holster, pouches, handcuffs, etc.), uniform <ul style="list-style-type: none"> For the following courses: CJLE 1506, CJLE 1512, CJLE 1518, CJLE 1524, CJLE 1429 	165.00		165.00
Technology Programs Fees: <i>Insurance</i>		Recovery of costs and processing fees	Recovery of costs and processing fees
Law Enforcement and Fire Safety Programs Fees: <i>Insurance</i>		Recovery of costs and processing fees	Recovery of costs and processing fees
Culinary Arts Program Fees: <i>Insurance</i>		Recovery of costs and processing fees	Recovery of costs and processing fees

- b. Dual Credit Tuition and Fees for Students Sponsored by Partnering School Districts
 - No changes are recommended for this schedule.
- c. Regional Center for Public Safety Excellence Tuition and Fees
 - No changes are recommended for this schedule.
- d. Employee Fees
 - No changes are recommended for this schedule.
- e. Other (Non-Student/Non-Employee) Fees
 - No changes are recommended for this schedule.

Reviewers - The revised Tuition and Fees Schedules for FY 2022 - 2023 for students, dual credit students sponsored by partnering school districts, Regional Center for Public Safety Excellence, employees, and other (non-student/non-employee) have been reviewed by staff and President's Cabinet.

The five (5) proposed Tuition and Fees Schedules for FY 2022 – 2023 follow in the packet for the Committee's information and review. The proposed revisions for FY 2022 - 2023 are highlighted in yellow.

It is recommended that the Board of Trustees of South Texas College approve and authorize the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approves and authorizes the proposed revisions to Tuition and Fees Schedules for FY 2022 – 2023 for students, dual credit students sponsored by partnering school districts, Regional Center for Public Safety Excellence, employees, and other (non-student/non-employee) as presented.

Approval Recommended:

Dr. Ricardo J. Solis
President

	Board Approved FY 2020-2021	Board Approved FY 2021-2022	PROPOSED FY 2022-2023
RESIDENT TUITION-IN-DISTRICT HIDALGO & STARR COUNTIES PER CREDIT HOUR:			
• In-District per credit hour	77.00	77.00	77.00
RESIDENT TUITION-OUT OF DISTRICT-OTHER TEXAS COUNTIES PER CREDIT HOUR:			
• Out-of-District per credit hour	87.00	87.00	87.00
NON-RESIDENT TUITION-OUT OF STATE/INTERNATIONAL PER CREDIT HOUR:			
• Out-of-state/International per credit hour	200.00	200.00	200.00
DIFFERENTIAL TUITION PER CREDIT HOUR:			
Biology	15.00	15.00	15.00
Chemistry	20.00	20.00	20.00
Physics	20.00	20.00	20.00
Astronomy	10.00	10.00	10.00
3000/4000 level courses	30.00	30.00	30.00
Associate Degree Nursing	75.00	75.00	75.00
Emergency Medical Technology	55.00	55.00	55.00
Occupational Therapy Assistant	55.00	55.00	55.00
Patient Care Assistant	35.00	35.00	35.00
Pharmacy Tech	55.00	55.00	55.00
Physical Therapist Assistant	55.00	55.00	55.00
Radiologic Technology/Sonography	65.00	65.00	65.00
Respiratory Therapy	65.00	65.00	65.00
Vocational Nursing	75.00	75.00	75.00
Physical Science	20.00	20.00	20.00
Geology	20.00	20.00	20.00
Engineering	20.00	20.00	20.00
Architectural & Engineering Design Technology	30.00	30.00	30.00
Automotive & Diesel Technology	20.00	20.00	20.00
Culinary Arts	15.00	15.00	15.00
Electronic Equipment & Computer	15.00	15.00	15.00
Electrician Assistant	10.00	10.00	10.00
Fire Science	10.00	10.00	10.00
Heating, Ventilation & Air Conditioning	20.00	20.00	20.00
Legal Assisting	10.00	10.00	10.00
Manufacturing Technology	10.00	10.00	10.00
Child Care and Development	20.00	20.00	20.00
Drama	20.00	20.00	20.00
Law Enforcement	10.00	10.00	10.00
Welding	15.00	15.00	15.00
COMPETENCY-BASED COURSES (CERTIFICATE, ASSOCIATE, BACHELOR) FLAT TUITION:			
Competency-Based Format Courses Offered during Seven-Week Accelerated Terms* (per Term) (In District)	850.00	850.00	850.00
Competency-Based Format Courses Offered during Seven-Week Accelerated Terms* (per Term) (Out-of- District)	910.00	910.00	910.00
Competency-Based Format Courses Offered during Seven-Week Accelerated Terms* (per Term) (Out-of-State)	1500.00	1500.00	1500.00
*All fees will be assessed, except mandatory and course fees.			
ACTIVE DUTY MILITARY, SPOUSES, AND DEPENDENTS FLAT TUITION PER CREDIT HOUR:			
In-district per credit hour	127.00	127.00	127.00
Out-of-District per credit hour	137.00	137.00	137.00

	Board Approved FY 2020-2021	Board Approved FY 2021-2022	PROPOSED FY 2022-2023
Out-of-State per credit hour	250.00	250.00	250.00
WORKFORCE/CONTINUING EDUCATION TUITION AND FEES:			
Workforce/Continuing Education Non-Credit Tuition per contact hour or variable tuition including zero tuition *Effective date: On or after December 14, 2021	Deleted	7.00 or variable tuition including zero	7.00 or variable tuition including zero
Workforce/Continuing Education Non-Credit Tuition per contact hour or variable tuition including zero tuition (In-District) * Effective Date: On or after December 14, 2021	7.00 or variable tuition including zero	Deleted	Deleted
Workforce/Continuing Education Non-Credit Tuition per contact hour or variable tuition including zero tuition (Out-of-District) * Effective Date: On or after December 14, 2021	8.00 or variable tuition including zero	Deleted	Deleted
Workforce/Continuing Education Non-Credit Tuition per contact hour or variable tuition including zero tuition (Non-Resident) * Effective Date: On or after December 14, 2021	18.00 or variable tuition including zero	Deleted	Deleted
Workforce/Continuing Education Non-Credit Late Registration Fee	10.00	10.00	10.00
Continuing Education Installment Plan Fee	5.00	5.00	5.00
Continuing Education Non-Credit Installment Plan Late Payment Fee	10.00	10.00	10.00
Workforce/Continuing Education, Conferences/Seminars/Summer Camps/Workshops/Customized Training/Other Training Activities and Events	Negotiated recovery of costs and processing fees including exemption of both	Negotiated recovery of costs and processing fees including exemption of both	Negotiated recovery of costs and processing fees including exemption of both
INDEPENDENT DUAL CREDIT TUITION PER CREDIT:			
In-district dual credit students who are enrolled in a school district with a Memorandum of Understanding or an Interlocal Agreement with South Texas College <u>who do not receive approval</u> to enroll in a regular (non-S) section(s).	50.00 Plus applicable differential tuition	50.00 Plus applicable differential tuition	50.00 Plus applicable differential tuition
In-district home schooled or dual credit students who are not enrolled in a school district with a Memorandum of Understanding or an Interlocal Agreement with South Texas College.	50.00 Plus applicable differential tuition	50.00 Plus applicable differential tuition	50.00 Plus applicable differential tuition
Out-of-district dual credit students who are enrolled in a school district with a Memorandum of Understanding or an Interlocal Agreement with South Texas College who do not receive approval to enroll in a regular (Non-S) section(s).		87.00 Plus applicable differential tuition	87.00 Plus applicable differential tuition
Out-of-district home schooled or dual credit students who are not enrolled in a school district with a Memorandum of Understanding or an Interlocal Agreement with South Texas College.	80.00 Plus applicable differential tuition	87.00 Plus applicable differential tuition	87.00 Plus applicable differential tuition
Non-resident dual credit students who are not enrolled in a school district with a Memorandum of Understanding or an Interlocal Agreement with South Texas College		87.00 Plus applicable differential tuition	87.00 Plus applicable differential tuition

**STUDENT TUITION AND FEES
FY 2022-2023**

	Board Approved FY 2020-2021	Board Approved FY 2021-2022	PROPOSED FY 2022-2023
Non-resident dual credit students who are enrolled in a school district with a Memorandum of Understanding or an Interlocal Agreement with South Texas College who do not receive approval to enroll in a regular (Non-S) section(s).		87.00 Plus applicable differential tuition	87.00 Plus applicable differential tuition
INDEPENDENT DUAL CREDIT FEES:			
In-district dual credit student who are enrolled in a school district with a Memorandum of Understanding or an Interlocal Agreement with South Texas College <u>who do not receive approval</u> to enroll in a regular (non-S) section(s).	All fees, including course and incidental fees are applicable and will not be waived	All fees, including course and incidental fees are applicable and will not be waived	All fees, including course and incidental fees are applicable and will not be waived
In-district home schooled or dual credit students who are not enrolled in a school district with a Memorandum of Understanding or an Interlocal Agreement with South Texas College.	All fees, including course and incidental fees are applicable and will not be waived	All fees, including course and incidental fees are applicable and will not be waived	All fees, including course and incidental fees are applicable and will not be waived
Out-of-district dual credit students who are enrolled in a school district with a Memorandum of Understanding or an Interlocal Agreement with South Texas College who do not receive approval to enroll in a regular (Non-S) section(s).		All fees, including course and incidental fees are applicable and will not be waived	All fees, including course and incidental fees are applicable and will not be waived
Out-of-district home schooled or dual credit students who are not enrolled in a school district with a Memorandum of Understanding or an Interlocal Agreement with South Texas College.	All fees, including course and incidental fees are applicable and will not be waived	All fees, including course and incidental fees are applicable and will not be waived	All fees, including course and incidental fees are applicable and will not be waived
Non-resident dual credit students who are not enrolled in a school district with a Memorandum of Understanding or an Interlocal Agreement with South Texas College		All fees, including course and incidental fees are applicable and will not be waived	All fees, including course and incidental fees are applicable and will not be waived
Non-resident dual credit students who are enrolled in a school district with a Memorandum of Understanding or an Interlocal Agreement with South Texas College who do not receive approval to enroll in a regular (Non-S) section(s).		All fees, including course and incidental fees are applicable and will not be waived	All fees, including course and incidental fees are applicable and will not be waived
DUAL CREDIT ACADEMIES PARTICIPATION FEES:			
Dual Credit Academies Participation Fee – Fall and Spring, per student per semester (charged to School District)	\$600 for recovery of costs and processing fees	\$600 for recovery of costs and processing fees	\$600 for recovery of costs and processing fees
Dual Credit Academies Participation Fee-Summer, per student per credit hour (charged to School District)	\$50 for recovery of costs and processing fees	\$50 for recovery of costs and processing fees	\$50 for recovery of costs and processing fees

	Board Approved FY 2020-2021	Board Approved FY 2021-2022	PROPOSED FY 2022-2023
DUAL CREDIT REIMBURSEMENT OF COSTS:			
School Districts Requesting South Texas College Faculty to Teach Dual Credit Courses, per course per semester	Recovery of faculty salaries, fringe benefits, mileage, and other associated costs and processing fees	Recovery of faculty salaries, fringe benefits, mileage, and other associated costs and processing fees	Recovery of faculty salaries, fringe benefits, mileage, and other associated costs and processing fees
Late Cancellation Fee for Dual Credit Sections Assigned to South Texas College Faculty to Teach, per section per semester		900.00	900.00
MANDATORY FEES:			
Registration Fee: Fall and Spring: • Registration Fee per semester	150.00	150.00	150.00
Summer Minimesters: • Registration fee (one-time fee) per student for Summer Minimesters with start dates of May 15th through June 30th	150.00	150.00	150.00
• Registration fee (one-time fee) per student for Summer Minimesters with start dates of July 1st through August 10th	150.00	150.00	150.00
Information Technology Fee per credit hour	31.00	31.00	31.00
Learning Support Fee per credit hour	14.00	14.00	14.00
Student Activity Fee per credit hour (Summer 2020 Sessions - Fee waived)	4.00	4.00	4.00
COURSE FEES:			
Lab Fee per lab credit hour for applicable courses with labs	24.00	24.00	24.00
Electronic Distance Learning/VCT Course Fee per credit hour • Summer 2020 traditional (non-"S" section) courses - Fee waived • Fall 2020 traditional (non-"S" section) courses - Fee waived • Spring 2021 traditional (non-"S" section) courses- Fee waived	10.00	10.00	10.00
Physical Education Special Activity Fee per course	55.00	55.00	55.00
LIBRARY FEES:			
Lost or Damaged Library Item	Cost of item plus processing fee	Cost of item plus processing fee	Cost of item plus processing fee
Lost or Damaged Library Item Processing Fee per item	30.00	30.00	10.00
Overdue Inter-Library Loan or TexShare Item per day	Fine as assessed and charged by lending library	Fine as assessed and charged by lending library	Fine as assessed and charged by lending library
Lost or Damaged Inter-Library Loan or TexShare Item per day	Fine and/or replacement cost as assessed and charged by lending library	Fine and/or replacement cost as assessed and charged by lending library	Fine and/or replacement cost as assessed and charged by lending library

**STUDENT TUITION AND FEES
FY 2022-2023**

	Board Approved FY 2020-2021	Board Approved FY 2021-2022	PROPOSED FY 2022-2023
INSTALLMENT PLAN/EMERGENCY LOAN FEES:			
Installment Plan Fee	35.00	35.00	35.00
Installment Plan Late Payment Fee Spring 2020 - Fee waived when incurred on or after March 13, 2020	35.00	35.00	35.00
Emergency Loan Late Payment Fee Spring 2020 -Fee waived when incurred on or after March 13, 2020	35.00	35.00	35.00
PARKING/MOVING TRAFFIC VIOLATIONS FEES:			
Parking Permit Fee (except when parking at Pecan Campus Park and Ride location during scheduled operating hours)	25.00	25.00	25.00
Parking Permit Replacement Fee	25.00	25.00	25.00
Parking Permit Violations:			
<i>First</i>	30.00	30.00	30.00
<i>Second</i>	50.00	50.00	50.00
<i>Third</i>	80.00	80.00	80.00
<i>Fourth</i>	100.00	100.00	100.00
<i>Fifth</i>	120.00	120.00	120.00
Handicap Parking Violations	150.00	150.00	150.00
Moving Traffic Violations:			
<i>First</i>	30.00	30.00	30.00
<i>Second</i>	50.00	50.00	50.00
<i>Third</i>	90.00	90.00	90.00
Vehicle Boot Removal Fee	100.00	100.00	100.00
Proposed Skateboard and Other Appliance Violation:			
<i>First</i>	Warning	Warning	Warning
<i>Second</i>	30.00	30.00	30.00
<i>Third</i>	50.00	50.00	50.00
<i>Fourth</i>	70.00	70.00	70.00
<i>Fifth</i>	90.00	90.00	90.00
TESTING FEES:			
Health Education Services Inc. (HESI) Exam Fee	45.00 Students will register and pay fees for each attempt when signing up for the exam through the Market Place website. The College purchases the units through Elsevier Inc. Fees will be subject to change	45.00 Students will register and pay fees for each attempt when signing up for the exam through the Market Place website. The College purchases the units through Elsevier Inc. Fees will be subject to change	45.00 Students will register and pay fees for each attempt when signing up for the exam through the Market Place website. The College purchases the units through Elsevier Inc. Fees will be subject to change
Proctoring/Professional Testing Services Fee	Recovery of costs and processing fees to be negotiated	Recovery of costs and processing fees to be negotiated	Recovery of costs and processing fees to be negotiated

**STUDENT TUITION AND FEES
FY 2022-2023**

	Board Approved FY 2020-2021	Board Approved FY 2021-2022	PROPOSED FY 2022-2023
TCOLE Licensing Examination (per exam)			
• Basic Peace Officer Exam	35.00	35.00	35.00
• Basic Jailer Exam	35.00	35.00	35.00
• Telecommunicator Exam	35.00	35.00	35.00
• Police Officer to Jailer Exam	35.00	35.00	35.00
Credit By Examination	Tuition	Tuition	Tuition
GED Exam Fee-1st and 4th Attempts	Students will register and pay fees to Pearson VUE for GED on-line testing services and subject to change	Students will register and pay fees to Pearson VUE for GED on-line testing services and subject to change	Students will register and pay fees to Pearson VUE for GED on-line testing services and subject to change
• GED Exam Fee- \$36.25 English Language Arts			
• GED Exam Fee- \$36.25 Mathematics only			
• GED Exam Fee- \$36.25 Science only			
• GED Exam Fee- \$36.25 Social Studies only			
GED Retest Exam Fee-2nd, 3rd, 5th, and 6th Attempts	Students will register and pay fees to Pearson VUE for GED on-line testing services and subject to change	Students will register and pay fees to Pearson VUE for GED on-line testing services and subject to change	Students will register and pay fees to Pearson VUE for GED on-line testing services and subject to change
• GED Retest Exam Fee- \$16.25 English Language Arts			
• GED Retest Exam Fee- \$16.25 Mathematics only			
• GED Retest Exam Fee- \$16.25 Science only			
• GED Retest Exam Fee- \$16.25 Social Studies only			
HiSET Exam Fee (All Five Exams-1st and 4th Attempts)	Students will register through the ETS website and pay all applicable fees online, including Test Center Fees. Fees subject to change	Students will register through the ETS website and pay all applicable fees online, including Test Center Fees. Fees subject to change	Students will register through the ETS website and pay all applicable fees online, including Test Center Fees. Fees subject to change
• HiSET Exam Fee-Reading only \$25.00			
• HiSet Exam Fee-Writing only \$25.00			
• HiSET Exam Fee-Math only \$25.00			
• HiSET Exam Fee-Science only \$25.00			
• HiSET Exam Fee-Social Studies only \$25.00			
HiSET Exam Fee (All Five Exams-2nd, 3rd, 5th, and 6th Attempts)	Students will register through the ETS website and pay all applicable fees online, including Test Center Fees. Fees subject to change	Students will register through the ETS website and pay all applicable fees online, including Test Center Fees. Fees subject to change	Students will register through the ETS website and pay all applicable fees online, including Test Center Fees. Fees subject to change
• HiSET Exam Fee-Reading only \$15.00			
• HiSET Exam Fee-Writing only \$15.00			
• HiSET Exam Fee-Math only \$15.00			
• HiSET Exam Fee-Science only \$15.00			
• HiSET Exam Fee-Social Studies only \$15.00			
TSI Assessment Exam Fees: Effective January 11, 2021			
• TSI Assessment Reservation Fee	25.00	25.00	25.00
• TSI Assessment Exam Fee- Both exams	29.00	29.00	29.00
• TSI Assessment Exam Fee - Math only	15.00	15.00	15.00
• TSI Assessment Exam Fee-English Language Arts and Reading only	15.00	15.00	15.00
TSI Assessment Exam Retesting Fees: Effective January 11, 2021			
• TSI Assessment Reservation Fee	25.00	25.00	25.00
• TSI Assessment Exam Retesting Fee- Both exams	29.00	29.00	29.00

**STUDENT TUITION AND FEES
FY 2022-2023**

	Board Approved FY 2020-2021	Board Approved FY 2021-2022	PROPOSED FY 2022-2023
• TSI Assessment Exam Fee - Retesting Math only	15.00	15.00	15.00
• TSI Assessment Exam Fee-Retesting English Language Arts and Reading only	15.00	15.00	15.00
American Welding Society Certification Testing and Material Fees	250.00	Recovery of costs and processing fees	Recovery of costs and processing fees
CHILD DEVELOPMENT CENTER FEES:			
Tuition fee per week	125.00/week 25.00/day	125.00/week 25.00/day	125.00/week 25.00/day
Registration Fee: (per semester/session)			
• Fall Semester	50.00	50.00	50.00
• Spring Semester	50.00	50.00	50.00
• Summer Session	25.00	25.00	25.00
Late Pick-Up Fee	\$5/first 5 minutes and \$1/ea. add'l minute	\$5/first 5 minutes and \$1/ea. add'l minute	\$5/first 5 minutes and \$1/ea. add'l minute
Supply Fee: (per semester/session)			
• Fall Semester	40.00	40.00	40.00
• Spring Semester	40.00	40.00	40.00
• Summer Session	20.00	20.00	20.00
Reservation Fee: (per semester/session)			
• Fall Semester	65.00	65.00	65.00
• Spring Semester	65.00	65.00	65.00
• Summer Session	25.00	25.00	25.00
INCIDENTAL FEES:			
Audit Fee	Tuition and Lab Fees	Tuition and Lab Fees	Tuition and Lab Fees
Drop Fee (one-time fee)-1st class day through Census date	25.00	25.00	25.00
Course Repeat Fee per credit hour			
• Third or more attempt (Excludes Developmental)	125.00	125.00	125.00
• Enrollment in Developmental Studies Courses (>18 credit hours)	125.00	125.00	125.00
Developmental Studies Fee: One-time fee per semester	29.00	29.00	29.00
Fee per credit hour for dual credit students attempting a course three or more times	125.00	125.00	125.00
Dual Credit Late Processing Fee per course per student after Census Day	200.00	200.00	200.00
Reinstatement Fee (after Census date) Spring 2020 - Fee waived when incurred on or after March 13, 2020	200.00	200.00	200.00
Returned Check	30.00	30.00	30.00
Student ID Replacement Fee	15.00	15.00	15.00
Withdrawal Fee (from all courses-one-time fee)-after Census date	50.00	50.00	50.00
Student Insurance Fee (voluntary)	Fee is paid to approved insurance carrier. Subject to change	Fee is paid to approved insurance carrier. Subject to change	Fee is paid to approved insurance carrier. Subject to change

**STUDENT TUITION AND FEES
FY 2022-2023**

	Board Approved FY 2020-2021	Board Approved FY 2021-2022	PROPOSED FY 2022-2023
PROGRAM SPECIFIC FEES:			
Fire Academy Fees: (per student/per semester) includes: <ul style="list-style-type: none"> • Gear Rental • Self Contained Breathing Apparatus • Testing • Ambulance Standby (Live Fire) • Uniform 	1060.00	1060.00	Recovery of costs and processing fees
Police Academy Fees: (per student/per course) Includes: Ammunition (pistol, rifle, and shotgun), less lethal (taser cartridges, OC Canisters), duty gear (holster, pouches, handcuffs, etc.), uniform <ul style="list-style-type: none"> • For the following courses: CJLE 1506, CJLE 1512, CJLE 1518, CJLE 1524, CJLE 1429 	165.00	165.00	165.00
NAH and Other Course Fees: <i>Liability Insurance/Exams/Booklets/Badges/Special Program ID/Certificates/Pinning Ceremony/Other Activities</i>	Recovery of costs and processing fees	Recovery of costs and processing fees	Recovery of costs and processing fees
Welding and Other Course Fees: Certification (non- "S" Section) (per course) <ul style="list-style-type: none"> • For the following courses: WLDG 1312, WLDG 1457, WLDG 1428, WLDG 2406, WLDG 2451 	Recovery of costs and processing fees	150.00	150.00
Information Technology and Other Course Fees: Certification (per course) <ul style="list-style-type: none"> • For the following courses: CPMT 1166 and CPMT 2350 	Recovery of costs and processing fees	Recovery of costs and processing fees	Recovery of costs and processing fees
Technology Programs Fees: Insurance			Recovery of costs and processing fees
Law Enforcement and Fire Safety Programs Fees: Insurance			Recovery of costs and processing fees
Culinary Arts Program Fees: Insurance			Recovery of costs and processing fees



**TUITION AND FEES FOR DUAL CREDIT STUDENTS
SPONSORED BY PARTNERING SCHOOL
DISTRICTS
FOR FY 2022-2023**

	Board Approved FY 2020-2021	Board Approved FY 2021-2022	PROPOSED FY 2022-2023
DUAL CREDIT TUITION:			
Per credit hour tuition for out-of-district dual credit students sponsored by partnering school districts		87.00	87.00
Per credit hour tuition for non-resident dual credit students sponsored by partnering school districts		87.00	87.00
COURSE FEES:			
Electronic Distance Learning/VCT Course Fee per credit hour (Summer 2020 Sessions - Fee waived) (Fall 2020 Session - Fee waived)	10.00	10.00	10.00
NAH and Other Course Fees: <i>Liability Insurance/Exams/Booklets/Badges/Special Program ID/Certificates/Pinning Ceremony/Other Activities</i>	Recovery of costs and processing fees	Recovery of costs and processing fees	Recovery of costs and processing fees
INCIDENTAL FEES:			
Fee per credit hour for dual credit students attempting a course three or more times	125.00	125.00	125.00
Dual Credit Late Processing Fee per course per student after Census Day	200.00	200.00	200.00



**REGIONAL CENTER FOR PUBLIC
SAFETY EXCELLENCE (RCPSE)
TUITION AND FEES
FOR FY 2022-2023**

	Board Approved FY 2020-2021	Board Approved FY 2021-2022	PROPOSED FY 2022-2023
Continuing Education Public Safety Courses	6.50 per contact hour, or variable tuition based on recovery of costs	As per Workforce/Continuing Education Tuition and Fees Section on 2021-2022 Student Tuition and Fee Schedule	As per Workforce/Continuing Education Tuition and Fees Section on 2021-2022 Student Tuition and Fee Schedule
Fees:			
• Firearms Scenario-Based Simulator Training (per student for 30 minutes)	23.00	23.00	23.00
• Target Range Qualifier Simulator Training (per student for 30 minutes)	18.00	18.00	18.00
• Driving Simulator Training (per student for 30 minutes)	38.00	38.00	38.00
• Car Fire Simulator Training (per 4 hours) (Effective July 27, 2021)	Variable, based on recovery of costs	Variable, based on recovery of costs	Variable, based on recovery of costs
• Emergency Vehicle Operations Course (EVOC) (per agency)	100.00 per day or 18.00 per hour	100.00 per day or 18.00 per hour	100.00 per day or 18.00 per hour
• Skills Pad (per agency per hour)	25.00	25.00	25.00
• Classroom w/Technology (per day beyond 3 days of consecutive usage)	114.00	114.00	114.00
• TCOLE Licensing Certification Exam			
• Basic Peace Officer Exam	35.00	35.00	35.00
• Basic Jailer Exam	35.00	35.00	35.00
• Telecommunicator Exam	35.00	35.00	35.00
• Police Officer to Jailer Exam	35.00	35.00	35.00

**EMPLOYEE FEES
FOR FY 2022-2023**

	Board Approved FY 2020-2021	Board Approved FY 2021-2022	PROPOSED FY 2022-2023
Child Development Center:			
Tuition fee per week	125.00/week 25.00/day	125.00/week 25.00/day	125.00/week 25.00/day
Registration Fee:			
• Fall Semester	50.00	50.00	50.00
• Spring Semester	50.00	50.00	50.00
• Summer Session	25.00	25.00	25.00
Late Pick-up Fee	\$5/first 5 minutes and \$1/ea. add'l minute	\$5/first 5 minutes and \$1/ea. add'l minute	\$5/first 5 minutes and \$1/ea. add'l minute
Supply Fee: (per semester/session)			
• Fall Semester	40.00	40.00	40.00
• Spring Semester	40.00	40.00	40.00
• Summer Session	20.00	20.00	20.00
Reservation Fee:			
• Fall Semester	65.00	65.00	65.00
• Spring Semester	65.00	65.00	65.00
• Summer Session	25.00	25.00	25.00
Parking Permit Fee	25.00	25.00	25.00
Parking Permit Replacement Fee	25.00	25.00	25.00
Parking Violations:			
<i>First</i>	30.00	30.00	30.00
<i>Second</i>	50.00	50.00	50.00
<i>Third</i>	80.00	80.00	80.00
<i>Fourth</i>	100.00	100.00	100.00
<i>Fifth</i>	120.00	120.00	120.00
Handicap Parking Violations	150.00	150.00	150.00
Moving Traffic Violations:			
<i>First</i>	30.00	30.00	30.00
<i>Second</i>	50.00	50.00	50.00
<i>Third</i>	90.00	90.00	90.00
Vehicle Boot Removal Fee	100.00	100.00	100.00
Keyless Access Card Replacement Fee	10.00	10.00	10.00
Returned Check	30.00	30.00	30.00
Lost or Damaged Library Item	Cost of item plus processing fee	Cost of item plus processing fee	Cost of item plus processing fee
Lost or Damaged Library Item Processing Fee per item	30.00	30.00	30.00
Lost or Damaged Inter-Library Loan or TexShare Item	Fine and/or replacement cost as assessed and charged by lending library	Fine and/or replacement cost as assessed and charged by lending library	Fine and/or replacement cost as assessed and charged by lending library



**OTHER (NON-STUDENT/NON-EMPLOYEE) FEES FOR
FY 2022-2023**

	Board Approved FY 2020-2021	Board Approved FY 2021-2022	PROPOSED FY 2022-2023
Returned Check	30.00	30.00	30.00
Lost or Damaged Library Item	Cost of item plus processing fee	Cost of item plus processing fee	Cost of item plus processing fee
Lost or Damaged Library Item Processing Fee per item	30.00	30.00	30.00
Parking violations:			
<i>First</i>	30.00	30.00	30.00
<i>Second</i>	50.00	50.00	50.00
<i>Third</i>	80.00	80.00	80.00
<i>Fourth</i>	100.00	100.00	100.00
<i>Fifth</i>	120.00	120.00	120.00
Handicap Parking Violations	150.00	150.00	150.00
Moving Traffic Violations:			
<i>First</i>	30.00	30.00	30.00
<i>Second</i>	50.00	50.00	50.00
<i>Third</i>	90.00	90.00	90.00
Vehicle Boot Removal Fee	100.00	100.00	100.00
Child Development Center: Tuition per week	125.00/week 25.00/day	125.00/week 25.00/day	125.00/week 25.00/day
Registration Fee: (per semester/per session)			
• Fall Semester	50.00	50.00	50.00
• Spring Semester	50.00	50.00	50.00
• Summer Session	25.00	25.00	25.00
Late Pick-up Fee	\$5/first 5 minutes and \$1/ea. add'l minute	\$5/first 5 minutes and \$1/ea. add'l minute	\$5/first 5 minutes and \$1/ea. add'l minute
Supply Fee: (per semester/per session)			
• Fall Semester	40.00	40.00	40.00
• Spring Semester	40.00	40.00	40.00
• Summer Session	20.00	20.00	20.00
Reservation Fee: (per semester/per session)			
• Fall Semester	65.00	65.00	65.00
• Spring Semester	65.00	65.00	65.00
• Summer Session	25.00	25.00	25.00

Approval of Legal Services Modification Agreement

Approval on legal services modification agreement is requested.

Purpose – To modify the legal services agreement by changing the payment terms from an hourly rate to a fixed monthly retainer fee of \$5,000.00.

Justification – To modify payment terms of hourly rates to a fixed monthly retainer amount is requested by Legal Counsel, Javier Villalobos, in order to streamline and expedite the accounts receivable process.

Background – On June 8, 2021, the Board of Trustees awarded the contract for legal services to the Law Office of Javier Villalobos, P.C.

The compensation rates established in the current legal services agreement are as follows:

Compensation Rates Established in Legal Services Agreement	
Attorney Fees	\$200.00/hour
Litigation Fees	\$250.00/hour
Paralegal Services: Assistant 1	\$50.00/hour
Paralegal Services: Assistance 2	\$80.00/hour
Reimbursements	Out-of-Pocket Expenses at Actual Cost

**(Fractional hours will be billed in increments of 0.25 hours)

The modification agreement replaces the above hourly rates to a monthly retainer of \$5,000.00 that is based on working 25 hours a month at an hourly rate of \$200.00. This monthly retainer will be retroactive to January 2022.

Mary Elizondo, Vice President for Finance and Administrative Services, and Mr. Villalobos, Legal Counsel, will be present at the Board Meeting to address questions by the Board.

The Finance, Audit, and Human Resources Committee recommended Board approval of the legal services modification agreement with the Law Office of Javier Villalobos, P.C. as presented.

It is recommended that the Board of Trustees of South Texas College approve and authorize the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approves and authorizes the legal services modification agreement with the Law Office of Javier Villalobos, P.C. as presented.

Approval Recommended:

Dr. Ricardo J. Solis
President

**MODIFICATION AGREEMENT
(LEGAL SERVICES AGREEMENT)**

This **Modification Agreement** ("First Modification") is made and entered into and is effective as of this ____ day of _____, 2022 by and between **South Texas College**, hereinafter called "STC," and the **Law Office of Javier Villalobos, P.C.**, hereinafter called "Attorney." STC and Attorney are sometimes referred to herein as a "party" or collectively as the "parties."

WHEREAS, STC and Attorney executed a Legal Services Agreement dated _____, 2021 ("Agreement") pursuant to which Attorney agreed to provide certain professional services in exchange for compensation as more fully described therein; and

WHEREAS, the parties have agreed that it is in their mutual best interests to modify the compensation structure set forth in the Agreement;

NOW, THEREFORE, in consideration of the foregoing and the mutual promises and agreements contained herein, the receipt and sufficiency of which are hereby mutually acknowledged by STC and Attorney, each party hereby agrees as follows:

1. Section 3 of the Agreement is hereby deleted in its entirety and replaced by the following:

As compensation for the services to be rendered by Attorney pursuant to the terms of this Agreement, STC shall pay Attorney a monthly flat fee of \$5,000. Attorney shall submit an invoice for this amount on a monthly basis. The invoice shall be in a form acceptable to STC in its reasonable discretion. STC shall comply with the terms of the Texas Prompt Payment Act in connection with the payment of all invoices.

STC agrees to reimburse to Attorney, at actual cost, any and all costs and reasonable and necessary expenses which may be incurred and advanced by Attorney in the due course of providing services under this Agreement. Attorney is authorized, but not obligated, to advance such costs and expenses on behalf of STC.

The rates of compensation may be adjusted by mutual agreement of both parties. Such adjustment shall be subject to the approval of the STC Board of Trustees and shall require a written amendment to this Agreement.

2. The following is added as Section 13 of the Agreement:

13. ENTIRE AGREEMENT OF THE PARTIES

This Agreement embodies the entire understanding of the parties hereto with the respect to the matters herein contained. ***Further, STC acknowledges that in addition to having read this Agreement in its entirety, Attorney has answered any questions concerning the Agreement raised by STC, and STC understands the Agreement and considers it to be fair and reasonable.***

3. Except as modified hereby, all terms and conditions set forth in the Agreement shall be unchanged and shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this First Modification on the day and year first above written.

(STC) South Texas College

(Attorney) Law Office of Javier Villalobos, P.C.

Ms. Rose Benavidez
Board Chair

Javier Villalobos

Review and Action as Necessary on Consent Agenda Items from the Facilities Committee

The following Consent Agenda items were thoroughly discussed by the Facilities Committee. All trustees, whether a member of the Committee or not, received all supporting documentation and were invited to participate in the deliberation on each item. Non-committee members did not participate in Committee votes for recommendation of Board action.

Administration believes that all questions raised during the Committee discussion of Consent Agenda items were resolved to the Committee's satisfaction at the meeting, and the items are presented here substantially as recommended by the Committee, for approval by the Board of Trustees.

Any trustee may identify an item or items that should be removed from the Consent Agenda for further discussion. Otherwise, the Board is asked to formally act on the full consent agenda, according to the details and recommended action presented for each item in the following pages

The Facilities Committee recommended Board action on the following items as presented.

- a. Approval to Contract Architectural Services for the Technology Campus Master Plan Phase I Welding Lab Expansion Building F
- b. Approval of Schematic Design of the Starr County Campus Workforce Program Projects
- c. Authorization to Proceed with Solicitation of Construction Services for the Starr County Campus Workforce Program Projects
- d. Approval of Substantial Completion of the Deferred Maintenance of District Wide Roofs at Mid Valley Campus

It is recommended that the Board of Trustees of South Texas College approve and authorize the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approve and authorize items a – d of the Finance, Audit, and Human Resources Committee Consent agenda as presented.

Approval Recommended:

Dr. Ricardo J. Solis
President

Consent Agenda:

a. Approval to Contract Architectural Services for the Technology Campus Master Plan Phase I Welding Lab Expansion Building F

Approval to contract architectural services for the Technology Campus Master Plan Phase I Welding Lab Expansion Building F project is requested.

Purpose

Architectural services are necessary for design and construction administration services for the Technology Campus Master Plan Phase I Welding Lab Expansion Building F project. 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 project.

Scheduling Priority

This project was requested by the Division of Business, Public Safety, and Technology. It has been reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction departments, Administration, and the Coordinated Operations Council. This project is scheduled as an educational improvement to accommodate the current and future needs of the welding program.

Background

On September 28, 2021, the Board approved the Master Plan for the Technology Campus Buildings A and B, which includes the proposed Technology Campus Master Plan Phase I Welding Lab Expansion Building F as part of the College's FY 2021-2022 Capital Improvement Projects. The project consists of constructing a new facility that will provide sixty (60) additional welding stations, storage space, office space, and support space.

The proposed scope of work is summarized as follows:

- Design and construction of the Welding Lab
- Approximate square feet: 6,020 s.f.

On September 28, 2021, the Board of Trustees approved the solicitation for architectural services. Solicitation for architectural qualifications began on November 17, 2021, for the purpose of selecting an architectural firm to prepare the necessary plans and specifications for this project. A total of twenty-one (21) firms received a copy of the Request for Qualifications (RFQ) and a total of nine (9) firms submitted their responses on December 7, 2021.

Timeline for Solicitation of Statements of Qualifications	
November 17, 2021	Solicitation of statements of qualifications began.
December 7, 2021	Nine (9) statements of qualifications were received.

Highest Ranked Vendor

Based on the evaluations of the qualifications, **EGV Architects, Inc.** was the highest ranked firm.

The total project budget is \$1,559,180 and itemized in the table below:

Technology Campus Master Plan Phase I Welding Lab Expansion Building Total Project Budget	
Budget Item	Budget Amount
Construction	\$1,204,000
Design	120,400
Miscellaneous	30,100
FFE	102,340
Technology	102,340
Total Project Budget	\$1,559,180

Funding Source

Funds for the Technology Campus Master Plan Phase I Welding Lab Expansion Building F Project 2022-036C are budgeted in the FY 2021-2022 Unexpended Construction Plant Fund.

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

A presentation of the proposed project is enclosed. The evaluation team members completed evaluations for the firms and prepared the enclosed scoring and ranking summary.

The Facilities Committee recommended Board approval to contract architectural services with EGV Architects, Inc. for the Technology Campus Master Plan Phase I Welding Lab Expansion Building F project as presented.

It is recommended that the Board of Trustees of South Texas College approve and authorize the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approves and authorizes contracting architectural services with EGV Architects, Inc. for the Technology Campus Master Plan Phase I Welding Lab Expansion Building F project as presented.

Approval Recommended:

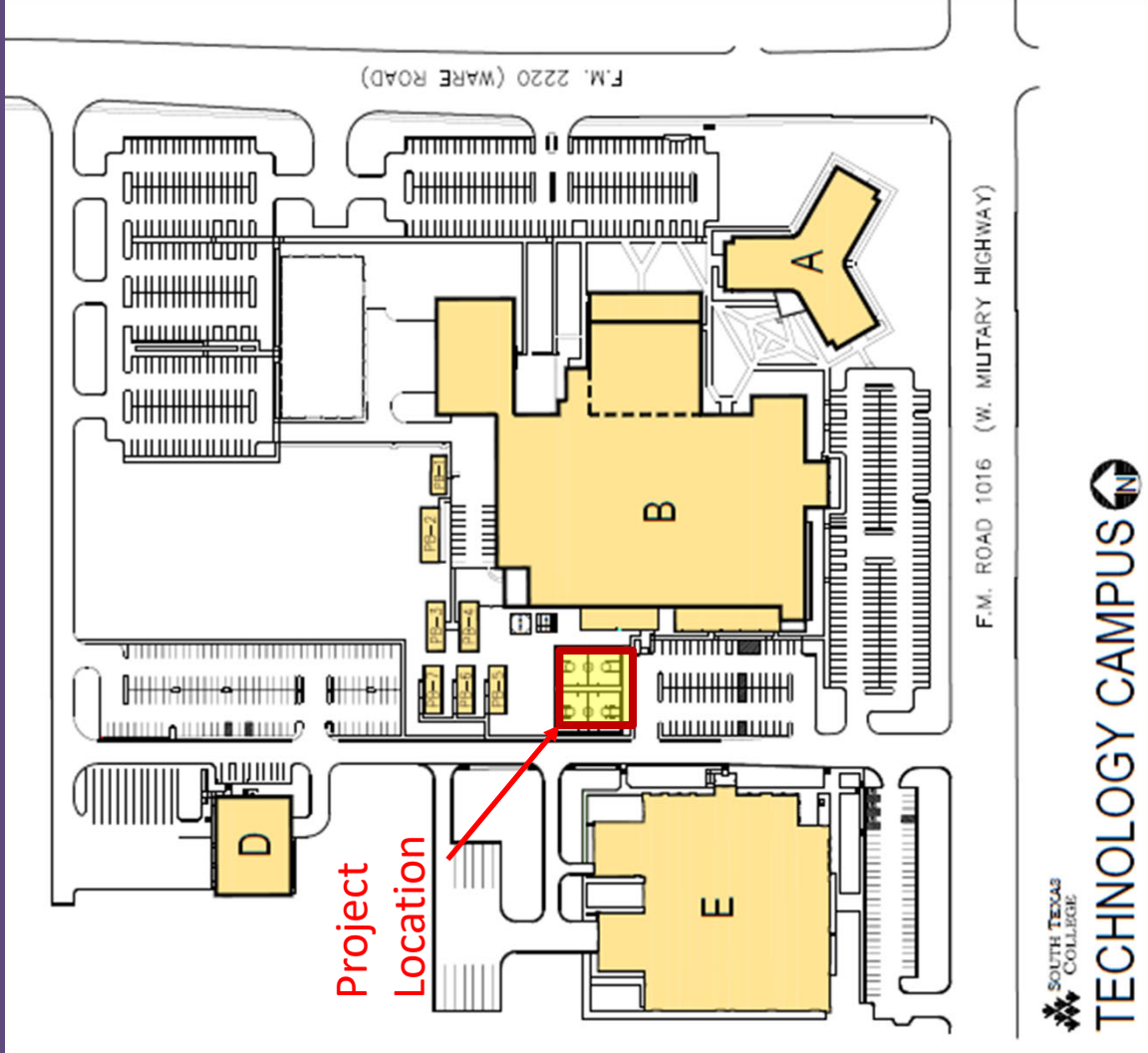
Dr. Ricardo J. Solis
President



**SOUTH TEXAS
COLLEGE**

Technology Campus Master Plan Phase I Welding Lab Expansion Building

Technology Campus Master Plan Phase I Welding Lab Expansion Building Proposed Site



Technology Campus Master Plan Phase I Welding Lab Expansion Building Existing View



Proposed Location of Welding Lab Building

Technology Campus Master Plan Phase I Welding Lab Expansion Building Proposed Scope & Budget



Requested By

Division of Business, Public Safety and Technology

Scope of work

Design and construction of a 6,020 s.f. welding lab with sixty (60) additional welding spaces, storage space, office space and support space.

Total New Square Feet = 6,020

Estimated Total Project Budget

Construction	\$ 1,204,000
Design	120,400
Miscellaneous	30,100
FFE	102,340
Technology	<u>102,340</u>
Total Project Budget	\$1,559,180

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - TECHNOLOGY CAMPUS WELDING LAB BUILDING F
PROJECT NO. 21-22-1017

VENDOR	Able City, LLC.	Boultinghouse Simpson Gates Architects	CG5 Architect	EGV Architects, Inc.	goERO International, LLC./ dba ERO Architects	Gignac & Associates, LLP.	Sam Garcia Architect, LLC.	SAMES, Inc.	The Warren Group Architects, Inc.
ADDRESS	801 N Bryan Rd Ste 164	3301 N McColl Rd	1314 E 22nd St	220 S Bridge St	P O Box 720428	3700 N 10th St	200 S 10th St Ste 1602	200 S 10th St Ste 1500	804 S Main St
CITY/STATE/ZIP	Mission, TX 78572	McAllen, TX 78501	Mission, TX 78572	Hidalgo, TX 78557	McAllen, TX 78504	McAllen, TX 78504	McAllen, TX 78501	McAllen, TX 78501	McAllen, TX 78501
PHONE	956-790-0442	956-630-9494	956-239-2438	956-843-2987	956-655-4655	956-686-0100	956-631-8327	956-702-8880	956-994-1900
CONTACT	Aaron Hanley	Danny Boultinghouse	Jose C. Garcia III	Eduardo G. Vela	Eli R. Ochoa	Raymond Gignac	Sam R. Garcia	Saul Maldonado	Laura N. Warren
3.1 Statement of Interest									
3.1.1 Statement of Interest for Project	Stated they have provided various projects for Colleges and Independent School Districts across South Texas. Their team brings over 40 years of experience.	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.	Stated that they are interested in establishing & maintaining a professional relationship with STC. Indicated that their specialized experience is in adaptive reuse of educational related spaces including the reorganization of mechanical, electrical systems, other life safety systems and specialized data.	The firm stated they have worked on seven (7) different welding lab projects for STC, and are familiar with the design standards and requirements needs of the program.	Stated they have designed and provided professional services for several STC projects throughout the years. Their availability has sufficient staff and resources to support the requirements of the potential workload, even with our core team involved with other projects.	Pointed out their expertise with state-of-the-art spaces. Indicated that they are uniquely qualified for this project because of their extensive experience in public safety projects, coupled with an extensive knowledge of Texas Architecture.	Indicated they are an award-winning architectural firm which provides professional design services from master planning, conceptual design, through construction documents specifications, and construction administration along with coordination with engineering consultants.	Stated they are fully committed and prepared to offer STC a solid team of experts with comprehensive architectural and engineering design that will combine their knowledge and experience to deliver valuable, cost effective, and quality driven professional services.	Stated they have over 36 years of experience delivering successful projects which include assessment, renovations, expansions and repurposing of existing facilities under the most challenging scenarios.
3.1.2 History and Statistics of Firm	- Established in 2017 - Over 30 years experience with schools in Texas - Six licensed architects	- Firm established in 1990 - 600+ successful projects and 85% repeat client rate - Three registered architects	- Established in 2014 - Principal's experience spans 30 years and includes leadership roles on multi-million-dollar projects - Principal's credentials include State of Texas licensed; State of Texas Registered Architectural Firm; member of the American Institute of Architects; former Board of Trustee, President & Member for Mission CISD	- Established in 1994 - Specializes in educational facilities - Completed over 100 Educational Facilities	- Created in 2001 - Headquartered in McAllen, TX - Has completed more than 310 projects.	- Offices in Corpus Christi, Harlingen, and McAllen - Established in 1988 - over 400 successful educational projects	- Founded in 2013 - Based in McAllen, TX	- Established in 2008 - 105 Employees	- Established in 2004 - Office in McAllen - Providing services nation-wide
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	Stated they have significant experience providing architectural design services for vocational and technical facilities for higher education clients.	Stated the firm's philosophy of being "client" oriented as much as "project" oriented.	Stated they have unique qualifications working on welding labs for South Texas Vo-Tech, and other similar labs including science labs for Vanguard Charter Schools Rembrandt High School and cosmetology labs for PSJA ISD Ballew High School.	Stated their commitment to clients, attention to detail, budget, and quality of service is what set them apart from other architectural firms in the region.	Stated their holistic approach to each project is what sets them apart in their industry. Their clients are strategic partners during each phase of a project, whether feasibility, assessment, programming, design or construction.	Pointed out the teams has a vast amount of experience designing labs, mechanical areas, covered walkways and areas, storage and classrooms for educational and public agencies.	Stated they are well suited to provide architectural services for STC. They possess the experience, talent, and know-how necessary to work with the STC in whichever capacity we may be of service.	Stated they have a distinct advantage over many other architectural firms in that we provide project turn-key options including complete project development, design, construction and completion.	Indicated that the firm is known state-wide for educational and research facility design.
3.1.4 Statement of Availability and Commitment	Stated all members of the team are available to participate throughout the duration of the project.	Indicated their availability and commitment to the project. Stated that project architect and project manager would be involved with the project until completed.	Stated they are ready and available to staff any size project for South Texas College as they have access to an enhanced team of drafters and project managers.	Stated they are available for any planning and design work for South Texas College.	Stated their team has been carefully assembled to exceed our expectations. Each of them have worked together multiple times. They will collaborative from start to finish, first seeking and then solving problems as they progress through the project.	Stated they will commit all named Principals and professionals for the duration of the project.	Indicated they are committed to providing immediate response, being proactive to your needs and serving as our partner and advocate.	Stated they have 105 employees that are readily available to provide quality professional services to STC.	Indicated their commitment to allocate the best members of the staff to STC projects.

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - TECHNOLOGY CAMPUS WELDING LAB BUILDING F
PROJECT NO. 21-22-1017

VENDOR	Able City, LLC.	Boultinghouse Simpson Gates Architects	CG5 Architect	EGV Architects, Inc.	goERO International, LLC./ dba ERO Architects	Gignac & Associates, LLP.	Sam Garcia Architect, LLC.	SAMES, Inc.	The Warren Group Architects, Inc.
3.2 Prime Firm									
3.2.1 Resumes of Principals and Key Members	Included resumes for the following: - Mario A. Peña, Project Director - Aaron Hanley, Project Manager - Frank Rotnofsky, Higher Education Facility Architect - Viviana Frank, Higher Education Facility Specialist - Ricardo Solis, Project Architect - Victor Montes, Production Lead - Alain Arguelles, Senior Technical Staff	Included resumes for the following: - Robert S. Simpson, Project Architect - John Gates, Architect	Included resumes for the following: - Charlie Garcia III, Managing Partner - Olga N. Garcia, Owner Executive Director - Charlie Garcia, Sr., Construction Manager	Included resumes for the following: - Eduardo G. Vela, Principal/Registered Architect - Alejandra Mina, Senior Project Manager - Rebecca Acuña, Project Manager/Administrative Assistant - Ramiro E. Ramos, Project Manager - Yahaira N. Davila, Project Manager/Aspiring Architect	Included resumes for the following staff: - Eli R. Ochoa, Principal-In-Charge/Project Architect - Octavio Cantu, Jr., Project Architect - Juan J. Cantu, Design Lead - Yesenia Suchil, Project Manager - Roberto Pruneda, Interior Design Chief Facilities Officer	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, Architectural Designer - Juan Mujica, Project Manager - Ana Salas-Luksa, Assistant Project Manager - Hector Guevara - Production Support/Architectural Intern	Included resumes for the following: - Sam R. Garcia, Principal - Sergio E. Castillo, Production Manager - Jose L. Rios Jr., Associate AIA - Zuri River, Interior Design	Included resumes for the following staff: - Saul D. Maldonado, Principal in Charge - Adan A. Alvarez, Jr, Senior Architect/ Project Manager - Luz Maria Ibarra Cantu, Architectural Assistant Project Manager - Samuel D. Maldonado, Project Surveyor - Ricardo A. Leal, Project Engineer/Construction Manager	Included resumes for the following staff: - Laura Nassri Warren - President/Principal - Natanael Perez - Senior Project Manager - Crystal Chavez - Project Manager - Miguel A. Lopez - Project Manager - Nicole Reyman - Architectural Intern/ Project Manager
3.2.2 Project Assignments and Lines of Authority	Lines of authority and project assignments were shown in organization chart.	Lines of authority and assignments within firm are shown in an organization chart that includes eleven staff members.	Lines of authority and communication start with the Owner and the Project Architect. The Architect of Record leads the Design Team through Schematic Design & on thru Owner occupancy until project is complete and serves as a single point of contact for the Owner and CG5's Consultants.	Listed key personnel for projects in order of authority and their titles. Indicated they will adjust staff to different lines of duty depending on specific project needs.	Lines of authority and assignments within firm are shown in an organization chart.	Lines of authority and assignments within firm are shown in an organization chart that includes seven staff members.	Indicated duties and time assignments for the key team members.	Duties and time assignments for firm staff are summarized in a table.	Duties and time assignments for firm staff and staff from consultant firms are summarized in a table.
3.2.3 Prime Firm proximity and meeting availability	Indicated they are located in Mission, TX a 45 minute drive from STC Technology Campus.	Indicated that their local presence give them the opportunity to respond in a timely manner to any planned or unexpected meetings with STC.	Indicated they are located in Mission, TX and has access to offices in McAllen, Weslaco, and San Antonio. Their main area of services is the RGV.	Indicated that their proximity has allowed them in the past to commute back and forth immediately to meet or resolve any unforeseen circumstances.	Stated they are 2 miles away from the STC Pecan Campus.	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.	Indicated that he firm is 2.7 miles away from the Pecan Campus.	Firm is about 7 minutes from STC.	Firm is located in McAllen and is about 9 minutes from STC and 11 minutes to the Technology Campus.
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	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not or has not ever been involved in any litigation.	Provided information regarding litigation.	Indicated that the firm is not involved in any litigation.	Provided information regarding litigation.	Indicated that the firm is not involved in any litigation.	Indicated that the firm is not involved in any litigation.	Indicated that firm has not been involved in litigation disputes.
3.3 Project Team									
3.3.1 Organization chart with Role of Prime Firm and each consultants firm	Included organization chart which showed the following consultants: - CEC- Civil Engineering - Chanin Engineering - Structural - DBR - MEP - Combs Consulting - Information Technology & Security - Fire Protection Consulting Group - Life Safety	Included organization chart which showed the following consultants: - Half Associates - MEP - Chanin Engineering - Structural	Included organization chart which showing prime firm and its (5) employees and the following consultants: - CLH Engineering (Civil & Instructional) a role summary has been included - VME Engineering LLC (MEP) a role summary has been included - MEG Engineers (Geotechnical)	Included organizational chart showing prime firm and the following consultants: - Chanin Engineering - Structural - DBR Engineering - MEP	Included organizational chart showing prime firm and the following consultant: - HALFF Associates - MEP - HALFF Associates - IT/Security/Fire Suppression	Included organization chart showing prime firm and the following consultants: - Chanin Engineering - Structural - DBR Engineering - MEP - Perez Consulting Engineers - Civil	Included organizational chart showing prime firm and the following consultant: - BZZ Engineering, LLC - Civil, Environmental & Geotechnical - Melden & Hunt, Inc - Surveyor - A&G Engineering, LLC - Electrical Engineer, Mechanical Engineer - Site-Work Landscape, LLC - Architectural Landscape - Green, Rubiano & Associates - Structural - Texas Fireguard, LLC - Fire Protection Engineer	Included organizational chart and indicated they will not be subcontracting any portion of the work.	Included organizational chart showing prime firm and the following consultants: - Chanin Engineering - Structural - MEP Solutions Engineering - MEP

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - TECHNOLOGY CAMPUS WELDING LAB BUILDING F
PROJECT NO. 21-22-1017

VENDOR	Able City, LLC.	Boultinghouse Simpson Gates Architects	CG5 Architect	EGV Architects, Inc.	goERO International, LLC./ dba ERO Architects	Gignac & Associates, LLP.	Sam Garcia Architect, LLC.	SAMES, Inc.	The Warren Group Architects, Inc.
3.4 Representative Projects									
3.4.1 Minimum of 5 projects firm has worked on	- Laredo College - Laredo College Automotive/Diesel Lab Expansion Project (\$3.15 Million) - Laredo ISD- LISD Cigarroa High School Career Technology Building (\$10 Million) - United ISD - UISD 9th Grade Campuses Career Technology Wings (\$35 Million) - United ISD - New United UISD HS Career Technology Building (\$52 Million) - United ISD - UISD Lyndon B. Johnson Career Technology Addition (\$3.9 Million)	- 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 Renovations (\$4,610,972) - STC - Building D Auditorium Remodel (\$565,802) - UTRGV - Annex Building Renovation (\$2,727,000) - UTRGV - Annex Building Renovation (\$2,727,000) - UTRGV - Bus Canopy Projects	- PSJA ISD Elvis J Ballew Parking Lot & Interior Renovations including Cosmetology Lab (\$873,000) - PSJA ISD Franklin Elementary Roof Renovations (\$600,000) - La Joya ISD Guillermo Flores Elementary Roof and Interior Renovations (\$1.1 Million) - La Joya ISD Rosendo Benavides Elementary Roof and Interior Renovations (\$1.6 Million) - La Joya ISD Kika De La Garza Elementary Roof & Interior Renovations (\$750,000)	- Mission CISD - Mission Collegiate High School (\$13,626,000) - South Texas College - Technology Campus Welding Lab Expansion (\$116,000) - South Texas College - Mid Valley Campus Welding & PMT Lab Improvements (\$96,231.27) - South Texas College - Technology Campus Expansion (\$10,175,481) - La Joya ISD - ECHS Teaching Site (\$1,515,500)	- South Texas College - Nursing and Allied Health Professions School Expansion (\$16,000,000) - South Texas College - Pecan Campus Library Renovation and Addition (\$12,400,000) - Texas State Technical College - University Center at Harlingen (\$7,363,772) - South Texas College - Dr. Ramiro R. Casso Nursing and Allied Health Center (\$6,800,000) - South Texas College - Rural Technology Center (\$1,850,000)	- Del Mar College - Emerging Technology Expansion (\$8 million) - PSJA ISD - Collegiate Academy Campus Re-purpose: Agricultural Science CTE Facilities (\$27.2 Million) - La Joya ISD Juarez -Lincoln High School & CTE Technology Labs (\$57.3 million) - Corpus Christi ISD - Veterans Memorial High School Welding Labs & CATE Shops (\$93,204,494)	- Donna ISD- Welding Laboratory Donna High School (\$100,000) - IDEA Public Schools IDEA Camp Rio (\$6.7 Million) - Rhodes Enterprises - Texas A&M Tres Lagos (\$3,395,600) - South Texas ISD - Science Academy Innovation Lab (\$5,076,814) -Hidalgo Precinct No.2 - Regional Linear Park Project (\$3.8 Million)	- Texas State Technical College - Building 20H1 Renovation - P.B.E. HVAC Technology (\$519,449) - Edcouch-Elsa ISD - High School Gymnasium Renovations (\$312,440) - Texas State Technical College - Engineering - Phase II (\$3,750,000) - Texas State Technical College - Building 200D Renovation (\$1,993,000) - Texas State Technical College Engineering Technology Center-Phase I (\$4,418,666)	- South Texas College - Student Activities and Cafeteria Building (\$6,897,227) - Stanley Black and Decker - Tenant Finish-out and Project Management Services (\$2,976,435.00) - Pharr Research and Development Center (\$3,642,000) -CEED - Center for Education and Economic Development (\$3,602,638) - Hidalgo County - PCT.2 County Wide Service Shop (\$1,307,196.39)
3.5 References									
3.5.1 References for five (5) projects	- Cigarroa High School - United ISD - Laredo College - City of Mission Housing Authority - Real Estate Development	- University of Texas Rio Grande Valley - City of McAllen	- PSJA ISD - La Joya ISD	- PSJA ISD - Mission CISD - McAllen ISD - Hidalgo County Urban County Program - Roma ISD	- El Paso ISD - Houston ISD - Hidalgo County Pct. 4 - Brownsville PUB - Weslaco ISD	- City of Weslaco - Region One ESC - Del Mar College - PSJA ISD	- Donna Rio Bravo International Bridge - IDEA Public Schools - Cavazos Sports Institute - Rhodes Enterprises, Inc. - Alamo Systems Industries, LLC.	- Texas State Technical College - MD Anderson Center - Tropical Texas Behavioral Health - San Jacinto College - Edinburg CISD	- City of Pharr - Doctors Hospital at Renaissance - Edinburg CISD - Stanley Black and Decker
3.6 Project Execution									
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.	Stated that their main objective is to design for STC the most flexible, functional, cost-effective, easy-to-maintain, and innovative lab as possible. Provided a detailed design phase.	Firm did not address this item.	Stated that they are committed to their clients' success and believe that one point of contact allows quality control from and successful project completion from beginning to end.	Stated their process of "architecture-by-team" approach in which client, architect and consultants to exchange ideas and all work together to establish goals for the project.	Indicated they follow an established management plan that has mutually agreed on milestones throughout the schedule. Formal meetings and reviews occur at those milestones. Informally for the Owner, the Design Team meets weekly to discuss issues, advance concepts, test adherence to the plan and seek and solve problems. Provided details on their project delivery process.	Provided very detailed project approach process.	Stated they understand that one size does not fit all each project must be custom tailored. The SGA team has established project delivery processes and tools to support our project manager and project architects ensuring quick mobilization and the ability to manage concurrent projects.	Stated they are experienced in Architectural and Engineering master planning, programming, design, and construction administration.	Stated they have a central filing system to keep all members and stakeholders involved and always informed. Clients have access to construction reports, videos and photo documentation through a secured access folder anytime.
3.6.2 Willingness and ability to expedite services. Ability to supplement production.	Stated their team members are willing and able to expedite design services and construction administration for the project.	Stated they will take whatever measures required to meet their clients schedules to expedite design services and construction administration for the project.	Stated that their Architect, Charlie Garcia III's is experienced with enhanced and expedited project scheduling which, for example, allowed them to successfully complete Vanguard Academy Educational Facility with 15 classrooms (\$1.5 Million) within months.	Stated they understand the importance of these projects, and will commit our staff to input as many hours as necessary to meet project milestones and deadlines.	Stated they are willing and able to expedite design services and construction administration for the project.	Indicated they are able to adjust schedules and fast-track projects to meet owner deadlines.	Indicated they are committed to providing immediate response, being proactive to your needs and serving as our partner and advocate.	Stated they are willing and able to expedite services and construction administration, if needed.	Stated they are willing and able to expedite design services and construction administration for the project. Their work load is such that they have qualified staff available to assign to our project immediately.
TOTAL EVALUATION POINTS	571.67	561.83	540.83	573.83	564.17	562.83	545.50	551.33	563.17
RANKING	2	6	9	1	3	5	8	7	4

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

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - TECHNOLOGY CAMPUS WELDING LAB BUILDING F
 PROJECT NO. 21-22-1017
 EVALUATION SUMMARY

VENDOR	Able City, LLC.	Boutlinghouse Simpson Gates Architects	CG5 Architect	EGV Architects, Inc.	goERO International, LLC./ dba ERO Architects	Gignac & Associates, LLP.	Sam Garcia Architect, LLC.	SAMES, Inc.	The Warren Group Architects, Inc.
ADDRESS	801 N Bryan Rd Ste 164 Mission, TX 78572	3301 N McColl Rd McAllen, TX 78501	1314 E 22nd St Mission, TX 78572	220 S Bridge St Hidalgo, TX 78557	P O Box 720428 McAllen, TX 78504	3700 N 10th St McAllen, TX 78504	200 S 10th St Ste 1602 McAllen, TX 78501	200 S 10th St Ste 1500 McAllen, TX 78501	804 S Main St McAllen, TX 78501
PHONE	956-790-0442	956-630-9494	956-239-2438	956-843-2987	956-655-4655	956-686-0100	956-631-8327	956-702-8880	956-994-1900
CONTACT	Aaron Hanley	Danny Boultinghouse	Jose C. Garcia III	Eduardo G. Vela	Eli R. Ochoa	Raymond Gignac	Sam R. Garcia	Saul Maldonado	Laura N. Warren
3.1 Statement of Interest (up to 100 points)									
3.1.1 Statement of interest on project	95	90	70	96	95	95	80	95	95
3.1.2 Firm History including credentials	95	95	92	94	93	93	95	94	94
3.1.3 Narrative describing the design team's unique qualifications and specialized design experience as it relates to the project	96	97	88	98	96	89	89	93	94
3.1.4 Availability and commitment of firm and its principal(s) and key professionals	92	92	91	92	93	91	92	91	92
	97	95	92	97	94	95	95	94	95
	96	96	95	96	95	95	95	95	96
3.2 Prime Firm (up to 100 points)									
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	100	95	80	93	100	90	90	95	100
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).	96	97	95	95	97	95	96	95	95
3.2.3 Prime Firm proximity and meeting availability	97	98	92	95	96	89	97	95	96
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	93	94	92	93	93	92	92	92	93
	97	96	92	99	94	96	95	94	94
	97	94	92	96	96	93	95	94	94
3.3 Project Team (up to 100 points)									
3.3.1 Organizational chart showing the roles of the prime firm and each consultant firm or individual included.	100	80	87	100	80	90	85	85	95
--Identify the consultant and provide a brief history about the consultant	94	91	88	92	92	91	89	88	92
--Describe the consultant's proposed role in the project and its related project experience	95	93	93	93	93	94	95	89	93
--List a project(s) that the prime firm and the consultant have worked together on during the last five years	93	94	92	94	94	92	93	92	93
--Provide a statement of the consultant's availability for the project(s)	97	96	95	98	96	96	95	92	94
--Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project(s)	97	95	93	96	95	95	93	94	93

SOUTH TEXAS COLLEGE
ARCHITECTURAL SERVICES - TECHNOLOGY CAMPUS WELDING LAB BUILDING F
PROJECT NO. 21-22-1017
EVALUATION SUMMARY

VENDOR	Able City, LLC.	Boutlinghouse Simpson Gates Architects	CG5 Architect	EGV Architects, Inc.	goERO International, LLC./ dba ERO Architects	Gignac & Associates, LLP.	Sam Garcia Architect, LLC.	SAMES, Inc.	The Warren Group Architects, Inc.
3.4 Representative Projects (up to 100 points)									
3.4.1 Specific data on five (5) projects the prime firm provided or its 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.	95	97	80	99	100	90	90	98	93
	95	93	90	95	90	95	90	88	91
	93	91	90	98	90	92	90	90	90
	95	92	91	95	92	93	92	92	92
	95	92	90	98	90	94	93	89	89
	97	96	94	97	95	96	94	93	94
3.5 Five References (up to 100 points)									
3.5.1 Provide references for five (5) projects, other than STC. The references shall include the following current information: 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	90	80	95	90	97	70	80	97
	98	99	98	99	99	98	90	99	99
	92	93	91	93	92	92	75	92	94
	93	92	91	93	91	92	80	91	93
	92	95	92	98	96	97	92	94	94
	95	95	93	96	95	93	90	93	93
3.6 Project Execution (up to 100 points)									
3.6.1 Provide a summary of your approach to the project that addresses key elements such as your interaction with STC staff, management of the different phases of the project, how you maintain quality control, and final project close-out. 3.6.2 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.	90	90	80	95	95	100	90	80	90
	97	96	94	95	96	97	97	93	96
	96	90	93	96	97	96	96	89	95
	93	93	91	93	94	93	92	92	93
	97	95	95	97	96	97	96	94	94
	95	94	93	94	95	94	95	94	94
TOTAL EVALUATION POINTS	571.67	561.83	540.83	573.83	564.17	562.83	545.50	551.33	563.17
RANKING	2	6	9	1	3	5	8	7	4

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

Consent Agenda:
**b. Approval of Schematic Design of the Starr County Campus
Workforce Program Projects**

Approval of schematic designs by Able City, LLC. for the following Starr County Campus Workforce Program Projects is requested.

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

Purpose

Schematic design is the first phase of basic design services provided by the project design team. In this phase, the design team prepares schematic drawings based on the Owner's project program and design meetings with staff. The approval of this phase is necessary to establish the basis on which the project design team is given authorization to proceed with design development and construction document phases.

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.

Justification

The proposed expansions and renovation would allow for additional instruction space and storage space for the Automotive program and additional instruction space for Heating, Ventilation, Air Conditioning, and Refrigeration (HVAC-R) courses.

Once schematic design is approved, Able City, LLC. will proceed to prepare all necessary design development drawings and specifications in preparation for the construction documents phase using STC design standards as well as all applicable codes and ordinances. Construction documents will then be issued for solicitation of construction proposals. Once received, construction proposals will be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Background

On October 26, 2021, the Board of Trustees approved contracting architectural services with Able City, LLC. for these projects. The architect has worked with College staff to develop schematic designs to meet the needs of the Workforce Program.

Program Scope

Workforce Center Building D Automotive Lab Expansion

- Design and construction of the expansion

- Approximate square feet of the proposed space: 3,375 s.f.
- Overhead doors and open bays, lift equipment, storage space, and room for future expansion

North Academic Building C HVAC-R Labs Expansion and Renovation

- Design and construction of the expansion and renovation
- Approximate square feet of the proposed space: 668 s.f.
- Two (2) additional classrooms, for a total of four (4)
- A covered outdoor lab space for HVAC-R brazing

Funding Source

Funds for 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 are budgeted in the FY 2021-2022 Unexpended Construction Plant Fund.

Able City, LLC. has estimated the construction costs for the Starr County Campus Workforce Center Building D Automotive Lab Expansion to be \$886,008. An alternate to extend the canopy to the existing restrooms at Building D is included at an estimated additional cost of \$16,940. Additional funds are available in the FY 2021-2022 Unexpended Construction Plant Fund to cover the estimated shortfall.

Starr County Campus Workforce Center Building D Automotive Lab Expansion	
Construction Budget	Cost
Budgeted Amount	\$820,000
Schematic Design Estimated Amount	886,008
Variance	(\$66,008)
Alternate Amount	16,940
Variance with Alternate	(\$82,948)

Able City, LLC. has estimated the construction costs for the Starr County Campus North Academic Building C HVAC-R Labs Expansion and Renovation to be \$173,576. Additional funds are available in the FY 2021-2022 Unexpended Construction Plant Fund to cover the estimated shortfall.

Starr County Campus North Academic Building C HVAC-R Labs Expansion and Renovation	
Construction Budget	Cost
Budgeted Amount	\$90,000
Schematic Design Estimated Amount	173,576
Variance	(\$83,576)

Reviewers

The proposed schematic design has been reviewed by Administration, the Academic Division of Business, Public Safety, & Technology, Facilities Planning & Construction, Facilities Operations & Maintenance, and the Coordinated Operations Council.

Enclosed Documents

Able City, LLC. has developed a schematic presentation describing the proposed design. Enclosed are drawings of the site plan, floor plans, and a fact sheet.

Presenters

Able City, LLC. has developed a schematic presentation describing the proposed design and will attend the Facilities Committee meeting to present the schematic design of the proposed improvement project.

The Facilities Committee recommended Board approval of the proposed schematic design of the Starr County Campus Workforce Program Projects as presented.

It is recommended that the Board of Trustees of South Texas College approve and authorize the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approves and authorizes the proposed schematic design of the Starr County Campus Workforce Program Projects as presented.

Approval Recommended:

Dr. Ricardo J. Solis
President

SOUTH TEXAS COLLEGE

STARR COUNTY CAMPUS

Automotive Lab Expansion and HVAC-R Outdoor Covered Area Addition

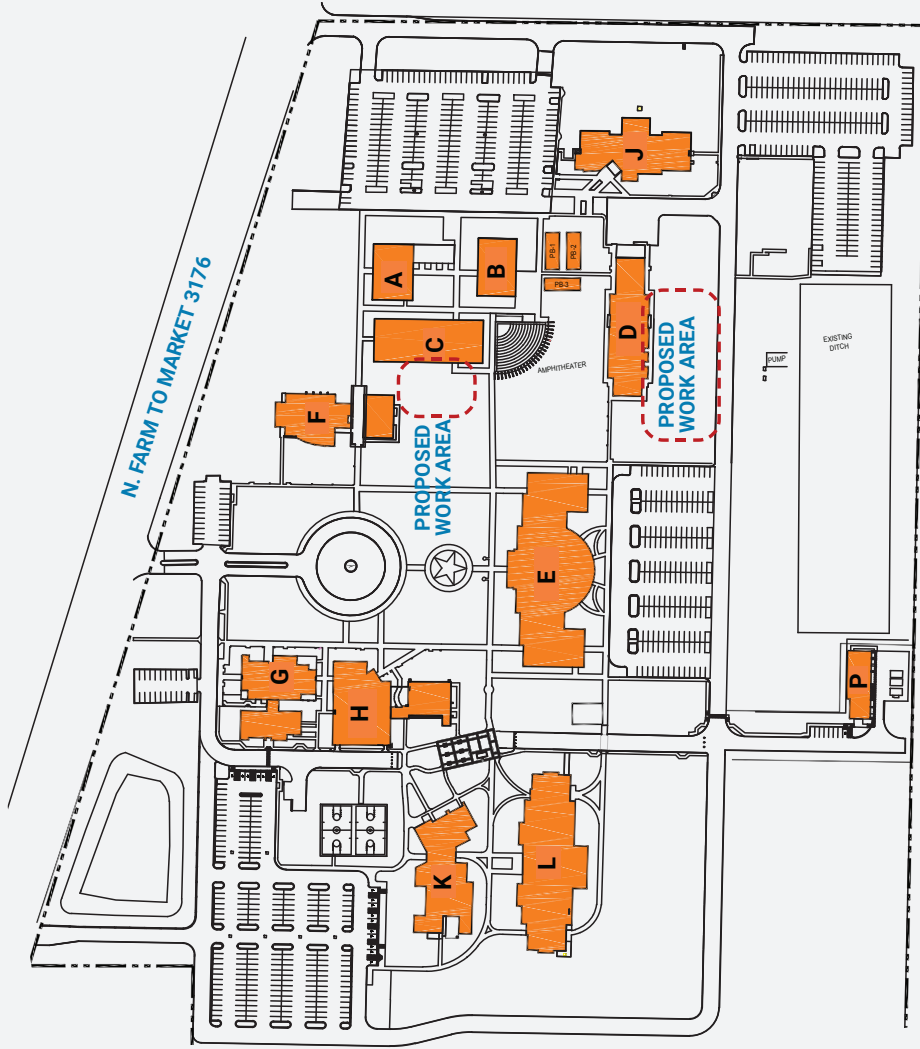
Schematic Design Presentation



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Feb 22, 2022



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Campus Site Plan

Schematic Design Presentation

PROJECT PROGRAMMING SYNOPSIS

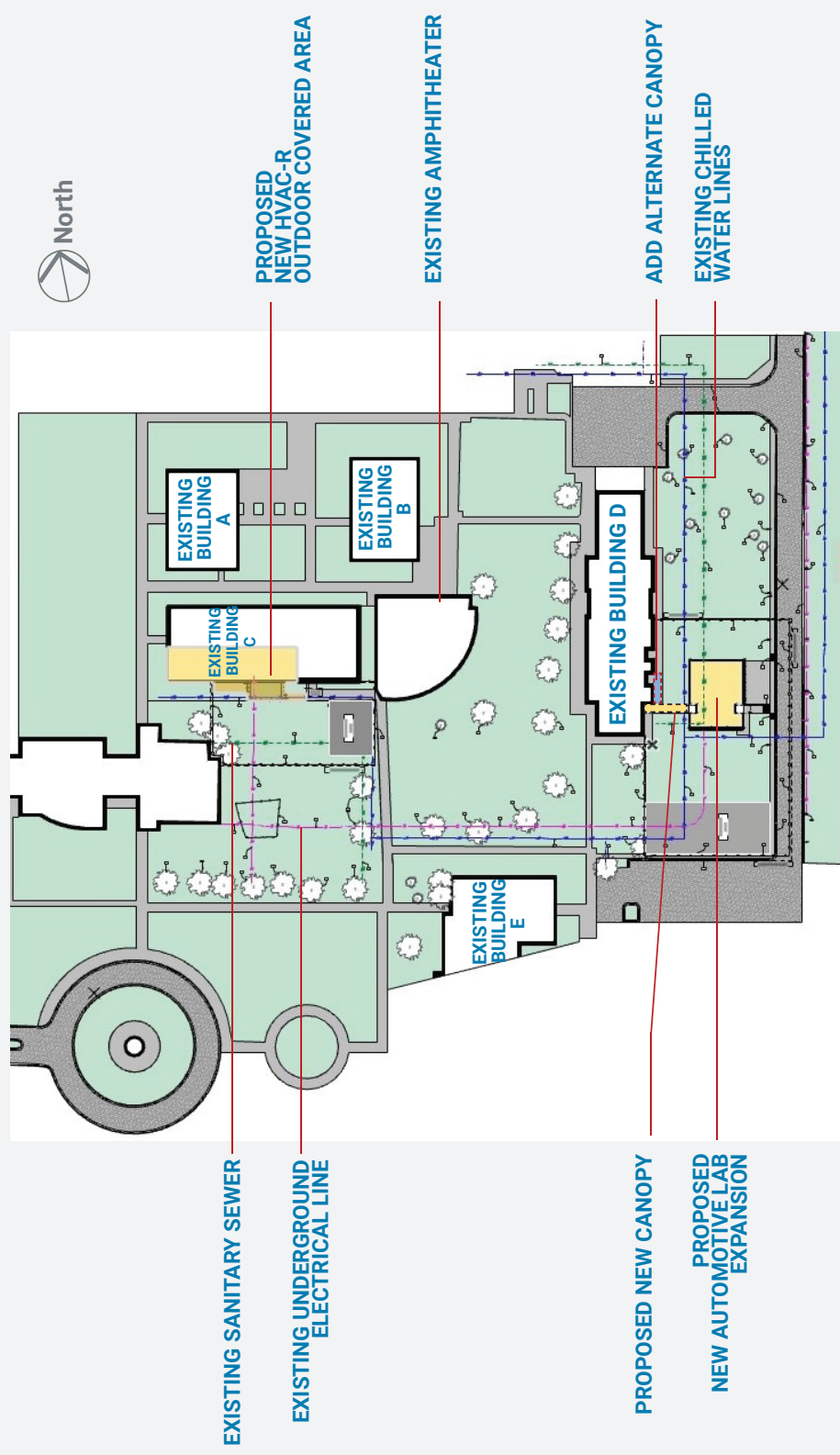
AUTOMOTIVE LAB EXPANSION	HVAC-R OUTDOOR COVERED AREA ADDITION
2 BAYS (UNCONDITIONED) 1,968 SF	OUTDOOR COVERED AND SCREENED EXPANSION TO ACCOMMODATE:
STORAGE 150 SF	3 CONDENSING UNITS (WITHIN FOOTPRINT OF COVERING)
MECHANICAL 111 SF	DATA / IT IMPROVEMENTS TO FOUR CLASSROOMS
ELECTRICAL 115 SF	BUILDING CODES
CUSTODIAL 50 SF	2006 IBC
BREEZEWAY CONNECTING TO BLDG D	2006 FIRE CODE
AUTOMOTIVE LAB: 3,375 SF	2006 MECHANICAL
HVAC COVERED AREA: 668 SF	2006 PLUMBING CODE
TOTAL PROJECT: 4,043 SF	2006 ELECTRICAL CODE
	2012 TAS
	BUILDING SUMMARY CODE



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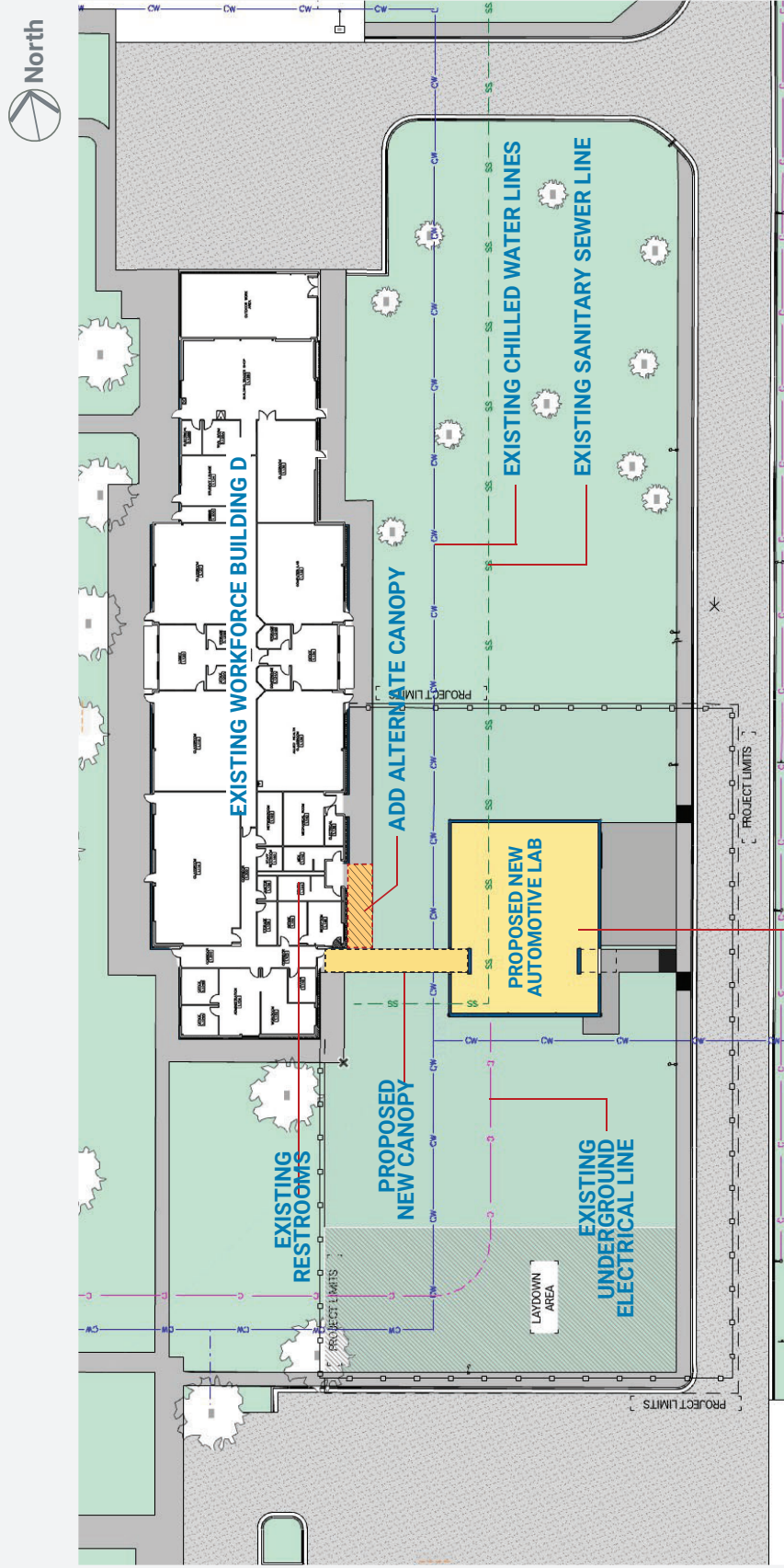
Programming

Schematic Design Presentation



Proposed Site Plan

Schematic Design Presentation



PROPOSED NEW AUTOMOTIVE LAB EXPANSION



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Proposed Site Plan

Schematic Design Presentation

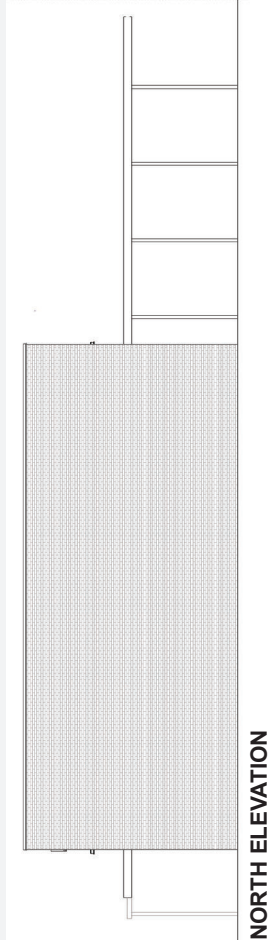


SOUTH TEXAS
COLLEGE

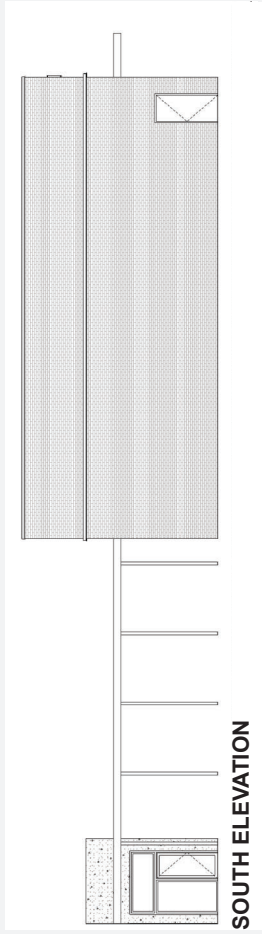
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Proposed Floor Plan

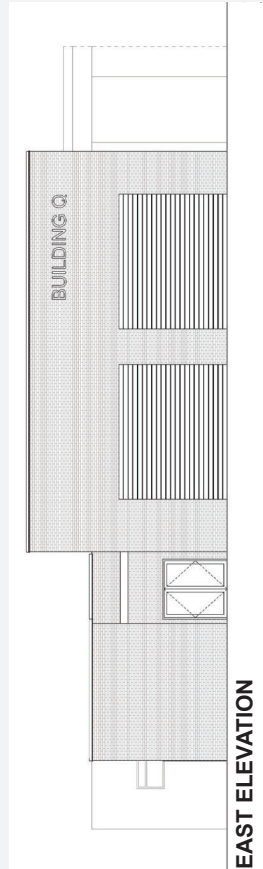
Schematic Design Presentation



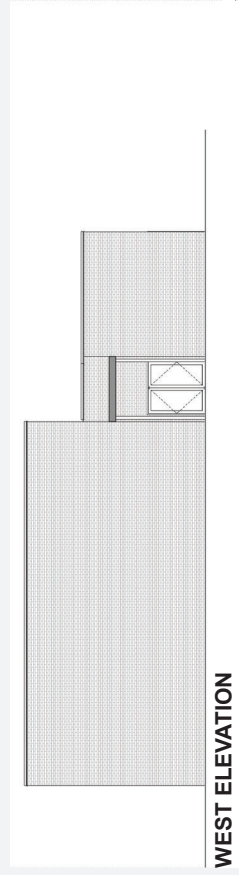
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



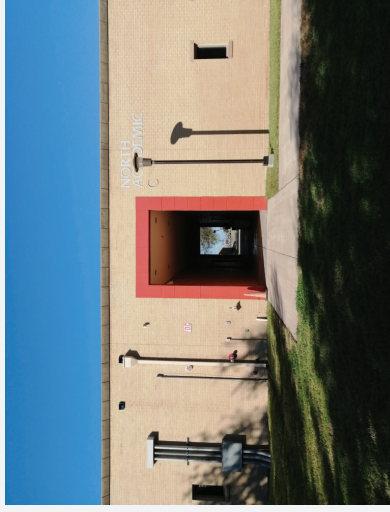
WEST ELEVATION



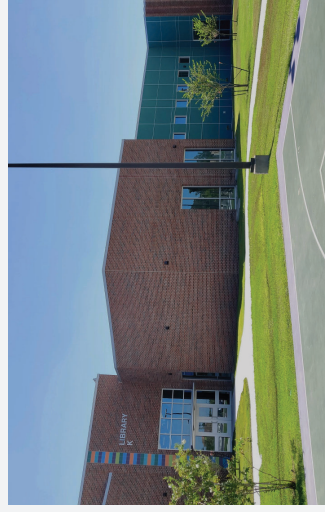
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Exterior Elevations

Schematic Design Presentation



EXISTING BUILDING C



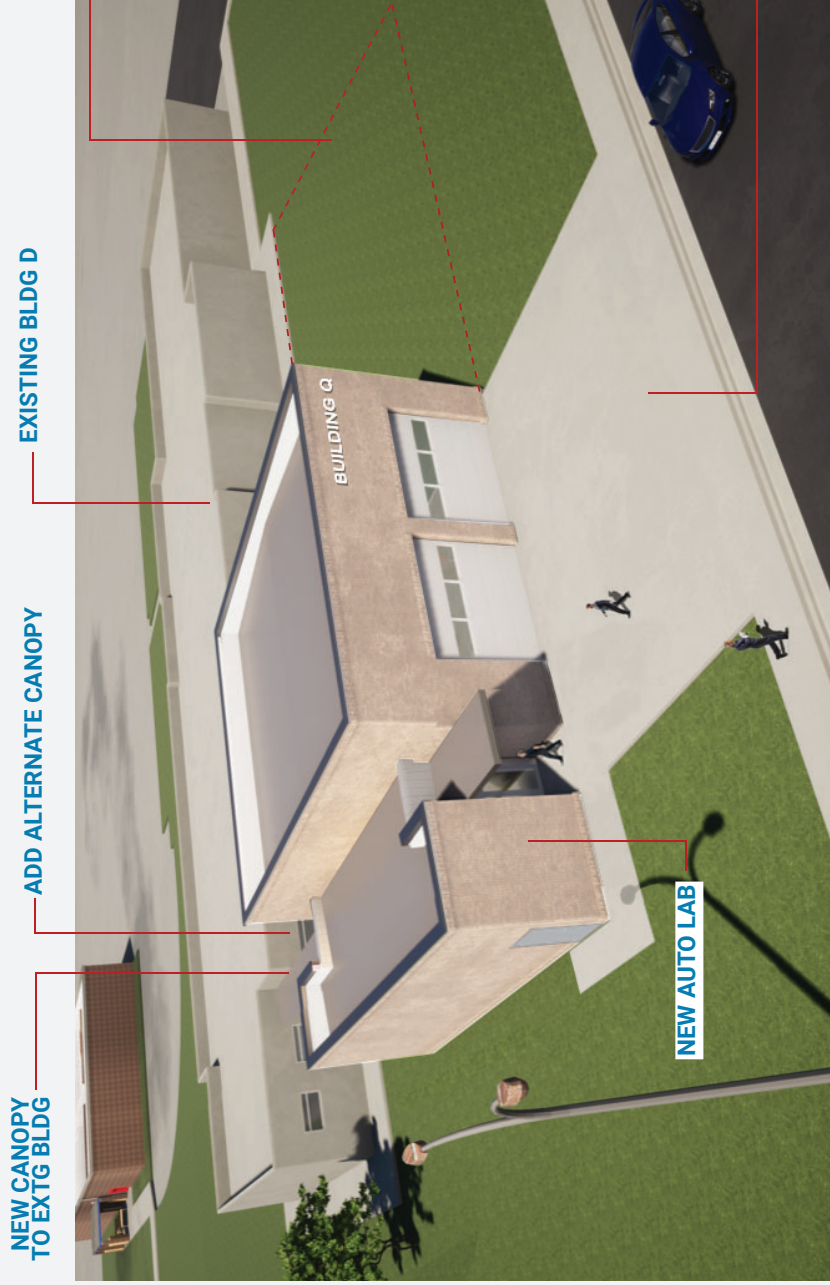
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Automotive Lab Expansion Renderings

Schematic Design Presentation



EXISTING BUILDING D

NEW CONCRETE DRIVEWAY



SOUTH TEXAS COLLEGE

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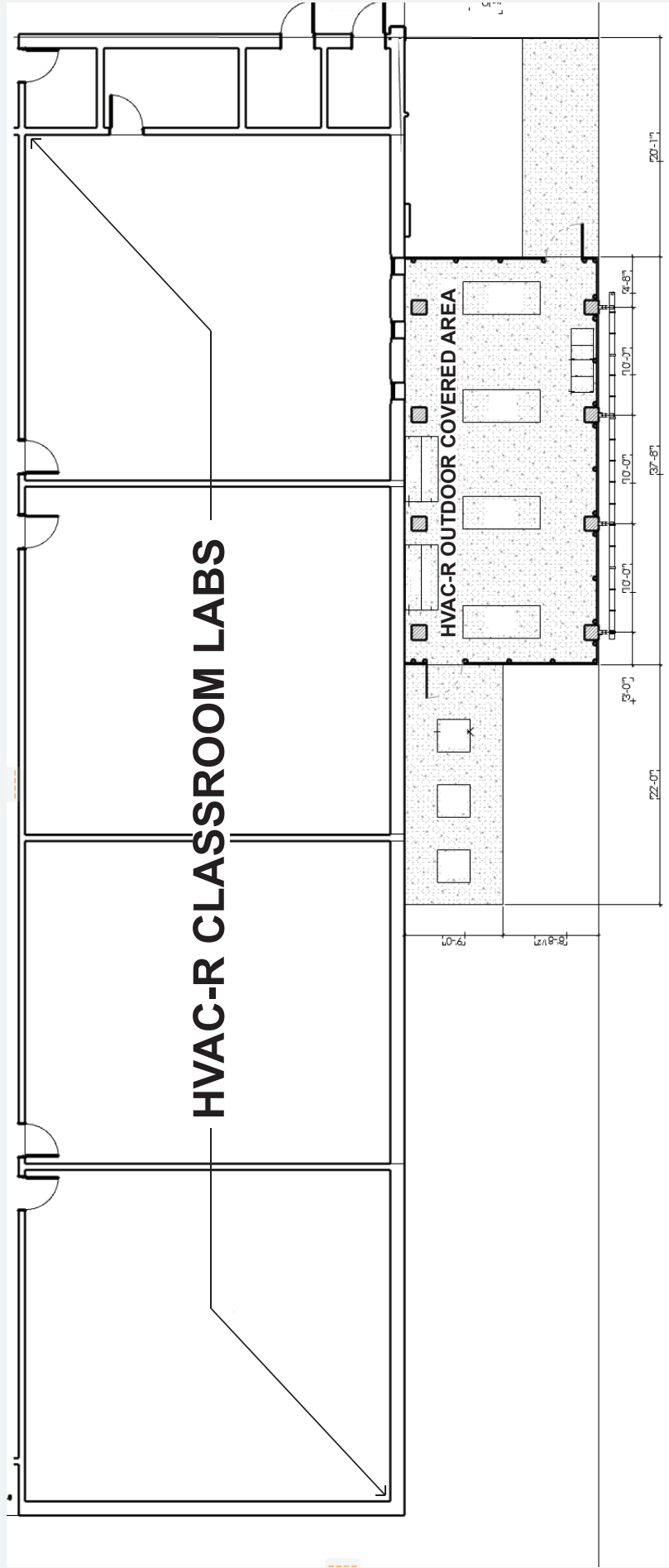
Automotive Lab Expansion Renderings

Schematic Design Presentation

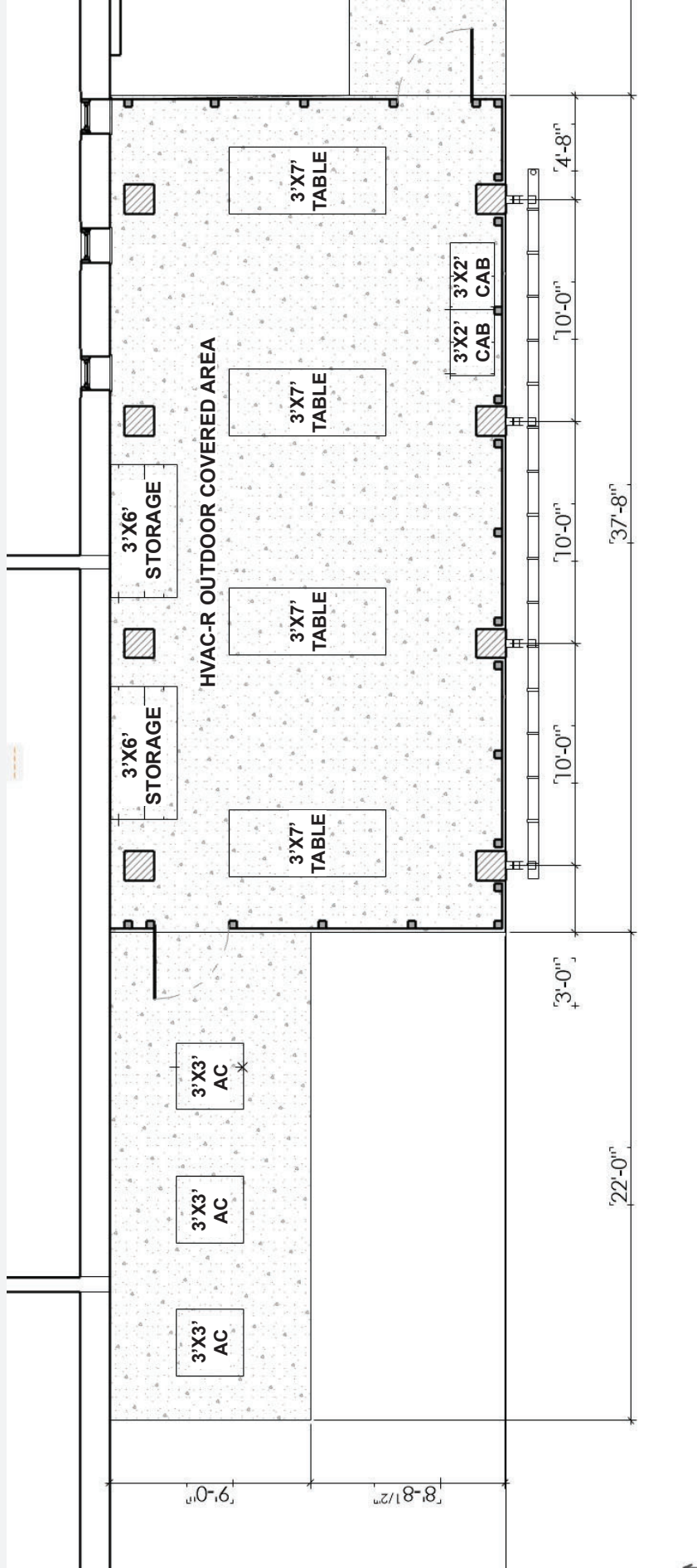


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Automotive Lab Expansion Renderings



Schematic Design Presentation



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HVAC-R Outdoor Covered Area Floor Plan Enlarged



Schematic Design Presentation

EXISTING BUILDING C

HVAC-R OUTDOOR COVERED AREA



NEW HVAC
CONDENSING UNITS
CONCRETE SLAB

NEW PROTECTIVE
METAL FENCE



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HVAC-R Outdoor Covered Area Rendering

Schematic Design Presentation

PROPOSED PROJECT SCHEDULE

BOARD APPROVAL OF SCHEMATIC DESIGN	FEBRUARY 2022
SUBMIT 100% CD FINAL SET	JUNE 2022
SOLICIT PROPOSALS FOR CONSTRUCTION SERVICES	JULY 2022
BOARD APPROVAL OF CONTRACTOR	AUGUST 2022
CONSTRUCTION START DATE	OCTOBER 2022
SUBSTANTIAL COMPLETION	JUNE 2023



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Project Schedule

COST ESTIMATE

HVAC-R OUTDOOR COVERED EXPANSION

- TOTAL CONSTRUCTION COST \$173, 576

AUTO LAB EXPANSION

- TOTAL CONSTRUCTION COST \$ 886, 008
- ADD ALTERNATE No.1 \$ 16, 940



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Cost Estimate

Project Fact Sheet
1/25/2022

Project Name: Starr County Campus - Workforce Center Building D Automotive Lab Expansion Project No. 2022-005C

Funding Source: Unexpended Plant Fund

	Total Project Budget	FY 21-22				FY22-23				Total Actual Expenditures To Date
		Project Budget	Actual Expenditures	Variance of Project Budget vs. Actual		Project Budget	Actual Expenditures	Variance of Project Budget vs. Actual		
				FY 21-22 Expenditures				FY 22-23 Expenditures		
Construction:	\$ 820,000.00	\$ 172,000.00	\$ -	\$ 172,000.00	\$ 648,000.00	\$ -	\$ 648,000.00	\$ -	\$ -	
Design:	82,000.00	65,600.00	-	65,600.00	16,400.00	-	16,400.00	-	-	
Miscellaneous:	20,500.00	5,500.00	-	5,500.00	15,000.00	-	15,000.00	-	-	
FFE:	45,100.00	-	-	-	45,100.00	-	45,100.00	-	-	
Technology:	69,700.00	-	-	-	69,700.00	-	69,700.00	-	-	
Contingency 5%:	41,000.00	-	-	-	41,000.00	-	41,000.00	-	-	
Total:	\$ 1,078,300.00	\$ 243,100.00	\$ -	\$ 243,100.00	\$ 835,200.00	\$ -	\$ 835,200.00	\$ -	\$ -	

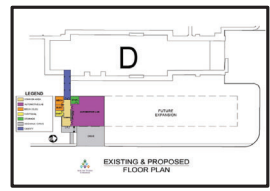
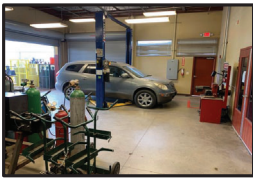
Project Team		Board Status						
Approval to Solicit Architect/Engineer:	7/27/2021	Board Approval of Schematic Design	TBD	Vendor	Contract Amount	Actual Expenditures	Variance	
Architect/Engineer:	Able City Architects			Able City Architects	\$ -	\$ -	\$ -	-
Contractor:	TBD			TBD	\$ -	\$ -	\$ -	-
STC FPC Project Manager:	Martin Villarreal	Substantial Completion	TBD	Board Acceptance	TBD			
		Final Completion	TBD	Board Acceptance	TBD			

Project Description	Project Scope
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 to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In
7/27/2021	10/26/2021	2/22/2022	9/27/2022	11/8/2022	8/22/2023	9/26/2023	7/23/2023

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

Current Agenda Item
02/08/2022 Facilities Committee: Review and Recommend Action on Schematic Design of the Starr County Campus Workforce Program Projects






FPC Project Manager *Martin Villarreal*

FPC Asst. Director *Rita Geller*

FPC Director *R. D. A.*

Project Fact Sheet
1/25/2022

Project Name: Starr County Campus - North Academic Building C HVAC-R Outdoor Covered Area Addition		Project No.: 2022-007C						
Funding Source: Unexpended Plant Fund								
		FY 21-22		FY22-23				
	Total	Variance of Project Budget vs. Actual		Variance of Project Budget vs. Actual		Total Actual Expenditures To Date		
	Project Budget	FY 21-22 Actual	Expenditures	FY 21-22 Actual	Expenditures	Expenditures		
Construction:	\$ 90,000.00	\$ 19,000.00	\$ -	\$ 19,000.00	\$ 71,000.00	\$ -		
Design:	9,000.00	7,200.00	-	7,200.00	1,800.00	-		
Miscellaneous:	15,000.00	5,500.00	-	5,500.00	9,500.00	-		
FFE:	10,000.00	-	-	0.00	10,000.00	-		
Technology:	25,000.00	-	-	0.00	25,000.00	-		
Contingency 5%:	4,500.00	-	-	0.00	4,500.00	-		
Total:	\$ 153,500.00	\$ 31,700.00	\$ -	\$ 31,700.00	\$ 121,800.00	\$ -		
Project Team				Board Status				
Approval to Solicit Architect/Engineer: 7/27/2021				Vendor		Contract Amount	Actual Expenditures	Variance
Architect/Engineer: Able City Architects		Board Approval of Schematic Design TBD		Able City Architects		\$-	\$-	\$-
Contractor: TBD				TBD		\$-	\$-	\$-
STC FPC Project Manager: Martin Villarreal		Substantial Completion TBD		Board Acceptance TBD				
		Final Completion TBD		Board Acceptance TBD				
Project Description				Project Scope				
HVAC-R Outdoor Covered area for Brazing				Design and Construction of HVAC-R Outside Covered Area for brazing instruction, equipment storage, and additional /data in classrooms C312, C313, C314 and C315				
Projected Timeline								
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In	
7/27/2021	10/26/2021	2/22/2022	9/27/2022	11/8/2022	8/22/2023	9/26/2023	7/23/2023	
Project Calendar of Expenditures by Fiscal Year								
Fiscal Year	Construction	Design	Misc.	FFE	Tech	Contingency	Project Total	
2021-22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Project Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Current Agenda Item								
02/08/2022 Facilities Committee: Review and Recommend Action on Schematic Design of the Starr County Campus Workforce Program Projects								
								

FPC Project Manager Martin Villarreal

FPC Asst. Director Rita Collier

FPC Director RANA

Consent Agenda:

c. Approval to Proceed with Solicitation of Construction Services for the Starr County Campus Workforce Program Projects

Approval of authorization to proceed with the solicitation of construction services for the following Starr County Campus Workforce Program Projects is requested.

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

Construction services are necessary to expand and renovate the existing spaces automotive and HVAC-R instruction and training. If solicitation is approved, documents will be issued for solicitation of construction proposals. Once received, construction proposals will be evaluated and submitted to the Board of Trustees with a recommendation to award a construction contract.

Background

On October 26, 2021, the Board approved contracting architectural services with Able City, LLC. Able City, LLC. estimates the costs of the proposed renovations to exceed the construction budgets. The total project budgets are as follows, and include funds for construction, design, furniture, fixtures, and equipment (FFE), technology, and miscellaneous costs. Additional funds are available in the Unexpended Construction Plant Fund.

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

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

Able City, LLC. will begin working on the development of the construction plans and specifications. Upon completion of the documents, the College would begin the process of the solicitation for construction services.

The Facilities Committee recommended Board approval to proceed with the solicitation of construction services for the Starr County Campus Workforce Program Projects project as presented.

It is recommended that the Board of Trustees of South Texas College approve and authorize the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approves and authorizes proceeding with the solicitation of construction services for the Starr County Campus Workforce Program Projects project as presented.

Approval Recommended:

Dr. Ricardo J. Solis
President

Consent Agenda:

d. Approval of Substantial Completion of the Deferred Maintenance of District Wide Roofs at Mid Valley Campus

Approval of substantial completion of the Deferred Maintenance of District Wide Roofs at Mid Valley Campus is requested.

Project		Completion Recommended	Date Received
1.	District Wide Roofs at Mid Valley Campus Architect: BEAM Professionals Contractor: Argio Roofing & Construction, LLC	Substantial Completion Recommended	January 29, 2022

This renewals & replacements project is part of the district wide deferred maintenance plan, and has been reviewed by the Facilities Planning & Construction department, Administration, the Facilities Committee, and the Board of Trustees. It was scheduled as a non-educational space improvement to perform deferred maintenance of the roofs at the Mid Valley Campus.

College staff visited the site and developed a construction punch list on January 31, 2022. A Certificate of Substantial Completion has been issued. Substantial Completion was accomplished within the time allowed in the Owner/Contractor agreement for this project by Argio Roofing & Construction, LLC. The original cost approved for this project was \$756,295.

The following table summarizes the current budget status:

Deferred Maintenance of District Wide Roofs at Mid Valley Campus					
Construction Budget	Approved Proposal Amount	Net Total Change Orders	Current Project Cost	Previous Amount Paid	Remaining Balance
\$756,295.00	\$756.295.00	\$0	\$756,295.00	\$634,248.82	\$122,046.18

Enclosed Documents

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

The Facilities Committee recommended Board approval of substantial completion of the Deferred Maintenance of District Wide Roofs at Mid Valley Campus as presented.

It is recommended that the Board of Trustees of South Texas College approve and authorize the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approves and authorizes substantial completion of the Deferred Maintenance of District Wide Roofs at Mid Valley Campus as presented.

Approval Recommended:

Dr. Ricardo J. Solis
President

Deferred Maintenance of District Wide Roofs Mid Valley Campus



Deferred Maintenance of District Wide Roofs Mid Valley Campus



Deferred Maintenance of District Wide Roofs Mid Valley Campus





AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> Deferred Maintenance of District Wide Roofs - Mid-Valley Campus 400 N. Border Weslaco, TX 78503	CONTRACT INFORMATION: Contract For: General Construction Date: June 1, 2021	CERTIFICATE INFORMATION: Certificate Number: 001 Date: January 29, 2022
OWNER: <i>(name and address)</i> South Texas College 3200 W. Pecan Blvd. Bldg N, Suite 179 McAllen, TX 78501	ARCHITECT: <i>(name and address)</i> BEAM Professionals 6316 N. 10th Street, Bldg A, Suite 1 McAllen, TX 78504	CONTRACTOR: <i>(name and address)</i> Argio Roofing & Construction, LLC. 29729 Norman Road Rio Hondo, TX 78501

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

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

All portions of work scope indicated in Contract Documents.

BEAM Professionals		A. Todd Scrimpsheer, RA // Vice President	January 29, 2022
ARCHITECT <i>(Firm Name)</i>	SIGNATURE	PRINTED NAME AND TITLE	DATE OF SUBSTANTIAL COMPLETION

WARRANTIES

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

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

January 29, 2022

WORK TO BE COMPLETED OR CORRECTED

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

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

Provide Punch list and Closeout Documentation.

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

Cost estimate of Work to be completed or corrected: \$15,154.58

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

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

N/A


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

Argio Roofing & Construction, LLC	SIGNATURE	PRINTED NAME AND TITLE	DATE
CONTRACTOR <i>(Firm Name)</i>		Ricardo J. Solis, President	
South Texas College	SIGNATURE	PRINTED NAME AND TITLE	DATE
OWNER <i>(Firm Name)</i>			

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User Notes:

Project Fact Sheet
1/31/2022

Project Name: District Wide - Deferred Maintenance of District Wide Roofs Mid Valley Campus				Project No.: 2019-027R								
Funding Source(s): Renewals & Replacements Fund												
	FY 19-20			FY 20-21			FY 21-22					
	Project Budget	Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	Actual Expenditures	Variance of Project Budget vs. Actual Expenditures	Project Budget	Actual Expenditures	Variance of Project Budget vs. Actual Expenditures			
Construction:	\$ 860,000.00	\$ -	\$ 860,000.00	\$ 860,000.00	\$ -	\$ 860,000.00	\$ 566,295.00	\$ 634,248.82	\$ (67,953.82)			
Design:	86,000.00	4,307.69	81,692.31	86,000.00	37,474.50	48,525.50	2,686.00	1,354.50	1,331.50			
Miscellaneous:	5,000.00	-	5,000.00	5,000.00	109.40	4,890.60	4,891.00	-	4,891.00			
FFE:	-	-	-	-	-	-	-	-	-			
Technology:	-	-	-	-	-	-	-	-	-			
Total:	\$ 951,000.00	\$ 4,307.69	\$ 946,692.31	\$ 951,000.00	\$ 37,583.90	\$ 913,416.10	\$ 573,872.00	\$ 635,603.32	\$ (61,731.32)			
*Fee for roof evaluation study @ \$4,307.69 FY19-20				Original total design estimate of \$860,000 includes: 5.25% for design services @ \$45,150.								
Project Team				Board Status								
Approval to Solicit Architect/Engineer:	1/29/2019			Board Approval of Schematic Design	8/25/2020			Vendor	Contract Amount	Actual Expenditures	Variance	
Architect/Engineer:	BEAM Professionals, a PBK Company				Substantial Completion	1/31/2022			*BEAM Professionals (Evaluation Study)	\$ 4,307.69	\$ 4,307.69	\$ -
Contractor:	Argio Roofing (Mid Valley Campus)					Final Completion	TBD			BEAM Professionals Argio Roofing (Mid-Valley Campus)	\$ 45,150.00	\$ 38,829.00
STC FPC Project Manager:	Martin Villarreal							\$ 756,295.00	\$ 634,248.82	\$ 122,046.18		
Project Description				Project Scope								
Maintenance of 4 roofs for various buildings at Mid Valley Campus due to roofs reaching their life expectancy of 20 years				Provide roof coating system at Mid Valley Campus-Workforce Center Building D, Library Building E, Student Union Building F, North Academic Building G.								
Projected Timeline												
Board Approval to Solicit Architect/Engineer	Board Approval of Architect/Engineer	Board Approval of Schematic Design	Board Approval of Contractor	Construction Start Date	Board Approval of Substantial Completion Date	Board Approval of Final Completion Date	FFE Completion of Move In					
1/29/2019	5/30/2019	8/25/2020	4/27/2021	6/15/2021	2/22/2022	3/29/2022	N/A					
Project Calendar of Expenditures by Fiscal Year												
Fiscal Year	Construction	Design	Miscellaneous	FFE	Technology	Project Total						
2018-19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
2019-20	-	4,307.69	-	-	-	4,307.69						
2020-21	-	37,474.50	109.40	-	-	37,583.90						
2021-22	634,248.82	1,354.50	-	-	-	635,603.32						
Project Total	\$ 634,248.82	\$ 43,136.69	\$ 109.40	\$ -	\$ -	\$ 677,494.91						
Current Agenda Item												
02/08/2022 Facilities Committee: Review and Recommend Action on Substantial Completion of the Deferred Maintenance of District Wide Roofs at Mid Valley Campus												
												

FPC Project Manager *Martin Villarreal*

FPC Asst. Director *Rita Geller*

FPC Director *RAMA*

Review and Action as Necessary on Pecan Campus Ann Richards Administration Building A Renovation for the President's Office

The Board of Trustees is asked to approve the solicitation of design services for the Pecan Campus Ann Richards Administration Building A Renovation for the President's Office project.

Purpose

The College President has requested the renovation of a portion of Pecan Campus Building A for the relocation of the President's office and administrative staff area.

Scheduling Priority

This project was requested by the College President and has been reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction Departments, and Administration. This project is scheduled as a non-educational improvement to renovate areas of Building A for the College President's Office.

Background

The College President, Dr. Ricardo J. Solis, has identified the need to relocate the President's office space to the first floor of Building A. The building was first built in 1984, and would benefit from an updated professional space to conduct College business, receive visitors, and allow for additional space for support staff. The proposed space is an ideal location for the President's Office due to its proximity to the building entrance and parking on the north side of Building A. The renovation consists of demolishing the existing spaces, formerly occupied by the Distance Learning department, and renovating them to accommodate the following spaces:

- President's office
- Four (4) staff offices
- Conference room
- Lobby
- Workroom
- Private restroom

The proposed scope of work is summarized as follows:

- Interior design and construction of the renovation
- Approximate square feet: 3,100 sf.

This item was presented at the Facilities Committee on February 8, 2022, and proposed that the College's Facilities Operations and Maintenance (FOM) Department would perform the construction work. This is no longer proposed due to the guidance mentioned below per Texas State Statutes and the associated liabilities with construction of this size, which would be solely placed on the College if FOM performed the work.

A secondary review of documents issued by Texas Board of Architectural Examiners (TBAE) and the Texas Association of School Boards (TASB), guidance which references

22 Tex. Admin. Code §1.212, confirmed that all renovation projects in public buildings with over \$50,000 in construction work require the engagement of an architect. Additionally, an engineer is required if there is over \$8,000 in mechanical, electrical, and plumbing (MEP) work per Engineering Practice Act Tex. Occ. Code § 1001.407.

The total project estimated cost, including professional design services and construction services, is \$660,000 and is itemized in the table below:

Pecan Campus Ann Richards Administration Building A Renovation for the President's Office Total Estimated Project Budget	
Budget Item	Estimated Costs
Construction	\$465,000
Design	46,500
Miscellaneous	2,500
FFE	110,000
Technology	36,000
Total Estimated Project Budget	\$660,000

Projected Timeline

The project, including design and construction, would take approximately eight (8) months.

Funding Source

Funds for the Pecan Campus Ann Richards Administration Building A Renovation for the President's Office are available in the Unexpended Construction Plant Fund for use in Fiscal Year 2021 - 2022.

A budget amendment to fund this project in the Unexpended Construction Plant Fund will be presented in the March Finance Committee for Board consideration.

Enclosed Documents

Staff from the Division of Business, Public Safety and Technology and the Facilities Planning & Construction Department have prepared interior renderings and a preliminary layout of the project for the Committee's review and information.

It is recommended that the Board of Trustees of South Texas College approve and authorize the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approves and authorizes solicitation of design services for the Pecan Campus Ann Richards Administration Building A Renovation for the President's Office as presented, subject to the Board approval of the budget amendment in the Unexpended Construction Plant Fund.

Approval Recommended:

Dr. Ricardo J. Solis
President

Review and Update on Pecan Campus Ann Richards Administration Building A Renovation for the Vice President for Institutional Advancement and Economic Development's Office

An update on the Pecan Campus Ann Richards Administration Building A Renovation for the Vice President for Institutional Advancement and Economic Development's (VP-IAED) Office project will be provided.

Purpose

The College President has requested the renovation of a portion of Pecan Campus Building A for the VP-IAED's office and staff area.

Scheduling Priority

This project was requested by the College President. It has been reviewed by the Facilities Operations & Maintenance, Purchasing, and Facilities Planning & Construction departments, and Administration. This project is scheduled as a non-educational improvement to renovate areas of Building A for the VP-IAED's office and staff area.

Background

The College President, Dr. Ricardo J. Solis, has identified the need for the new VP-IAED to have a dedicated office space and support staff area to conduct College business on the first floor of Building A. The renovation consists of demolition of existing spaces, currently occupied by the Dual Credit department, and their renovations to accommodate the following spaces:

- Vice President office
- One (1) staff office
- Conference room space
- Reception area

The proposed scope of work is summarized as follows:

- Interior design and construction of the renovation
- Approximate square feet: 760 sf.
- Work to be performed in house by the Facilities Operations & Maintenance and Facilities Planning & Construction staff.
- The project does not require architectural services

The total project estimated cost is \$85,000 and itemized in the table below:

Pecan Campus Ann Richards Administration Building A Renovation for the VP-IAED's Office Total Estimated Project Budget	
Budget Item	Estimated Costs
Construction	\$20,000
FFE	40,000
Technology	25,000
Total Project Budget	\$85,000

Funding Source

Funds for the Pecan Campus Ann Richards Administration Building A Renovation for the VP-IAED's Office Project are available in the Unrestricted Plant Fund for use in Fiscal Year 2021 - 2022.

Enclosed Documents

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

No formal action is necessary. This item is provided for the Board's review and feedback to administration.

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 2021 - 2022
As of February 4, 2022

Total Project Budget Summary	FY22 Unexpended Plant Fund	FY22 Renewals & Replacements Fund
Total Construction Project Budget	\$ 12,639,709	\$ 6,590,868
Previously Approved Projects from September - January 2022	(6,625,894)	(3,029,813)
Proposed Projects for the Month of February 2022	(398,160)	-
Total Project Budget Balance	\$ 5,615,655	\$ 3,561,055

Project Reference #	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
Board Approved on September 28, 2021			
2022-036C	Technology Campus Advanced Technical Careers Building B Welding Lab Expansion	\$ 127,500	\$ -
2016-018C	Pecan Campus Library Building F Renovation and Expansion	3,778,000	-
2022-008C	Technology Campus Exterior Solar Panel Structure	103,100	-
2022-004C	Nursing and Allied Health Campus East Building A Occupational Therapy Kitchen Lab Expansion	73,500	-
2022-010C	Regional Center for Public Safety Excellence Skills Pad and EVOC Lighting	342,000	-
2022-015C	Regional Center for Public Safety Excellence Two-Story Residential Fire Training Structure	381,250	-
2020-017R	Pecan Campus Resurfacing of East Drive	-	92,000
2020-019R	Pecan Campus South Academic Building J Generator Replacement	-	76,250
2016-019R	Nursing and Allied Health Campus NAH East Building A Generator Replacement	-	422,000
Total Board Approved on September 28, 2021		\$ 4,805,350	\$ 590,250
Board Approved on October 26, 2021			
2022-038R	Mid Valley Campus South Academic Building H Repair and Renovations of Damaged Roof and Interior Areas	\$ -	\$ 985,700
2022-013C	Mid Valley Campus Workforce Center Building D Welding Lab Expansion and Renovation	114,600	-
2022-012C	Mid Valley Campus Workforce Center Building D Automotive Lab Expansion	208,350	-
2022-014C	Mid Valley Campus Workforce Center Building D HVAC-R Labs Expansion and Renovation	124,000	-

South Texas College
Monthly Construction Report
Fiscal Year 2021 - 2022
As of February 4, 2022

Project Reference #	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
2022-002C	Mid Valley Campus Learning Excellence Building A Culinary Arts Labs Renovation	110,745	-
2022-005C	Starr County Campus Workforce Center Building D Automotive Lab Expansion	243,100	-
2022-007C	Starr County Campus North Academic Building C HVAC-R Labs Expansion and Renovation	31,700	-
2022-007C	Pecan Plaza West Building C Kinesiology Storage and Restroom Renovations - CO	55,000	-
2019-030R	District Wide Deferred Maintenance of Roofs at the Mid Valley Campus	-	573,872
2019-030R	District Wide Deferred Maintenance of Roofs at the Nursing and Allied Health Campus	-	206,991
2020-008C	Pecan Campus Business and Science Building G Conversion of Two (2) Classrooms to Geology Labs Project - CO	14,450	-
Total Board Approved on October 26, 2021		\$ 901,945	\$ 1,766,563
Board Approved on November 23, 2021			
2022-006C	Starr County Campus Workforce Center Building D Welding Lab Expansion - CO	\$ 139,000	\$ -
2022-032R	District Wide Flooring Replacements Phase I at Pecan Campus, Mid Valley Campus, and Starr County Campus - CO	-	504,000
Total Board Approved on November 23, 2021		\$ 139,000	\$ 504,000
Board Approved on December 14, 2021			
2021-011R	Nursing and Allied Health Campus NAH East Building A Exterior Stairs Repairs and Replacement - CO	\$ -	\$ 169,000
2019-019C	Regional Center for Public Safety Excellence Additional Chiller Installation - CO	170,000	-
Total Board Approved on December 14, 2021		\$ 170,000	\$ 169,000

South Texas College
Monthly Construction Report
Fiscal Year 2021 - 2022
As of February 4, 2022

Project Reference #	Project Name	Total Project Budget/Actual*	
		CIP Fund	R&R Fund
Board Approved on January 25, 2022			
2022-039C	District Wide Campus Master Plan	\$ 375,000	\$ -
2019-016C	Regional Center for Public Safety Excellence Canopy for Safety Training Vehicles	79,833	-
2019-017C	Regional Center for Public Safety Excellence Canopies for Students and Instructors	67,333	-
2019-020C	Regional Center for Public Safety Excellence Flammable Liquid and Gas (F.L.A.G) Fire Training Area	87,433	-
Total Board Approved on January 25, 2022		\$ 609,599	\$ -
Pending Board Approval on February 22, 2022			
2021-022C	Pecan Campus Continuing Education Building	\$ 398,160	\$ -
Total Pending Board Approval on February 22, 2022		\$ 398,160	\$ -
Current Total Project Budget		\$ 7,024,054	\$ 3,029,813

South Texas College
Unexpended Plant Fund - Capital Improvement Projects (CIP)
Project Status
FY 2021 - 2022

#	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	FY2022 Budget	Priority Status	Upcoming Board Meeting Item	Architect/ Engineering Firm	Contractor	
Pecan Campus																				
1	Business and Science Building G Classroom Renovation	SS									●	\$ 179,677	\$ 177,495	\$ 2,182	\$ 14,450	Completed	N/A	EGV Architects	Tri-Gen Construction	
2	Student Services Building K Renovations	TBD	●									\$ 26,200	\$ -	\$ 26,200	\$ 26,200	Low	TBD	Approval of Schematic Design	TBD	N/A
3	Library Building F Renovation and Expansion	DV		●								\$ 4,289,187	\$ 485,785	\$ 3,803,402	\$ 3,778,000	High	April 2022	Approval of Solicitation for Construction Services	ERO Architects	TBD
4	New Continuing Education Building	TBD		●								\$ 398,160	\$ -	\$ 398,160	\$ 398,160	Low	February 2022	Approval of Solicitation for Architectural Services	TBD	TBD
Pecan Campus Subtotal												\$ 4,893,224	\$ 663,280	\$ 4,229,944	\$ 4,216,810					
Pecan Plaza																				
8	West Building C Kinesiology Renovation	MV									●	\$ 207,841	\$ 189,248	\$ 18,593	\$ 55,000	Completed	N/A	Alvarado Architects & Assoc.	Tri-Gen Construction	
9	East Building B Dance Studio Improvements	SS	●									\$ 51,250	\$ -	\$ 51,250	\$ 51,250	Low	TBD	TBD	TBD	TBD
10	Human Resources Building A Renovation	RG									●	\$ 15,108	\$ 24,240	\$ (9,132)	\$ 5,000	Completed	N/A	N/A	O&M	
Pecan Plaza Subtotal												\$ 274,199	\$ 213,488	\$ 60,711	\$ 111,250					
Mid-Valley Campus																				
11	Workforce Center Building D Welding Expansion	MV		●								\$ 114,600	\$ -	\$ 114,600	\$ 114,600	High	March 2022	Approval of Schematic Design	PBK Architects	TBD
12	Workforce Center Building D Automotive Lab Expansion	MV		●								\$ 208,350	\$ -	\$ 208,350	\$ 208,350	High	March 2022	Approval of Schematic Design	PBK Architects	TBD
13	Workforce Center Building D HVAC-R Classroom and Outdoor Covered Area	MV		●								\$ 124,000	\$ -	\$ 124,000	\$ 124,000	High	March 2022	Approval of Schematic Design	PBK Architects	TBD
14	Center for Learning Excellence Building A Renovation of Existing Cafeteria to Culinary Arts Instructional Kitchen	MV		●								\$ 110,745	\$ 283	\$ 110,462	\$ 110,745	High	April 2022	Approval of Construction Services	Boultinghouse Simpson Gates Architects	TBD
Mid Valley Campus Subtotal												\$ 557,695	\$ 283	\$ 557,412	\$ 557,695					
Technology Campus																				
15	Emerging Technologies Building A & Advanced Technical Careers Building B Renovation (Master Plan Only)	SS									●	\$ 172,195	\$ 59,320	\$ 112,875	\$ 127,500	Completed	N/A	EGV Architects	TBD	
16	Welding Lab Expansion Building	SS		●								\$ 115,800	\$ 456	\$ 115,344	\$ 115,800	High	February 2022	Approval to Solicit for Architectural Services	TBD	TBD
17	Advanced Technical Careers Building B Automotive Lab Exhaust System	MV	●									\$ 200,500	\$ -	\$ 200,500	\$ 200,500	Low	TBD	TBD	Ethos Engineering, LLC	TBD
18	Exterior Solar Panels Structure	SS		●								\$ 103,100	\$ 446	\$ 102,654	\$ 103,100	High	February 2022	Approval of Schematic Design	SAMES, Inc	TBD
Technology Campus Subtotal												\$ 591,595	\$ 60,223	\$ 531,372	\$ 546,900					

South Texas College
Unexpended Plant Fund - Capital Improvement Projects (CIP)
Project Status
FY 2021 - 2022

#	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	FY2022 Budget	Priority Status	Upcoming Board Meeting Item	Architect/Engineering Firm	Contractor	
Nursing and Allied Health Campus Subtotal																				
19	East Building A Student Services Renovation	SS									●	\$ 425	\$ 327,633	\$ (327,208)	\$ 425	Completed	N/A	Gignac & Associates, LLP	Holchemont	
20	East Building A Occupational Therpay Kitchen Lab Expansion	SS			●							\$ 73,500	\$ 456	\$ 73,044	\$ 73,500	High	February 2022	Approval of Schematic Design	Negrete & Kolar Architects, LLP	TBD
Nursing and Allied Health Campus Subtotal												\$ 73,925	\$ 328,089	\$ (254,164)	\$ 73,925					
Starr County Campus																				
20	Workforce Center Building D Welding Expansion	MV			●							\$ 139,000	\$ 820	\$ 138,180	\$ 139,000	High	April 2022	Approval of Construction Services	Gignac & Associates, LLP	TBD
21	Workforce Building D Automotive Expansion	MV			●							\$ 243,100	\$ -	\$ 243,100	\$ 243,100	High	February 2022	Approval of Schematic Design	Able City, LLC	TBD
22	North Academic Building C HVAC-R Classroom and Outdoor Covered Area	MV			●							\$ 31,700	\$ -	\$ 31,700	\$ 31,700	High	February 2022	Approval of Schematic Design	Able City, LLC	TBD
Starr County Campus Subtotal												\$ 413,800	\$ 820	\$ 412,980	\$ 413,800					
Regional Center for Public Safety Excellence																				
23	Target Range	DV			●							\$ 870,627	\$ 61,519	\$ 809,108	\$ 815,000	Low	January 2022	Approval of Schematic Design	PBK Architects	TBD
24	Canopy for Safety Training Vehicles	DV			●							\$ 79,924	\$ 160	\$ 79,764	\$ 79,833	High	April 2022	Approval of Construction Services	Gignac & Associates, LLP	TBD
25	Canopy for Students/Instructors	DV			●							\$ 67,424	\$ 160	\$ 67,264	\$ 67,333	High	April 2022	Approval of Construction Services	Gignac & Associates, LLP	TBD
26	Chiller Installation	MV					●					\$ 170,000	\$ 12,738	\$ 157,262	\$ 158,250	High	May 2022	Approval of Substantial Completion	Half Associates, Inc	Johnson Controls
27	Fire Training Area	DV			●							\$ 97,524	\$ 160	\$ 97,364	\$ 97,433	High	April 2022	Approval of Schematic Design	Gignac & Associates, LLP	TBD
28	Site Drainage Improvements	DV									●	\$ 230,885	\$ 167,199	\$ 63,686	\$ 179,380	Completed	N/A	Perez Consulting Engineers	McAllen Multi Service	
29	Perimeter Fencing	SS		●								\$ 193,000	\$ -	\$ 193,000	\$ 193,000	Low	TBD	TBD	TBD	TBD
30	Skills Pad and EVOC Lighting	SS			●							\$ 342,000	\$ 468	\$ 341,532	\$ 342,000	High	October 2022	Approval of Substantial Completion	TBD	TBD
31	Two-Story Residential Fire Training Structure	SS			●							\$ 381,250	\$ 468	\$ 380,782	\$ 381,250	Medium	May 2022	Approval of Schematic Design	TBD	TBD
Regional Center for Public Safety Excellence Subtotal												\$ 2,432,634	\$ 242,870	\$ 2,189,764	\$ 2,313,479					

South Texas College
 Unexpended Plant Fund - Capital Improvement Projects (CIP)
 Project Status
 FY 2021 - 2022

#	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	FY2022 Budget	Priority Status	Upcoming Board Meeting Item	Architect/Engineering Firm	Contractor
District Wide																			
32	Fence Enclosures	MV									●	\$ 35,000	\$ -	\$ 35,000	\$ 35,000	Completed	N/A	N/A	Maldonado Nursery
33	Outdoor Furniture	HTM		●								\$ 25,000	\$ -	\$ 25,000	\$ 25,000	Low	N/A	N/A	TBD
34	Land	N/A	N/A									\$ 3,000,000	\$ -	\$ 3,000,000	\$ 3,000,000	N/A	N/A	N/A	N/A
35	Renovation and Contingencies	N/A	N/A									\$ 948,750	\$ 283	\$ 948,467	\$ 948,750	N/A	N/A	N/A	TBD
36	Campus Master Plan	TBD		●								\$ 375,000	\$ -	\$ 375,000	\$ 375,000	High	January 2022	Approval of Solicitation for Consulting Firm	N/A
37	Automatic Doors Phase IV	SS					●					\$ 67,568	\$ 6,176	\$ 61,392	\$ 62,000	High	March 2022	Approval of Substantial Completion	Ethos Engineering, LLC R.E. Friedrichs Company
38	Facility Signage	DV	●									\$ 50,000	\$ -	\$ 50,000	\$ 50,000	Low	N/A	N/A	TBD
39	Removal of Existing Trees	TBD	●									\$ 25,900	\$ -	\$ 25,900	\$ 25,900	Low	N/A	N/A	TBD
District Wide Subtotal												\$ 4,527,218	\$ 6,459	\$ 4,520,759	\$ 4,521,650				
Totals			12	3	6	0	8	1	0	0	6	\$ 13,764,290	\$ 1,515,512	\$ 12,248,778	\$ 12,755,509				

South Texas College
Renewal and Replacement Projects
Project Status
FY 2021 - 2022

#	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	FY2022 Budget	Priority Status	Upcoming Board Meeting Item	Architect/Engineering Firm	Contractor	
Pecan Campus																				
1	Ann Richards Building A Data Cabling Infrastructure Replacement	RC					•					\$ 80,000	\$ -	\$ 80,000	\$ 80,000	High	TBD	TBD	TBD	TBD
2	Art Building B Data Cabling Infrastructure Replacement	RC					•					\$ 40,000	\$ -	\$ 40,000	\$ 40,000	High	TBD	TBD	TBD	TBD
3	Student Activities Building H Data Cabling Infrastructure Replacement	RC	•									\$ 150,000	\$ -	\$ 150,000	\$ 150,000	High	TBD	TBD	TBD	TBD
4	Information Technology Building M Generator Replacement	SS					•					\$ 169,254	\$ 16,315	\$ 152,939	\$ 156,000	High	March 2022	Approval of Substantial Completion	Half Associates, Inc	Metro Electric, Inc.
5	Reseeding and Regrading of Athletic Fields	DV	•									\$ 125,000	\$ -	\$ 125,000	\$ 125,000	High	TBD	TBD	TBD	TBD
6	Stucco Repainting	SS			•							\$ 150,000	\$ -	\$ 150,000	\$ 150,000	High	TBD	TBD	TBD	TBD
7	Resurfacing of East Drive	SS		•								\$ 92,000	\$ -	\$ 92,000	\$ 92,000	High	March 2022	Approval of Engineering Services	TBD	TBD
8	Sylvia Esterline Center for Learning Excellence Building C to Business and Science Building G Cabling Infrastructure Replacement	RC					•					\$ 25,000	\$ -	\$ 25,000	\$ 25,000	High	TBD	TBD	TBD	TBD
9	South Academic Building J Generator Replacement	SS		•								\$ 76,250	\$ -	\$ 76,250	\$ 76,250	High	March 2022	Approval of Engineering Services	TBD	TBD
Pecan Campus Subtotal												\$ 907,504	\$ 16,315	\$ 891,189	\$ 894,250					
Pecan Plaza																				
10	Stucco Repainting	SS			•							\$ 30,500	\$ -	\$ 30,500	\$ 30,500	High	TBD	TBD	TBD	TBD
Pecan Plaza Subtotal												\$ 30,500	\$ -	\$ 30,500	\$ 30,500					
Mid Valley Campus																				
11	Roofing Deferred Maintenance	MV						•				\$ 805,309	\$ 677,495	\$ 127,814	\$ 573,872	High	February 2022	Approval of Substantial Completion	Beam Professionals	Argio Roofing
12	North Academic Building G Analog to Digital Conversion	RC	•									\$ 562,000	\$ -	\$ 562,000	\$ 562,000	Low	TBD	TBD	TBD	TBD
13	Stucco Repainting and Exterior Upgrades	SS	•									\$ 200,000	\$ -	\$ 200,000	\$ 200,000	Low	TBD	TBD	TBD	TBD
Mid Valley Campus Subtotal												\$ 1,567,309	\$ 677,495	\$ 889,814	\$ 1,335,872					
Dr. Ramiro R. Casso Nursing & Allied Health Campus																				
14	NAH East Building A Westside Window Waterproofing	RC	•									\$ 65,000	\$ -	\$ 65,000	\$ 65,000	Low	TBD	TBD	TBD	TBD
15	NAH East Building A Westside Elevators Refurbishment	RC/O&M				•						\$ 200,000	\$ -	\$ 200,000	\$ 200,000	Medium	TBD	TBD	N/A	Oracle Elevator
16	NAH East Building A Roofing Deferred Maintenance	MV						•				\$ 286,077	\$ 241,009	\$ 45,068	\$ 206,991	High	March 2022	Approval of Final Completion	BEAM Professionals	American Contracting USA
17	NAH East Building A Exterior Stair Repairs and Replacement	SS					•					\$ 283,000	\$ 12,794	\$ 270,206	\$ 280,000	High	May 2022	Approval of Substantial Completion Services	Chanin Engineering, LLC	5 Star GC Construction, LLC
18	NAH East Building A Generator Replacements	SS	•									\$ 422,000	\$ -	\$ 422,000	\$ 422,000	Low	TBD	TBD	TBD	TBD
Nursing and Allied Health Campus Subtotal												\$ 1,256,077	\$ 253,803	\$ 1,002,274	\$ 1,173,991					

South Texas College
Renewal and Replacement Projects
Project Status
FY 2021 - 2022

#	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	FY2022 Budget	Priority Status	Upcoming Board Meeting Item	Architect/Engineering Firm	Contractor	
Starr County Campus																				
19	Stucco Repainting	SS			●							\$ 223,000	\$ -	\$ 223,000	\$ 223,000	High	TBD	TBD	TBD	TBD
20	Roofing Deferred Maintenance	MV				●						\$ 702,320	\$ 317,224	\$ 385,096	\$ 661,255	High	March 2022	Approval of Substantial Completion	Beam Professionals	Sechrist Hall
21	Administration/Bookstore Building A Data Cabling Infrastructure Replacement	RC	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	High	TBD	TBD	TBD	TBD
22	Center for Learning Excellence Building B Data Cabling Infrastructure Replacement	RC	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	High	TBD	TBD	TBD	TBD
23	North Academic Building C Data Cabling Infrastructure Replacement	RC	●									\$ 60,000	\$ -	\$ 60,000	\$ 60,000	High	TBD	TBD	TBD	TBD
Starr County Campus Subtotal												\$ 1,105,320	\$ 317,224	\$ 788,096	\$ 1,064,255					
District Wide																				
24	Renewals & Replacements	N/A	N/A									\$ 484,135	\$ -	\$ 484,135	\$ 151,000	N/A	N/A	N/A	N/A	N/A
25	Fire Alarm Panel Replacement/Upgrade	RC/O&M		●								\$ 201,963	\$ -	\$ 201,963	\$ 182,500	Low	TBD		N/A	TBD
26	Interior LED Lighting Upgrade	RC/O&M		●								\$ 577,945	\$ -	\$ 577,945	\$ 110,000	Low	TBD		N/A	TBD
27	Ext. Walkway LED Lighting Upgrade	RC/O&M		●								\$ 98,443	\$ -	\$ 98,443	\$ 49,000	Low	TBD		N/A	TBD
28	Building Automation Systems Upgrade	RC/O&M		●								\$ 174,048	\$ -	\$ 174,048	\$ 76,500	Low	TBD		N/A	TBD
29	Flooring Replacement	DV/HTM				●						\$ 756,380	\$ 17,724	\$ 738,656	\$ 504,000	Medium	TBD		N/A	TBD
30	HVAC Replacement and Upgrade	RC/O&M		●								\$ 829,910	\$ -	\$ 829,910	\$ 660,000	Low	TBD		N/A	TBD
31	Exterior Lighting Upgrade	RC/O&M		●								\$ 324,912	\$ -	\$ 324,912	\$ 279,000	Low	TBD		N/A	TBD
32	Water Tower Logo Replacements	DV		●								\$ 80,000	\$ -	\$ 80,000	\$ 80,000	N/A	TBD		N/A	TBD
District Wide Subtotal												\$ 3,527,736	\$ 17,724	\$ 3,510,012	\$ 2,092,000					
Totals		0	7	6	1	2	2	2	0	0	0	\$ 8,394,446	\$ 1,282,560	\$ 7,111,886	\$ 6,590,868					

Consideration and Approval of Checks and Financial Reports

Board action is requested to approve the checks for release and the financial reports for the month of January 2022. The approval is for checks submitted for release in the amount greater than \$125,000.00 and checks in the amount greater than \$25,000.00 that were released as authorized by Board Policy No. 5610.

Mrs. Mary Elizondo, Vice President for Finance and Administrative Services, will provide a review of the Financial Report for the month of **January 2022**, and will respond to questions posed by the Board.

The checks and the financial reports submitted for approval are included in the Board packet under separate cover.

It is recommended that the Board of Trustees of South Texas College approve the following Minute Order proposed for consideration:

The Board of Trustees of South Texas College approves and authorizes the submitted checks for release in an amount over \$125,000.00, the checks that were released as authorized by Board Policy #5610, and the financial reports submitted for the month of January 2022.

Approval Recommended:

Dr. Ricardo J. Solis
President

Consideration and Approval of Checks and Financial Reports

The Checks and the Financial Reports presented for approval are included in the Board Packet under SEPARATE COVER:

- 1) Release of Checks for \$25,000.00 - \$125,000.00
Released Prior to Board Approval for January 2022.
- 2) Release of Checks for \$125,000.00 and Above
Board of Trustees Approval Required for January 2022.
- 3) Release of Checks for \$125,000.00 and Above
Released Prior to Board Approval for January 2022.
- 4) Release of Construction Fund Checks for January 2022.
- 5) Quarterly Investment Report and Money Market Accounts for January 2022.
- 6) Summary of Revenues for January 2022.
- 7) Summary of State Appropriations Revenue for January 2022.
- 8) Summary of Property Tax Revenue for January 2022.
- 9) Summary of Expenditures by Classification for January 2022.
- 10) Summary of Expenditures by Function for January 2022.
- 11) Summary of Auxiliary Fund Revenues and Expenditures for January 2022.
- 12) Summary of Grant Revenues and Expenditures for January 2022.
- 13) Summary of Bid Solicitations.
- 14) Summary of Purchase Orders.

Announcements

A. Next Meetings:

- Tuesday, March 8, 2022
 - 3:30 p.m. – Education and Workforce Development Committee
 - 4:30 p.m. – Facilities Committee
 - 5:30 p.m. – Finance, Audit, and Human Resources Committee
- Tuesday, March 29, 2022
 - 5:30 p.m. – Regular Board Meeting

A. Other Announcements:

- The South Texas College / NACEP Dual Credit Summit will be held from Sunday, February 27 – Tuesday, March 1, 2022 at the South Padre Island Convention Center.
- The College will be closed on Monday, March 14, 2021 through Sunday, March 20, 2022 in observance of Spring Break.